

BRADFORD JAY BLACK

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GENERAL SUMMARY OF EXPERIENCE

Architectural Services: 1994 - 2013

Miles Associates, Oklahoma City & Tulsa

Commercial Real Estate Appraisal & Consulting: 1985 - 1994

Bradford Black & Associates (1993-1994)

R.W. Finley Company (1985-1992)

Architectural Services: 1981 - 1984

Bradford Black, Architect (1983-1984)

Architectural Design Group (1981-1982)

Urban Planning: 1978 - 1979

Oklahoma City Planning Department

LICENSURE / MEMBERSHIPS

Architect, Oklahoma #2303 (1983)

Certified Real Estate Appraiser, Oklahoma #10014 (1991)

Appraisal Institute, MAI #10293 (1994)

Appraisal Institute Registry: Valuation of Sustainable Buildings – Residential (2013)

Real Estate Broker, (Oklahoma, inactive)

EDUCATION

Oklahoma State University, Stillwater & Oklahoma City, Oklahoma

B.S. in Architectural Studies, 1977 (pre-professional degree in architectural engineering)

University of Oklahoma, Norman, Oklahoma

Bachelor of Architecture, 1980 (professional degree in architecture)

Master of Architecture, 1982 (emphasis: economic analysis and real estate studies)

Financial Capital Budgeting

Construction Management

Real Estate Principles

Income Property Valuation

Real Estate Investment and Taxation

Environmental Psychology

Advanced Engineering Economics

Futures Methodology

Principles of Management

Computer Applications for Architecture

Certified Commercial Investment Institute

CCIM 102, Market Analysis for Commercial Investment Real Estate, 1997

Site to Do Business, 2006

Society of American Value Engineers

Module I: Value Engineering Workshop

Computer Skills: Microsoft Word, Microsoft Excel, Autocad 2011, Oklahoma County GIS, ACOG GIS

EXPERIENCE

MILES ASSOCIATES, INC. (1994 to March 2013)
Architects - Planners, Oklahoma City, OK, Architect

Responsibility: Senior Project Architect

As a Project Architect, I take responsibility for overseeing the architectural aspects of the development of a project design, and production of the project construction drawings. My other responsibilities range from client relations to zoning and building code management, determining material specifications, maintaining quality control by checking and making revisions to shop drawings and material submittals, and construction administration. Additionally, my responsibilities involve communicating and coordinating the needs of a client and shareholders to the design and technical staff, and outside engineers.

Significant Projects:

Renovation of Former Children's Hospital, Oklahoma City, OK

I have been project architect on several renovations of Everett, Garrison, and Nicholson Towers for University Hospital Authority and Trust, breathing new purpose into these former Children's Hospital buildings. I am project architect for the structural remediation of the Nicholson Garage, and replacement of the Nicholson Plaza.

Utica Place, Tulsa, OK

Project architect during construction document phase for a \$25 million mixed-used tower adjacent to Utica Square Shopping Center. The 10-story tower consists of 100,000 square feet of office space on five levels, topped by a 4 stories of luxury penthouses; all served by an adjacent parking garage. The design was by HOK, with construction documents by Miles Associates offices in Oklahoma City and Tulsa. This project received a Merit Award in the 2009 AIA Central States Design Excellence Awards.

PHF Research Park Buildings Two through Seven, Oklahoma City, OK

Project architect involved in design development and the production of all working drawings for these four and five story buildings that total to nearly 600,000 square feet of medical research-office space. In addition to the shell construction, my involvement consisted of corporate and administration offices, as well as research and development laboratories.

OMRF Donald W. Reynolds Center for Biomedical Research, Tulsa, OK

Project architect involved in design development and the production of working drawings for a vivarium addition atop the Bell Building at the Oklahoma Medical Research Foundation.

St. Paul's Episcopal Cathedral, Oklahoma City, OK

Member of small team responsible for design and construction documents for the historical restoration of the turn of the century sanctuary and parish hall damaged by the Murrah Building bombing. Further phases of work involved the construction of a new administrative building and renovation of a mid-century educational building.

BRAD BLACK, Architect (2005 - 2007)

Beta Theta Pi Fraternity House Renovation, Stillwater, OK

As part of an alumni group, I managed collection of alumni donations for the renovation of the chapter house, arranged construction and long term financing, and oversaw the three year phased renovation of the fraternal property. In that capacity, I also serve as architect and property manager for this 19,000 square foot property in two buildings.

Harvey Lofts Condominiums, Oklahoma City, OK

Architect of Record for rehabilitation of the former Wesleyan Hospital nursing dormitory into a 13 unit condominium building. This was the first downtown residential complex to come on line as part of the resurgence of downtown living in the mid-2000s, and was on the 2007 AIA Tour.

Village Towncenter Offices, The Village, OK

Architect of Record on a three building office complex with 17,000 square feet. The project is the first phase of a town center development project in the Village Tax Increment Financing district undertaken by Belle Isle Partners and my business partners in UrbanWorks LLC.

Hyden's Landing Apartments, Moore, OK (completed through CD stage; on hold)

Working with a partner in a local property management company, we devised a plan to construct 48 town home and upper flat apartments. 23 of these are ADA accessible units on the first level. This complex will be constructed on a 2 acres of excess land that was part of an acquisition of an older apartment community that has been renovated.

BRADFORD BLACK AND ASSOCIATES, INC. (1992 - 1994)

Real Estate Appraisal & Consulting, Oklahoma City, OK, President

Commercial real estate appraisal services and appraisal review services for financial institutions, corporations, REITs, and real estate investors covering office, retail, multi-family, vacant and developed land, industrial properties, and special use properties. The breakdown of these appraisal services from 1990 through 1994 was:

Narrative Real Estate Appraisals:	130 (1990 - 94)	Appraisal Reviews	105 (1990-94)
multi-family & residential:	14.2%	industrial properties	8.2%
office properties:	6.1%	special use properties	12.2%
shopping centers:	34.7%	vacant land	34.7%

Many of these assignments were conducted for the Resolution Trust Corporation and required preliminary on-site environmental screenings.

R. W. FINLEY COMPANY, INC. (1984 - 1992)

Real Estate Appraiser & Consultant, Oklahoma City, OK

Real estate advisory services for appraisal, development, and portfolio assessment for financial institutions, municipal government, corporations, and real estate investors. Commercial real estate appraisal services covered office, retail, multi-family, vacant and developed land, industrial properties, and special use properties.

ARCHITECTURAL DESIGN GROUP (1981 - 1982)

Architects, Oklahoma City, Architectural Intern

Assistant project manager for several interior design projects for small to full floor office tenants. Project manager, master planner, and junior designer for Copper Chase Condominiums, a 125 unit complex in Oklahoma City. Junior designer and draftsman for various construction document teams for a restaurant, office building, and the OU College of Pharmacy.

OKLAHOMA CITY PLANNING DEPARTMENT (1978 - 1979)

Assistant Planner

As a member of the Select Area Planning Group, Bradford Black was involved in neighborhood analysis of inner city and suburban areas to detail the Oklahoma City comprehensive plan. These studies involved extensive citizen participation in the planning process. Select Area Studies were undertaken for two Near Northwest neighborhood and Southwest industrial district. I was also on the Northwest 23rd Street Corridor Study team. I was also the designer for a proposed COTPA bus terminal on Couch Drive, presently the location of Leadership Square. Other responsibilities included team work in revisions to the zoning code and subdivision ordinances.

REFERENCES

Mr. Jorge Charneco, VP Health, Science & Technology for Miles Associates, 405-308-9463
Mr. Don Keen, AIA, former Studio Director at Miles Associates 405-525-8806
Mr. Kevin Gates, VP Facilities Management, University Hospital Authority & Trust, 405-271-4960
Mr. Bert Belanger, President of Urbanworks 405-605-7575
Mr. Mike Kesting, OneCall, Facilities Management Contractor for UHAT, 405-271-2255
Mr. Eric Grote, Project Manager at Caston Construction, 405-525-9781
Mr. Bill Eudy, MAI Real Estate Administrator for OCURA 405-235-3771