

# William Henry, Ph.D., NCARB

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## ARCHITECT AND FORENSIC EXPERT

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### EDUCATION:

William Henry, Ph.D received a Bachelor of Architecture in 1970 and a Masters of Architecture in 1971 from the University of Florida.

An additional Master's Degree in Architecture was earned in 1979, followed by a Master's Degree in City Planning in 1984 from the University of Pennsylvania. In 1986, he was awarded the highest degree in Architecture, a Doctorate of Architecture, from the University of Pennsylvania.

### WORK HISTORY:

1971 – 1975: John Portman & Associates, Atlanta, Georgia – Job Captain for the following projects:

- Peachtree Plaza Westin Hotel, Atlanta, Georgia
- New York Times Square Marriot Marquis, New York, New York
- Renaissance Center (currently General Motors Headquarters), Detroit, Michigan

1977 – 1980: Turner Construction Company, New York, New York – Contract Manager for the following representative projects:

- State of Florida Shands Teaching Hospital. Negotiated first construction management contract for the State of Florida and state university system for \$40m teaching hospital addition.
- James L. Knight/City of Miami. Convention Center and Hyatt Hotel. Negotiated development and construction agreement with City of Miami and Worsham Brothers Development.

1980 – Present: Principal in charge for RGA Design, LLC, Architects and predecessors. List of projects available upon request.

### PROFESSIONAL PROFILE:

As the President of RGA, William Henry, Ph.D. serves as Principal in Charge. Dr. Henry's 30+ years of management and administrative experience makes him particularly well-suited to oversee the execution of RGA's contractual responsibilities. His professional experience encompasses all phases of architectural project management, design, contract documents, production oversight, construction administration and consulting work for a variety of project styles that include both public and private facilities.

**AWARDS:**

## Hillsborough County/City of Tampa Planning Commission Awards

- Best Multi-family Housing Project, Gardens of South Bay (2008)
- Best Multi-family Housing Project, CentroPlace (2006)
- Design of Sabal Atrium/ Sabal Retail Center (1990)
- Outstanding dedication and commitment to quality comprehensive planning in Hillsborough County and for leadership as Chairman of the Planning Commission (1985 - 1989)

## Hillsborough County Board of County Commissioners

- Industrial Development Authority – Recognition of outstanding contributions and service to the people of Hillsborough County (Jan 1991 – Dec 2002)

## The James T. Hargrett, Jr. Community Development Award for Innovation (July 18, 2003)

## National Association of Industrial and Office Parks

- Outstanding Special Use Building, Comcenter (2005)
- Outstanding Rehab Project, CentroPlace 2005
- Outstanding Office Showroom Service Center Building, Portal Crossing West at Lakewood Ranch (2004)
- Best Architect (1989 & 1990)
- President’s Plaza and Rubin ICOT – Best Office Parks (1983)

## Holiday Inn Corporation

- Award for Best Hotel Design Internationally – Sabal Park Crowne Plaza (1988)

Dr. Henry is Architect Practitioner of multiple building types across the State of Florida in the past 30 years and is listed as the architect of record of multiple building types, including but not limited to, office industrial, hospitality, retail facilities, medical offices, as well as multi-family housing projects. He is the architect of record on over 250 major building commissions.

**POSITIONS HELD:**

- Member International Council of Shopping Centers (ICSC)
- Member of the National Council of Architectural Accreditation Boards (NCARB)
- Member of Hillsborough County Bar Association
- Former Member of Hillsborough County Housing Finance Authority (HFA), 2008-2010
- Former Member American Institute of Architecture, 1982-2010
- Former Member and Chairman of Hillsborough County Industrial Development Authority (IDA), 1990-2002
- Former Trustee at Academy of the Holy Names High School, Tampa, Florida, 1994-2000
- Former Member and Chairman Hillsborough County/City of Tampa Planning Commission, 1982-1990
- Former Member of the National Association of Industrial and Office Properties (NAIOP)

**RECENTLY PUBLISHED PROFESSIONAL ARTICLES (REAL EXCLUSIVE MAGAZINE):**

- *The Emerging Trends In Retail And Commercial Real Estate* – August 2018
- *Expert Witnesses And Causality* – June 2017
- *Negligence Per Se In Florida* – April 2017
- *ADA Testers And A Congressional Response* – November 2016
- *Less Is Better In The Housing World* – September 2016
- *The Architect's Role In Construction* – June 2016
- *Required Procedures in Florida for Dealing with Design and Construction Defects* – April 2016
- *Just How Litigious is the State of Florida* – February 2016
- *ADA Making Life Better and More Complex* – January 2016
- *Collection of Accident Scene Evidence* – August 2015
- *Does Title Insurance Really Protect a Property Owner from Zoning Issues* – July 2015
- *Regulation Of Florida Water Parks Are You At Risk For Injury?* – June 2015
- *Slip or Trip and Fall Cases Can Yield Multi-Million Dollar Settlements* – February 2015
- *Premises Liability from a Design Expert's Standpoint* – March 2014
- *Your Commercial Property "Grandfathered" to Offer Relief from Some ADA Requirements-* May 2013
- *Larger Awards in Slip and Fall Cases-* April 2013

**PUBLISHED BOOKS:**

- *John Portman, Architect Entrepreneur-* Published by University Press in 1986, The Opportunities, Advantages and Disadvantages of his Design – Development Process
- *Return of the Master Builder* – Published by Amazon Digital Services, Inc. 2012

**SPEAKING ENGAGEMENTS:**

- Middle Market Multifamily Forum (East) 2017 – New Apartment Construction & Marketing Units
- CLE Course: The Practical Application of the ADA, Created January 2016 with AttorneyCredits.com. [<http://www.attorneycredits.com/wordpress/2016/01/cle-course-the-practical-application-of-the-ada/>]
- International Council of Shopping Centers 2013- Seminar on Pushing Back on ADA 'Windshield' Complaints
- Bay Area Apartment Association Developer's Forum 2012- Latest Design Trends in Tampa Bay Multi-Family
- 'Lunch and Learn' presentation to the following law firms and property management companies concerning changed ADA guidelines:
  - Hill Ward & Henderson (March 2012)
  - Colliers International (April 2012)
- International Council of Shopping Centers 2012 – Seminar on new Americans with Disabilities Act Design Guidelines
- Charter School Conference, Orlando, Florida 2011 – Cost Effective Construction Techniques in Charter School Construction
- Format Interview with Media Concerning Wrongful Death 2009 – Code Compliance in Health Care Psychiatric Facilities '*Preventing Suicides in Psychiatric Ward*'

## EXPERT WITNESS

RGA and Dr. Henry provide expert testimony for cases involving building design and construction litigation. Dr. Henry's areas of expertise include code violations, contract document breaches, noncompliance with construction industry standards, and complaints relating to violations of the Americans with Disabilities Act and the Fair Housing Act.

Dr. Henry's expertise in design and technical issues is derived from over 30 years of diverse experience in working with both private and institutional clients. This experience also includes Dr. Henry's preparation of various master plans and single building projects as well as multi-building tracts. Examples of this type of work include the Rubin ICOT in Clearwater, Florida, the New England Institute of Technology campus in West Palm Beach, Florida, and the Academy of the Holy Names in Tampa, Florida.

RGA continues to refine its expert witness services. Dr. Henry has addressed rental apartment, retail, and office-developer trade associations. He has attended advanced construction law seminars presented by leading attorneys with national reputations and attended by professionals involved in various aspects of construction litigation.

### Areas of Expertise

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| <ul style="list-style-type: none"> <li>◇ Land Use Control Law</li> <li>◇ Americans with Disabilities Act</li> <li>◇ Construction Law</li> <li>◇ Environmental Hazards</li> </ul>   | <ul style="list-style-type: none"> <li>◇ Mediation between Owner and Contractor</li> <li>◇ Construction Management</li> <li>◇ Construction Administration</li> <li>◇ Criteria Architect / Design Build</li> </ul>  |
| <p>Rezoning/Plan Use Amendments</p> <ul style="list-style-type: none"> <li>◇ Representations before administrative agencies</li> <li>◇ Representation at community meetings</li> <li>◇ Grant preparation</li> </ul>  | <p>Environmental Services</p> <ul style="list-style-type: none"> <li>◇ Lead based Paint Abatement</li> <li>◇ Asbestos Mitigation</li> <li>◇ Sick Building Syndrome Identification</li> <li>◇ Energy Management Studies</li> <li>◇ Security System Survey</li> </ul>  |
| <p>Legal Expert Witness</p> <ul style="list-style-type: none"> <li>◇ Building Code Research</li> <li>◇ Contract research</li> <li>◇ Industry standard definition</li> <li>◇ Latent Defect Discovery</li> <li>◇ Structural deficiency identification</li> <li>◇ Warranty Compliance</li> <li>◇ Expert Testimony, depositions and court appearances</li> </ul>   | <p>Fire Protection Design</p> <ul style="list-style-type: none"> <li>◇ Fire Sprinkler System Design</li> <li>◇ Annunciator panel and strobe light system design</li> <li>◇ Emergency access design</li> <li>◇ Design of fire stairs, emergency exit routes, areas of refuge</li> </ul>   |
| <p>Construction Phase Services</p> <ul style="list-style-type: none"> <li>◇ Owner representation</li> <li>◇ As-Built Drawings and Demolition Plans Preparation</li> <li>◇ Contractor Procurement</li> <li>◇ Cost Containment Strategy</li> <li>◇ Schedule Recovery Strategy</li> <li>◇ Exterior Insulating Finishing System (EIFS) Failure</li> <li>◇ Quality Assurance</li> <li>◇ Water Penetration Survey</li> </ul> | <p>American Disabilities Act (ADA) and Fair Housing Act</p> <ul style="list-style-type: none"> <li>◇ Accessible route identity</li> <li>◇ Code Compliance survey</li> <li>◇ Slip and fall case expert testimony</li> <li>◇ Court Exhibit preparation</li> <li>◇ Graphic representation</li> <li>◇ Design of Ramps and Rails</li> <li>◇ Accessible Kitchen and Bathroom design</li> <li>◇ Negotiations with United States Justice Department</li> </ul> |