

MULTIFAMILY HOUSING



SILLMAN

sillmanarch.com



SILLMAN Architecture + Design-Build
Brett Tullis | btullis@sillmanarch.com | 619.818.5721



CONTENTS

Firm Profile

Project Experience

Key Personnel

Sustainability

Technical Resources

Awards & References

Contact Information

FIRM PROFILE



HOLISTIC COLLABORATIVE DESIGN

RELEVANT CLIENTS

- San Diego Housing Commission
- Housing Development Partners
- Father Joe's Villages
- St. Vincent de Paul
- Lacaze Development Company
- Constellation Property Group
- Housing Authority of County of San Bernardino
- Department of Veterans Affairs

FULL-SERVICE CAPABILITIES

- New Construction
- Renovation & Rehabilitation
- Capital & Tenant Improvements
- Planning, Entitlements, & Permits
- ADA Accessibility Upgrades
- Temporary Resident Relocation
- Phased Planning
- Facility Assessments
- Low-Income Housing Funding Requirements

FIRM HIGHLIGHTS

- Certified SBE
- Award Winning Designs
- Proven Ability to Control Costs
- Quality Construction Docs
- Sustainable Strategies
- CPTED

SILLMAN is a local multi-cultural firm, who has been providing quality architectural services since 1974. Our offices in **San Diego and Temecula** deliver award-winning housing projects that make a difference in the lives of the people who live and work within them, improving our communities and the environment.

Affordable To Operate: Long term success for our housing projects means durability, easy maintenance, and **saving money on operation and energy costs** over a planned 50-year life span. We work collaboratively with our clients to explore a variety of options and solutions for achieving sustainability goals.

Build It Before You Build It: Before the first shovel is put into the ground, we provide detailed 3-D models that accurately represent all aspects of the design. These **realistic 3-D models allow for streamlined decision making** and help facilitate stakeholder discussions on any revisions, or potential changes throughout the design and construction process.

Design Quality Assurance: Our firm's longevity is due to the quality and thoroughness of our designs and construction documents. **Quality design translates to field efficiencies**, allowing our team to focus on the details of the craft with minimal conflicts and errors – equating to an on time, on schedule delivery. Throughout design and construction, a rigorous Quality Assurance Program featuring a Design Quality Control Plan is implemented to ensure the quality of product and deliverables exceed client expectations.

Local Agencies: Many of our projects have required special permits and entitlements, offering us **extensive experience with building departments and local jurisdictions** of cities and states. We have also partnered with several Public Housing Authorities, non-profit affiliates, and affordable housing developers, each with their own specific design requirements, to develop architectural designs that meet the guidelines of local, state, and federal building requirements.

Reliable & Committed: Our responsive team is equipped with significant staff resources and direct principal involvement to assure commitment of time and resources for a successfully completed project.



PROJECT EXPERIENCE



BROADWAY MULTIFAMILY APARTMENTS WITH AFFORDABLE HOUSING UNITS

MULTIFAMILY HOUSING EXPERIENCE | NEW CONSTRUCTION

SILLMAN has successfully provided architectural services on a wide array of multifamily housing projects; this includes senior housing, military housing, market rate housing, and affordable housing.

PROJECT NAME	DESCRIPTION	
University Canyon Affordable Apartments (Phase 3), San Diego Housing Commission	<ul style="list-style-type: none"> • 66 units • Affordable 	<ul style="list-style-type: none"> • New Construction • Phased Project
Indiana Street Multifamily Homes San Diego Housing Commission	<ul style="list-style-type: none"> • 7 units • Market Rate + Affordable • 11,385 sf 	<ul style="list-style-type: none"> • New Construction • Design-Bid-Build
Villa Harvey Multifamily Affordable Apartments, St. Vincent De Paul	<ul style="list-style-type: none"> • 90 units • Affordable • 6-Story 	<ul style="list-style-type: none"> • New Construction • Design-Bid-Build
Boulevard Multifamily Affordable Apartments, St. Vincent de Paul	<ul style="list-style-type: none"> • 24 units • Affordable • 34,786 sf 	<ul style="list-style-type: none"> • New Construction • Design-Bid-Build
Broadway Multifamily Apartments The South Parker, LLC	<ul style="list-style-type: none"> • 34 units • Market Rate + Affordable • 41,700 sf 	<ul style="list-style-type: none"> • New Construction • Design-Bid-Build
Loft 2015 Multifamily Apartments Constellation Property Group	<ul style="list-style-type: none"> • 97 units • Market Rate + Affordable • 3-story 	<ul style="list-style-type: none"> • New Construction • Design-Bid-Build
Grand Avenue Apartments Escondido Venture 99	<ul style="list-style-type: none"> • 14 units • 20,000 sf • 3-Story 	<ul style="list-style-type: none"> • New Construction • Design-Bid-Build
City Plaza Multifamily Apartments Zion Enterprises	<ul style="list-style-type: none"> • 56 units • 18,000 sf • 2-Story 	<ul style="list-style-type: none"> • New Construction • Design-Bid-Build
17th & Imperial Apartments Whiz Builders	<ul style="list-style-type: none"> • 30 units • Mixed-Use + Residential 	<ul style="list-style-type: none"> • New Construction • Design-Build
Shane Park Plaza RSF Associates	<ul style="list-style-type: none"> • 30 units • Mixed-Use + Residential 	<ul style="list-style-type: none"> • New Construction • Design-Bid-Build
Village Zion Apartments Private Client	<ul style="list-style-type: none"> • 50 units • Market Rate 	<ul style="list-style-type: none"> • New Construction • Design-Bid-Build

MULTIFAMILY AFFORDABLE HOUSING EXPERIENCE | RENOVATION

SILLMAN has worked collaboratively to renovate over 800 affordable multifamily units for a variety of public and private clients throughout southern California.

PROJECT NAME	DESCRIPTION
SDHC, Ramada Inn Renovation	conversion of units into affordable housing apartments
SDHC, Hotel Sanford Renovation	conversion of units into affordable housing apartments
SDHC, University Canyon (Phase 1 & 2)	renovation of 120 units & ADA improvements
SDHC, Pulitzer Place Senior Apartments	renovations of 50 units & two common area buildings
SDHC, FMNA Central Apartments	renovation of 86 units & ADA improvements
SDHC, Picador Apartments	renovation of 78 units & ADA improvements
SDHC, 44th Street Apartments	renovation of eight 2 bedroom apartments
SDHC, Arizona Street	renovations for 4 units
SDHC, Figueroa Boulevard	exterior renovations for 1 building
SDHC, Hollister	renovations for 20 units
SDHC, Muir Avenue	improvements for 2 buildings
SDHC, Sycamore East & West	renovations for 20 buildings
SDHC, Mason Street	renovations to 8 units in 2 buildings
SDHC, Camulos Street	renovations of 12 units
SDHC, Naples Street	exterior renovations for 1 building
SDHC, Otay Villas	complete renovations of 78 units
SDHC, Hornblend Apartments	improvements for 2 buildings
SDHC, Trojan Apartments	renovations for 2 buildings
SDHC, Valeta Apartments	renovations for 2 buildings
SDHC, Bancroft Apartments	interior & exterior renovations
SDHC, FMNA North Apartments	renovation of 116 units & ADA improvements
SDHC, Camulos Apartments	renovation of 12 units in 2 buildings
SDHC, Fulton Street Apartments	renovation of 10 buildings
SDHC, Eastman Apartments	renovation of 5 buildings
SDHC, Genesee Street Apartments	renovation of 3 buildings
SDHC, Golfcrest Apartments	renovation of 3 buildings
SDHC, Meade Apartment Complexes	renovation of 2 large buildings
HDP, Village North Senior Apartments	renovations of 120 affordable units & ADA improvements

BROADWAY MULTIFAMILY APARTMENTS

The South Parker LLC
San Diego, CA

SIZE 32,214 sf | 34 units

PROJECT DESCRIPTION

Located in the neighborhood of Golden Hill, this new 41,700 sf multi-family apartment complex features 34 residential units, an internal courtyard, an underground parking garage, and a roof deck boasting panoramic views of the San Diego Bay and Coronado Islands.

- New Construction
- Market Rate & Affordable Housing
- Multi-Building
- DOR: DBRDS

REFERENCE

Gilliland Construction Management
17898 Corazon Place
San Diego, CA 92127



We value SILLMAN as an architectural partner and hope to continue to do more projects with you in the future. Nathan and his team have been phenomenal to work with on this project.
- Matt Hendry, Gilliland

UNIVERSITY CANYON AFFORDABLE APARTMENTS PHASE 3

San Diego Housing Commission
San Diego, CA

SIZE 76 units

PROJECT DESCRIPTION

New construction on an existing open site nestled between the University Canyon Apartments of Phase 1 & 2.

This exciting affordable housing complex includes 76 new units and multiple communal spaces.

Artfully integrating outdoor areas with natural accents and recreational areas create a sustainable, united community that residents will be proud to call home.

- Affordable Housing
- Multi-Building
- New Construction
- DOR: DBRDS

REFERENCE

San Diego Housing Commission
1122 Broadway
San Diego, CA 92101



UNIVERSITY CANYON AFFORDABLE APARTMENTS PHASE 1 & 2

San Diego Housing Commission
San Diego, CA

SIZE 120 units

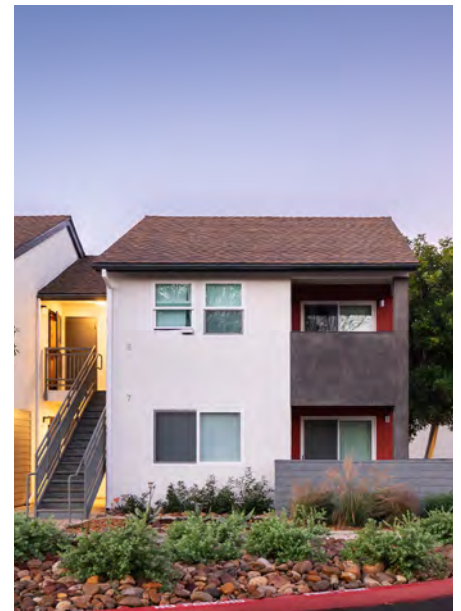
PROJECT DESCRIPTION

This two-phase project provided rehabilitation and accessibility upgrades for 120-units of occupied affordable housing complex. Complete interior and exterior renovation of multiple buildings and common areas, including a laundry room, leasing office, and path of travel accessibility upgrades.

- Affordable Housing
- Renovation
- Multi-Building
- Design-Build
- DBIA WPR Award

REFERENCE

San Diego Housing Commission
1122 Broadway
San Diego, CA 92101



GRAND AVENUE APARTMENTS

Escondido Venture 99
San Diego, CA

SIZE 14 units

PROJECT DESCRIPTION

New construction of a 20,000 sf, 15-unit apartment complex in the heart of Escondido.

The nearly completed project includes off-street parking in a modern design carport, a basement with storage for residents, communal recreation space, and sustainable landscaping throughout.

- New Construction
- Market Rate Housing
- 2-3 Bedroom Units



LOFT 2015 MULTIFAMILY APARTMENTS

Constellation Property Group
San Diego, CA

SIZE 98 units

PROJECT DESCRIPTION

Rezoned from light industrial uses to medium density multi-family, this project included 15% affordable housing units and was designed so that 100% of units were naturally cross-ventilated. Taking advantage of underutilized property, the design team created a unique residential development that is economically priced minutes from downtown.

- Market Rate & Affordable Housing
- New Construction
- Energy Efficient Design
- DOR: DBRDS

“Loft 2015 is built with the workforce population in mind. The market is often difficult to break into in San Diego and this particular residential development is ideal for those who have always wanted to live in a luxurious living space downtown, but without having to pay premium prices.

- Marchese



PULITZER AFFORDABLE APARTMENTS

San Diego Housing Commission
San Diego, CA

SIZE 50 units | 14 buildings

PROJECT DESCRIPTION

Renovation of multiple 2-story buildings, common areas, office building, and laundry room. Improvements included new roofs, windows, sliding doors, and patio enclosures. New paint for all exteriors, as well as site and accessibility improvements were included.

- Affordable Housing
- Rehabilitation & Renovation
- Multi-Building
- Phased Project
- Temporary Resident Relocation



44TH STREET AFFORDABLE APARTMENTS

San Diego Housing Commission
San Diego, CA

SIZE 8 units

PROJECT DESCRIPTION

Renovation and modernization of a 2-story apartment complex. The units are all designated as affordable housing and includes several ADA compliant units.

The site design provides an accessible path from the accessible units to designated parking and the public facilities within the complex.

- Affordable Housing
- Renovation
- ADA Upgrades

REFERENCE

San Diego Housing Commission
1122 Broadway
San Diego, CA 92101



CITY PLAZA

Zion Enterprises
Escondido, CA

SIZE 100,451 sf | 56 units

PROJECT DESCRIPTION

New Mixed-Use project that consists of 18,000 s.f. Commercial/Retail/Office space at the street level and 56 residential units on the three levels above, 126 on-site parking stalls with 80 tenant spaces in a 16,000 s.f. subterranean parking structure below grade. All units were easily designed to become adaptable for future disabled tenants.

- Affordable Housing
- New Construction
- Mixed-Use

REFERENCE

Zion Enterprises
27611 La Paz Road, Suite A8
Laguna Niguel, CA 92677



POWAY VILLA AFFORDABLE APARTMENTS

Poway Housing Authority
Poway, CA

SIZE 60 units

PROJECT DESCRIPTION

Conceptual design of an affordable housing community, which is a flagship of affordable, community-centric homes for Veterans and Developmentally Challenged Adults in San Diego.

Sustainably introducing 60 new residential units, community space, and laundry areas to the neighborhoods of Poway, this progressive Design-Build facility exemplifies SILLMAN's dedication to quality housing design that elevates California's historically under-represented communities.

- New Construction
- Affordable Housing



CAL POLY RESIDENCES

California State University
San Luis Obispo, CA

SIZE 700 units

PROJECT DESCRIPTION

The Cal Poly San Luis Obispo Student Dormitories are a community-forward, multi-resident housing facility designed to embrace the holistic approach to learning.

Thoughtfully integrated into a thriving campus, this 525,000 sf project spans across 7 residential buildings, providing 1,400 student beds, 28 Resident Advisor spaces, and 2 two-bedroom apartments for professional staff.

With pops of creative color, this innovative Design-Build project gives a diverse set of students the opportunity to connect with the campus and one another, reinforcing a positive college experience.

- New Construction
- Multi-Building



KEY PERSONNEL





BRETT TULLIS

SILLMAN

PRINCIPAL

SILLMAN

Brett has an inquisitive and comprehensive approach to always find collaborative design solutions. He will bring a cohesiveness to the team by channeling his strong communication skills to effectively collaborate with clients, consultants, and design team.

YEARS OF EXPERIENCE

29 Years of Relevant Experience

LICENSES

Professional Architect
CA: #C-31087

EDUCATION

Master of Architecture &
Bachelor of Architecture
Montana State University

CERTIFICATIONS

AIA
LEED AP

AFFILIATIONS

US Green Building Council
Design-Build Institute (DBIA)
Lean Construction Institute
Coalition for Adequate School
Housing (CASH)

PROJECT EXPERIENCE

UNIVERSITY CANYON AFFORDABLE APARTMENTS (PHASE 3)

San Diego Housing Commission

New construction on an existing open site nestled between the University Canyon Apartments of Phase 1 & 2. The third phase of this project includes 76 units of various sizes (1-3 bed units), community rooms, and common space. (Designer of Record: DBRDS)

UNIVERSITY CANYON AFFORDABLE APARTMENTS (PHASE 1&2)

San Diego Housing Commission

This existing complex containing 120 units intended to be used for affordable housing. Scope of work includes, the rehabilitation of ADA accessible and non-accessible units, upgrade of 19 existing stairs to refinish, provide any required hand, cane and guardrails to meet current code compliance.

PULITZER AFFORDABLE APARTMENTS

San Diego Housing Commission

The project scope included a complete exterior and interior renovations of thirteen 2-story buildings, which included 50 Affordable Housing units. Additional scope included renovation of common areas, office building, garden, and laundry room.

RENOVATION OF 700+ AFFORDABLE HOUSING UNITS

San Diego Housing Commission

Interior and exterior renovations to not only improve accessibility, but also to offer a place residents are proud to call home. Rehabilitation upgrades also took maintenance and operation costs into consideration, while also incorporating sustainable elements.

MULTIPLE AFFORDABLE HOUSING RENOVATIONS

Housing Authority County of San Bernardino

Completed hundreds of renovations of units on 3 different sites; which included everything from interior to exterior renovations, ADA upgrades, laundry facilities, and parking.

(continued on next page)

BRETT TULLIS *(Continued)*

BROADWAY MULTIFAMILY APARTMENTS WITH AFFORDABLE UNITS

The South Parker LLC

New construction of a 41,700 sf multifamily apartment complex features 34 residential units - including affordable housing units, an internal courtyard, an underground parking garage, and a roof deck boasting panoramic views. (Designer of Record: DBRDS)

GRAND AVENUE MULTIFAMILY APARTMENTS

Escondido Venture 99, LLC

New construction of 20,000 sf 14-unit apartment complex located on a hillside in Escondido. Three stories of residential units each featuring a panoramic view of verdant foothills and the city life.

BOULEVARD AFFORDABLE APARTMENTS

St. Vincent De Paul

24-unit affordable housing development consisting of rental apartments for very low income (30% to 40% AMI) families. Amenities include a landscaped roof deck with barbecue facilities, patio cover, picnic tables, and a children's play area. A ground floor community room is also available for educational programs, enrichment classes, and community meetings.

VILLAGE NORTH SENIOR AFFORDABLE APARTMENTS

San Diego Housing Commission

This vibrant, bold interior and exterior building rehabilitation and renovation took place across 7 buildings and features 113 affordable housing units + 6 ADA compliant units, for a total of 119 units. Additional improvements included a manager's unit and laundry/office facility for all residents.

VILLA HARVEY MULTIFAMILY AFFORDABLE APARTMENTS

St. Vincent De Paul

90-unit affordable housing development consisting of rental apartments for very low income (30% to 40% AMI) families. Amenities include a landscaped roof deck with barbecue facilities, patio cover, picnic tables, and a children's play area.

RAMADA INN ADAPTIVE REUSE

San Diego Housing Commission

HOTEL STANFORD RENOVATION

San Diego Housing Commission

UPLAND PUBLIC AFFORDABLE HOUSING RENOVATION

Housing Authority of the County of San Bernardino

LOFT 2015 MULTIFAMILY HOUSING WITH AFFORDABLE UNITS

Constellation Group

CITY PLAZA MULTIFAMILY APARTMENTS

Zion Enterprises

INDIA & CHALMERS MULTIFAMILY RESIDENTIAL COMMUNITY *

Pacifica Companies

7TH & MARKET MIXED-USE RESIDENTIAL COMPLEX *

7TH & Market Development, LLC

** Completed at former company*



NATHAN HOUCK
SILLMAN
ASSOCIATE PRINCIPAL

SILLMAN

As a licensed architect with more than 10 years of experience, Nathan has designed a wide range of successful multifamily housing projects. He spearheads projects with a keen eye for detail, while paying close attention to balance the needs of clients and user groups.

YEARS OF EXPERIENCE

11 Years of Relevant Experience

LICENSES

Professional Architect
CA: #C-35737

EDUCATION

Bachelor of Architecture,
CA State Polytechnic University

CERTIFICATIONS

AIA
Construction Quality
Management (USACE)

AFFILIATIONS

American Institute of Architects
US Green Building Council
Lean Construction Institute

PROJECT EXPERIENCE

BROADWAY MULTIFAMILY APARTMENTS

The South Parker, LLC

New 41,700 sf multifamily apartment complex located on a hill features 34 residential units - including 3 affordable housing units, an internal courtyard, an underground parking garage, and a roof deck. (Designer of Record: DBRDS)

GRAND AVENUE APARTMENTS

Escondido Venture 99

New 20,000 sf, 14-unit apartment complex in the heart of Escondido. 3 stories of residential units; Other amenities include off-street parking in a modern design carport, a basement with storage for residents, communal recreation space, and sustainable landscaping throughout.

UNIVERSITY CANYON AFFORDABLE APARTMENTS (PHASE 3)

San Diego Housing Commission

New construction on an existing open site nestled between the University Canyon Apartments of Phase 1 & 2. The third phase of this project includes 76 units of various sizes (1-3 bed units), community rooms, and common space. (Designer of Record: DBRDS)

CITY PLAZA APARTMENTS

Zion Enterprises

New mixed-use project located in Escondido, which consists of 18,000 sf of Commercial/Retail/Office space at the street level and 56 residential units on the 3-levels above, 126 on-site parking stalls with 80 tenant spaces in a 16,000 sf subterranean parking structure.

RAMADA INN ADAPTIVE REUSE

San Diego Housing Commission

SHANE PARK PLAZA MULTIFAMILY APARTMENTS

RSF Associates

MAIN SQUARE MULTIFAMILY APARTMENTS

Blue Band Enterprises



GUILLERMO MENJIVAR

SILLMAN

ASSOCIATE

SILLMAN

Guillermo has extensive experience working on a variety of affordable housing projects. As an experienced project manager, he leads with an emphasis on quality, communication, and collaboration.

YEARS OF EXPERIENCE

9 Years of Relevant Experience

EDUCATION

Bachelor of Architecture
NewSchool of Architecture & Design

AFFILIATIONS

AIA Associate

PROJECT EXPERIENCE

UNIVERSITY CANYON AFFORDABLE APARTMENTS (PHASE 3) **San Diego Housing Commission**

New construction on an existing open site nestled between the University Canyon Apartments of Phase 1 & 2. The third phase of this project includes 76 units of various sizes (1-3 bed units), community rooms, and common space. (Designer of Record: DBRDS)

UNIVERSITY CANYON AFFORDABLE APARTMENTS (PHASE 1&2) **San Diego Housing Commission**

Renovation of 120 units including ADA accessible and non-accessible units to meet current code compliance.

PULITZER AFFORDABLE APARTMENTS **San Diego Housing Commission**

The project scope included a complete exterior and interior renovations of thirteen 2-story buildings, which included 50 Affordable Housing units. Additional scope included renovation of common areas, office building, garden, and laundry room.

VILLAGE NORTH SENIOR AFFORDABLE APARTMENTS **Housing Development Partners**

This rehabilitation and renovation took place across 7 buildings and features 113 affordable housing units and 6 ADA compliant units. Project also included a manager's unit and laundry/office facility.

FMNA CENTRAL APARTMENTS REHAB & RENOVATION **San Diego Housing Commission**

FMNA NORTH APARTMENTS REHAB & RENOVATION **San Diego Housing Commission**

NUMEROUS MULTIFAMILY AFFORDABLE HOUSING UNITS **San Diego Housing Commission**

RAMONA COMMUNITY RESOURCE CENTER **County of San Diego**

SUSTAINABILITY



BUILDING A BETTER FUTURE TOGETHER

Sustainability and design excellence are key elements in every project that we do, including housing.

SILLMAN is an **AIA 2030 Commitment signatory**, meaning that we have developed an overarching framework incorporated across our entire firm for creating resilient, flexible designs that are aesthetically pleasing, use less energy, deplete fewer natural resources, and minimize the building footprint. As a holistic and responsible firm, SILLMAN reaffirms our **commitment to sustainable design**, emphasizing our ever-evolving dedication to architecture that has a positive influence on users, communities, and the natural environment.

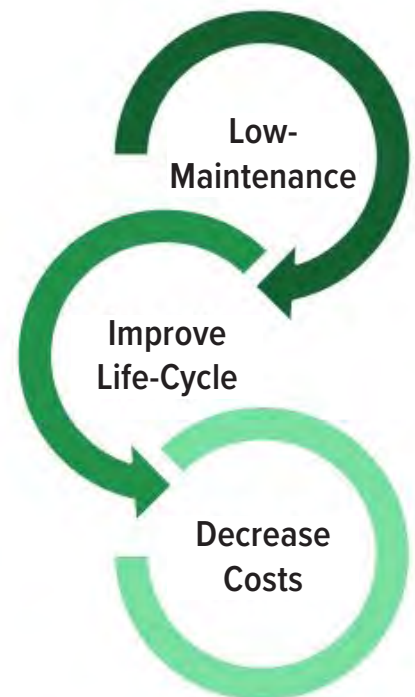
SILLMAN leads by example, incorporating eco-friendly policies and sustainable design practices that are responsive both to the environment and our clients. At the minimum, we design our facilities to meet LEED Silver and Cal Green requirements, without any additional cost to the project. We are committed to finding the most sustainable and resilient design solutions for each of our projects, by working closely with the client to meet their goals while also addressing the **environmental issues specific to the geographical location**.

Sustainable design methods are integrated from the beginning of the design process, starting with the **strategic orientation of the spaces to maximize passive cooling** by natural breezes and capture natural lighting while minimizing unwanted solar heat gain.

Our comprehensive design strategies put people first, resulting in meaningful ecologic and economic progress for residents of California. Critical to our project success is designing a facility that is **durable, low-maintenance, and easy to maintain over an extended 50-year life cycle**.

Whether new construction or renovation, we look to the future and incorporate **energy efficient elements** throughout our projects whenever possible, such as:

- High-Performance Building Envelope To Reduce Costs
- Photovoltaic (PV) Panels With Remote Monitoring Devices
- Cool Roofs & Added Insulation to Reduce Heating / Cooling Loads
- Careful Selection of Windows and Glazing
- Highly-Efficient Major MEP Systems
 - Low-Flow Plumbing Fixtures
 - Reclaimed Water Systems
 - Occupancy Sensors
- Shading Devices To Minimize Unwanted Solar Heat Gain
- Passive Cooling / Passive Solar Heating
- Locally Sourced Materials
- Natural Ventilation



TECHNICAL RESOURCES



LOFT 15 APARTMENTS INCLUDES AFFORDABLE UNITS

TECHNOLOGY FOR COLLABORATION & COST CONTROL

SILLMAN harnesses the power of current technologies to facilitate collaborative communication throughout the design and construction phases, thus ensuring rapid responses. Our company's capabilities include a full range of services, including drafting, 3-D modeling, 3-D Scanning, rendering, and visualization.

BUILDING INFORMATION MODELING (BIM) & REVIT serves as the focal point for collaboration throughout the project – providing the ability to **rapidly test design ideas and communicate them visually with our clients**. The construction BIM model is integral to resolving potential issues to make shop drawing production efficient and spotlighting them before field conflicts possibly develop.

Before the first shovel is put into the ground, our design team will provide the client with detailed 3-D computer models that will accurately represent all aspects of the design. These **realistic 3-D models will allow for streamlined decision making** and will also help facilitate discussions on any updates, revisions, or potential changes throughout the design and construction process – keeping the project on schedule and budget.

BLUEBEAM takes collaboration to the next level. With cloud-based access, **users can add markups to the same document together in real time** and review responses. Bluebeam is also used during the punch list process for effective communication with subcontractors and design team members. These **streamlined processes** simplify the paper trail, while tracking changes, comments, and ultimately results in time savings for the project schedule.

IMMEDIATE SHARED ACCESS TO INFORMATION: By maintaining hyperlinked electronic documents, we can **communicate any changes immediately**. These electronic cloud-based documents make sure everyone, including subcontractors, are working of the same set of up-to-date documents, creating efficient and effective communication between our team and the client.

LUMION helps SILLMAN provide highly realistic visual representations of a project long before the project gets built. This **powerful rendering software allows us to communicate the beauty and personality of our work** allowing stakeholders an experiential glimpse at what the product might not only look like – but feel like. Changes can easily be made in real time giving new meaning to collaborative design. Everything from wall texture to potential vegetation can be shown via Lumion.

Virtually 'building' your project in Lumion also **allows experimental design without the cost constraints** of long change orders. We can quickly and concisely see what a design idea might look like. Lumion is as a virtual representation of the collaborative creative process.

3-D SCANNING: For multi-family renovations, the biggest schedule and cost risks will come from unknown conditions, such as inside the walls and ceilings. **We utilize 3-D laser scanners to efficiently collect dimensional data** otherwise not available due to the age of the building and the unreliability of record drawings.



AWARDS & CLIENT TESTIMONIALS



STRIVING TO BE THE BEST

SILLMAN's projects have repeatedly received national recognition and awards for design excellence.

Ultimately, our success is measured based on the satisfaction of our clients and its stakeholders. Our goal throughout the design and construction process is to work collaboratively to deliver an exciting new facility where people want to live.

BROADWAY APARTMENTS

- ▶ SDBJ Best Multi-Family Project of the Year

UNIVERSITY CANYON APARTMENTS

- ▶ DBIA Western Pacific Regional Award

MURPHY CANYON HOUSING

- ▶ AACAS Outstanding Rating

VETERANS HOME OF CALIFORNIA

- ▶ City of Chula Vista Richard Welsh Memorial Award

H.G. FENTON

- ▶ Award for Outstanding Service & Commitment

MIRA MESA HOUSING

- ▶ US Navy Merit Award for Large Scale Development
- ▶ ACCAS Outstanding Rating

SAN ONOFRE HOUSING, PHASE 1-4

- ▶ ACCAS Outstanding Rating

NAVY LODGE ADDITION

- ▶ US Navy Merit Award
- ▶ Southwest Division Award for Outstanding Design

CHATEAU LAKE SAN MARCOS

- ▶ Gold Nugget Award of Merit

HILLCREST COLONNADE

- ▶ Building Industry Association Commercial Industrial Council Best Retail Award

CITY OF SAN DIEGO, OCEAN BEACH COMFORT STATION

- ▶ AIA SD Merit Award
- ▶ AIA COTE SD Award
- ▶ San Diego Architectural Foundation Orchid

SILLMAN demonstrated superior professional competence, and a continual commitment to responding to any and all contingencies in a timely, efficient manner.

**Department of Veteran's Affairs
California Veterans Home**

The team's outstanding performance resulted in a high-quality design for this housing project. They were incredibly proactive, organized, efficient, and professional. Their timeliness with design submittals and flexibility in responding to customer requested changes were commendable.

**Design-Build Housing Renovation
US Navy**

The rendering is AMAZING! It completely transforms the existing neighborhood while leveraging the existing structures! I am very happy to work on this project with such a talented team.

**Judy David, Project Manager
Housing Authority the County of San Bernardino**

The evolution of the design and care that is provided to California Veterans Homes has been phenomenal and you have been a key part of delivering that on behalf of the State.

**Shelley Whitaker, Program Manager
State of California**



SILLMAN was a great partner in getting this multi-family housing project completed on time and finding ways to give money back to the Commission, so we could include additional enhancements to make the project even better!

Luan Duati, LDCO
Design-Build Contractor



SILLMAN

7515 Metropolitan Drive, Ste. 400
San Diego, CA 92108

31045 Temecula Parkway, Ste. 202
Temecula, CA 92592

Brett Tullis
btullis@sillmanarch.com
619.818.5721

www.sillmanarch.com

