



Fire Protection Engineering
Mechanical/Electrical/Plumbing
Engineering
Code Consulting

Housing Facilities



FSC, Inc.

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FSC Engineers, Pvt. Ltd.

221 Bisarya Complex
Bhopal - 462011 M.P. India

FSC Consulting Services, Pvt. Ltd.

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FSC provides professional MEP and Fire Protection Engineering and Code Consulting services for the following types of Housing facilities:

- Apartments and Lofts
- Condominiums
- Mixed-Use Hotel and Condominiums
- Campus Residence Halls, Apartments and Dormitories
- Military Housing and Barracks
- HUD, Housing Authority, and Veterans Administration Housing & Group Homes
- Senior Housing -- Assisted Living Facilities

Lake Taneycomo Condominiums

Hollister, MO

MEP design services for a new 12-story condominium including a five level parking structure. The structure consisted of 1, 2 or 3 bedroom floor plans and studio units.

Power & Light Condominiums

Kansas City, MO

Code Consulting for a new 16-story high-rise with garage, street level retail and rooftop pool.

Block 110 Condominiums

Kansas City, MO

Code Consulting for new 20-story high-rise with garage, pool, health club and grocery store.

1800 Broadway Condominiums

Kansas City, MO

Code Consulting for new 15-story high-rise with garage.



Wellington Place East Condominiums

Kansas City, MO

Code Consulting and Fire Protection for twin towers. Each tower is 15 stories with a garage, health club, street level retail, and offices. The buildings were never constructed.

Victory Place Condominiums

Oakland, CA

MEP design services for a HUD condominium complex.

Park Place Residential Development

Leawood, KS

MEP design for a four-story 26-unit loft condominium with secured heated and ventilated underground 12,772 square feet parking garage. The project consisted of one (1) and two (2) bedroom lofts ranging from 1000 to 1472 square feet. Each unit is served by it's own split system type unit and electric water heater. DX units are located on the roof. Common areas include fluorescent lighting controlled by motion sensors. The building was never constructed.

Metro Condominiums

Kansas City, MO

HVAC design for the three individual living spaces at the penthouse level.

Santa Marta Retirement Complex

Olathe, KS

Code Consulting for a new six-building, 200,000 sq. ft. retirement complex consisting of a parking structure, two apartment buildings, assembly building and health care facility.



Park Meadow Senior Living

Overland Park, KS

Fire protection design for a new 3-floor 196,889 sq ft. facility consisting of 49 studio units, 122 one bedroom units, and 44 two bedroom units.

Cambridge Place Nursing Home (2008)

Marysville, KS

Remodel of I-occupancy. Provided code consulting to the architect. Worked on the code footprint as per the State Fire Marshal's requirements.

Blue Valley Nursing Home (2008)

Blue Rapids, KS

Remodel of I-occupancy. Provided code consulting to the architect. Worked on the code footprint as per the State Fire Marshal's requirements.

Age Restricted Residences (2007)

Branson, MO

MEP design services for a community of new age restricted, single-story, side-by-side residences with patio pool.



Cedar Lake Village

Senior Living Housing (2006)

Olathe, KS

MEP and Fire Protection design of a new 80,000 sq ft. four story, 52 unit Senior Living Housing facility. The project consisted of apartments either one (1) or two (2) bedroom type units. Each unit is served by it's own forced air unit with two (2) pipe hot chilled water and central domestic water heater. The units utilize a combination of overhead lighting as well as switched outlets. Duplex receptacles are spaced around the walls per code with additional receptacles added for special equipment. The apartments are single story with living room, dining room, kitchen, bath, bedrooms, and laundry room.

Cedar Lake Assisted Living (2003)

Olathe, KS

FP design services for a new 80,000 sq. ft. building consisting of 36 bed assisted living units, 48 congregate care units, dining areas, kitchen, common areas and other support areas.



TreeHouse - Liberty Hospital Hospitality House (2003)
Liberty, MO

MEP services for this two level Hospitality House located on the Liberty Hospital Campus for families who have a loved one hospitalized or for patients awaiting treatment. The lower level has a managers apartment, kitchen, hearth room, offices, bedrooms with complete bath, storage laundry area, and court yard. The upper level has a main activity area, bedrooms with complete bath, kitchen, dining room, laundry area, study area, offices, and restrooms.

Burlington Housing (2006)
Burlington, KS

MEP design of new apartment complex with three single-story and three two-story buildings; and a community building . Each single-story housing contains four rental housing units and each two-story contains eight housing units with associated parking.

Turtle Hill Housing (HUD) (2003)
Kansas City, KS

MEP design for a 58 unit HUD Housing project. The project consisted of a combination of two (2) and three (3) bedroom condominium type units. Each unit is served by it's own forced air unit with DX cooling and it's own domestic water heater. The unit's are metered individually and utilize a combination of overhead lighting as well as switched outlets. Duplex receptacles are spaced around the walls per code with additional receptacles added for special equipment. The condos are two (2) stories with living room, dining room, kitchen and half bath on the first level and bedrooms, full bath, and laundry on the second level.

Safe Haven (1999)
Kansas City, MO

MEP services for this two level facility. The lower level has a play area, dining room, living room, offices, bedroom, storage area, and laundry room. The upper level has a main activity area, infant room, bedrooms, kitchen, dining room, laundry room, study area, offices, and restrooms.

Safehome Remodel
 Overland Park, KS

Adair Complex Remodel, Osawatomie State Hospital
Osawatomie, KS (2004)

FP engineering and consulting services for two single story dormitory structures and one 2-story dormitory structure.
 Fire Protection Cost: \$250,000
 Construction Cost: \$5.7 million



U.S. Marine Corp Bachelor Enlisted Quarters (BEQ) (2004)
Richards Gebaur AFB, MO

MEP and FP design services for new 46,130 sq. ft., 4-story building, 98 two-person rooms with semi-private bathrooms.
 Services included:

- Anti-terrorism force protection features
- 134a chiller
- DDC controls
- Individual room fan coil units
- HVAC system commissioning and utility metering
- Underground fire main service from the City main and flow alarms
- Automatic wet sprinkler system
- New sprinkler piping, valves, and heads
- Manual standpipes
- *Designed to "Silver" LEED rating*

Construction Cost: \$8,000,000 MEPF Cost: \$2,000,000

Whiteman Air Force Base
Dormitory, Building 1551
Knob Noster, MO

MEP design services for:

- Type "M" Multi-Family Housing
- Improve Family Housing
- Install Motion Detectors
- Housing Infrastructure

USACE - Kansas City District - Guest Housing
Fort Leonard Wood, MO

MEP design services for guest housing.

Missouri Veterans Homes
Cameron, MO and
Warrensburg, MO (2000)

MEP design services for Long Term Care Housing for Veterans including Dementia Care.



Boys' and Girls' Group
Homes
Liberty, MO

Fire alarm system upgrade and emergency lighting for the 2-story girls' home and the 3-story boys' home.

Housing Authority

- Lee's Summit Housing Authority - Lee's Summit, MO
- HUD Housing Development - Mound City, MO





**Boone Retirement Center
Columbia, MO**

MEP design services for senior living center.



**Oak Street Residence Hall (2004)
University of Missouri-Kansas City**

Provided MEP, FP and Code services for the design-build for the new 4-story, 136,000 sq. ft. student housing project. Fire Protection Cost: \$500,000

**Oak Place Housing Phase 1 & 2 (2008 - 2009)
University of Missouri - Kansas City**

Served as Authority Having Jurisdiction (AHJ) for Code, Fire Protection and MEP on behalf of the University. Our scope included plan review and inspection of new housing building.



**Hudson, Gillett & Rollins Halls (2008)
University of Missouri-Columbia**

Code Consulting and Fire Protection services for renovation of the residence halls.

**Rosebud Dormitories Haskell Indian Nations University
Lawrence, KS (2004)**

As part of the design-build team, we provided Fire Protection design services for retrofitting a complete and fully operational automatic wet pipe fire extinguishing sprinkler system in 5 existing historic dormitories: Building 2, Pocahontas Hall (approx. 38,042 sq ft.); Building 53, Powhattan Hall (approx. 11,119 sq ft.); Building 128, Blalock Hall (approx. 35,120 sq ft.); Building 105, Minoka Hall (approx. 14,593 sq ft.); Building 130, Row Cloud Dormitory.

Fraternity/Sorority - Campus Housing

- Phi Gamma Fraternity House - Lawrence, KS
- Delta Chi Fraternity House - Maryville, MO
- Phi Gamma House Porch - Columbia, MO
- Phi Kappa Theta Fraternity House - Manhattan, KS (2005)

**Ozark Christian College
New Dormitory
Joplin, MO**

MEP design services for a new dormitory.

**Skyler Ridge Apartments
Overland Park, Kansas**

MEP design services for suburban complex.

Apartment Evaluations & Studies

MEP services for 7 locations in KS and MO

- **Walnut Creek Apartment Study** - Kansas City, MO
- **Woodview Apartment Review** - Kansas City, Kansas
- **Green Meadow Apartment Study** - Columbia, MO
- **South Century Apartment Evaluation**-Lee's Summit, MO
- **N/S Century Apartment Evaluation** - Lee's Summit, MO
- **N/S Century Apartment Evaluation** - N. Kansas City, MO
- **Excelsior Village Apartment Study** - Excelsior Springs, MO

Additional MEP Multi-Family Housing projects:

- Oak Tree Square Apartments - Grandview, MO
- Brownhardt Apartments - Kansas City, MO
- Brush Creek Towers - HVAC Upgrade - Kansas City, MO
- Holly Garden Apartments - Kansas City, MO
- Regent Apartments - Kansas City, MO
- Bass Avenue Apartments - Columbia, MO
- Aurora Heights Center - Lee's Summit, MO
- Duncan Estates Apartments - Lee's Summit, MO
- Arbor Creek Buildings "G" & "H" - Olathe, Kansas
- Bethel Estates of Gardner - Gardner, KS
- Burch House - Lawrence, KS
- Highland Place Apartments - Overland Park, Kansas