



RICHARD J. WATERHOUSE

Principal Consultant

Professional Architect with over four decades of hands-on experience in the leisure / hospitality / entertainment / theme park / resort industry, as well as revitalization of a downtown area.

Skilled in the planning, design, development, and construction of major entertainment / resort facilities. Always within the framework of Quality, Budget and Schedule.

In-depth knowledge of management and operational aspects of Aquariums, Theme Parks, Resorts and Leisure / Hospitality properties.

Astute leader and mentor of multi-disciplinary teams of professionals in the processes of consensus building and Real Estate / Project development.

A rich Guest Experience is a passionate pursuit.

April 2025

371 Channelside Walk Way / 504 / Tampa, Florida 33602
+01 813 833 2127 · waterhousesing@gmail.com



Career Experience

AQUACASA STUDIOS, LLC – Tampa, Florida USA
Principal Consultant

2019 - Present

➤ **Providing consultancy services for the natural and built environment.**

- Strategic and Master Planning
- Design phases
- Program and Project Management
- Bidding and Negotiating
- Construction Administration / Management
- Interface and Management of AHJ
- Operational Excellence
- Best in Class Guest Experiences
- Corporate Leadership

➤ **Clients:**

- | | |
|--|---------------------|
| • ZooTampa | Tampa, FL |
| • Palm Beach Zoo | West Palm Beach, FL |
| • Dawning Family Services | Tampa, FL |
| • LaGrange Art Museum | LaGrange, GA |
| • The Richter Collection | LaGrange, GA |
| • Miracle Outreach Community Development | Tampa, FL |
| • AOC3 General Contracting | Tampa, FL |

THE FLORIDA AQUARIUM – Tampa, Florida USA
Vice President – Design and Engineering

2016 - 2019

- Organized the Design and Engineering department to establish a fully operating service group.
- Reorganized the Engineering department to support ongoing operations.
- Direct strategic and Master Plan efforts for the property and interface with long term use plan.
- Formulate budgets and direct the design and construction of all projects.

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AQUACASA

STUDIOS

- Coordinate design and construction of all projects throughout the property (including graphics, signs, colors, etc.).
- Coordinate the maintenance of all facilities throughout the property.
- Negotiate with city, county, state, contractors, consultants, and department heads on all design, development and construction projects.
- Serve internal and external clients to deliver great Guest experiences.
- Interface with Corporate policies, procedures and personnel.
- Present / Seek Approvals / Report to Board of Directors on a regular basis

SANDERSON GROUP INTERNATIONAL – Kuala Lumpur, Malaysia
Executive Director – Group International Projects

2014 – 2016

- Organize and established a fully operating division to serve the international market.
- Develop business, secure contracts, and deliver projects.
- Manage division of professionals (Architects, Creative Directors, Project Managers, Construction Managers, Contracts, Finance, Human Resources, and Business Development.
- Project Development, Program Management, Project Management, Construction Management.
- Operational Consulting.
- Grow division and company in terms of new markets, business ventures, and market share.

RESORTS WORLD SENTOSA – Sentosa, Singapore
Vice President – Attractions Projects

2011 – 2014

- Formed and established a fully operating department to serve the business units.
- Manage department of professionals (Architects, Art Directors, Show & Ride Engineers, Project Managers, Construction Managers, Contracts, Finance.
- Formulate budgets / schedules and direct the design and construction of all projects.
- Coordinate design and construction of all projects throughout the properties (including graphics, signs, colors, etc.).

AQUACASA

STUDIOS

- Negotiate with authorities having jurisdiction, contractors, consultants, and department heads on all design, development and construction projects.
- Present / Seek Approvals / Report to Boards on a regular basis.

FULLER E. CALLAWAY FOUNDATION – LaGrange, GA **Executive Director – Real Estate Development**

2003 – 2011

- Formed and established a fully operating service area.
- Direct strategic and Master Plan efforts for the properties and interface with long term use plan.
- Formulate budgets / schedules and direct the design and construction of all projects.
- Coordinate design and construction of all projects throughout the properties (including graphics, signs, colors, etc.).
- Negotiate with city, county, state, contractors, consultants, and department heads on all design, development and construction projects.
- Serve internal and external clients to deliver great Guest experiences.
- Manage / Maintain / Operations of various owned properties
- Present / Seek Approvals / Report to Board of Directors on a regular basis

CALLAWAY GARDENS– Pine Mountain, GA **Vice President - Design and Construction**

1996 – 2003

- Organized the Design and Construction department to establish a fully operating service group.
- Reorganized the Engineering department to support ongoing operations.
- Direct strategic and Master Plan efforts for the property and interface with long term use plan.
- Formulate budgets and direct the design and construction of all projects.
- Coordinate design and construction of all projects throughout the property (including graphics, signs, colors, etc.).
- Coordinate the maintenance of all facilities throughout the property.
- Negotiate with city, county, state, contractors, consultants, and department heads on all design, development and construction projects.
- Serve internal and external clients to deliver great Guest experiences.
- Interface with Corporate policies, procedures and personnel.
- Present / Seek Approvals / Report to Board of Directors on a regular basis

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TERRY L. IRWIN ARCHITECTS – Orlando, FL
Executive Vice President

1995 - 1996

- Business development
- Client relations
- Project management
- Project design and documentation

UNIVERSAL STUDIOS HOLLYWOOD – Universal City, CA
Vice President - Planning and Development

1993 – 1995

- Re-organized the planning & development department to establish a fully operating regional service group.
- Directed strategic and Master Plan efforts for the park and interfaced with property long-term use plan.
- Formulated budgets and directed the design and construction of capital projects.
- Coordinated design and construction of all projects throughout the park (including graphics, signs, colors, etc.).
- Negotiated with city, county, state, contractors, consultants and department heads on all design, development and construction projects.
- Serve internal and external clients to deliver great Guest experiences.
- Interfaced with corporate policies, procedures and personnel.

SEA WORLD OF FLORIDA – Orlando, FL
Vice President - Design and Engineering

1986 – 1993

- Re-organized the design & engineering department into a more effective unit.
- Formulated capital improvement projects and budgets, and supervised design and construction projects.
- Coordinated all physical projects (painting, graphics, signs, colors, etc.) throughout the park.
- Negotiated with city, state, contractors, consultants and department heads on all construction projects.
- Serve internal and external clients to deliver great Guest experiences.

AQUACASA

STUDIOS

- Interfaced with all other corporate entities.

SEA WORLD OF TEXAS – San Antonio, TX 1985 - 1986
Manager - Design and Engineering

SEA WORLD OF OHIO – Aurora, OH 1982 – 1985
Manager - Development

SEA WORLD OF FLORIDA – Orlando, FL 1980 – 1982

DONOVAN DEAN AND ASSOCIATES – Orlando, FL 1979 – 1980

SEA WORLD OF FLORIDA – Orlando, FL 1978

Education

Kent State University – Kent, OH
B.A. – Architecture, 1985

Clemson University – Clemson, SC
B.S. – Design, 1979

Registrations

National Council of Architectural Registration Boards (NCARB)

FLORIDA**, OHIO**, TEXAS**, CALIFORNIA**, GEORGIA**
(** Inactive)



Organizational Community Activities

Boy Scouts of America (Eagle Scout)

Member of the American Institute of Architects (AIA)**

Past-President of Orlando Chapter, American Institute of Architects (AIA)**

Member of the International Association of Amusement Parks and Attractions (IAAPA)

Member of the Themed Entertainment Association (TEA)**

Member of the Urban Land Institute (ULI)**

Board of Supervisors – Valencia Water Control District**

Vision Committee – Lower Chattahoochee Valley Regional Development Area**

Strategic Committee Member – Pine Mountain Master Plan Development Board**

Vestry Member (Sr. Warden) – St. Mark's Episcopal Church**

Board President – LaGrange Art Museum**

Executive Board Member / Chair – Troup County LaGrange Chamber of Commerce**

Executive Board Member / Chair – Downtown LaGrange Development Authority**

(** Past / Inactive)

See listing of Projects

See Testimonials