

**POMPANO BEACH
COMMUNITY REDEVELOPMENT AGENCY**

Meeting Date: June 20, 2017

Agenda Item 4

REQUESTED CRA BOARD ACTION:

 Resolution(s) x Consideration x Approval Other

SHORT TITLE OR MOTION: CONSIDERATION OF A DEVELOPMENT PROPOSAL FROM AZUR EQUITIES /
HADAR HOMES TO CONSTRUCT A 71 UNIT TOWN HOUSE DEVELOPMENT
LOCATED ALONG NW 31 AVENUE AND NW 27 AVENUE.

Summary of Purpose and Why:

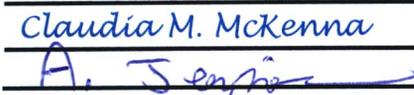
The Pompano Beach CRA received an unsolicited proposal from Azur Equities/Hadar Homes for a 71-unit townhouse development on scattered sites along NW 31 Avenue and NW 27 Avenue within Collier City. The Developer is currently in negotiations with the City of Pompano Beach to construct a Sports Park/Training Academy consisting of a soccer stadium, soccer practice fields, basketball courts and student dorms to be located on the west side of NW 31 Avenue on the City's 10-acre parcel. The proposal before you for consideration is to construct the Sports Park Residences on the following CRA owned lots: 620 NW 31 Avenue, 600 NW 31 Avenue, 500 NW 31 Avenue, 300 NW 31 Avenue and 140 NW 27 Avenue. The Sports Park Residences will contain a mix of rental and for sale units and will house the coaches and trainers associated with the Sports Park/Training Academy with an option to purchase some of the units for future Pompano Beach residents. The full proposal is attached for your review. The Developer has received support from the Collier City Civic Association and on June 5, 2017, the Northwest CRA Advisory Committee made a motion to accept the unsolicited proposal and recommended to move forward to a Development Agreement with a vote of 5-1 (Davis-No; Copeland, Jackson & Frazier were absent).

Staff recommends acceptance of the Development Proposal and authority to negotiate a Property Disposition and Development Agreement.

QUESTIONS TO BE ANSWERED BY ORIGINATING DEPARTMENT:

- (1) Origin of request for this action: Staff
- (2) Primary staff contact: Nguyen Tran  Ext. 7769
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: N/A

<u>DEPARTMENTAL COORDINATION</u>	<u>DATE</u>	<u>DEPARTMENTAL RECOMMENDATION</u>	<u>AUTHORIZED SIGNATURE OR ATTACHED MEMO NUMBER</u>
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<u>X</u> CRA Executive Director			
<u>X</u> CRA Attorney			<u>Claudia M. McKenna</u>
<u>X</u> Finance Director			

ACTION PREVIOUSLY TAKEN BY CRA BOARD:

<u>Resolution</u>	<u>Consideration</u>	<u>Other:</u>
<u>Results:</u>	<u>Results:</u>	<u>Results:</u>



P. O. Drawer 1300
Pompano Beach, FL 33061

Phone: (954) 786-5535
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MEMORANDUM

Date: June 20, 2017

To: CRA Board

Through: Christopher J. Brown, Co-Executive Director
Kim Briesemeister, Co-Executive Director

From: Nguyen Tran, Northwest CRA Director 

Subject: Consideration of an Unsolicited Proposal from Azur Equities/Hadar Homes for a 71-unit Townhouse Development located along NW 31 Avenue and NW 27 Avenue.

Background

The Pompano Beach CRA received an unsolicited proposal from Azur Equities/Hadar Homes for a 71-unit townhouse development on scattered sites along NW 31 Avenue and NW 27 Avenue within Collier City. The proposal is to construct the Sports Park Residences on the following CRA owned lots:

Lot	Folio Number	Address	Location	Units
1	4842-33-40-0010	620 NW 31 Avenue	NW 31 Avenue/NW 7 Street & NW 6 Court	12
2	4842-33-39-0010	600 NW 31 Avenue	NW 31 Avenue/NW 6 Court & NW 6 Street	13
3	4842-33-39-0020	500 NW 31 Avenue	NW 31 Avenue/NW 6 Street & NW 5 Street	12
4	4842-33-39-0030	300 NW 31 Avenue	NW 31 Avenue/NW 4 Street & NW 3 Street	14
5	4842-33-65-0010	140 NW 27 Avenue	NW 1 Court/NW 27 Avenue	20

The Developer is currently in negotiations with the City of Pompano Beach to construct a Sports Park/Training Academy consisting of a soccer stadium, soccer practice fields, basketball courts and student dorms to be located on the west side of NW 31 Avenue on the City’s 10-acre parcel. As part of the proposed Sports Park development, the Developer is in need of more land to construct additional residential units that will be set aside for the coaches, trainers and future residents. The proposed Sports Park Residences will contain a mix of rental and for sale units. It is the intention of the Developer to keep the 71 units as rental housing; however,



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should there be an interest in purchasing a unit, the Developer will set aside 30% of the units as an option.

The Sports Park Residences will be a two-story townhouse type product consisting of 3 bedrooms, 2 ½ baths, 2 car garage under 1,450 sq. ft. of air conditioned space. The Developer has estimated that 100 jobs are expected from the Sports Park Residences development and that these positions will be prioritized for Pompano Beach residents. Total financial impact of the development is estimated to be \$2,250,000 in tax revenues over a ten year period and the CRA will receive a payment of 5% of Net Operating Income over the next ten year period. This amount is estimated to be \$500,000 but a minimum of \$300,000 will be guaranteed in lieu of land acquisition. Should this unsolicited proposal be accepted, a Property Disposition and Development Agreement as well as an Agreement for Re-conveyance and a Declaration of Covenants and Restrictions would need to be negotiated and approved at a subsequent date. The Northwest CRA Advisory Committee reviewed the unsolicited proposal at their June 5, 2017 regularly scheduled meeting and made a motion to accept the unsolicited proposal and recommended authorization to negotiate a Property Disposition and Development Agreement with a vote of 5-1 (Davis: No, Copeland, Jackson & Frazier Absent).

Recommendation

CRA Staff recommends acceptance of the Unsolicited Development Proposal submitted by Azur Equities/Hadar Homes for the Sports Park Residences project to be located along NW 31 Avenue and NW 27 Avenue and authorization to negotiate a Property Disposition and Development Agreement.

UNSOLICITED PROPOSAL

AZUR EQUITIES / HADAR HOMES

May 14th, 2017



2. WHY WE ARE THE BEST PROJECT FOR POMPANO BEACH

As we advance with the amazing plans for the SportsPark, we have to take into account the loss of about 50 units out of the planned 80 due to a road that was not previously accounted for in the RFP that is encroaching on over 50% of our buildable land. Therefore, more accommodations will be required to ensure the functioning of this multi million dollar top of the line facility.

We have been working with the Pompano Beach CRA to come up with a plan that would alleviate the pressure on the residences required for the optimal functioning of the SportsPark while providing quality and affordable housing to the community and have set our common site on the 5 properties on 31st Ave.

Azur Equities, Hadar Homes and their developing, construction and financial partners have worked diligently to ensure that the projects presented to the City of Pompano Beach encompasses all the requirements and aspirations the City is yearning for and looking to get, as it is continuing to develop.

Azur Equities and Hadar Homes' vision and ambition for Pompano Beach is to surpass the basic idea that quality homes and developments cannot be affordable. For us it translates into a project that transcends a basic lot into a community where trees and children have room to breathe.

Azur Equities and its partner Hadar Homes have spent countless hours with the community, residents, business owners, pastors, teachers, educators and local business owners to ensure that the projects proposed answers the hopes, aspirations and interrogations of the residents of Pompano Beach.

Now that the project has been worked on, studied in details and was vetted by the community, it was time to put a team in place that will ensure its success and remain close to the community. As you will see all the actors of the projects development are local and have been invested in Broward County for a long time.

Azur Equities and Hadar Homes are looking forward to building the "Covent Garden Residences" project on the empty sites facing our SportsPark Project and we are enthusiastic to be developing it for the great residents of Pompano Beach, knowing they will soon call it HOME.

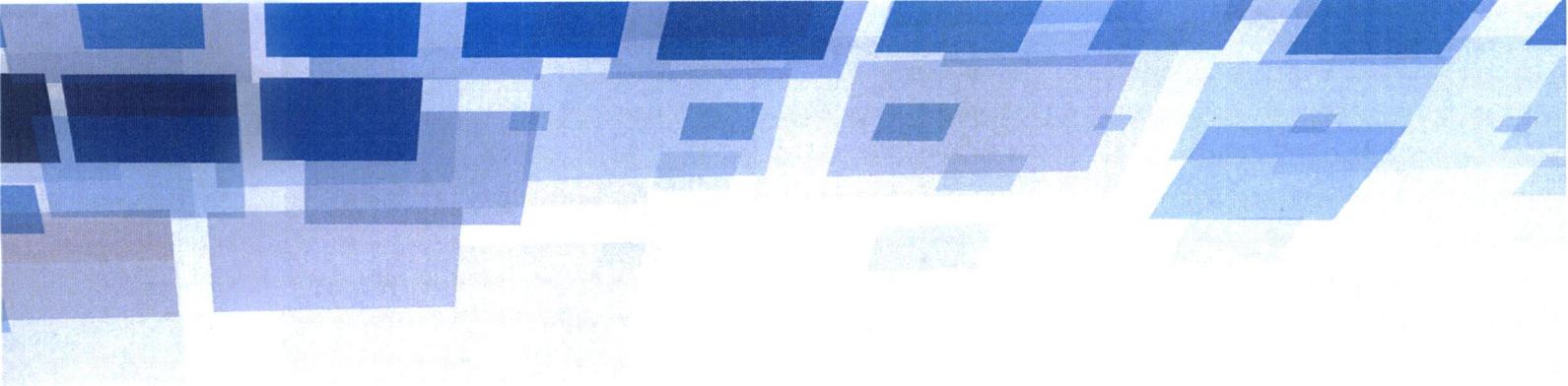
We are looking forward to moving forward and continuing to be active participants in Pompano Beach's development.



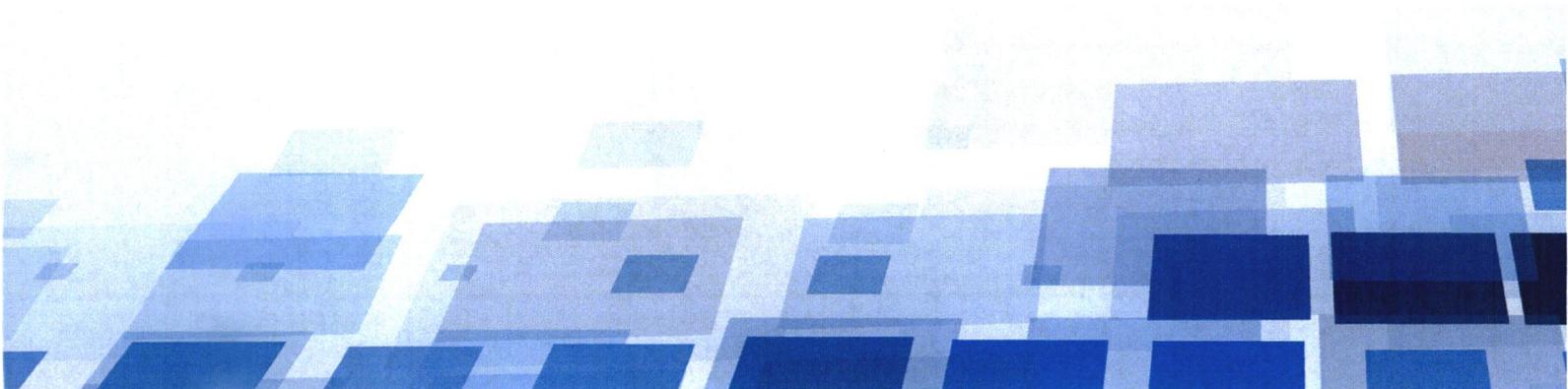
Franck Gotsman - President / Hadar Homes.
Vice President / Project Manager / Azur Equities.

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INTRODUCTION TO THE PROJECT



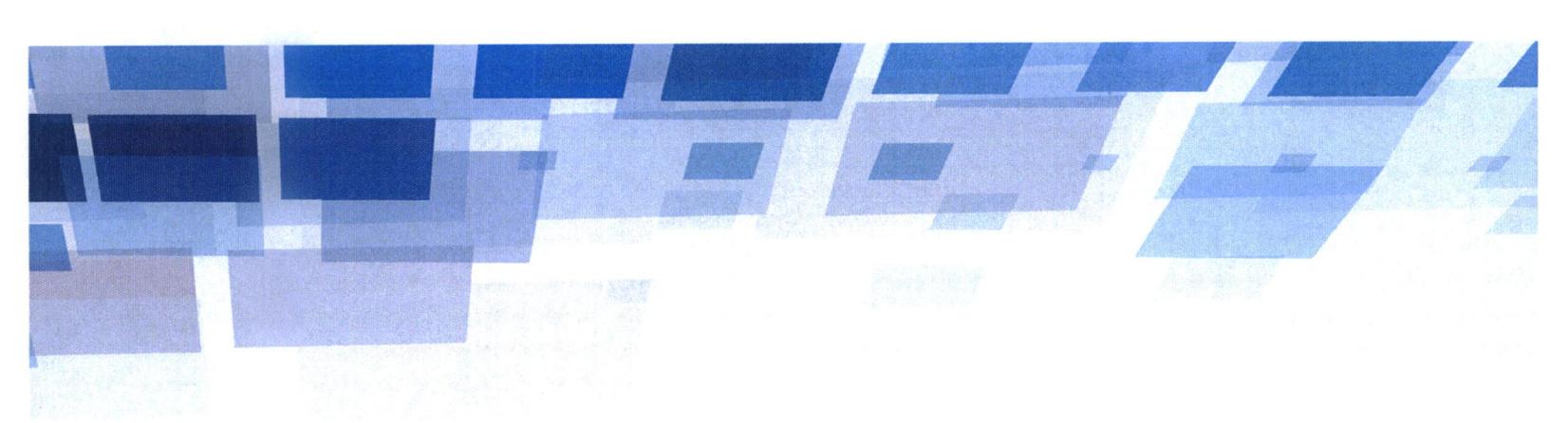
4. INTRODUCTION TO THE PROJECT - SPORTSPARK RESIDENCES



4.1 REVENUES & BENEFITS TO POMPANO BEACH AND ITS RESIDENTS

Azur Equities and Hadar Homes are excited about working with Pompano Beach to develop residential, commercial and institutional projects with the utmost importance of ensuring both parties benefit from their union. Our non solicited proposal submitted to the Pompano Beach includes both tangible and intangible sources of benefits for Pompano Beach and its residents.

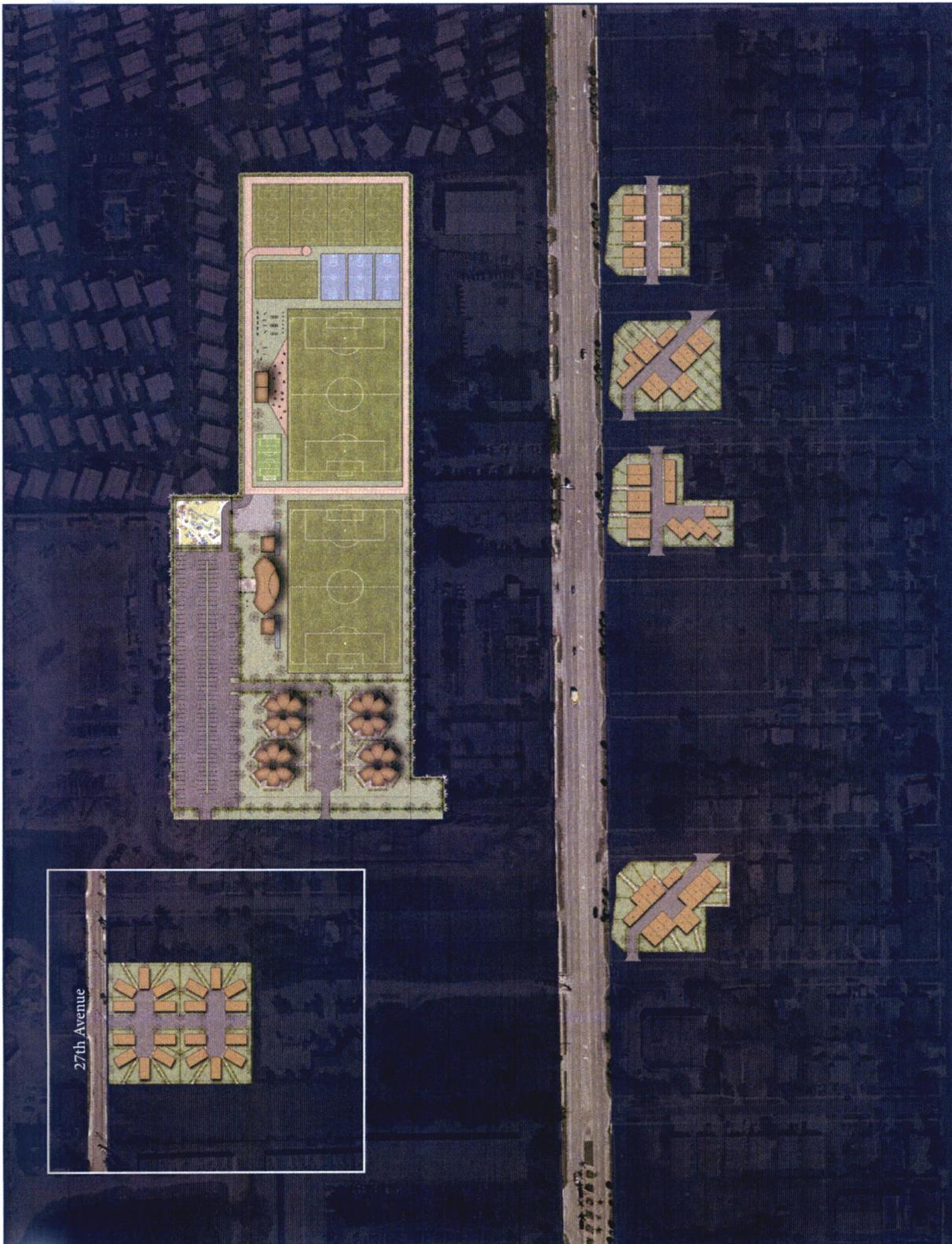
- The SportsPark requires amenities and housing to be able to welcome teams, players, rehabilitation players, tournaments and others. We had accounted for about 80 units on the 10 acre site we have responded for in the RFP. However, a discrepancy in the details of the RFP is forcing us to reduce the amount of these units by about 50.
- This development will work in close correlation with our SportsPark being developed accross the street on 31st Avenue and 27th Avenue by providing housing for players and teams coming but also by generating the revenues to cover the anticipated loss of the operating side of the facility.
- A share of the net revenues will generate over \$400,000 in 10 years.
- Real Estate Taxes: Revenues generated by the development of new residential units will pay about \$3,000,000.00 in taxes just in the next 15 years.
- Construction: Priority will be given to Pompano Beach companies in the bidding process. We pledge to engage no less than 15%-20% local forces, minority owned businesses, service providers subject to meeting qualification and bidding criteria.
- Team is working closely with the Pompano Beach CRA and will continue to work together during the recruitment process to ensure maximum local participation.
- Formation: Since we are planning to be in Pompano Beach for the long haul, Azur Equities & Hadar Homes and its partners and sub contractors will be helping to form and invest in continuing education to qualify local personnel for the required construction jobs.
- Discounts: First responders of the City of Pompano Beach will beneficiate from discounted rents for all our residences.
- Further Developments: more townhouses and apartments are already in the planning as Hadar Homes, Azur Equities and their partners continue to strongly believe in the bright future of the city of Pompano Beach.

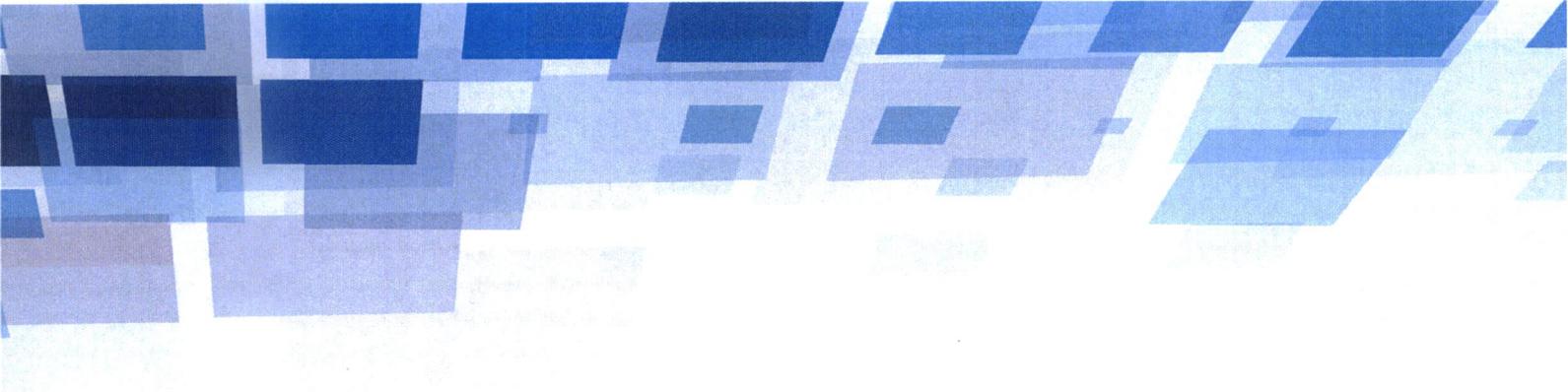


*THE PROPOSED
PROJECT*



4.2 THE PROPOSED PROJECT THE SPORTSPARK & THE RESIDENCES





*CURRENT PLAT
& ZONING*



4.3 SPORTSPARK RESIDENCES - Lot 1 - Folio Number 484 233 400 010



SPORTSPARK RESIDENCES I
POMPANNO BEACH, FL

12 TOWNHOUSES

1,450 SF + 2 CAR GARAGE
3 BEDROOMS, 2 1/2 BATHS



4.3 SPORTSPARK RESIDENCES - Lot 1 - Folio Number 484 233 400 010



4.3 SPORTSPARK RESIDENCES - Lot 2 - Folio Number 484 233 390 010



SPORTSPARK RESIDENCES II
POMPANO BEACH, FL

13 TOWNHOUSES

1,450 SF + 2 CAR GARAGE
3 BEDROOMS, 2 1/2 BATHS



4.3 SPORTSPARK RESIDENCES - Lot 2 - Folio Number 484 233 390 010



4.3 SPORTSPARK RESIDENCES - Lot 3 - Folio Number 484 233 390 020



SPORTSPARK RESIDENCES III
POMPANO BEACH, FL

12 TOWNHOUSES

1,450 SF + 2 CAR GARAGE
3 BEDROOMS, 2 1/2 BATHS



4.3 SPORTSPARK RESIDENCES - Lot 3 - Folio Number 484 233 390 020



4.3 SPORTSPARK RESIDENCES - Lot 4 - Folio Number 484 233 390 030



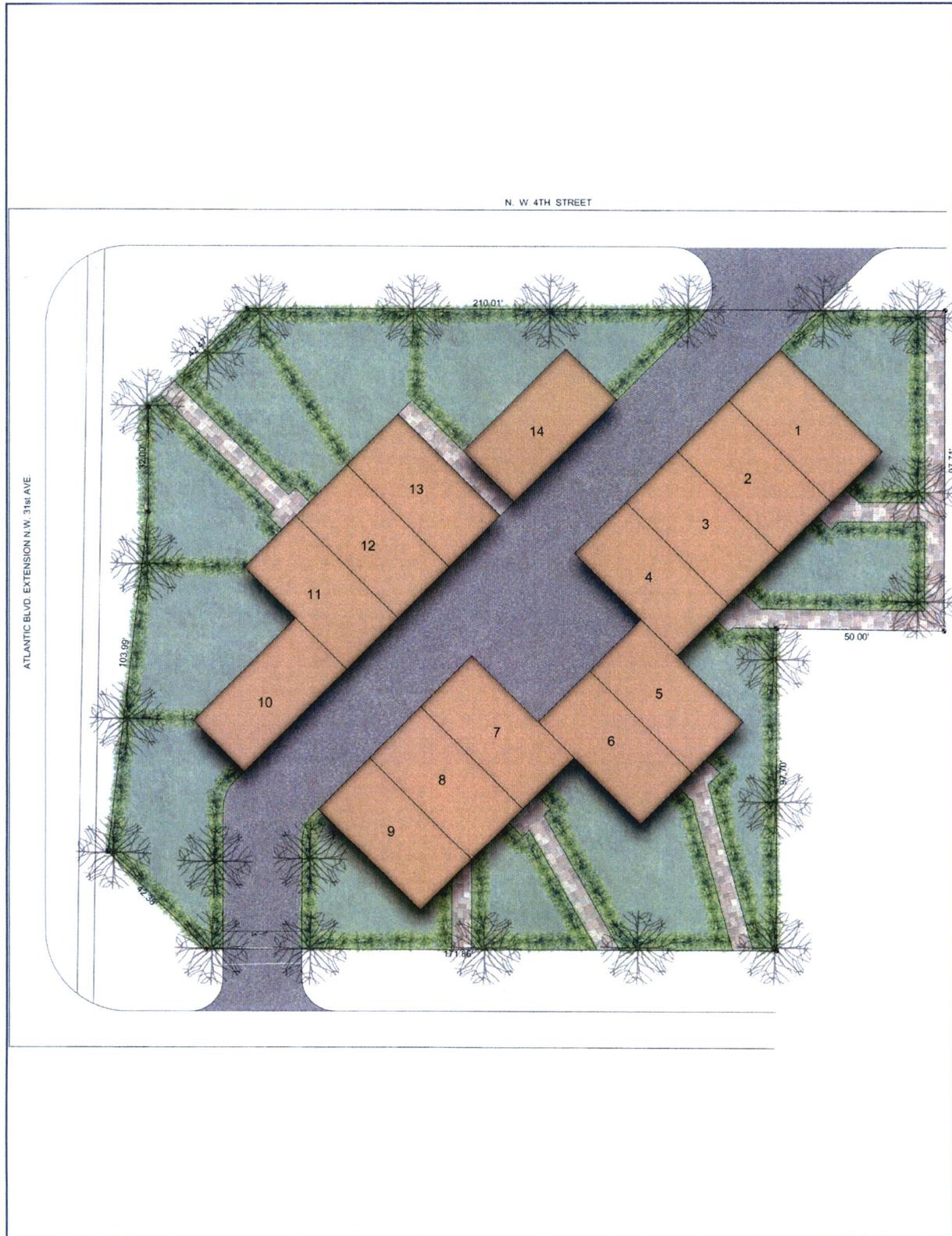
SPORTSPARK RESIDENCES IV
POMPANNO BEACH, FL

14 TOWNHOUSES

1,450 SF + 2 CAR GARAGE
3 BEDROOMS, 2 1/2 BATHS



4.3 SPORTSPARK RESIDENCES - Lot 4 - Folio Number 484 233 054 100



4.3 SPORTSPARK RESIDENCES - Lot 5 - Folio Number 484 233 650 010



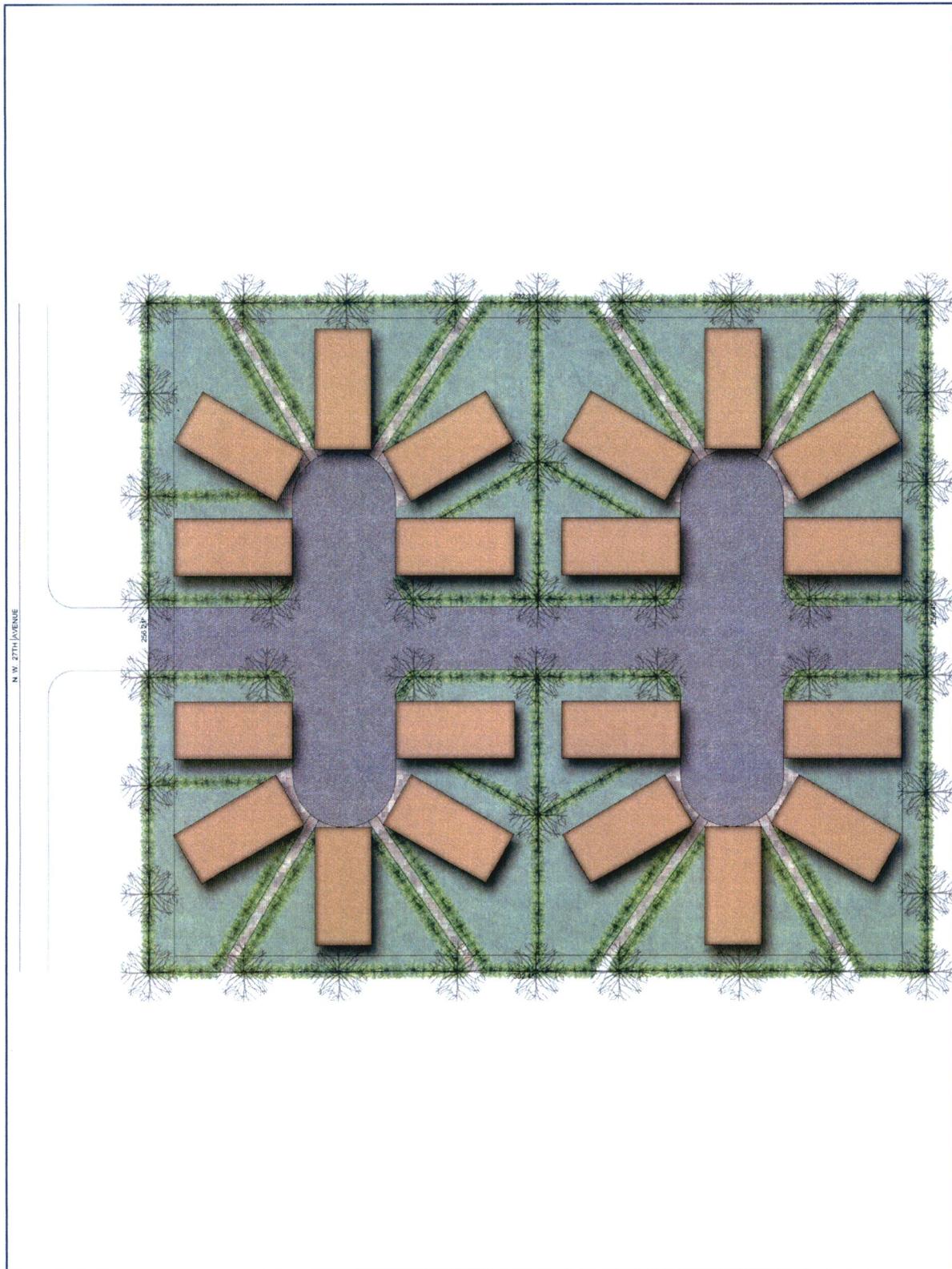
SPORTSPARK RESIDENCES V
POMPAÑO BEACH, FL

20 TOWNHOUSES

1,450 SF + 2 CAR GARAGE
3 BEDROOMS, 2 1/2 BATHS

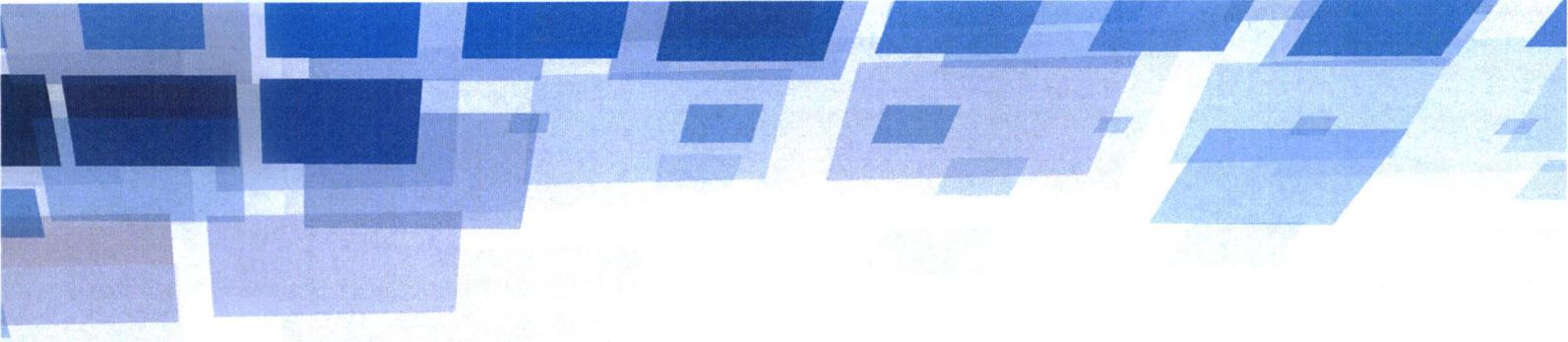


4.3 SPORTSPARK RESIDENCES - Lot 5 - Folio Number 484 233 650 010



4.4 THE PROPOSED PROJECT: SPORTSPARK RESIDENCES





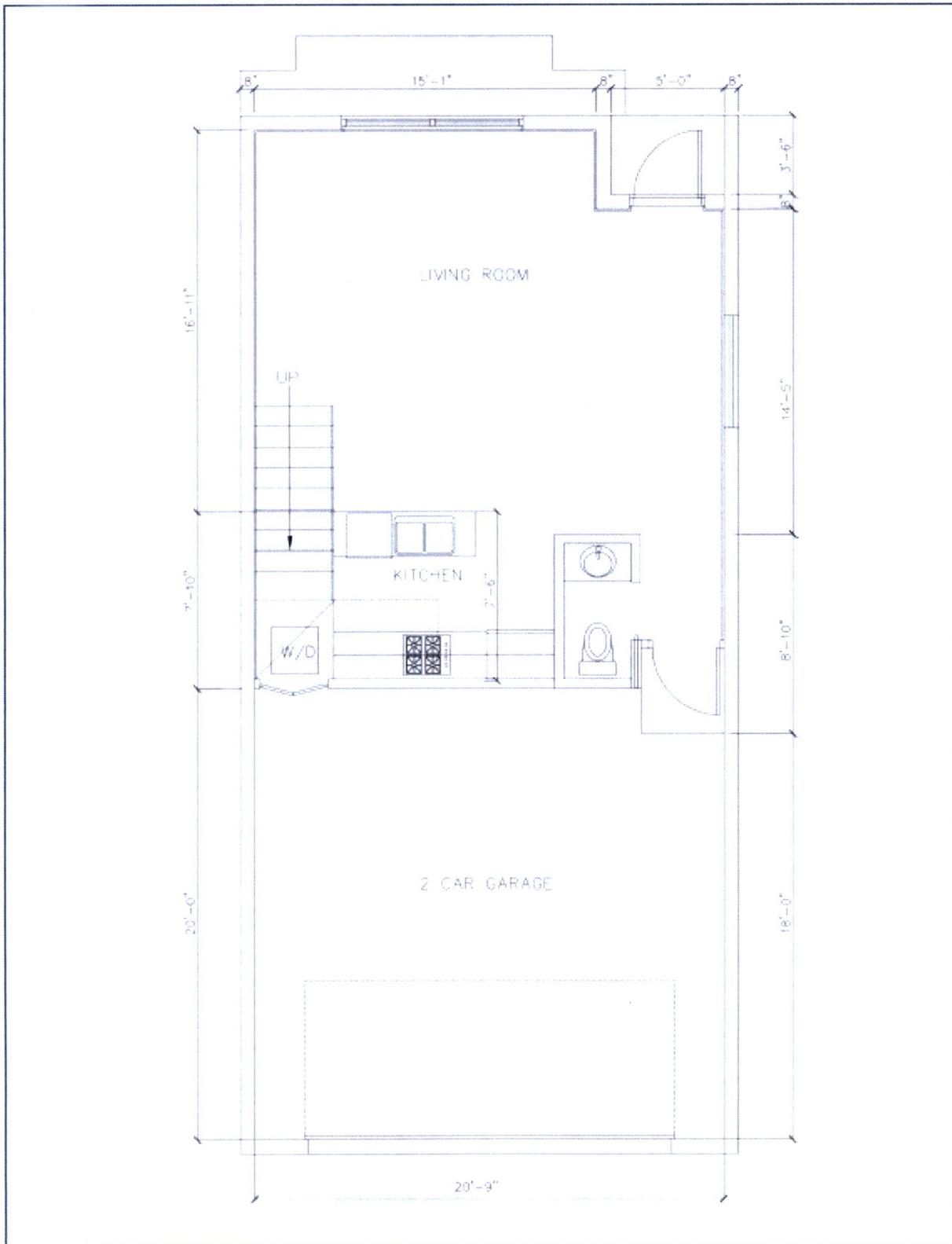
*ARCHITECTURAL PLANS
& RENDERINGS*



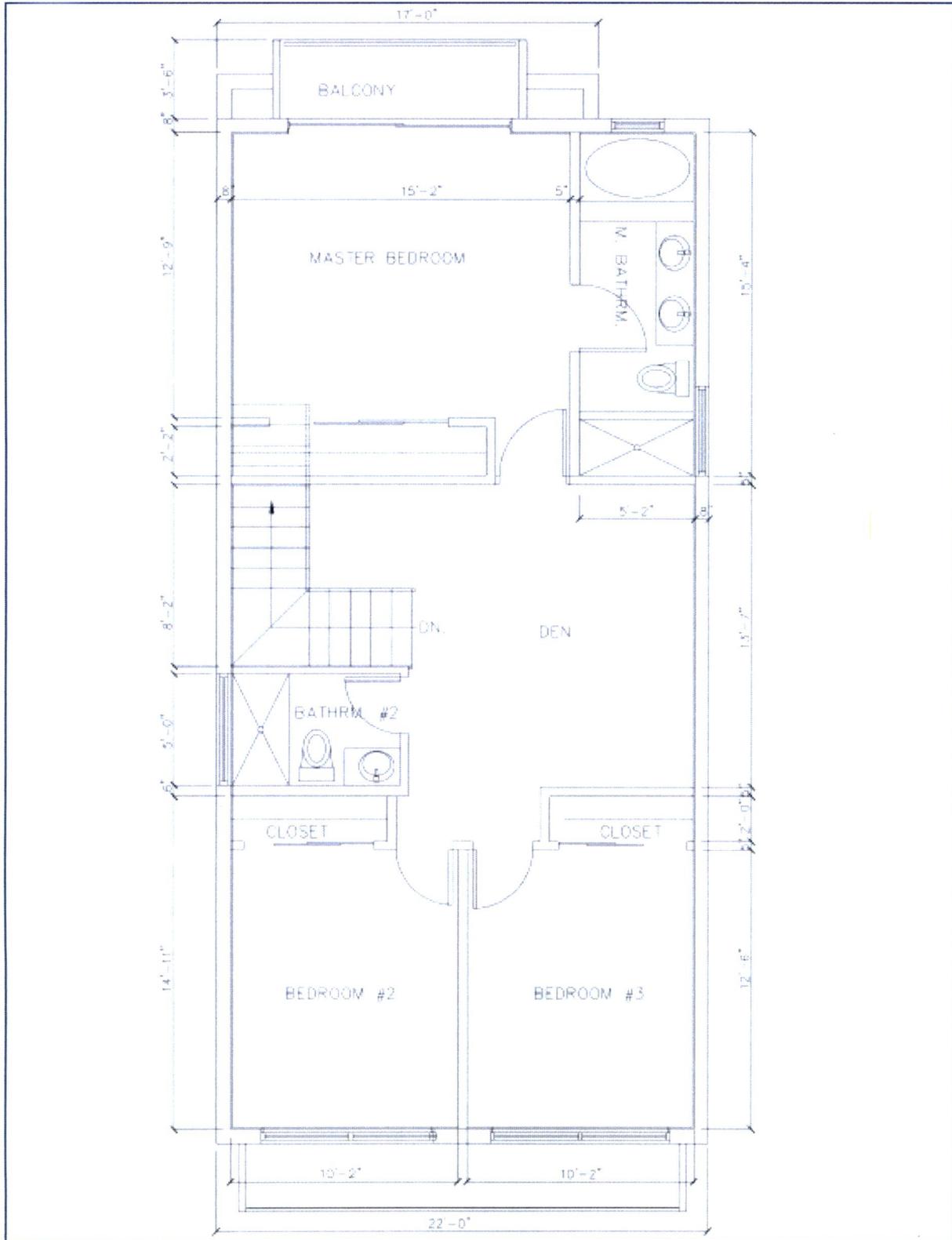
4.4 THE PROPOSED PROJECT: SPORTSPARK RESIDENCES I, II, III, IV & V



4.4 THE PROPOSED PROJECT: SPORTSPARK RESIDENCES



4.4 THE PROPOSED PROJECT: SPORTSPARK RESIDENCES



4.4 THE PROPOSED PROJECT: SPORTSPARK RESIDENCES



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4.4 THE PROPOSED PROJECT: SPORTSPARK RESIDENCES

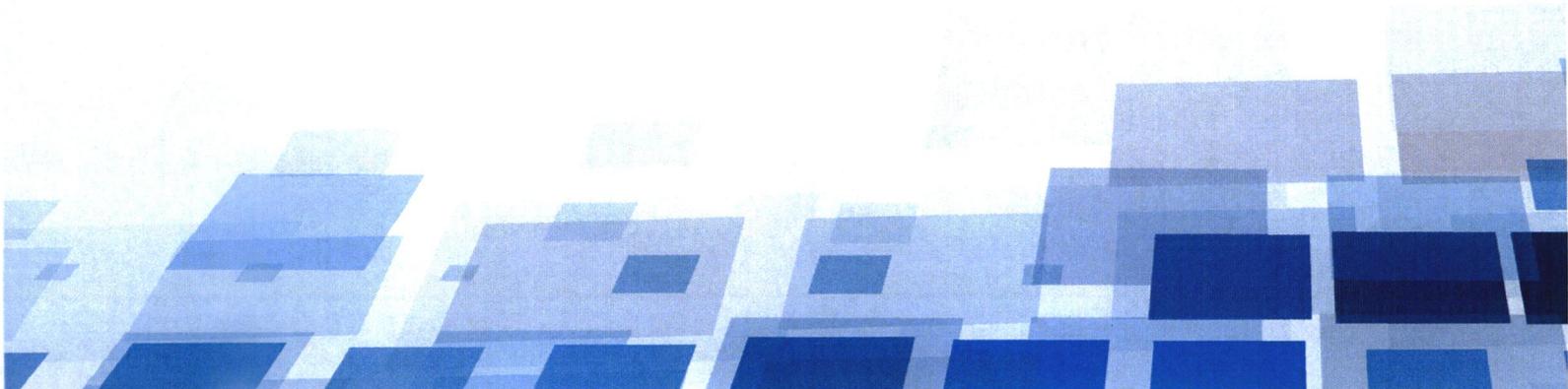


4.4 THE PROPOSED PROJECT: SPORTSPARK RESIDENCES





*Impact of the of the
SportsPark, Its Academy,
Soccer School and Tournaments
on Pompano Beach*



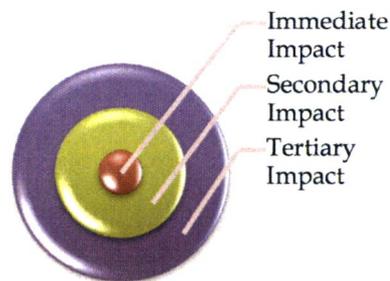
4.5 ECONOMIC IMPACT OF THE SPORTSPARK AND RESIDENCES

The purpose of the Floridians' Football Club economic impact study is to evaluate the potential contribution of the SportsPark for positive economic impact within the City of Pompano Beach. The research-based pro formas produced illustrates the projected revenue from the operations, and both show very high potential for operational sustainability.

The economic impact and contribution of the facility has also been analyzed and we have assessed the immediate economic impact of the SportsPark and its residences based on an assessment of the facilities' projected contribution to tourism through visiting teams and players. This area includes an estimate for room nights and daily expenditures. The Immediate impacts are limited to direct expenditures by FFC and its event attendees. Example: FFC purchases goods and services to run their events. Also, attendees spend money locally on hotels, gas, restaurants, and other forms of entertainment while in Pompano Beach.

The "secondary" economic impact or Indirect economic impacts: are the increases to sales, incomes, or jobs in the business sectors that support the Floridians directly. Example: the companies around Pompano Beach that benefit from the direct expenditures of the Floridians and their attendees are better off financially and, as a result, may hire additional workers. – which would include job creation, tax revenue, and other indirect impacts – was beyond the scope of the Floridians' initial analysis and has not been added to this "immediate impact" analysis; although, we will provide an outline of the potential new jobs that could be created through these developments. This further supports the goal of identifying a highly conservative estimate for the economic impact projections.

The "tertiary" impact or Induced economic impacts: are the household spending patterns of those who experience increased earnings as a result of the Floridians' direct and indirect impacts. The additional income creates a compounding effect, which is called the "multiplier effect." Example: Those with increased incomes – businesses and households – spend their money throughout the Pompano Beach economy. It would include additional benefits such as repeat/return visits and other positive financial impacts that the advertising and marketing campaigns would have on non- sports tourism visitations. This too was beyond the Floridians' original project scope and has not been included below. Therefore, the economic impact included within this document should be viewed as highly conservative.



4.5 ECONOMIC IMPACT OF THE SPORTSPARK AND RESIDENCES

Importantly, the projections for economic impact outlined within this document will require the implementation of a comprehensive sports tourism campaign which will require collaboration between the Floridians and the various institutions of the City of Pompano Beach including conventions and tourism, parks and recreation, and management for the Community Activity. For this reason, the Floridians' have outlined a high-level organizational chart which illustrates the development of a proposed organization to facilitate this necessary collaboration. The Floridians' also recommends the development of a detailed business plan to support the objectives identified throughout this study. There should be no illusions that building these facilities alone will guarantee the results identified by the Floridians'. Furthermore, an organized approach to marketing the new facilities will be required and facility management will need to provide tournament development and management in coordination with the City of Pompano Beach.

REGULAR SEASON IMPACTS

The impacts shown above are for the Floridians's regular season. During the regular season, the Floridians's teams have 37 home dates against non-local teams. These regular season events bring 110,247 people from all over Florida to Pompano Beach each year. Total attendance for these events equals 222,750.

- From the regular season impacts alone, 100 jobs are directly attributable to the Floridians's expenditures and the expenditures of the Floridians's out-of-town attendees. Including indirect and induced effects, the Floridians's regular season events will support over 200 jobs in Pompano Beach.
- Direct expenditures from the Floridians's and their non-Pompano Beach attendees should create about \$10 million in additional labor income for Pompano Beach employees. The Floridians's regular season events should augment Pompano Beach's labor income by about \$18 million.
- The public sector is also a beneficiary of the Floridians's activities. The regular season should bring in \$2 million in state and local tax revenues.
- There should be more than \$3 million in federal tax revenues as a result of the Floridians's regular season events.
- The Floridians's regular season should create about \$35 million in total economic output for the Pompano Beach economy in the 2020 fiscal year.

4.5 ECONOMIC IMPACT OF THE SPORTSPARK AND RESIDENCES

TOURNAMENT IMPACTS

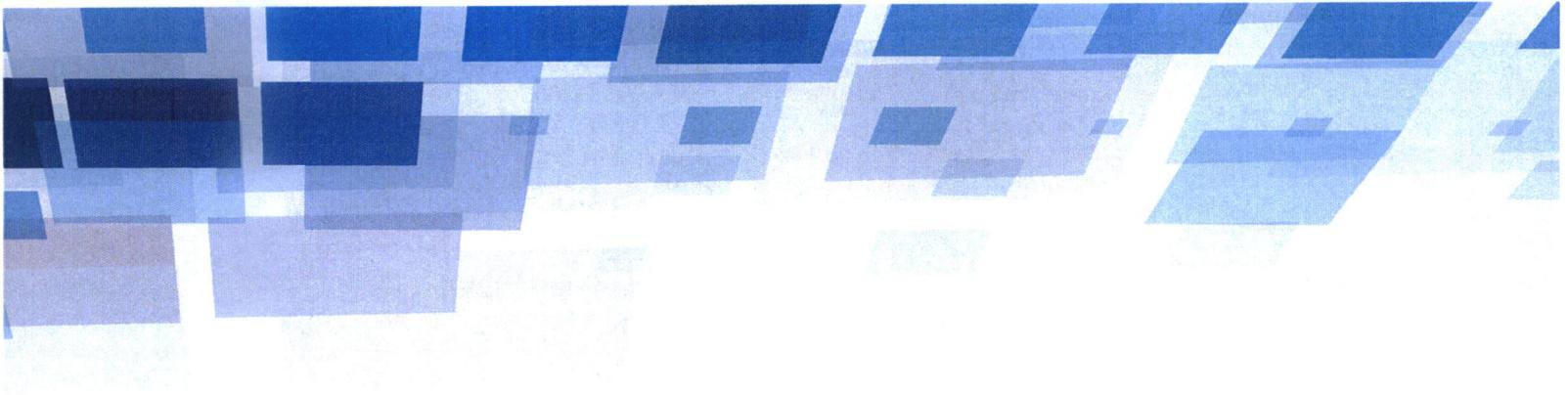
The figures shown above measure the Floridians' impacts that would be generated through their annual tournaments. As an Example our friends in Texas in their 2015 fiscal year hosted seven tournaments. These tournaments brought in 1,105 teams and facilitated 2,138 games played. Out of 15,090 players, 6,627 were from non-local teams and total non-local attendees equaled 22,716.

- Measuring just the impacts from tournaments, 138 jobs are directly attributable to their expenditures and the expenditures of out-of-town attendees. Including indirect and induced impacts, there were a total of 184 jobs supported in the area due to the annual tournaments.
- Direct expenditures from the organizer and their non-local attendees created \$3.5 million in additional labor income for local employees. The tournament events supplemented local labor income by a total of \$5.7 million.
- The public sector also benefits from the tournament activities since it brought in \$918,000 in state and local tax revenues. There were \$1.2 million in federal tax revenues as a result of the tournament events.
- The tournaments created \$15.5 million in total economic output for the Pompano Beach economy in the 2015 fiscal year.

OPERATIONAL IMPACTS

The figures shown above predicts the Floridians' operational impacts. After 5 years of operations budget should be close to \$5 million.

- Measuring just the impacts from operational activities, 200 jobs should directly be attributable to the Floridians' including indirect and induced impacts, there would be a total of 350 jobs supported in Pompano Beach due to operations.
- Direct expenditures will create \$5.0 million in additional labor income for Pompano Beach employees. Operational activities will supplement labor income by about \$10 million.
- \$1.3 million in state and local tax revenues and \$2.0 million in federal tax revenues as a result of operational expenditures.
- Overall, operations should create about \$30 million in total economic output for the Pomapno Beach economy starting in the 2025 fiscal year.



QUALIFICATIONS



5.1 THE DEVELOPERS - AZUR EQUITIES & HADAR HOMES

Azur Equities and its development partner Hadar Homes specialize in developing quality Homes, TownHomes, Apartments and Residences for an affordable price.

By providing a brand new, modern, quality product, at an affordable price, Azur Equities and Hadar Homes establish long term relationships with its residents, eliminating many of the reasons rentals get to be expensive.

High turnover, vacancies, default in payments, apartments needing renovations, lack of greenspaces, security... these are just some of the issues causing renters to look for a better place. When such occasions happen, vacancies come to hurt the bottom line of the residence who in turn charges the "loyal" residents a higher rent.

Hadar Homes believes that by doing things the right way from the start, many of these factors will be a story from the past allowing the company to pass on great savings to the people who deserve it the most, the people turning the communities into families and ensuring the quality of life remains high.

QUALITY - DESIGN - AFFORDABILITY





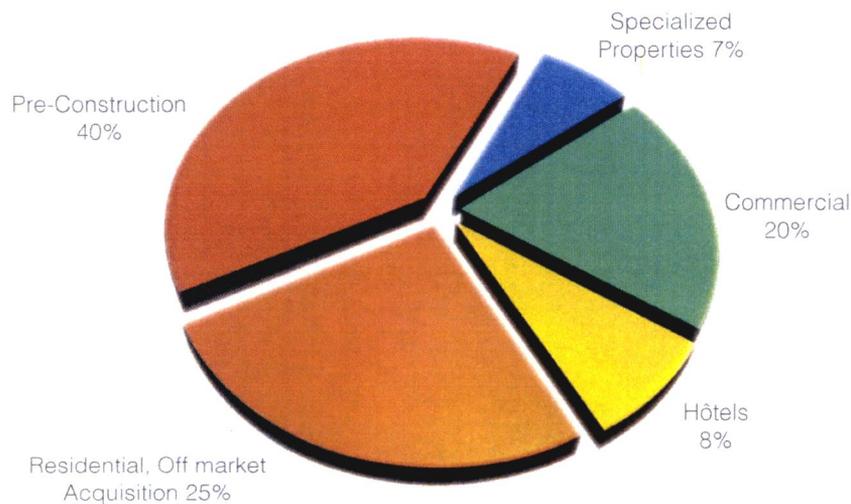
5.2 BACKGROUND: WHO WE ARE?

Azur Equities' team and founders have showcased their expertise in various fields of construction for over 30 years. From real estate development, management, administration of properties, financial advisor and financial investment consultant Azur Equities has done it in France and in Florida.

Our activities in Hotels, shopping centers, condominiums, multi family homes, rental communities represent more than \$500 million in transactions managed by the Board since 1975.

Following the subprime crisis, in 2014, Azur Equities team merged their activities and expertise departments together to represent an integrated fund. Azur Equities became a rigorous and efficient leader in the Floridian Real Estate market.

Azur Equities has focused its efforts on transitional regions, the ones with the most dynamic, high demographic potential and, where its networks competitive dominance is the strongest.



KEY NUMBERS



under management or
under contract



company growth



under development
contract

5.3 THE TEAM



PASCAL COHEN - PRESIDENT & CEO

For 20 years, Pascal Cohen has merged and developed businesses in Europe, Asia and in the USA. With his wide experience in fundraising and in the development of projects, Pascal is leading the group Azur Equities and its subsidiaries with a strategic and pragmatic financial vision. His connection in the real estate and construction businesses in the United States, enhanced with his relations with financial institutions and public organizations have settled an emerging fund leader. Azur Equities is currently managing over 100 properties in the United States and currently has over \$150M in under contract real estate developments in South Florida.



FRANCK GOTSMAN - VICE PRESIDENT / PROJECT MANAGER

Following a career in Finance at UBS PaineWebber, Franck specialized in the management of institutional and governmental communications campaigns. Since 2007 Franck has been Developing and Building in South Florida. At Azur Equities and on the Board, Franck is in charge Special Projects and is leading the "SportsPark Complex & Residences" Project.



ELISA HAYON - VP FINANCE

Elisa started her career at Arthur Andersen Consulting after graduating with a masters degree in Finance from Science Politique Paris. As a specialist in performing financial markets analysis she was recruited by BBSP where she served as their Senior Analyst for almost ten years at BBSP. At Azur Equities, Elisa is in charge of all financial analysis and market surveys during the due diligence process. Elisa also tracks the budgets and the subsidiaries cash flow.



HENRI GIOVANONNI - VP & ADMINISTRATOR

French Entrepreneur, Henri Giovanonni has successfully invested in several real estate properties in France and Worldwide for over in 20 years. Since 2005, Henry Giovannoni has performed residential acquisitions in the United States and more precisely in Miami Dade County. As a Board member and as a founding Partner, Henry is advising the President on financial intern processes and guiding the general policies of the fund.

**SACHA TOURET - BRANDEIS CAPITAL MANAGER**

Following his former experience at Thor Equities in New York, Sacha Touret is the Managing Partner at Brandeis Capital, major subsidiary Fund at Azur Equities.

Sacha has successfully raised above \$10M equities between 2013 and 2014 to finance mixed used projects in the US and abroad.

**JEAN-LOUIS LACAILLE - SENIOR ASSET ADVISOR**

In France and more recently in the United States, Jean Louis Lacaille has managed over \$65M of real estates assets for hundreds of clients and private companies. His background in residential developments and in pre construction developments gives to the Fund`s clientele the right expertise in term of assets capitalization.

**PASCAL LASRY - PROJECT MANAGER**

For the past 15 years, Pascal Lasry has managed over \$80M real estate projects in both commercial and residential developments as well as single family properties in the United States. At the board, Pascal Lasry manages the operational teams and oversees the development of the different projects.

**ARLINE DARMOUNI - TAX & LEGAL ACCOUNTING CONSULTANT**

At the board, Aline is improving the profitability of each investment by advising and assisting the fund and his clients with optimization approaches and efficient synchronization in term of legal organization, accounting and tax purposes.

**JENNIFER BEN-SAADON - MARKETING MANAGER**

In charge of the marketing department, Jennifer is developing the necessary tools used by the builders and developers to promote the Real Estate projects funded by Azur Equities.

5.4 ARCHITECTURE & DESIGN

Our site plan has been designed in accordance with the current zoning requirements set by the City of Pompano Beach and should not require an amendment.

As we are building the residences to accommodate the SportsPark we estimate completion and C/O to be needed within the next 48 months. We will however require some of the housing to be ready beforehand and will be building the 71 residences in phases.

- Phase 1 - Sites 1, 2 & 5 - Within 30 Months - 45 TownHomes
- Phase 2 - Sites 3 & 4 - Within 48 Months - 26 TownHomes

The second phase of construction will happen to coincide with the construction of the SportsPark. We anticipate this could happen the same time we are going to go through permitting for the SportsPark and it will allow us to commence construction on the residences, stadium and amenities all together.

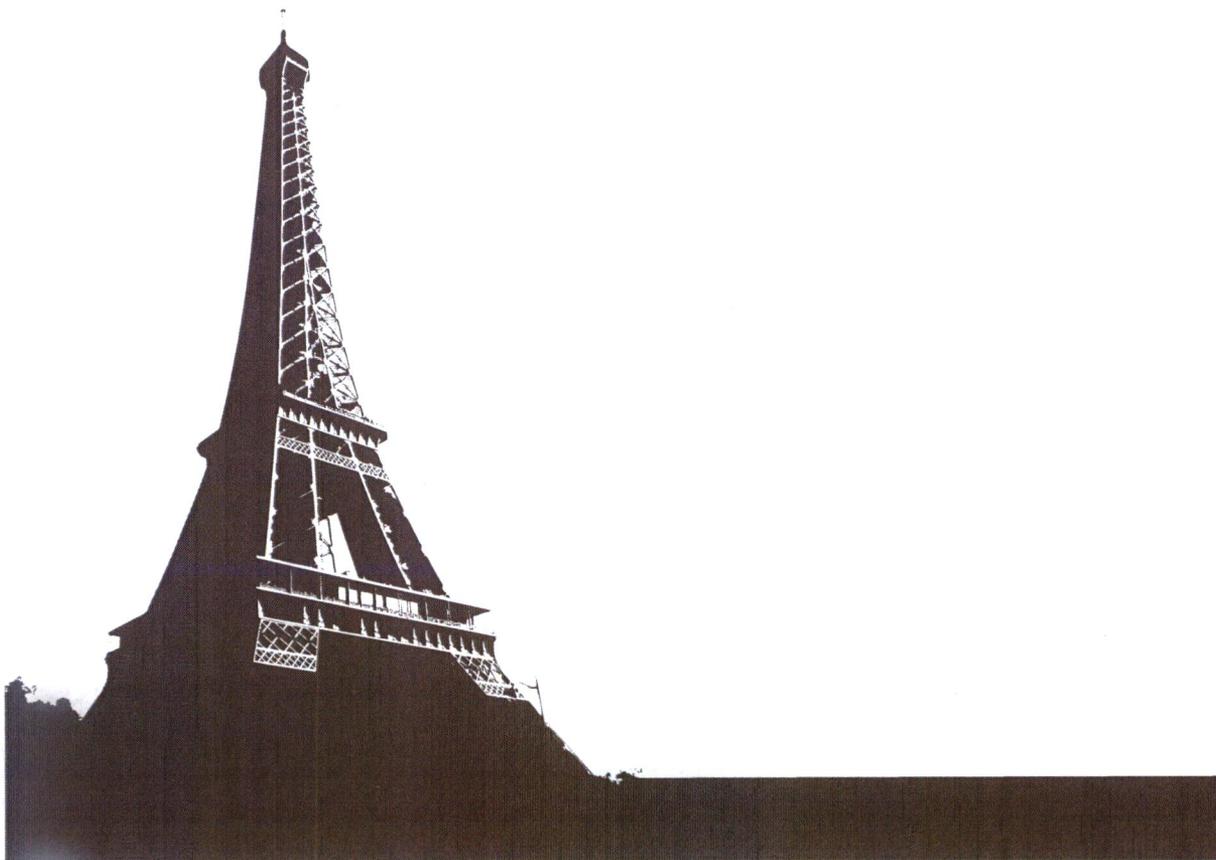


5.5 FINANCIAL BACKING

Azur Equities and its partners have been the champions of fund raising in the development communities. Working in very close cooperation with major European financial institutions, we have managed to raise very large amounts of cash for development purposes.

Contrary to many other institutions, Azur Equities very seldom sells the properties it builds or acquires. Our European investors are very satisfied with the preferred returns we offer them and the Real estate remains a collateral assets under the control of the Equity partners. In short, the investors funds work as loans rather than equity.

Azur equities prides itself to be a promoter of diversity and integration of all types of communities and neighborhoods, and building on the strength and values built in within the communities.



5.6 PARTNERS



KEITH & ASSOCIATES
Pompano Beach based Consulting Engineers for the SportsPark project.



ALTALAENA
They will be in charge of the design of the residential units & the sports facilities.



COLONEY GROUP
A Brokerage real estate firm. They will add their input into the promotion of the site.



BENSON PARIS
European Sports Consulting Specialist.



ENTREPRENEUR VENTURES FRANCE
Largest private equity fund in France. They are a major partner of Azur Equities.



DELTA G.
Minority owned & operated.



PARIS SEARCH
They will assist the fund to promote the residential units through the soccer french federation players.



BECKER & POLIAKOFF
Attorney offices of Azur Group. Bernie Feldman will structure the legal documentation for the group.



BRUCE SMOLER
Real Estate Legal Specialist. Bruce will focus on the residential real estate.



OMQUEST
Marketing company specializing in 3D animation, high-end renderings and images.



VALLEY NATIONAL BANK
Long standing banking partner of Azur Equities, former Lasry Group.



CENTENNIAL BANK
Long standing banking partner of the fund.



ATRIUM
Tax consultant for foreign investors.



PJP
They will assist in the construction. Specializing in redevelopment.



EMPI:
Brokerage real estate firm.



GALLO HERBERT ARCHITECT
Bill Gallo will lead the architectural project.



PILLAR ENGINEER
Related to Gallo Architects. Pillar will structure the engineering and technical feasibility of the project.



BRANDEIS CAPITAL
The company will co-develop & promote the complex through the English/London markets.

5.7 SERVICES - LEGAL & ACCOUNTING



Optimizing a real estate investment is not limited to the actual acquisition. Azur Equities offers its customers a range of services and analysis to ensure an optimal return on their investments. As such Azur Equities focuses on three main criteria:

- Identify the investor's needs, profitability goals and risk tolerance.
 - Determine the time available to achieve the investor's objectives.
 - Ascertain the cash available for investment purposes.
- For a full mastery and to optimize profitability Azur Equities, its Board of Directors and its partners, accompany you throughout your investment process.

LEGAL & ACCOUNTING

Azur Equities has selected lawyers specialized in each of the core businesses we invest in. As such, Real Estate Attorneys, Immigration attorneys, Business Attorney and others will accompany you from A to Z throughout the acquisition process and will be at your service as long as you own your property.

ASSETS MANAGEMENT

Owning properties is a smart and valuable investment however one has to manage them. Azur equities has dedicated experts that will alleviate all the issues traditionally emanating from being a real estate owner. From collecting rents, paying bills and performing maintenance calls, Azur Equities has the people in charge so you don't have to be.

BANKING & ACCOUNTING

With the clients' request, Azur Equities can a banking account and other required investment requirements. Clients can monitor the accounts remotely. Thanks to our close relation with local banks, clients can beneficent from leverage.

Clients may chose from our selection of top CPA to ensure they are up to date with their accounting and fiscal preparations. They are an important part of your decision process.

5.8 SOME OF OUR CURRENT DEVELOPMENTS & PAST COMPLETIONS



THE PROMENADE MALL
DAVIE, FL

SHOPPING PLAZA

PROJECT VALUE: \$20.00 MILLION
PROJECT SIZE: 50,000 Sq.ft.

5.8 SOME OF OUR CURRENT DEVELOPMENTS & PAST COMPLETIONS



HOLIDAY PARK
FORT LAUDERDALE, FL

12 TOWNHOMES

PROJECT VALUE: \$7.80 MILLION
PROJECT SIZE: 36,160 Sq.ft.

5.8 SOME OF OUR CURRENT DEVELOPMENTS & PAST COMPLETIONS



THE GATE
CORAL GATE, FL

36 CONDO UNITS

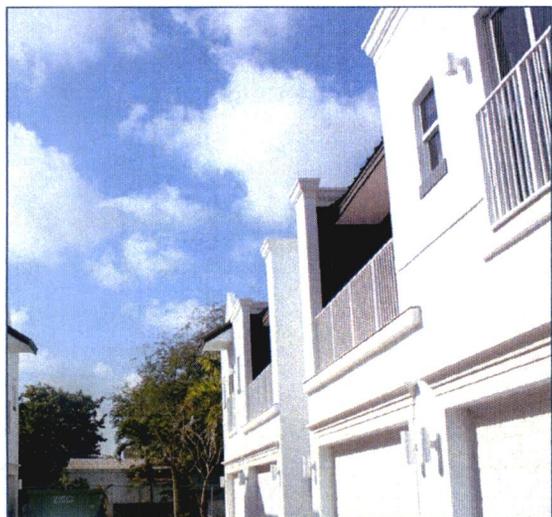
PROJECT VALUE: \$7.5 MILLION
PROJECT SIZE: 39,500 Sq.ft.



ALLIAGE
SOUTH BEACH, FL

12 CONDO UNITS

PROJECT VALUE: \$5.7 MILLION
PROJECT SIZE: 21,600 Sq.ft.



GARDEN VALLEY
FORT LAUDERDALE, FL

8 TOWNHOMES

PROJECT VALUE: \$3.25 MILLION
PROJECT SIZE: 14,160 Sq.ft.

5.8 SOME OF OUR CURRENT DEVELOPMENTS & PAST COMPLETIONS



THE PALACE
INDIAN CREEK VILLAGE, FL

LUXURY RESIDENCE

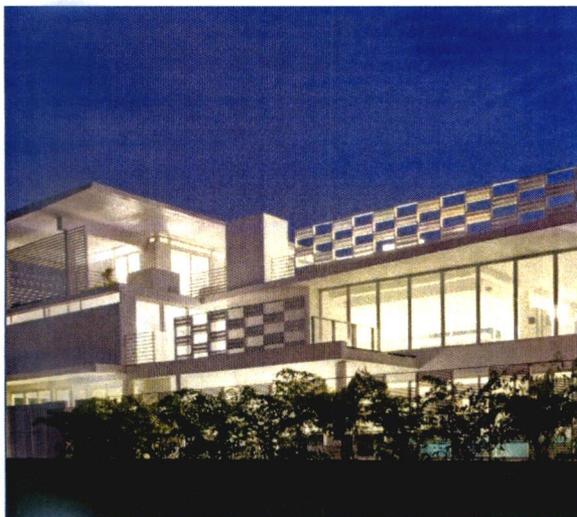
PROJECT VALUE: \$7.5 MILLION
PROJECT SIZE: 39,500 Sq.ft.



DORAL PLAZA
DORAL, FL

SHOPPING PLAZA

PROJECT VALUE: \$17 MILLION
PROJECT SIZE: 65,000 Sq.ft.



GOLDEN BEACH 484
GOLDEN BEACH, FL

LUXURY RESIDENCES

PROJECT VALUE: \$5.3 MILLION
PROJECT SIZE: 11,000 Sq.ft.

5.8 SOME OF OUR CURRENT DEVELOPMENTS & PAST COMPLETIONS



THE CHELSEA RESIDENCES
FORT LAUDERDALE, FL

6 TOWNHOMES

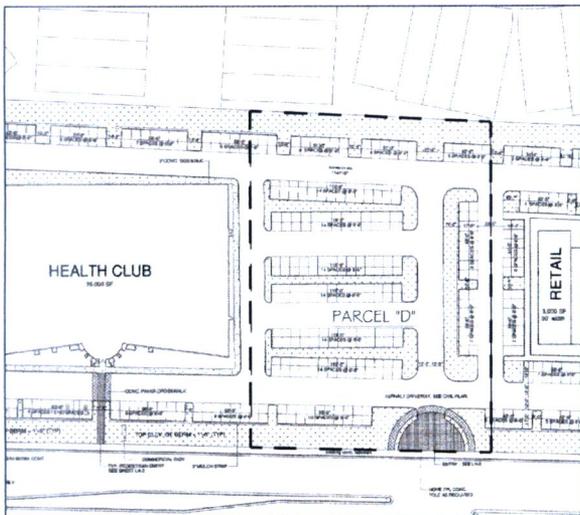
PROJECT VALUE: \$1.8 MILLION
PROJECT SIZE: 8,800 Sq.ft.



GREEN PARK
DANIA BEACH, FL

48 CONDO UNITS

SELL OUT PROJECT: \$12.5 MILLION
TERM: 79,800 Sq.ft.



DORAL SHOPPING CENTER
DORAL, FL

7,800 SF

SELL OUT PROJECT: \$4.8 MILLION
TERM: 7,800 Sq.ft.

5.8 SOME OF OUR CURRENT DEVELOPMENTS & PAST COMPLETIONS



HOLIDAY PARK
FORT LAUDERDALE, FL

12 TOWNHOMES

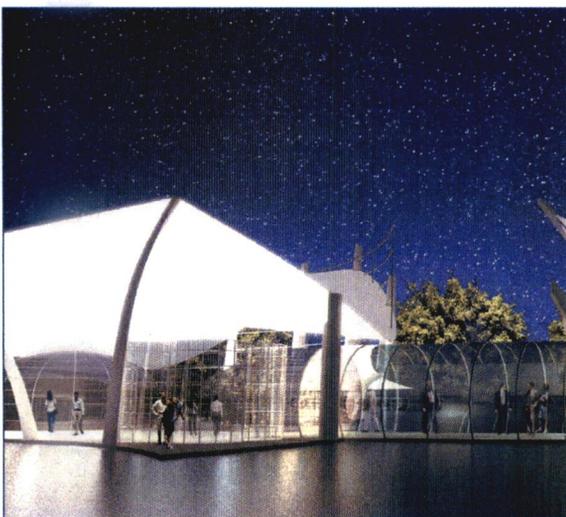
SELL OUT PROJECT: \$7.8 MILLION
TERM: 33,600 Sq.ft.



MIAMI ART LOFTS
DAVIE, FL

117 CONDO UNITS

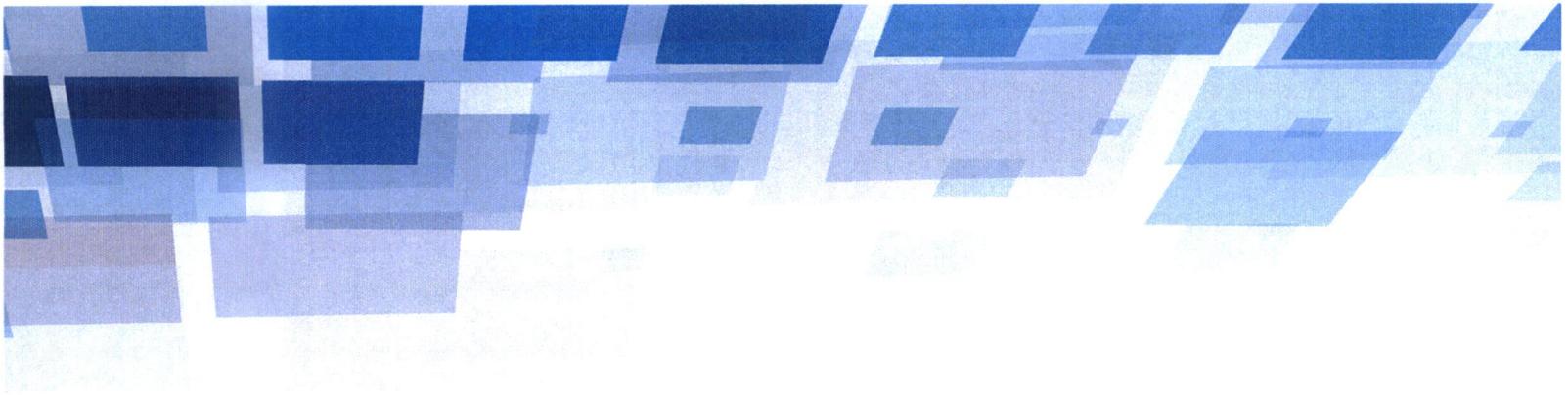
SELL OUT PROJECT: \$18 MILLION
TERM: 125,000 Sq.ft.



MARKET PLACE SHOPPING PLAZA
WYNWOOD, FL

85,000 SF

SELL OUT PROJECT: \$10.8 MILLION
TERM: 85,000 Sq.ft.



FINANCIALS



6.1 PROOF OF FUNDS AVAILABLE

LAW OFFICES
SMOLER & ASSOCIATES, P.A.
2611 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

BRUCE J. SMOLER
PATRICK PATRISSI

TELEPHONE: DADE (305) 539-0011
BROWARD: (954) 922-2811
FACSIMILE (954) 922-2841

December 22, 2016

To Whom it may Concern:

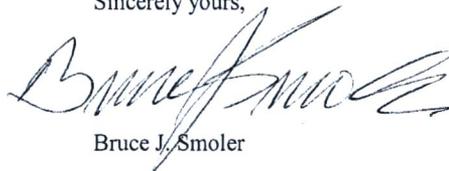
**Re: *Our Client: Azur Equities, LLC
Real Estate Investment Funds***

Dear Sir:

Please be advised that I represent Azur Equities, LLC regarding its various ventures in South Florida. This will confirm that I am in possession of approximately \$3.5 Million which is the property of Azur Equities, LLC. These funds will be disbursed for the purpose of real estate investment and development, primarily in Pompano Beach, Florida.

Please contact me with any questions you may have.

Sincerely yours,



Bruce J. Smoler

6.2 BANK REFERENCE LETTER - VALLEY NATIONAL BANK



June 9, 2016

The City of Pompano Beach, FL
100 West Atlantic Blvd
Pompano Beach, FL 33060

Re: Atlantic and 31st Avenue-Development
Pompano Sport Park / Sport Park Residences

To whom It may concern:

Please be advised that I have banked and extended credit to the above partners for over 20 years. They have always handled their banking and loan relationships in a very professional Manner and as agreed.

The bank would be interested in financing the project providing the borrowers and the project meets the bank's underwriting criteria.

Please do not hesitate to call me should you need additional information, I can be reached at 305-778-3232 or 954-767-4908.

Sincerely,



Linda Parsons-Danisovszky
Vice President / Commercial Lender

6.3 BANK REFERENCE LETTER - CENTENNIAL BANK



my100bank.com
A Home BancShares Company

June 9, 2016

City of Pompano Beach
100 West Atlantic Blvd.
Pompano Beach, FL 33060

To Whom It May Concern:

Our lenders have been doing business with the principals and partners of Pompano Sport Park / Sport Park Residences (entity to be formed) for the last 20+ years in many of their various projects. We have financed residential, commercial and multi-family projects for them.

We would be very interested, subject to loan requests/projects meeting our lending criteria, underwriting requirements and loan committee approval, in financing their future projects. This includes the potential development at Atlantic Blvd. and 31st Ave. of which they have advised us.

Yours truly,



Howard Zusman,
Regional Executive Vice President

6.4 THE PROJECT IN NUMBERS

THE RESIDENCES

Lot 1 -	12 Units
Lot 2 -	13 Units
Lot 3 -	12 Units
Lot 4 -	14 Units
Lot 5 -	20 Units
TOTAL	71 Units

Number of Units	71
Unit sizes in Sq.Ft. (including common area)	1,450 SF
Construction Project Size (including common area)	102,950 SF
Cost for Construction per sqf.	\$120.00
Rental Amount (estimated)	\$1,450.00 - \$1,650.00
Development Cost	\$ 1,990,000.00
Construction Cost of the Project	\$ 12,354,000.00
TOTAL COST FOR THE PROJECT	\$ 14,344,000.00
Projected Sales	\$268,250.00
Total Sellout	\$19,045,750.00
Marketing & Commissions 8%	\$1,523,660.00
NET MARGIN	\$3,178,090.00

While a gap remains to finance the whole SportsPark portion of the project, the net margin will act as an insurance and security for the bank loans, to finance, maintain and manage the costs of the SportsPark facilities that we estimate to be \$5,500,000.00 - \$6,200,000.00. These facilities include the Clubhouse, Stadium, Lockers, Fields, Gym, Cafeteria, Store, WaterPark and more ...

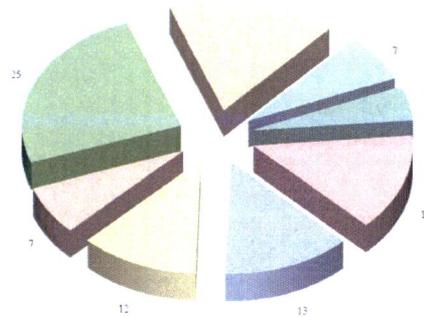
6.5 COST OF CONSTRUCTION BREAKDOWN

CONSTRUCTION BREAKDOWN		Estimated Budget	Avg Per Unit
Soft Cost (Impact Fees, Permits, Ingenierie, Loan Interest, etc)	11%	\$1,358,940.00	\$19,140.00
Site Preparation & Shell	35%	\$4,323,900.00	\$60,900.00
Electricity, Plumbing, A/C	12%	\$1,482,480.00	\$20,880.00
Glass	11%	\$1,358,940.00	\$19,140.00
Roof & Insulations	8%	\$988,320.00	\$13,920.00
Interiors (Partitions, Carpenter, Painting, etc...)	10%	\$1,235,400.00	\$17,400.00
Cabinets, Appliances, Fixtures...	9%	\$1,111,860.00	\$15,660.00
Exterior (Landscape, Pavers, Irrigation, Amenities)	4%	\$494,160.00	\$6,960.00
	100%	\$12,354,000.00	\$174,000.00

DEV COST, LAND, SOFT COSTS + CONSTRUCTION \$14,344,000.00

These numbers already include our contingency

SOFT COSTS SITE PREPARATION / SHELL ELECTRICITY / PLUMBING / HVAC
 GLASS ROOF & INSULATION INTERIORS
 CABINETS / APPLIANCES / FIXTURES EXTERIOR LANDSCAPE



6.6 SALES & RENTALS

While it is our intention to retain ownership of the residences, Azur Equities and Hadar Homes would be willing to sell units of the project to individual buyers. Furthermore, 10% to 20% of these Residences would be offered to current Pompano Beach Residents at a highly discounted price.

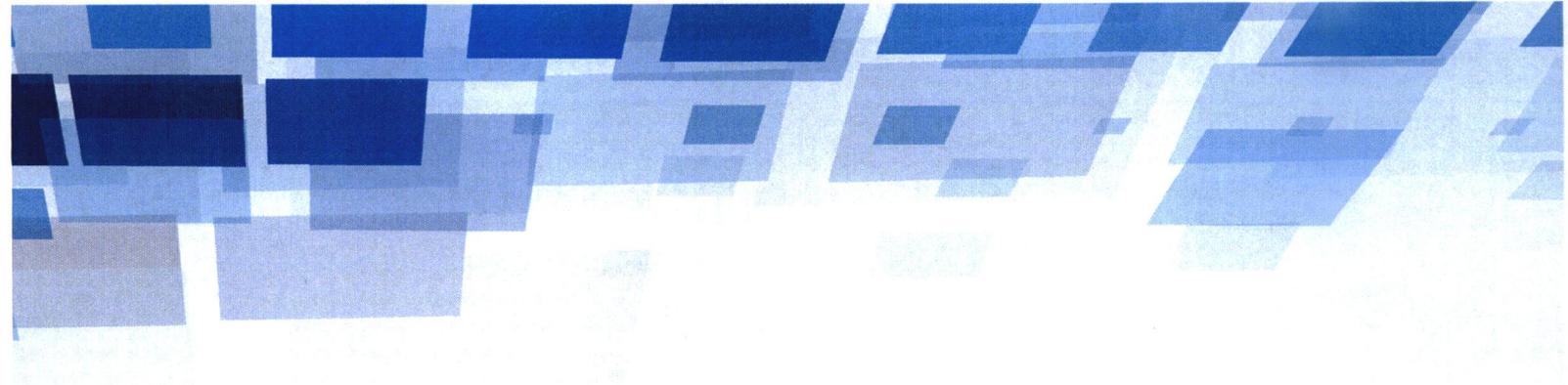
Price for the Residences could be based on :

\$195.00 per SF for Non-Residents.

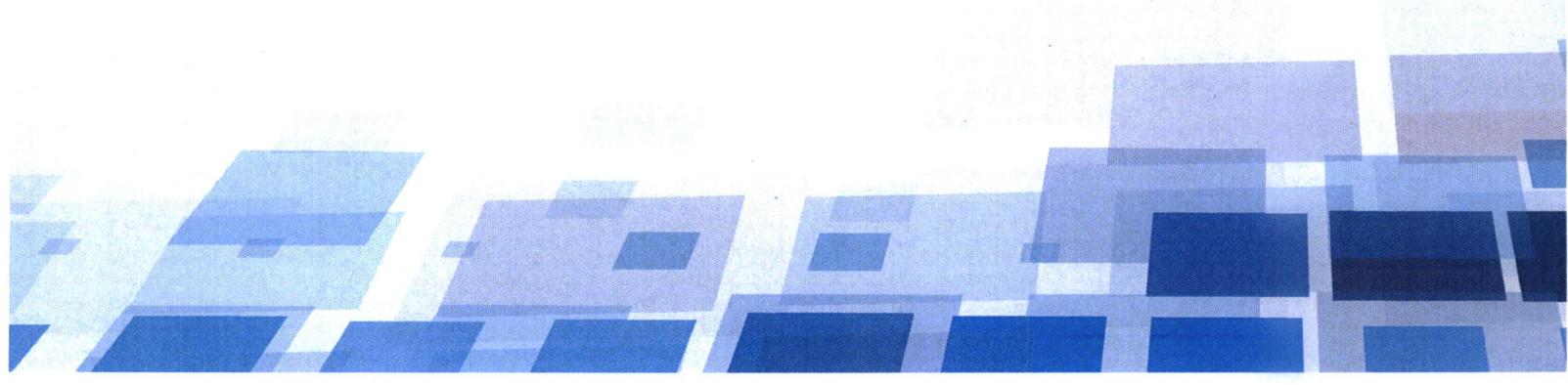
\$170.00 per SF for Pompano Beach Residents.

Current Pompano Beach residents would also get a discounted rate on rental agreements.





THE OFFERING



7.1 THE OFFER TO THE CITY OF POMPANO BEACH

- 100 jobs are expected to be created by the SportsPark and Residences. We will prioritize filling these positions to qualified Pomapno Beach Residents.
- Total direct Financial impact to the City estimated at \$3,321,750.00.
- Cash: 5% of Net Operating Income for a period of ten (10) years following the 2nd year of Operation. We estimate the amount to be at \$500,000.00 for the period and will provide a minimum guaranteed of \$300,000.00.
- Cash Equivalent in valued discount on purchase for Pompano Beach Residents estimated to \$421,750.00
- Cash Equivalent in valued discount on rental for Pompano Beach Residents estimated to be \$150,000.00 based on the whole project on a ten year period.
- Tax Revenues: Estimated at \$2,250,000.00 over ten year.
- Construction: Priority will be given to Pompano Beach companies in the bidding process. We will work to around 15%-20% local forces, minority owned businesses, service providers subject to meeting qualification and bidding criteria. Our team is working closely with the Pompano Beach CRA and will continue to work together during the recruitment process to ensure maximum local participation.
- Formation: Since we are planning to be in Pompano Beach for the long haul, Azur Equities, Hadar Homes, their partners and sub contractors will be helping to form and invest in continuing education to qualify local personnel for the required construction jobs.
- Growth to economy: New residents will be added consumers to the local economy.
- Discounts: First responders of the City of Pompano Beach will beneficiate from discounted rents for all our residences.
- Further Developments: more townhouses and apartments are already in the planning as Hadar Homes, Azur Equities and their partners continue to strongly believe in the bright future of the City of Pompano Beach.
- Indirect financial impact as to the increased economical impact on the community, including restaurants, commerces, shopping estimated at
- Indirect financial impact due to the SportsPark activities estimated in millions per year.

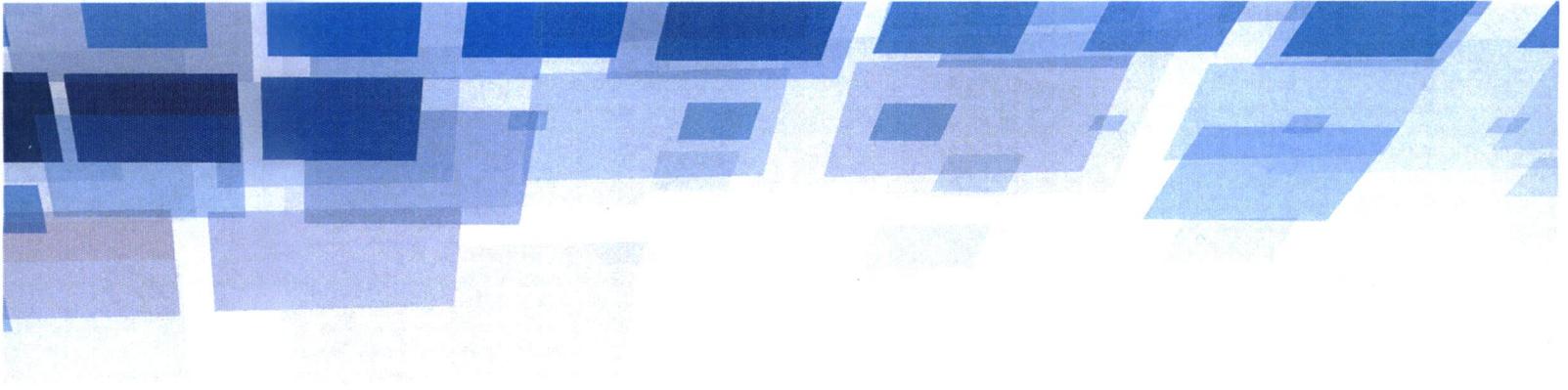
7.2 OWNERSHIP STRUCTURE

Based on our low estimate of 71 Residences to be built on the property, ownership could be divided as follow:

- 30% of the Residences will be owned by private buyers.
- 40% of the units will be held by the Azur Equity Fund.
- 30% of the units will be held by Hadar Homes.

Over 50% of the units remaining in the institutional hands will ensure no issues will arise from any HOA failures. This will ensure a steady and constant maintenance of the property and upkeep it at its utmost level.

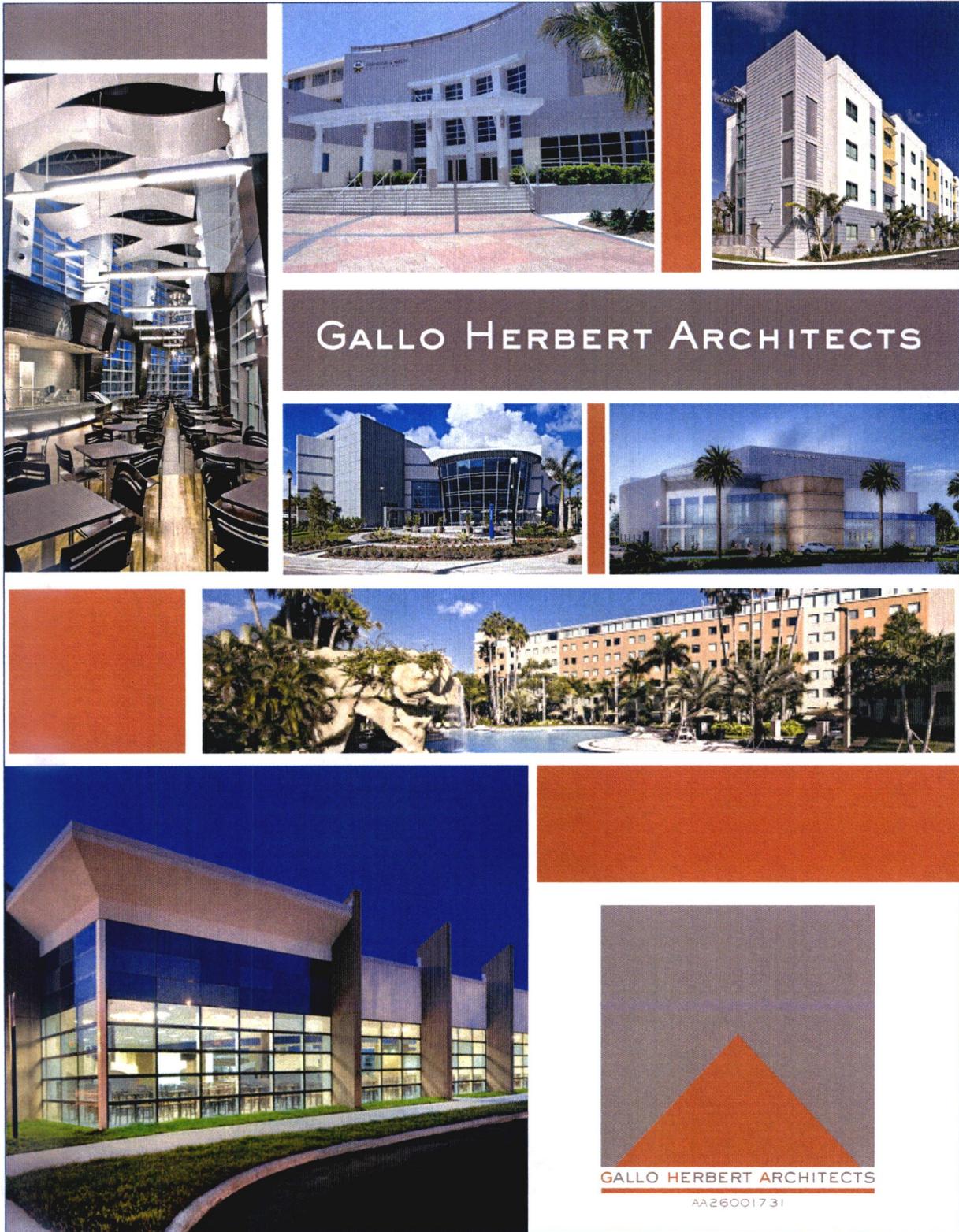




ABCDE TEAM
Architecture, Building,
Construction, Development
& Engineering



8.1 ARCHITECTURE & DESIGN - GALLO HERBERT ARCHITECTS



8.1 ARCHITECTURE & DESIGN - GALLO HERBERT ARCHITECTS



GALLO HERBERT ARCHITECTS HISTORY

Gallo Herbert Architects, formally known as Gallo Architects & Development Consultants, Inc. (GADC) was founded in 1988 by William J. Gallo, AIA. Since 1988, Gallo Herbert Architects evolved into a series of owned affiliates providing a multitude of services centered around the development process for institutional and corporate clients throughout the southeast United States.



The history of Gallo Herbert Architects dates back to William J. Gallo founding an architecture and construction management firm in 1973 with offices in New Jersey, Pennsylvania and Florida. During this time the firm specialized in healthcare, long-term care design and educational facilities. In 1985, the company was purchased by a public development and asset management financial institution and Bill remained as Chief Operating Officer, responsible for overall operations.



During these years William J. Gallo expanded his expertise to development economics and fixed asset management. After purchasing back the firm in 1988, he restructured it to expand typical architecture, planning and interior design services to development management, owners representation, expert testimony and feasibility analysis. This company worked in collaboration with newly added affiliate companies for construction and development. In 1995, the firm was incorporated as GADC.



In 1999, GADC expanded and Brian P. Herbert, AIA, became a Principal. Today the firm operates under the name Gallo Herbert Architects.

Gallo Herbert Architects is licensed to provide design services in Florida, Alabama, Maryland, South Carolina, Georgia, Washington D.C., Pennsylvania, Massachusetts, Delaware, New York, and New Jersey.

Additionally the firm is able to operate throughout the United States by means of NCARB reciprocity, and in the Caribbean and Central America.

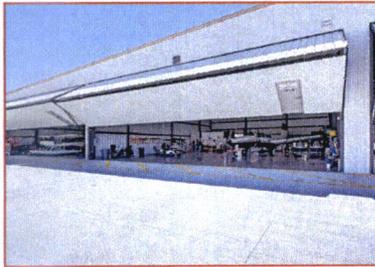
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8.1 ARCHITECTURE & DESIGN - GALLO HERBERT ARCHITECTS



GALLO HERBERT ARCHITECTS PHILOSOPHY

Imagine a firm focused on producing and managing vibrant, inspiring designs that transform into powerful buildings. Imagine a firm that always strives to create functional and sustainable buildings that fulfill challenging financial, programmatic and schedule requirements. The firm is Gallo Herbert Architects, an architectural firm whose philosophy is to create social art.



Since 1988, Gallo Herbert Architects has specialized in providing architectural services consisting of building and site design, interior design, master planning, feasibility studies, development management and processing, and expert testimony. The company's culture encourages creative thinking at every level. Gallo Herbert Architect's clients benefit from the work of the firm's talented professionals working in an environment that surpasses the norm, embraces sustainability and accomplishes the exceptional.



- Collaborative Design
- Team Coordination
- Innovative Designs
- Financial Accountability
- Technical Expertise
- Unparalleled Service
- Commitment to Sustainability



At Gallo Herbert Architects we encourage the philosophy of collaborating throughout the project. Design Build, Construction Manager and Integrated Project Delivery are our preferred methods. Over 90% of our projects involve these collaborative teaming techniques. We believe early contractor, subcontractor and industry input are crucial in today's construction environment. It fosters a design that is economical, highly constructible and one that ultimately produces a project with less changes.

These are the hallmarks of Gallo Herbert Architects.

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8.1 ARCHITECTURE & DESIGN - GALLO HERBERT ARCHITECTS



WHY GALLO HERBERT ARCHITECTS

At Gallo Herbert Architects we specialize in providing high quality, professional interior and exterior design and construction administration services for Higher Education, Healthcare, Food Service Facilities, Retail & Institutional Projects.

Gallo Herbert Architects' professionals are experts at in-depth feasibility studies, site due diligence and negotiating jurisdictional approvals. We focus on efficient and economical solutions to a project's unique challenges, rather than simply "doing what's been done before." We are committed to customer quality and satisfaction, and that means that you or your client will benefit from an active, involved, professional and innovative partner. Gallo Herbert Architects has built its reputation on the concepts of provocative design, innovation, technical expertise, customer service and retail branding concepts.

Gallo Herbert Architects have had over 27 years' experience in the Design Build Industry.



Johnson & Wales University, Wildcat Center, North Miami, Florida

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8.1 ARCHITECTURE & DESIGN - GALLO HERBERT ARCHITECTS



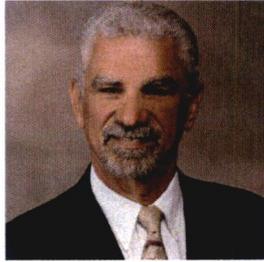
GHA HISTORY - "WHO WE ARE"

- ESTABLISHED IN DEERFIELD BEACH – 1988
- 85% OF OUR BUSINESS IS MANAGING PROJECTS FOR REPEAT CLIENTS
- GHA IS KNOWN FOR BEING ON TIME AND ON BUDGET
- LICENSED TO PRACTICE IN 10 STATES
- 80% OF OUR WORK IS IN BROWARD, DADE & PALM BEACH COUNTIES
- 2015 TOP DESIGN FIRMS IN SOUTHEAST
- 2014 TOP DESIGN FIRMS IN SOUTHEAST
- 2013 TOP DESIGN FIRMS IN SOUTHEAST
- 2013 TOP GREEN DESIGN FIRM "SF BUSINESS JOURNAL"
- 2013 LARGEST ARCHITECTURE FIRMS "SF BUSINESS JOURNAL"



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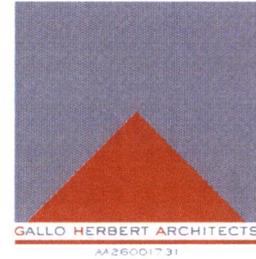
8.1 ARCHITECTURE & DESIGN - GALLO HERBERT ARCHITECTS



GALLO HERBERT ARCHITECTS

WILLIAM J. GALLO, AIA, LEED AP

CHAIRMAN/CEO



William J. Gallo, AIA, LEED® AP is Chairman/CEO of Gallo Herbert Architects, an architecture, interior design and consulting firm. He serves as client liaison and is responsible for all administration, finance and operations of the firm. Mr. Gallo also coordinates government processing of site approvals and provides consulting services for dispute resolution and analysis. He is NCARB certified and registered in FL, NY, GA, MA, NJ, DC, DE, PA and SC.

Bill has had a forty year history of Design, Planning and Construction for institutions of Higher Education. In fact, Bill served as a full professor of Design and Construction from 1974 to 1979 in Philadelphia at the Spring Garden College. Today, he is responsible for all the firm's design and construction projects at Nova Southeastern University, Johnson & Wales University, Florida Atlantic University, and University of Miami.

Mr. Gallo is unique in the design and construction business. His training includes architecture, construction and development economics. He began at the Pratt Institute in New York where he received his Bachelor of Architecture degree. He culminated his education with a Master of Architecture degree from Harvard University in Cambridge Massachusetts where he focused on development economics. This rare combination of businessman and architect has made Mr. Gallo extremely effective in his field. Shortly after graduation Mr. Gallo accepted a teaching position in the architecture and construction program at Spring Garden College in Chestnut Hill, PA. During his six year tenure he was elevated to full professor and authored a new architectural curriculum which was approved by the NAAB.

In addition to teaching, in 1973 Mr. Gallo founded and operated his own architecture and construction management firm, with offices in New Jersey, Pennsylvania and Florida. During this time he specialized in general architectural services with a demonstrated specialty in healthcare, senior care and environments for multiple handicapped and emotionally disturbed children. In 1985 a development subsidiary of Security Savings Bank, a publicly traded financial institution, purchased his firm. While there, he served as Chief Operating Officer of the fixed asset management consulting subsidiary, responsible for overall operations. Mr. Gallo later founded the Gallo Group, which evolved into Gallo Architects & Development Consultants, Inc. Today the company is known as Gallo Herbert Architects.

EXPERIENCE

42 years

EDUCATION

Bachelor of Architecture 1969;
Pratt Institute School of
Architecture

Master of Architecture 1970;
Harvard University,
Graduate School of Design

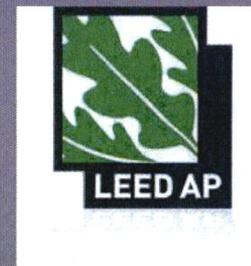
LICENSES

Registered Architect: NJ, NY,
FL, MA, PA, SC & GA

REGISTRATIONS

Structural Masonry Inspector
SMI 1836

NCARB



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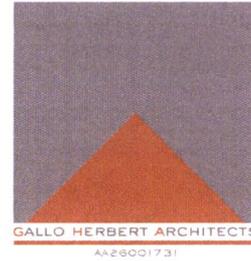
8.1 ARCHITECTURE & DESIGN - GALLO HERBERT ARCHITECTS



GALLO HERBERT ARCHITECTS

BRIAN P. HERBERT, AIA, LEED

PRESIDENT



Brian P. Herbert, AIA, LEED AP is President of Gallo Herbert Architects. He is responsible for overall project coordination and production within the office. Brian also monitors the progress of jurisdictional agency approvals and provides expert opinion, dispute resolution services and project consulting services.

Brian is a registered architect in the State of Florida. He completed his training in architecture at Florida A&M University in Tallahassee, where he received his Bachelor of Architecture Professional degree in 1990. Prior to his employment at Gallo Architects & Development Consultants, he led the design and production department of Conjour Architectural Division where he completed numerous commercial and institutional projects. He also specialized in planning projects, site development, municipal grant applications and the government process of ground-up developments.

As a consultant, Brian is able to perform quick and highly-focused assessments in the areas of building design and suitability, site analysis and feasibility, tenant planning and coordination, and financial analysis. He has a well-developed knowledge of planning guidelines, a keen sensitivity to the development marketplace and a working understanding of the physical design, technical requirements and financial ramifications. Brian also provides expert opinion and dispute resolution services in the areas of master planning, conformance to the Americans with Disabilities Act and site design issues.

Brian earned accreditation from the U.S. Green Building Council as a LEED AP and has developed design guidelines for the firm relating to sustainable design and green architectural practices.

Most important is that Brian has over 20 years of experience with Higher Education Facilities. Today he is the Project Architect for all jobs at Florida Atlantic University, Nova Southeastern University, Johnson & Wales University and Barry University.

EXPERIENCE

21 years

EDUCATION

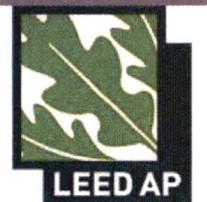
Bachelor of Architecture, 1990;
Florida A&M University,
Tallahassee, FL

PROFESSIONAL

Registered Architect: FL, AL
Registered Interior Designer: FL

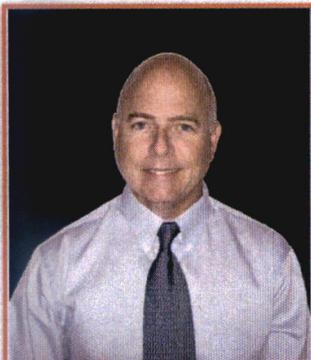
REGISTRATIONS

Structural Masonry Inspector
SMI 2402
NCARB, LEED® AP



GALLOHERBERT.COM

8.1 ARCHITECTURE & DESIGN - GALLO HERBERT ARCHITECTS



JOHN E. TICE
VICE-PRESIDENT

John E. Tice is Vice-President of the firm. John brings over thirty years of experience to our team. From entry level draftsman in 1979 to Architecture firm principal in 1994, John has produced and managed a variety of commercial and residential projects. John's experience as co-owner of the firm of Winningham, Bundy, & Tice, Architects, P.A., provided him the opportunity to lead design and engineering teams in the development of large and complex automotive projects as well as numerous commercial buildings.

John has strength in design and the technical aspects of architecture. Client contact and design communication are natural assets in his approach. Construction knowledge has always been a positive factor in the work and allows the design to be realized within the framework of budgets and schedules.

John is a registered Architect in the State of Florida. Degrees include, a five year professional Bachelor of Architecture from Florida A & M University in Tallahassee and a Bachelor of Design in Architecture from the University of Florida in Gainesville.

EXPERIENCE

32 years

EDUCATION

Bachelor of Architecture:
Florida A and M University,
Tallahassee, Fl.

Bachelor of Architectural Design
University of Florida, Gainesville, Fl.

PROFESSIONAL

Registered Architect: FL, GA, LA

GALLOHERBERT.COM

8.1 ARCHITECTURE & DESIGN - GALLO HERBERT ARCHITECTS



DANILO GUISO, AIA, LEED AP BD+C
DIRECTOR OF OPERATIONS

As Director of Operations, Danilo Guiso is responsible for the overall financial and timely delivery of each project at Gallo Herbert Architects. He plays a leading role in the Business Development for the growth of the company throughout the Southeast. Mr. Guiso brings 23 years of expertise to the firm in design, production, construction administration, general contracting, business and management development. Prior to joining GHA and having worked as an associate for 9 years at one of south Florida's largest Development, Design/Build firms (Stiles Architecture) Danilo has a keen understanding of the Design/Build process and philosophy.

Mr. Guiso acts as the point person with the client and ensures the overall success of all architectural projects from inception to completion along with his abilities to conceptualize, visualize, and communicate both graphically and verbally helps him to put together complex projects that are creative, functional and cost effective. He believes in listening closely to clients' needs and then translating what he hears into action, finding workable solutions that will satisfy customers.

Mr. Guiso has seasoned his architectural and management skills for the past 23 years where he has been responsible for the design, production, construction administration and management of projects ranging from \$20,000 to \$40 million. He has gained extensive project experience in his career by working on a variety of product types from private sector projects including office buildings, retail centers, automotive, furniture stores, religious buildings, country club centers, warehouse facilities, industrial facilities and single / multi-residential developments to the public-sector projects comprised of middle schools, public housing, and senior centers handling each project from inception to completion.

Mr. Guiso holds a Bachelor of Architecture from Florida A&M University, and is an active member of the American Institute of Architects and has held multiple positions ranging from Treasurer to President and is currently a State Director for the Broward Chapter. He is a Board Member of the Broward County ACE Mentor Group and a former Member of the Coconut Creek Planning & Zoning Board. He is a Registered Architect and Interior Designer with the state of Florida and has also received his LEED AP BD+C Professional Accreditation and is intimately involved in the green building movement.

EXPERIENCE

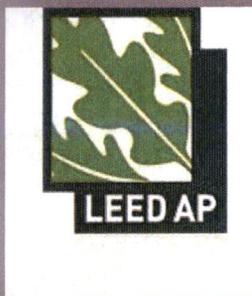
23 years

EDUCATION

Bachelor of Architecture:
Florida A and M University,
Tallahassee, FL.

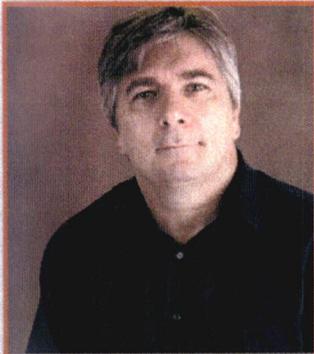
PROFESSIONAL

Registered Architect: FL



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8.1 ARCHITECTURE & DESIGN - GALLO HERBERT ARCHITECTS



EXPERIENCE

29 Years

EDUCATION

Bachelor of Architecture, 1983
Florida Atlantic University

ALAIN DEZII PROJECT MANAGER

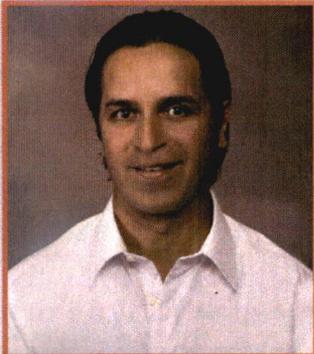
Alain studied architecture at the University of Talence in Bordeaux, France in 1983 and completed his training at Florida Atlantic University where he received his Bachelor of Architecture professional degree and completed his NCARB post graduate internship requirements. He is a licensed builder with the State of Florida and Certified in CPTED design.

Alain has worked for various South Florida architectural firms since 1985 and has a vast array of experience in residential, governmental, education and commercial projects. Alain started working with Gallo Architects and Development Consultants in 2001. He is both creative and pragmatic in his design approach. His construction background combined with architecture is crucial in translating technical design systems to construction documentation. Alain was a member of the design team for Destiny a new eco-sustainable city in Osceola County, Florida. The project was selected as one of sixteen global sustainable cities to serve as models for the Clinton Climate Initiative (CCI). Alain occasionally contributes to NPR's Radio Green Earth to discuss viable options in sustainable design. He was a team member of C.U.R.E for the historical preservation program of the City of Hollywood, Florida.

Alain is fluent in English, French and Spanish.

GALLOHERBERT.COM

8.1 ARCHITECTURE & DESIGN - GALLO HERBERT ARCHITECTS



MARCO URREA
PROJECT DESIGNER

Marco is a Project Designer at Gallo Herbert Architects and brings 23 years of experience to the firm. He is responsible for the coordination and production of a broad range of projects including residential, multi-family, retail, food service, healthcare and office buildings.

Before working at Gallo Herbert Architects in 2002, Marco gained experience working in Colombia and San Salvador. After earning a Bachelor of Architecture degree from Universidad del Valle's College of Architecture in Cali, Colombia, he worked at Jaime Gutierrez Arquitects and Jamie Cardenas Arquitects. He received a first place award for originality in Architecture for the State Civic Center and also received awards and honorable mentions in a National Architectural Contest for other projects. Marco also worked as the Design Department Director at Promotora Cafetera De Construcciones-Procon, LTDA in the 1990's and later as an independent architect contractor before moving to the United States.

EXPERIENCE:
23 Years

EDUCATION:
Bachelor of Architecture;
Universidad del Valle's,
Cali, Columbia

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8.1 ARCHITECTURE & DESIGN - GALLO HERBERT ARCHITECTS



PROJECT INFORMATION

Project Type:
Higher Education

Project Value:
\$88,000,000

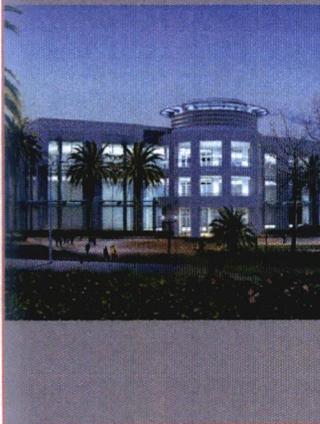
Start Date:
2001 - Current

Delivery Method:
Design/ Build

Project Principal:
William J. Gallo

Owner:
Johnson & Wales University
1701 NE 127th Street
North Miami, FL 33181
Paul Zahn
(305) 892-7050

Architect:
Gallo Herbert Architects
Brian P. Herbert, President
954.794.0300
bherbert@galloherbert.com



**JOHNSON AND WALES UNIVERSITY
MASTER PLAN
NORTH MIAMI, FLORIDA**



PROJECT OVERVIEW:

William J. Gallo is the Owner's Rep for Johnson and Wales University's Master Plan. The plan includes environmentally sensitive areas, phased implementation and traffic analysis. He also handles paperwork processing with the government. The master plan for Johnson & Wales University is a development road map that allows the university to grow from 2,000 students in 2001 to 4,000 students in 2018. The plan establishes an Overlay zoning district and sets forth parameters and a vision for this district as relates to streetscapes, architectural design, way finding, infrastructure, traffic planning and a general integration of the university into the fabric of North Miami. The plan was established through the involvement of all stakeholders: the university, the community, the municipal entity and various commercial and residential associations. The plan encompasses the area from 135th Street on the north, 123rd Street on the south, Biscayne Boulevard on the east and 16th Avenue on the west.



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8.1 ARCHITECTURE & DESIGN - GALLO HERBERT ARCHITECTS

**PROJECT INFORMATION**

Project Type:
Higher Education

Project Value:
\$28,000,000

Project Size:
165,000 SF
245 Beds

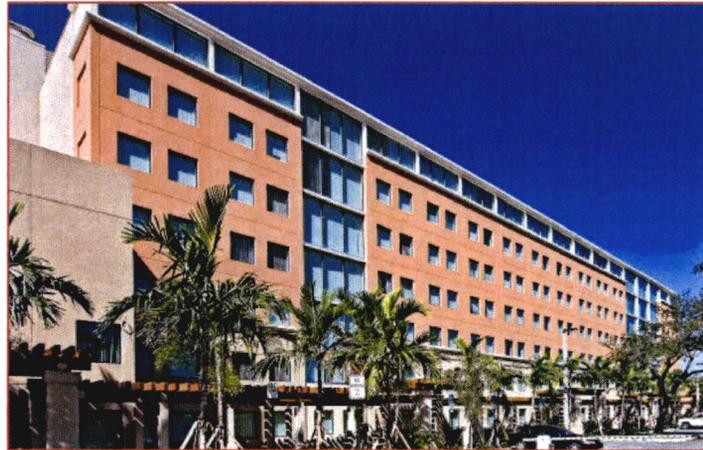
Completion Date:
August 2009

Delivery Method:
Construction Manager

Owner:
Nova Southeastern University
Jessica Brumley
3301 College Avenue
Davie, FL 33314
954.262.8835
jbrumley@nova.edu

Architect:
Gallo Herbert Architects
Brian P. Herbert, President
954.794.000
bherbert@galloherbert.com

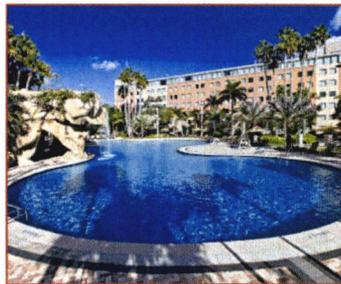
NOVA SOUTHEASTERN UNIVERSITY
ROLLING HILLS GRADUATE RESIDENCES
DAVIE, FLORIDA

**PROJECT OVERVIEW:**

Renovation of an existing resort complex which had been vacant for three years into dormitories (personnel housing) for college graduate students. The project consisted of one seven story 309 hotel rooms. The new design houses 245 students consisting of 245 single units.

FEATURES:

- 140 mph wind design
- High energy efficiency EIFS
- Design/Build Fast-Track Project
- Completed in 10 months



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8.2 ENGINEERING - KEITH & ASSOCIATES

Keith and Associates, Inc. was incorporated as a Florida corporation in 1998. As a mid-size closely-knit firm, we provide civil engineering, construction management, comprehensive planning, landscape architecture, surveying and mapping and sub-surface utility engineering services. The firm was founded on the principal of achieving success by combining the latest technology with client oriented business practices, and a staff of experienced and talented professionals.

The firm's civil engineering, CEI, surveying, planning, landscape architecture and construction management team of experts has extensive past and ongoing experience with both large-scale private and public sector projects. Our staff combines the technical work experience of over 80 professionals, each with an extensive working knowledge of local and regional projects. This convergence of experience has resulted in the development of a tremendous database of knowledge and information concerning local, past and ongoing projects, which is an invaluable asset to any company.

Keith and Associates, Inc. understands the importance of community involvement and the necessity of working with local, state, and federal agencies in a hands-on cooperative manner to build consensus and receive subsequent approval of highly sensitive projects. This approach represents an underlying philosophy of the firm which results in a quality product, with emphasis on scheduling and cost effectiveness through team oriented management and quality control.

DBE -- M/WBE Certifications

Keith and Associates, Inc. is certified as a Disadvantaged Business Enterprise and a Woman Business Enterprise.

FDOT Work Groups 3, 8, 10, 13, 15:

Keith & Associates, Inc. is certified with the Florida Department of Transportation in 3.1 Minor Highway Design, 3.2 Major Highway Design, 8.1 Control Surveying, 8.2 Design, Right of Way & Construction Surveying, 8.4 Right of Way Mapping, 10.1 Roadway Construction Engineering Inspection, 13.6 Land Planning/Engineering and 15.0 Landscape Architecture.

The professionals of Keith and Associates, Inc. continue to take great pride in the success of their undertakings. We look forward to the opportunity to provide you professional services.

8.2 ENGINEERING - KEITH & ASSOCIATES

Keith and Associates, Inc. has extensive experience in providing professional services required for the development or redevelopment of land including the permitting, design, coordination and construction of roadway / parking area(s), stormwater, potable water, utility, and wastewater systems. Recognizing and expecting that each development or redevelopment project has its own unique site issues, Keith and Associates, Inc. performs a thorough investigation into these issues in order to avoid planning, design, coordination, and construction issues. Our engineers have the knowledge and expertise to meet the needs of a wide variety of general civil engineering issues.

Keith and Associates, Inc. staff has provided comprehensive planning and engineering services in various disciplines involving many government agencies, institutions, and municipalities. We have had the honor and privilege of serving as one of the City of Pompano Beach's Civil Engineering consultants for the past thirteen years on a continuing service basis. Our ability to work with municipalities, government agencies and other consultants, while providing close coordination with the client result in projects being completed on time and within budget. Keith and Associates, Inc. has found great success utilizing a team approach that has led to effectively identifying problems and defining solutions.

STORMWATER MANAGEMENT:

Keith and Associates, Inc. has the knowledge and proven abilities to understand the complex nature of stormwater management. Especially in the urban environment, where balance must be achieved between the permitting requirements, restricted positive outfalls, budget limitations and existing historical drainage patterns. Our team has the professional acumen to fully investigate the existing conditions and propose creative solutions that will resolve and simplify the feasible alternatives. In addition, we are routinely familiar with the National Pollutant Discharge Elimination System (NPDES) Program, and the requirements to implement it.

SURVEYING and MAPPING:

The expertise of our Land Surveying staff is evidenced by Ms. Dodie Keith-Lazowick, Mr. Mike Mossey, Mr. Eric Wilhelm and Mr. Lee Powers' combined South Florida surveying experience of over 100 years. This experience has resulted in a tremendous database of knowledge and information. The ability to offer in-house surveying and mapping capabilities provides for a more comprehensive unified team. Services include boundary, topographic, control, wetland, mitigation, route, aviation, bathymetric, GIS, GPS, as-built, American Land Title and coastal surveys, legal descriptions, right-of-way mapping, design base sheets, title review, DTMs, differential leveling, construction stakeout, platting, expert witness surveying, and mapping services.

8.2 ENGINEERING - KEITH & ASSOCIATES

The firm maintains ten (10) full-time field crews to provide for our clients on an as-needed basis. Our entire field staff has received Maintenance of Traffic (M.O.T.) Safety Training currently required by the Florida Department of Transportation for work within public roadways. Keith and Associates, Inc. is also in full compliance with the current School Board Security Clearance Policies of finger printing and successful background checks in accordance with the State of Florida Jessica Lunsford Act for school access by workforce personnel. We understand the importance of these security requirements and are in 100% compliance for the safety of our staff and the public.

Keith and Associates, Inc. has placed a strong emphasis on quality surveying and mapping practices and procedures. This focus ensures that our surveying personnel are committed to exceeding your expectations.

LANDSCAPE ARCHITECTURE:

In 2012, Keith and Associates expanded our menu of professional services to include Landscape Architecture and Design. Our Landscape Architecture Department specializes in the creative fusion of architecture, landscape architecture and the environment. The ability to offer in-house landscape architecture design capabilities provides for a more comprehensive unified team. Our team has provided innovative designs for institutional and commercial projects, residential and mixed-use developments, streetscape and roadway beautification, active and passive parks, plazas and various urban redevelopments. Whether it is in meeting the code of landscape ordinances with creativity, or in creating spectacular lush destinations, we bring experience, knowledge, fresh energy and innovation to each project. Our approach of guiding and assisting clients make smart, long-term decisions that result in greater value for them, their projects, their clients and our community as a whole. Regardless of the scope of the project, we pay special attention to architectural and landscape detail and welcome every opportunity to improve our environment.

8.2 ENGINEERING - KEITH & ASSOCIATES

LEED (Leadership in Energy & Environmental Design):

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

Keith and Associates, Inc. is a Member of U.S. Green Building Council (USGBC) and is in the process of obtaining LEED Professional Accreditation for our entire engineering and planning staff. We are currently providing integrated engineering design components on a number of public facilities to facilitate a designation of a LEED-Certified Building.

bimSMART Foundation

The bimSMART Foundation's goal is to promote, facilitate and fund initiatives that support and enhance the use of BIM for direct and immediate benefit of practitioners in the AECO community. Recognizing the importance of BIM and associated technologies, we encourage our staff to continue their education in this rapidly evolving technology and support their efforts with this Foundation.

COMMUNITY INVOLVEMENT:

K&A recognizes that among the many contributing factors to a successful project, community involvement and consensus building are critical elements and we try to incorporate them into every major project. Our community involvement program has been extremely successful in establishing lines of communication among the affected parties so everyone has an opportunity to contribute towards the development of the project. We have facilitated charettes for numerous projects to gain awareness of community preferences and concerns on upcoming developments. On a number of sensitive construction projects K&A established a community hotline manned by our project engineers to assist in resolving community construction related concerns in a timely and effective manner.

8.2 ENGINEERING - KEITH & ASSOCIATES

TRACI R. SCHEPPSKE, CGC, CM-BIM, LEED AP

Vice President



Experience Highlights

More than 30 years of owner's rep, project management, and design experience

Expertise in overseeing all aspects of engineering design, permitting and construction for governmental and private sector projects.

Registration

State of Florida, Certified General Contractor # 1516581

Education

A.S., Architecture and Engineering Design, Catonsville Community College, Catonsville, MD, 1988.

Professional Training/Seminars

Certification of Management
Building Information Modeling
CM-BIM

Green Building Certification
Institute LEED Accredited
Professional

Strategies for success in LEED and
Urban Heat Island Effect

Environmental Resource
Protection - Design/Permitting
seminar, South Florida Water
Management District.

Turner School of Construction
Management Certification

Professional/Civic Affiliations
BIM Smart Foundation Member

BuildingSMART Foundation
Member

South Florida Water Management
District Regulatory Peer Review
Forum (Participant)

Traci Scheppske has more than 30 years of Owners Rep, Project Management and Design experience with land development firms. As Senior Engineering Manager she has provided complete project services overseeing all aspects of the Engineering design, permitting and construction for multiple projects for both commercial and residential developments. Her responsibilities include engineering design, and complete project management for land development projects with emphasis on site development, water distribution, sanitary sewer, drainage and roadway design. In addition to cost estimating, quantity take-offs, and bid evaluations she has extensive experience with project scheduling and coordination for design and construction. She regularly coordinates efforts for utility service/relocation with FPL, Bellsouth/AT&T Cable, gas etc., as well as, various disciplines such as Planning, Surveying, Architectural, Landscaping, and Construction. Her work has included all aspects of project management, design, and permitting and construction coordination for projects extending from Palm Beach County to the Florida Keys.

PROJECT EXPERIENCE

Parkland Comprehensive Master Plan for "The Wedge": Keith and Associates was the Prime consultant responsible for the City of Parkland Comprehensive Master Plan for "The Wedge" The Master Plan was developed through an analysis of existing conditions, an analysis of Level of Service Standards, Meetings Property Stakeholders, and Agencies having jurisdiction. The Master Plan addresses the future land use, zoning, future school sites, parks, fire stations, roadway and utility infrastructure to support the future development.

Tradewinds Park, Coconut Creek, FL: K&A was responsible for providing complete civil engineering design, permitting, construction inspection and certification services for the redevelopment of the existing park facilities including the relocation of the baseball fields and concession area, soccer fields, seating area, proposed pavilion for Broward County Parks and Recreation. The scope of work included water distribution, sanitary sewer, drainage, grading, pavement marking and signage, surface water pollution prevention and ADA compliance design, plans and permits. Since the water and sewer services within the park are provided by the City of Coconut Creek, Keith and Associates, Inc. performed capacity analysis for both systems to ensure they would be capable of providing acceptable service. In addition, Keith and Associates, Inc. assisted Broward County Parks and Recreation Division to process water and sewer agreements with the City of Coconut Creek.

Quiet Waters Park, Deerfield Beach, FL: Keith and Associates provided complete surveying, civil design, permitting, and construction management services for redevelopment/improvements throughout Broward County's Quiet Waters Park (427 acre regional park). The improvements included the complete demolition and reconstruction of the gatehouse/ticket booth facility, realignment of the main park entrance at Powerline Road, construction of a new main maintenance facility and service yard used for all Broward County Parks, new restroom building, rehabilitation of existing parking lots and sidewalks throughout the site to meet ADA criteria, and drainage/water distribution/wastewater collection improvements throughout. Since most the improvements were isolated within the park and the park has a limited wastewater gravity collection infrastructure; Keith

8.2 ENGINEERING - KEITH & ASSOCIATES

MARK CASTANO, P.E.
Senior Engineering Manager



Experience Highlights

More than 19 years of civil engineering, planning and construction administration experience

Expertise in engineering design, permitting, construction administration and project management

Education

B.S., Civil Engineering, Florida International University, 1997

Professional Registration

State of Florida
Professional Engineer, #75644

Professional Affiliations

Florida Engineering Society (FES)

American Society of Civil Engineers (ASCE)

Mark Castano has more than 19 years of experience in Civil Engineering projects throughout South Florida. His qualifications include planning, engineering design, permitting, construction administration and project management for a variety of Civil Engineering projects. His experience includes designing and managing a wide variety of public and private land development (residential, commercial, institutional and industrial) projects. He has extensive technical knowledge in water distribution systems, stormwater management systems, sanitary sewer systems including sewer lift stations, gravity sewers and force mains, roadway design throughout Miami-Dade, Broward, and Palm Beach counties. Mr. Castano has had numerous project management responsibilities including managing contracts, multi-disciplinary teams, municipal Capital and Engineering programs, managing and setting up bid procurement processes, and preparation and monitoring project budgets.

PROJECT EXPERIENCE

Design/Build Pier Parking Garage, City of Pompano Beach CRA, FL: The new parking garage will include five stories, 625 parking spaces, speed ramp to facilitate access to higher levels of the garage and retail space on the ground level fronting NE 3rd Street and the new Pier Street. As part of the design/build team, Keith and Associates is responsible for Planning, Surveying, Utility Coordination/Investigation, Civil Engineering, Landscape and Irrigation Design, Permitting and Construction Inspection of the project.

Pompano Beach Downtown Connectivity Plan, Phase 1 & 2: (Phase 1) Keith and Associates is responsible for performing an area wide study of the Northwest CRA existing infrastructure to create an underground utilities atlas map as well as to analyze the existing roadway infrastructure for suitability, connectivity and circulation. K&A prepared an assessment of the existing facilities and provided recommendations on suitability of the CRA's proposed land use. (Phase 2) Based on the approved Connectivity Plan as provided by the Pompano Beach CRA, the proposed improvements are to include pedestrian friendly streetscape with landscape/hardscape beautification features along MLK Blvd and in the Old Pompano Downtown; including special pavement materials, pedestrian lighting and roadway, streetscape furnishings, utility adjustments and drainage and roadway improvements.

Tradewinds Park, Coconut Creek, FL: Mr. Castano served as Project Engineer, and was responsible for complete civil engineering design, permitting, construction inspection and certification services for the redevelopment of the existing park facilities including the relocation of the baseball fields and concession area, soccer fields, seating area, proposed pavilion for Broward County Parks and Recreation. The scope of work included water distribution, sanitary sewer, drainage, grading, pavement marking and signage, surface water pollution prevention and ADA compliance design, plans and permits. Since the water and sewer services within the park are provided by the City of Coconut Creek, Keith and Associates, Inc. performed capacity analysis for both systems to ensure they would be capable of providing acceptable service. In addition, Keith and Associates, Inc. assisted Broward County Parks and Recreation Division to process water and sewer agreements with the City of Coconut Creek.

Quiet Waters Park, Deerfield Beach, FL: Keith and Associates provided complete surveying, civil design, permitting, and construction management services for redevelopment/improvements throughout Broward County's Quiet Waters Park (427 acre regional park). The improvements included the complete demolition and reconstruction of the gatehouse/ticket booth facility, realignment of the main park entrance at Powerline Road, construction of a new main maintenance facility and service yard used for all Broward County Parks, new restroom building, rehabilitation of existing parking lots and sidewalks throughout the site to meet ADA criteria, and drainage/water distribution/wastewater collection improvements throughout. Since most the improvements were isolated within

8.2 ENGINEERING - KEITH & ASSOCIATES

MICHAEL MOSSEY, P.S.M.

Senior Project Surveyor



Experience Highlights

Over 38 years of experience in land surveying and mapping in South Florida

Education

*Maryville College,
Maryville, Tennessee*

Professional Registration

*Professional Surveyor &
Mapper, Florida (#5660)
07-06-96*

Professional Affiliations

*Florida Society of Professional
Surveyors & Mappers*

*Secretary, Broward Chapter,
FSMS, 1999-2000 and 2000-
2001*

Mr. Mossey has 38 years of experience in land surveying and mapping in South Florida. He has extensive senior project management experience for large-scale projects and continuing service, on-call type contracts for both public and private sector clients. He is a highly talented Quality Surveyor with a successful track record in budget estimation, valuation of items and completing projects on time. His ability to lead the team to perform in a fast paced environment and meet stringent deadlines has provided critical schedule enhancements for our clients.

Mr. Mossey is knowledgeable in the use of a wide range of state-of-the-art surveying equipment, automated field data collection systems and associated computer technologies. He has extensive experience in field crew supervision, quality control and client relations. He has overseen and performed construction, right-of-way, control, boundary, as-built (both acreage and coastal), topographic, quantity and condominium surveys. In addition, he has provided full service platting in the tri-county area jurisdictions, title encumbrance determinations, GIS data base building and American Land Title Association (ALTA) surveys. His experience includes numerous coastal topographic surveys in accordance with the current requirements of the Florida Department of Environmental Protection, Division of Beaches and Shores.

SELECTED PROJECT EXPERIENCE

Design/Build Pier Parking Garage, City of Pompano Beach CRA, FL: The new parking garage will include five stories, 625 parking spaces, speed ramp to facilitate access to higher levels of the garage and retail space on the ground level fronting NE 3rd Street and the new Pier Street. As part of the design/build team, Keith and Associates is responsible for Planning, Surveying, Utility Coordination/Investigation, Civil Engineering, Landscape and Irrigation Design, Permitting and Construction Inspection of the project.

General Engineering/Surveying Services Contract, Pompano Beach, FL: Thru our continuing services contract, Keith and Associates has provided surveying and mapping services for multiple parks and public spaces within the City. As Survey Project Manager Mr. Mossey prepared Boundary and Topographic surveys, as well as sketches of description for Pompano Community Park, Highlands Park, Alsdorf Park, Rustic Bridge Park, Founders Park and Lovely Park.

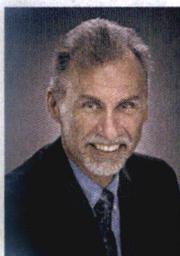
Tradewinds Park, Coconut Creek, FL: Keith and Associates was responsible for providing complete civil engineering design, permitting, construction inspection and certification services for the redevelopment of the existing park facilities including the relocation of the baseball fields and concession area, soccer fields, seating area, proposed pavilion for Broward County Parks and Recreation. The scope of work included water distribution, sanitary sewer, drainage, grading, pavement marking and signage, surface water pollution prevention and ADA compliance design, plans and permits.

Quiet Waters Park, Deerfield Beach, FL: Keith and Associates provided complete surveying, civil design, permitting and construction management services for redevelopment/improvements throughout Broward County's Quiet Waters Park (427 acre regional park). The improvements included the complete demolition and reconstruction of the gatehouse/ticket booth facility, realignment of the main park entrance at Powerline Road, construction of a new main maintenance facility and service yard used for all Broward County Parks, new restroom building, rehabilitation of existing parking lots and sidewalks throughout the site to meet ADA criteria and drainage/water distribution/wastewater collection improvements throughout.

8.2 ENGINEERING - KEITH & ASSOCIATES

Michael Phillips, R.L.A.
Director of Landscape Architecture

KEITH & ASSOCIATES, INC.
consulting engineers



Experience Highlights
More than 30 years of Landscape Architecture experience.

Expertise in site inventory and analysis, landscape and hardscape design, construction detailing, Florida Friendly Landscaping' planting plans and irrigation systems, plazas, FDOT compliant streetscapes, public park master planning and project management.

Education
*Bachelors of Science
Interior Design 1985
Florida State University*

Professional Registrations
*FL Registered Landscape
Architect LA0001540, 1995*

Professional Affiliations
*United States Green Building
Council – South Florida*

*American Society of Landscape
Architects (ASLA)*

Michael Phillips has over 30 years of experience in the field of Landscape Architecture spanning both the private and public sectors. He has developed and managed projects from preliminary schematic design through final completion. His commercial project experience ranges from small retail projects to large office and industrial commercial developments. Michael has experience with institutional properties as well as government and public agency projects. Some commercial office projects include several regional and corporate headquarters in South Florida and are located from Miami to the Palm Beaches. He is also experienced with design for golf course, resort and resort hotel projects. Mr. Phillips' residential experience ranges from small single family homes, to private estates, and includes multi-family townhomes, apartments and condominium projects. He has also developed landscape plans for educational, business and medical campuses. Additionally, he is well versed in LEED requirements, 'Florida Friendly Landscaping' guidelines, Green Book Standards and FDOT design standards.

By incorporating analysis and inventory of existing site conditions, Mr. Phillips has produced Landscape Architecture construction documents that include vegetation surveys, tree disposition plans, and mitigation plans. He has also developed hardscape design and layout with details, grading plans, planting plans, lighting plans and irrigation plans. These successful designs include site amenities, such as swimming pools and patios, fire pits, outdoor kitchens, fountains, water features, parks, plazas, project entry features, waterway and greenway enhancements.

In addition to design and overall project management, Mr. Phillips plays a critical role as the QA/QC officer for the Landscape Architecture department. In conjunction with the deliverables schedule, he develops QA/QC milestones that aid in keeping the project on schedule, while ensuring plans are compliant with all applicable codes, ordinances and Indexes. Additionally, his input is key in site inventory and analysis, coordinating with our Survey Department to establish the location and species of trees and appraising the dollar value of such trees, which is paramount in the process of developing tree disposition plans followed by landscape plans that preserve existing trees and vegetation.

Landscape Architecture involves many different disciplines including botany, horticulture, earth sciences and fine arts. Mr. Phillips is well versed in this blend of science and art. His ability to craft the kinds of Landscape Architectural designs that are functional and pleasing to the eye, while meeting project needs, is an absolute asset for the Keith and Associates family, as well as our clients.

PROJECT EXPERIENCE

Patch Reef Park, Boca Raton, FL: Landscape architect responsible for preparing new master plan concepts for the existing Patch Reef Park in Boca Raton, Florida. A Greater Boca Raton Beach and Park District park, Patch Reef Park is an actively used park that is situated on 55 acre of land. Completed in 1987, the park caters to its surrounding communities and communities at large. The park currently provides facilities for organized sports, a community center, picnic areas, playgrounds, nature/fitness trails as well as other community activities. Mr. Phillips prepared analysis of the existing condition of the park amenities, and the findings were reflected in a report to the stakeholders.

8.2 ENGINEERING - KEITH & ASSOCIATES

Tradewinds Park

Coconut Creek, Florida



Client:

Broward County Parks and Recreation Division
 Richard Voss, Project Manager III
 One University Drive, Suite 401-B
 Plantation, FL 33247
 Tel: (954) 577-4633
 Email: rvoss@broward.org

Project Description:

Keith and Associates, Inc. provided complete surveying, civil design, permitting, and construction management services for redevelopment/improvements throughout Broward County's Tradewinds Park (307 acre Regional Park). The improvements included the complete demolition and relocation of the soccer field complex (including three soccer fields, concession building, lighting, seating areas, drainage system) and softball field complex (including four ASA approved softball fields, concession building, lighting, seating areas, drainage system) within the Tradewinds Park South site. Other improvements to the park included a new gatehouse/ticket booth facility, realignment of the main park entrance along Sample Road, rehabilitation of existing parking lots and sidewalks throughout the site to meet ADA criteria, and drainage/water distribution/wastewater collection improvements throughout.

Since the water and sewer services within the park are provided by the City of Coconut Creek, Keith and Associates, Inc. performed capacity analysis for both systems to ensure they would be capable of providing acceptable service. In addition, Keith and Associates, Inc. assisted Broward County Parks and Recreation Division to process water and sewer agreements with the City of Coconut Creek.

This project was completed on time to meet the various scheduling requirements of Broward County Parks and Recreation Division (i.e. funding, recreation programs/activities, league schedules, etc.).

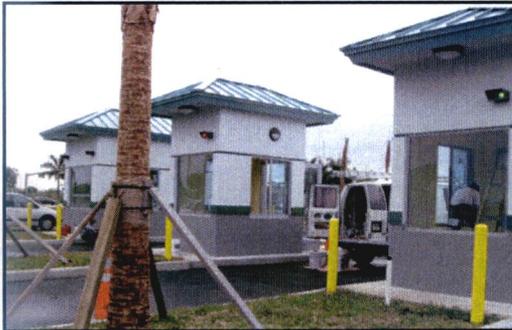
**KEITH
& ASSOCIATES, INC.**

301 East Atlantic Boulevard, Pompano Beach, Florida 33060 Tel: (954) 788-3400 Fax: (954) 788-3500

8.2 ENGINEERING - KEITH & ASSOCIATES

Quiet Waters Park

Deerfield Beach, Florida



Client:

Broward County Parks and Recreation Division
 Richard Voss, Project Manager III
 One University Drive, Suite 401-B
 Plantation, FL 33247
 Tel: (954) 577-4633
rvoss@broward.org

Project Commencement: 2010

Project Completion: 2012

Project Description:

Keith and Associates, Inc. provided complete surveying, civil design, permitting, and construction management services for redevelopment/improvements throughout Broward County's Quiet Waters Park (427 acre regional park). The improvements included the complete demolition and reconstruction of the gatehouse/ticket booth facility, realignment of the main park entrance at Powerline Road, construction of a new main maintenance facility and service yard used for all Broward County Parks, new restroom building, rehabilitation of existing parking lots and sidewalks throughout the site to meet ADA criteria, and drainage/water distribution/wastewater collection improvements throughout.

Since most the improvements were isolated within the park and the park has a limited wastewater gravity collection infrastructure; Keith and Associates, Inc. designed and permitted several lift stations, force mains and/or septic systems throughout the park to provide sanitary sewer service to these isolated improvements.

**KEITH
& ASSOCIATES, INC.**

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8.2 ENGINEERING - KEITH & ASSOCIATES

Downtown Pompano Connectivity Plan

Pompano Beach, Florida



Client:

City of Pompano Beach CRA
Mr. Horacio Danovich, PE, CRA Engineer
100 West Atlantic Boulevard
Pompano Beach, Florida 33060

Project Commencement - 2010
Project Completion - 2015

Project Description:

Phase 1:

Keith and Associates is performing an area-wide study of the Northwest CRA existing infrastructure to create an underground utilities atlas map as well as to analyze the existing roadway infrastructure for suitability, connectivity and circulation. Using the information gathered, Keith and Associates prepares an assessment of the existing facilities and provides recommendations on suitability of the CRA's proposed land use.

Keith and Associates is responsible for evaluating the existing utility, drainage and roadway infrastructure to develop proposed design alternatives for the City CRA that will best utilize parcels of land owned by the CRA for redevelopment of the downtown area based on proposed land use changes that may increase or decrease density. Keith and Associates collected existing infrastructure information by GIS surveying and mapping as well as locating and identifying existing underground utilities using Subsurface Utility Engineering technology. In addition to the technical aspect of this project, we are also heavily involved in the public meetings and community outreach associated with the revitalization of this area.

Phase 2:

Keith and Associates assembled a multi-disciplinary team including Keith and Associates (K&A) as the Lead/Prime consultant responsible for the overall team management, Engineering, Permitting, Planning, Surveying, and public consensus building. Based on the approved Connectivity Plan as provided by the Pompano Beach CRA, the proposed improvements are to include pedestrian friendly streetscape with landscape/hardscape beautification features along MLK Boulevard and in the Old Pompano Downtown, including special pavement materials, pedestrian lighting and roadway, streetscape furnishings, utility adjustments, drainage and roadway improvements. The scope of services include: Pre-Design Services (R/W determination, Traffic Studies, Geotechnical data, etc); Public Consensus Building; Design Services (Schematic Design, Design Development, Construction Documents, Permitting); and Pre-Construction Bid Assistance. NTP was June, 2011 with an anticipated 15 month schedule.

KEITH
& ASSOCIATES, INC.
CONSULTING ENGINEERS

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8.2 ENGINEERING - KEITH & ASSOCIATES

Design/Build Pier Parking Garage

Pompano Beach, Florida



Client:

For: Pompano Beach CRA
 Prime/Lead: Kaufman Lynn Construction (Design/Build Lead)
 Mr. Nathan Coker
 Tel. 561-361-6700
 4850 T-Rex Avenue, Suite 300
 Boca Raton, Florida 33431

Estimated Project Value: \$16 Million

Project Commencement: 2014

Project Completion: On-going

Project Description:

The new Pompano Beach – Beach Parking Garage is located at the southeast corner of North Ocean Blvd. (S.R. A1A) and NE 3rd Street.

The 3.5-acre site is currently operating as an underutilized at-grade parking lot which until recently included a County library and City Fire Station. The new parking garage will include five stories, 625 parking spaces, speed ramp to facilitate access to higher levels of the garage and some retail space on the ground level fronting NE 3rd Street and the new Pier Street. The Pompano Beach CRA has ambitious plans for the redevelopment of the area and the need for additional parking facilities in the beach area is critical for the future of this beach community.

As part of the design/build team, Keith and Associates is responsible for Planning, Surveying, Utility Coordination/Investigation, Civil Engineering, Landscape Design, Permitting and Construction Inspection of the project. Our professional services includes extensive community and municipal outreach, complete topographic and boundary surveying, utility investigation of all public and private utilities within and adjacent to the project limits, complete civil design to adequately provide water/fire/sanitary sewer service and stormwater management design/grading of the site to ensure compliance with recently changed federal/state and local criteria, full landscape and irrigation design, permitting through all jurisdictional agencies and construction inspection and certification services.

8.2 ENGINEERING - KEITH & ASSOCIATES

Mainlands Park – Design/Build

Tamarac, Florida



Client:

Di Pompeo Construction

John DiPompeo

2301 N.W. 33rd Court, Suite #102

Pompano Beach, FL 33069

Tel: (954) 917-5252 ext 304 / Fax: (954) 974-4646 / Email: jdipompeo@dipompeoconstruction.com

Project Commencement: 2013

Project Completion: 2014

Project Description:

The City of Tamarac was deeded the back nine holes of the former Monterey Golf Course to be developed as a park facility. The site was vacant and located within the Mainlands of Tamarac Sections 3 & 4 subdivisions. Design elements of the park include a multi-purpose trail along the perimeter of the park and elevations to raise pathways, drinking fountains, shaded benches, fitness stations, a nature kiosk, fishing pier/observation platform, covered picnic tables, restroom facility, trash receptacles, and parking.

Keith and Associates provided Preliminary Engineering Plans, Coordination and Processing of Engineering Plans thru City, County and State-wide agencies. This work consisted of Water Distribution and Sanitary Sewer Plans, Paving, Grading, Drainage and Earthwork Plans, Stormwater Pollution Prevention Plans, Site Engineering Permitting. Consultant also handled Project Meetings and Miscellaneous Coordination and Construction Observation and Certification Services associated with Mainlands Park in Tamarac.

Services Provided: Survey, Engineering & Construction Inspection Services, Planning

Team: Sean Marshall, Jim Thiele, Traci Schepcke, Steve High and Mike Amodio

Project# 08364.00

**KEITH
& ASSOCIATES, INC.**

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8.3 ENGINEERING - BRYNTESEN



Technological Capabilities

We prepare and print all construction documents in house. Our software is state of the art. We select the design and analysis software appropriate for each project.

- **AutoCAD** – Computer aided drafting software for construction document production.
- **Revit** – Computer aided modeling software for 3-D development of construction documents and BIM (Building Information Modeling)
- **E-Tabs** – 3-D finite element analysis and design software for building systems such as shear walls, diaphragms, composite systems, steel, and concrete with strength in concrete systems.
- **Safe** – Finite element analysis for concrete slabs and mats.
- **Ram-Concept** – Finite element analysis and design for concrete structures conventionally reinforced and post tensioned.
- **Ram-Advance** – 3-D Finite element analysis and design of building systems such as shear walls, diaphragms, composite systems, steel, and concrete, with strength in steel systems.
- **Ram-Beam** - Finite element analysis and design for steel and steel/concrete composite systems.
- **Ram-Connection** – Steel connection design software.
- **Enercalc** – General analysis and design software for steel, concrete, masonry and wood.
- **PCA Wall** - Finite element analysis of slender concrete walls, geared toward tilt wall construction.
- **SAP** - 3-D finite element analysis and design software for building systems such as shear walls, diaphragms, composite systems, steel, and concrete.
- **MECAWind** – Wind analysis software using ASCE 7-05.
- **NCMA-Masonry** – Analysis and design software for reinforced masonry and un-reinforced masonry, allowable stress or strength design.
- **RISA-Masonry** – Analysis and design software for reinforced masonry and un-reinforced masonry, allowable stress or strength design.

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8.3 ENGINEERING - BRYNTESEN



Murray G. Bryntesen, P.E. *Principal*

EDUCATION:

Bachelor of Science, Civil Engineering
University of Idaho, 1981

Master of Business Administration
University of Miami, 1988

LICENSES:

State of Florida Professional Engineer #PE0037162
State of Florida Special (Threshold) Inspector #740
State of Florida General Contractor #CGC0345725
State of California Civil Engineer #C39435
State of Pennsylvania Professional Engineer #PE073322
State of Georgia Professional Engineer #PE039299

PROFESSIONAL AFFILIATIONS:

American Society of Civil Engineers
American Concrete Institute
American Institute of Steel Construction
American Wood Council
American Welding Society
Florida Structural Engineers Association

EXPERIENCE:

Thirty-five (35) years of comprehensive experience in Structural Design and construction administration of buildings and specialty structures. Structural systems include concrete, steel, masonry, timber, and aluminum.

Founded Bryntesen Structural Engineers in 1986. Current and past clients include private and public organizations and many governmental agencies.

Eight (8) years as Florida Atlantic University adjunct professor, teaching Structural Design.

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8.3 ENGINEERING - BRYNTESEN



Clive Draper Inspector

EDUCATION: Bachelor of Arts
City & Guilds Medway College
Kent, England 1969

LICENSES: State of Florida Building Inspector – BN4557
ICC Commercial Building Inspector - 5169132
State of Florida Structural Masonry Inspector – SMI 2273

EXPERIENCE: Twenty-four (24) years of comprehensive structural experience inspecting complete structural systems for residential, commercial, and governmental buildings, using wood, masonry, concrete and steel. Typical projects included office buildings, retail shopping centers, storage facilities, multi-unit residential buildings, custom homes, and rehabilitation of existing structures. Prior to becoming an inspector eight (8) years as a General Contractor.

TECHNICAL SKILLS: Knowledge of the following Codes:
FBC2010, ACI 318, ACI-530, ASCE7, IBC2009, FBC2010, NDS2005, PCI, PTI, AISC, CRSI

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8.3 ENGINEERING - BRYNTESEN



Sergio G. Arratia, P.E.
Project Engineer

EDUCATION:

Bachelor of Science in Civil Engineering, University of Arkansas, Fayetteville, 2005

Master of Science in Civil Engineering, University of Arkansas, Fayetteville, 2008

EXPERIENCE:

Eight (8) years of structural experience developing the scope of projects, elaborating project specifications, coordinating structural aspects with other disciplines, and designing various structural systems in the educational, commercial, residential, retail, and governmental fields. Designs of structural systems include concrete, steel, light-gauge steel, timber, and masonry.

TECHNICAL SKILLS: Proficient in the following software:

American Concrete Institute Field Testing Technician – Grade I, AutoCAD, SAP-2000, Enercalc, MecaWind, RAM, STAAD.

Knowledge of the following Codes:

ACI 318, ACI-530, ASCE7, IBC, FBC, NDS, PCI, AISC

8.3 ENGINEERING - BRYNTESEN



Luke McGregor *Senior Project Manager*

EDUCATION:

Bachelor of Science, Mechanical Engineering,
SUNY, New York, 1988

Master of Science Engineering, Purdue University, 1989

EXPERIENCE:

Twenty-seven (27) years of comprehensive structural experience designing complete structural systems for educational, governmental, retail, office, sports facilities, transportation, residential, commercial as well as rehabilitation of existing structures. Typical structural systems include concrete, steel, timber and masonry.

TECHNICAL SKILLS:

Proficient in the following software:

AUTOCAD, ETABS, SAFE, SAP-2000, CSI COL, RAM ADVANSE, RAM CONCEPT, RAM BEAM, RAM CONNECTION, ADOSS, ADAPT-PT, PT-DATA, PCA-COL, PCA-BEAM, ENERCALC, PCA WALL, MECA WIND, NCMA MASONRY, RISA MASONRY

Knowledge of the following Codes:

ACI 318-02, ACI-530, ASCE7-05, IBC2003, FBC2006, NDS2005, PCI, PTI, AISC, CRSI, ANSI, AISI.

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8.4 ENGINEERING - DELTA G



DELTA G CONSULTING ENGINEERS, INC.

FIRM PROFILE

Delta G Consulting Engineers, Inc. was founded in 1992. We are registered with the USGBC. We are a full service consulting engineering firm dedicated to providing our clients with the highest quality Electrical, Mechanical, Plumbing and Fire Protection engineering services at a competitive cost.

Delta G office has a total staff of 24 (22 professional and 2 administrative assistants); including four Registered Professional Engineers, two C.I.P.E.'s, and eight LEED Accredited Professional.

Our design and investigative services are provided to:

1. Architects
2. Developers
3. Industry
4. Municipal and Governmental Agencies
5. Residential and Commercial Building Owners

We are experienced in healthcare facilities including acute care hospitals, ambulatory surgery center and outpatient centers, low-rise, mid-rise and high-rise residential building design, fire stations, airports, K-12, library, municipal, retail, hotel, and single family custom homes design. The Delta G is centrally located to serving clients in Miami-Dade, Monroe, Broward and Palm Beach Counties. Possessing a firm understanding of large-scale projects, Delta G professionals bring to the design team strong relationships with major institutional clients and an in-depth knowledge of the market.

Clients trust us to conduct research, present options, and deliver thorough, accurate, timely documents.

GOALS AND PHILOSOPHY

Our team based approach, engineering knowledge and excellent skills inspire confidence and enhance our accountability to our clients.

LEED Experience

Delta G is the premier LEED firm in Florida with over 1,061,000 s.f. of LEED built environment already in place. Our LEED accredited professionals have the level of experience you would expect to find only in the most environmentally advanced nations, yet we are right here in South Florida. We deliver results beyond your expectations.

Our CAD facilities are state of the art 2.8 GHz Pentium D workstations with 1 GB Ram and 39" viewable monitors fully networked. We are currently operating with AutoCAD Release 2004, and Revit 2012.

OFFICE LOCATION

We have one location at 707 NE 3rd Ave, Ft. Lauderdale, FL 33304

707 N.E 3rd Avenue Ste 200, Fort Lauderdale, FL 33304

Telephone: (954) 527-1112 Fax: (954) 524-7505

8.4 ENGINEERING - DELTA G

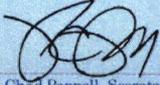
State of Florida
Minority, Women & Florida Veteran
Business Certification

Delta G Consulting Engineers

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:

04/13/2015 to 04/13/2017

 **management SERVICES**
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Chad Poppell, Secretary
Florida Department of Management Services



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8.4 ENGINEERING - DELTA G



DELTA G CONSULTING ENGINEERS, INC.

Stephen Bender P.E., LEED AP
 Mechanical Engineer/Project Manager
**Experience**

Stephen Bender joined **Delta G Consulting Engineers, Inc.** in 2004 as a Mechanical Engineer. He has over 24 years of design experience in the Mechanical Engineering industry, including 8 years as a Project Manager for Delta G Consulting Engineers Inc.

Some of his projects include:

Specialty Facilities Clients

- Aishel House, 5 Story ALF/MC Facility, 110,000 SF. Lauderhill, FL

Education:

Bachelor of Science
in Mechanical
Engineering –
Rutgers University
1989

Registration:

Professional
Engineer Licenses
held in 2 States

Professional Affiliation:

USGBC
United States Green
Building Council
LEED Accredited
Professional in 2007

Experience

24 years

Healthcare Clients

- Miami Children's Hospital
- South Miami Hospital
- Larkin's Community Hospital
- North Shore Medical Center
- Mount Sinai Medical Center
- Wellington Regional Medical Center
- Sylvester Comprehensive Cancer Care Center
- University of Miami Hospital

Higher Education Clients

- University of Miami
- Broward College
- Barry University

Municipal Clients/Parks

- Central Broward Recreational Park
- Markham Park Maintenance Building
- Tradewinds Park Admin. Building
- Pompano Park Phase III
- North Broward Park

Resort & Hospitality Clients

- Holiday Inn in Aventura
- Hyatt Hotel in Orlando, FL
- Coconut Grove in Fort Lauderdale, FL

8.4 ENGINEERING - DELTA G



Bryce Toolan

Electrical Engineer



Experience

Bryce Toolan is an Electrical Engineer with twenty two years' experience as an Electrical designer and project manager. He is responsible for total management of all aspects of projects to ensure they are completed on time and at the highest level of quality.

Education:

Bachelor of Science, 1998,
Associate of Arts,
1994

Mr. Toolan has designed Electrical systems for various buildings, such as Office/Commercial, Educational, Parks and Recreation, and Residential/Hotel.

Mr. Toolan's years of experience includes all phases of electrical engineering design and analysis.

Registration:

General Contractors
License

Parks

- Central Broward Recreational Park
- West Regional Sports Park
- Markham Park Maintenance Building
- Tradewinds Park Admin. Building
- Pompano Park Phase III
- North Broward Park
- Aventura Park
- Windmill Park
- Sullivan Park
- Everglades Park
- Plantation Kennedy Park
- Miramar Pinelands Park

Experience

22 years

8.4 ENGINEERING - DELTA G



Jorge Bahamonde

Fire Protection Engineer



Education:

Bachelor of Science
in Mechanical
Engineering at
Catholic University
of Peru in 2004

Registration:

LEED Accredited
Professional (2009)

Experience

10 years

Experience

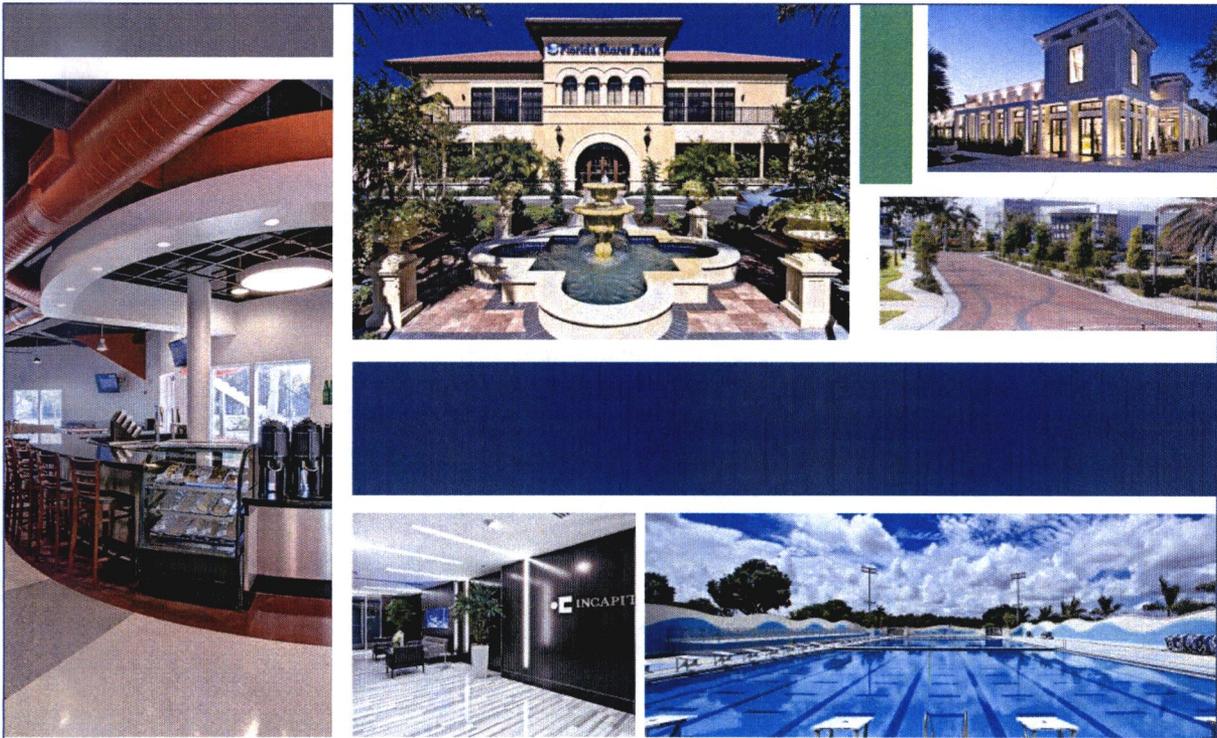
Jorge Bahamonde is a Fire Protection Engineer with 10 years of experience as a Fire Protection designer, and Project Manager. He is responsible for total management of all aspects of the projects to ensure they are completed on time and at the highest level of quality.

Mr. Bahamonde has designed fire systems for various buildings, such as Office/Commercial, Educational, Healthcare Facilities/Hospitals, Airports and Residential/Hotel.

Mr. Bahamonde has performed Energy and Load calculations and analysis using various software programs, selected equipment and prepared technical documentation. He provides project related service to clients, architects and contractors, and performs field inspections.

- **Dania Beach Library**, City of Dania Beach
- **Multiple Barry Universities Projects**
- **Broward Performing Art**, Program and Building Expansion Studies, Fort Lauderdale, FL
- **Broward County Edgar Mills Multipurpose Center**, Broward County.
- **Fire House**, Broward County
- **Pompano Beach Transit Center Bus Canopy**, Pompano Beach, FL
- **Weston City Hall** Weston, Fl
- **Coral Springs City Hall**, Coral Springs, Fl
- **Lauderdale Municipal Building**, Lauderhill, Fl
- **Fort Lauderdale-Hollywood International Airport** , Fort Lauderdale, FL
- **JAFCO, Respite and Residential Center for Children with Developmental Disabilities**; City of Sunrise, FL
- **Broward Health Medical Office Building**
- **University of Miami U-Health Plantation-Outpatient Imaging**
- **University of Miami Transplant Center**
- **Kendall Regional Medical Center Burn Clinic**

8.5 CONSTRUCTION - JWR CONSTRUCTION SERVICES



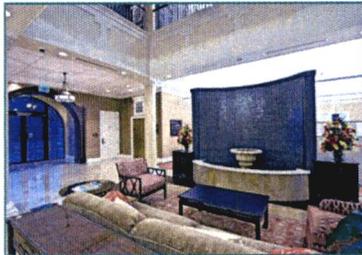
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DEERFIELD BEACH, FL 33442
954.480.2800
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8.5 CONSTRUCTION - JWR CONSTRUCTION SERVICES



Florida Shores Bank, Pompano Beach
 2011 Overall Craftsmanship
 Project of the Year Award
 Construction Association of South Florida



OUR HISTORY

Incorporated in 1985, JWR Construction Services, Inc. has provided design/build, general contracting, construction management, Owner Agency and pre-construction consulting for clients throughout South Florida.

JWR Construction Services has earned a strong reputation as a full-service construction management company. In-house, experienced professionals are fully versed in all phases of a project, from pre-construction and site due diligence through accurate project budget and schedule delivery. Our network of "partners" in the subcontracting industry complements our extensive in-house resources, which are ready to work on virtually all types of projects.

Today, the company has a portfolio of successfully completed multi-family, retail, institutional, commercial and food service projects comprising millions of square feet of space.

JWR Construction Services serves a growing list of new and repeat clients in more than a dozen industries with particular expertise in the unique needs of retail, higher education, financial services, food service, hospitality and industrial clients, among others.

Some of our "Client Partners" Include:

- Florida Atlantic University
- Catholic Health Services
- Archdiocese of Miami
- Nova Southeastern University
- Chartwells/Compass Group
- People's Trust Insurance
- Broward College
- King's Point
- John Knox Village

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8.5 CONSTRUCTION - JWR CONSTRUCTION SERVICES



EXECUTIVE TEAM



Jerry W. DuBois, CGC, CUC, CVC, LEED GREEN ASSOCIATE, President of JWR Construction Services Inc. Under Jerry's leadership, JWR has been recognized as both an industry leading Contractor and Design-Builder in the Southeast Florida region. As President of JWR, Jerry is responsible for overall operations from the start of construction through occupancy. During his 29 years at the helm of JWR, Jerry has presided over many notable projects throughout Florida.



William J. Gallo, AIA, LEED AP, Executive Vice President of JWR Construction Services, Inc., serves as client liaison and is responsible for all administration, operations and sales of the firms. Bill is unique in the design/build business. His training includes architecture, construction and development economics. He began at the Pratt Institute in New York where he received his Bachelors Degree in Architecture. He culminated his education with a Master of Architecture degree from Harvard University in Cambridge Massachusetts where he focused on development economics. This rare combination of businessman and architect has made him extremely effective in his field.



Timothy M. Anderson, CGC, Vice President Operations of JWR Construction Services, Inc., joins JWR with 28 years of experience in the industry, having spent 23 years with Balfour Beatty Construction, formerly Centex Construction, the last five (5) years as Vice President, Business Unit Leader for Broward County. Tim's leadership, knowledge of the industry and ability to foster long standing relationships within the industry as well as within the community has resulted in "First Quality" projects.

FINANCE



Alisia Gilmour, Chief Financial Officer, has been a member of the JWR Construction Services team for more than 20 years. She is experienced in administration for higher education clients, maintaining client and subcontractor accounts, and is responsible for Human Resources for the firm.



Laura Thompson, Administrative Director, has more than 15 years of experience with construction and development companies, including 20 years with JWR Construction Services. Ms. Thompson's unique experience includes property manager, closing agent, selections agent, financial manager and day to day operations person.

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8.5 CONSTRUCTION - JWR CONSTRUCTION SERVICES



FINANCE (CONTINUED)



Nancy Viera, Accounts Payable, has over 19 years of experience in the construction industry and handles accounts payable for JWR Construction.



Aalia Ali, Contract Administrator, is in charge of creating subcontractor contracts, purchase and change orders and maintaining buyout logs. Aalia also handles all certificates of insurance and closeout documents.

BUSINESS DEVELOPMENT / MARKETING



Jennifer Thompson, Business Development, joined JWR Construction in 2008 and leads their Marketing and Business Development efforts. Her responsibilities include processing Owner contracts, creating marketing packages, responding to RFP's, and maintaining the website and social media pages.

ESTIMATING



Randy Mallison is the Director of Estimating and Procurement with JWR Construction Services, Inc. His responsibilities consist of coordinating and overseeing all estimating and procurement for projects, as well as consulting with clients during the design stages of negotiated contracts and design/build programs.



John Huddleston, Preconstruction Manager, has over 35 years of experience in construction with an emphasis on preparing and presenting the full preconstruction process from detailed estimates, clearly defined scope writing, value engineering, feasibility and variance studies.

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8.5 CONSTRUCTION - JWR CONSTRUCTION SERVICES



PROJECT MANAGERS



Mike Metzger, CGC, Sr. Project Manager/Project Director, has been a licensed general contractor since 1987. He has been a part of JWR Construction for more than 10 years. Mike has played a very important role in being our Sr. Project Manager on our Nova Southeastern University contracts. His previous project management experience includes Concourse H at MIA, Lowes Hotel, Alexander Hotel, and several hotels in Disney, Fort Wilderness Lodge, All Star, and Boardwalk. Mike earned a Bachelor of Science degree in Finance at the University of Miami.

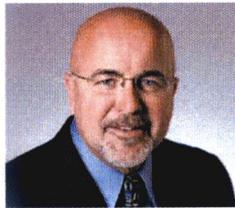


Paul Morrow, Sr. Project Manager, has over 20 years of public and private construction experience in the industry. Paul is an expert in CPM Scheduling, project coordination, value engineering and subcontractor performance. Paul has a proven reputation for managing on-time and under budget projects. Paul successfully managed over \$394 million in projects consisting of pre-construction and construction services at Balfour Beatty Construction before joining JWR Construction.



Bill Oakman, Project Manager, has 38 years of experience in the construction industry serving as project manager, assistant project manager and estimator on a variety of projects throughout Florida.

SUPERINTENDENTS



Sterling Fordham, General Superintendent, is LEED AP BD+C certified and has over 30 years of field experience ranging from laborer, carpenter, field engineer, assistant superintendent, superintendent to presently general superintendent. He started in custom build-residential to multi-family housing and then moved on to commercial construction. Previous projects he has worked on include airports, office buildings, corporate offices, K-12 schools, assisted living facilities, retail and government buildings. He has experience with tilt-wall, PSI, steel, post tension, demolition, remodeling, tenant build out, occupied, zero lot line, and fast-track projects.



Don Burton, Superintendent, has over 25 years experience in the commercial construction industry. His diverse experience includes multi-family, higher education, assisted living, medical and institutional projects. Don has worked for JWR Construction since 2012.

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8.5 CONSTRUCTION - JWR CONSTRUCTION SERVICES



SUPERINTENDENTS (CONTINUED)



Christopher Fritzler, General Superintendent, has over 25 years experience in the commercial construction industry. Chris has been with JWR for over 6 years. He has experience in financial, heavy industrial, civil, hospitals and higher education.



Gary McIntosh, Superintendent, has over 30 years experience in the commercial construction industry. Gary is the lead superintendent on all of our projects for Nova Southeastern University and specializes in higher education projects.



Robert Jarmolowicz, Superintendent, responsibilities include coordinating and overseeing all project schedules, managing field operations, coordinating with safety and quality control managers, and scheduling and coordinating subcontractors. Robert joined JWR Construction in 2012.



Ken Roberts, General Superintendent, manages all aspects of the field staff and operations. He interacts closely with Owners, project managers, architects and vendors to coordinate and oversee construction progress and safety inspections. Ken positively demonstrates excellent management skills on projects ranging in size from \$1 million to \$17 million with an industry wide reputation for professionalism and competence. Ken's career has been spent in the construction industry, having held several positions such as superintendent, safety director and general superintendent.



Matt Muldoon, Assistant Superintendent, responsibilities include assisting the Superintendent in all aspects of the on-site management including, quality control, job safety, scheduling and cost control, receiving and safeguarding materials and jobsite cleanliness. Matt also ensures that the staff and vendors working on the jobsite are applying safety principles appropriately. Matt's work at NSU and JWU give him experience in renovations and fast track projects.

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