CAMCON

"A Blueprint for Success"

modis architects

2020

Proposal for Construction

Dade County Bar Association Bldg

Table of Contents

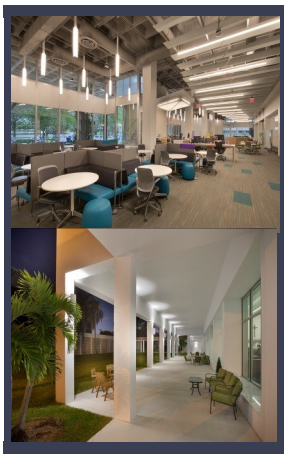
I. Cover Letter

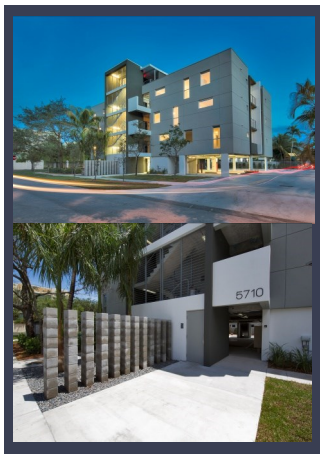
II. Firm Overview

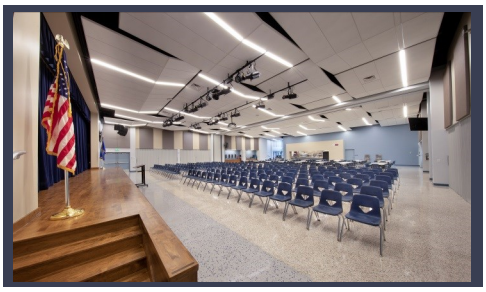
III. Project Approach

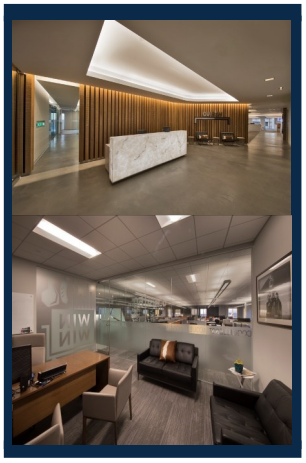
IV. Related Experience

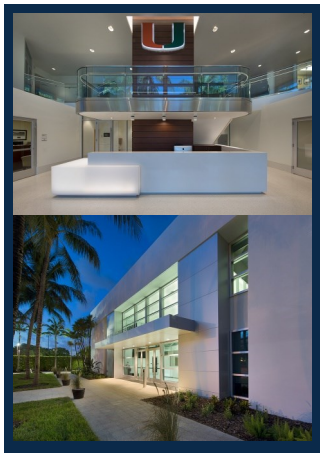
V. Estimate Summary











I. Cover Letter

04/09/2020

Mrs. Shaniela Garcia
Events and Program Director
Dade County Bar Association
123 NW 1st Avenue
Miami FL, 33128

RE: ***Request for Proposal – Dade County Bar Association Building Renovation***

Dear Mrs. Garcia,

First and foremost, we would like to thank you, Dade County Bar Association, and the board for the opportunity to bid and construct the Dade County Bar Association Building Renovations project. It is an honor to have this opportunity to provide you with our professional services.

CAMCON Group has consistently satisfied the unique demands of our clients for the past six years. With 270+ projects in our portfolio, most of which are commercial, and educational or institutional facilities, CAMCON Group believes that success starts with on-time and on-budget project delivery. CAMCON Group also highly values safety and assures that our jobsites will be notably safe, and we've proven this by priding ourselves for being a "zero-incident" company.

We pride ourselves with having the expertise that was sculpted by working for institutions that have understandably high demands with the quality of work and construction deadlines. Since most of our work is servicing clients of this standard, we are confident that we can provide you with great value towards the construction of this project. We feel that this project, because of its seeming importance to the association, deserves this kind of high expectation that we're accustomed to delivering.

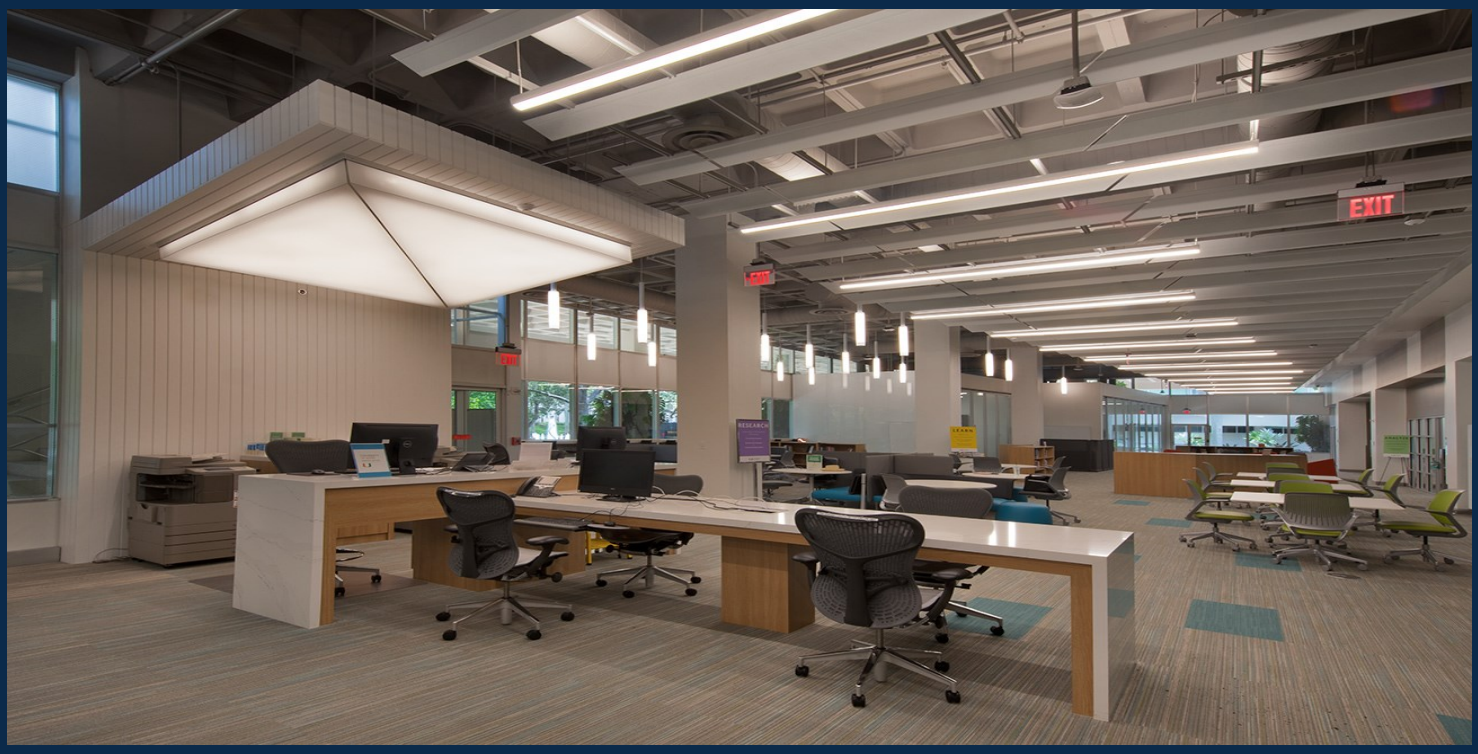
Per your request, CAMCON Group hereby submits a proposal in response to the RFP received from Dade County Bar Association for the design, renovation and construction of all floors of the DCBA building and the exterior façades. CAMCON Group is partnering with MODIS Architects, a well-respected architectural firm that we've worked with in numerous projects in the past, to design and provide construction administration services for this project.

In selecting CAMCON Group, DCBA will recognize all the high-quality benefits that CAMCON provides such as management expertise, efficient coordination, time-cost optimization, safety management, and quality assurance. These project priorities have assured optimal project execution by CAMCON Group in the past and will no doubt provide optimal project execution in the future. CAMCON again sincerely thanks you for this wonderful opportunity and are eagerly looking forward to working with you in making this project an ideal reality.

Sincerely,

Javier Cabrera | Preconstruction Manager | CAMCON Group
5000 SW 75th Avenue Suite 300B | Miami, FL 33155
O: 786-298-8201 | C: 786-298-8201 | jcabrera@camcongroup.com
www.camcongroup.com

II. Firm Overview



Overview

CAMCON Group is a privately held construction firm established by Carlos De Mena, a proven leader in the South Florida construction industry where for 20 years was a key member to one of South Florida's most respected General Contracting firms.

Under his stewardship, CAMCON and it's staff is committed to the continued growth and success of the company by striving to maintain and provide a very personal and client-centered approach service in which the clients problems become the main priority.

This approach will foster CAMCON's growth and further cement its place as a well-respected and trusted builder in the South Florida marketplace. The ability of acting in a collaborative partnership with our clients is what allows us to fulfill goals, produce high quality work, exceed expectations and ultimately earning the confidence that cements the foundation for future work. With 100+ years of combined construction experience, and over $1B in combined value of projects managed, CAMCON Group is determined to take on South Florida's most challenging and unique projects.

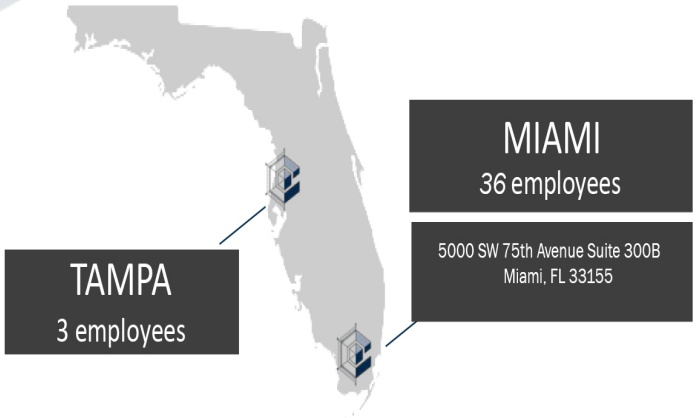
#1 Fastest Growing Company in Florida
South Florida Business Journal 2017
Florida's Fast 100

#21 Hispanic-Owned Businesses in South Florida
South Florida Business Journal 2018

South Florida Association of General Contractors
Board of Directors

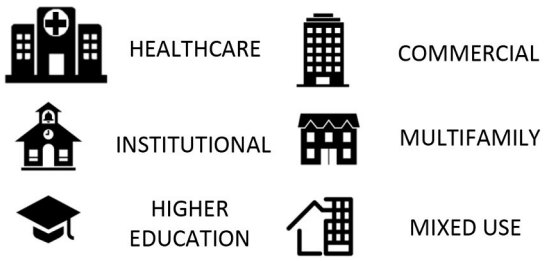
Office Locations

CAMCON operates in the South and Central regions of Florida, with most presence in the Miami-Dade County area.



Year Established

CAMCON Group was established in 2014 and has been in business for five years servicing clients with Preconstruction services, Construction Management, General Contracting, and Owner's Representation



Name & Address of Firm

CAMCON Group, LLC.

5000 SW 75th Avenue, Suite 300B

Miami, Florida 33155

Principals of Firm

Carlos A. De Mena, President

O: 786-801-1503

M:786-586-5306

E: cmena@camcongroup.com

Notable Clients

- UM Healthcare Campus
- Baptist Health Systems
- Jackson Health Systems
- Nicklaus Children's Hospital
- HealthSun / Wellmax Medical Centers
- Leon Medical Centers
- Gables Pediatrics
- Lynn University
- Community Medical Group
- Barlington Group
- Sea Hunter
- Douglas Elliman
- Sabadell United Bank
- Quirch Foods

Repeat Client Rate

- Christopher Columbus High School
- Our Lady of Lourdes Academy
- Northwestern University
- Academica
- AJP Ventures
- Archdiocese of Miami
- EMD Serono
- Bacardi USA, Inc.
- Wyndev LLC (DUOS)
- Upside Investment Development
- St. Brendan High School
- St. John Vianney Seminary College
- UM Healthcare Campus

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FIRM PROFILE

MODIS Architects is a design-oriented full service architectural firm with a reputation for excellence in a wide variety of project types. Our Miami office, with over 30 employees is managed by its' founding Principals Ivo Fernandez and Robert K. Morisette who are actively involved in each project. At MODIS, we believe in relationships. Our veteran team of architects and designers operates with a client-first mentality, putting egos aside and working together to achieve the common goal: delivering stunning projects on time and within budget.

Operating out of our offices in Miami, our qualified professionals have more than 20 years of working side by side where we've gained a thorough understanding of the complex design processes and regulatory needs of retail and commercial architecture. In addition to design, the MODIS family is technically astute in construction documentation and administration. So, it's no surprise that our pragmatic approach to our work, through design and constructability, continues to bring value to our projects years after construction is complete.

Above all, we believe that striking the right balance, both with our clients and one another, while delivering excellent service, is what makes us unique. Combining our camaraderie and collective knowledge while putting our clients' needs first helps us streamline successful execution and deliver excellence. Because we know that the only way we grow as an organization is by helping our clients grow, sustain, adjust and transform.

EXPERIENCE PROFILE

We have completed countless of successful project types ranging from both Large-Scale and Small-Scale Retail, Mixed Use and hospitality as well as, both single family and multifamily Residential for a variety of public and private clients throughout the United States. Our experience with affordable projects extends to public housing, affordable family and affordable elderly housing, workforce housing and veteran housing. We have worked in close collaboration with HUD, local and state housing agencies, non-profit organizations and private developers to provide excellent and successful affordable housing developments which help improve the quality of life for many needy families, residents and veterans throughout our community.

Modis Architects, maintains registrations to practice Architecture in their home state of Florida and are current with the profession by participating as active members in the following associations:

- American Institute of Architects (AIA)
- International Council of Shopping Centers (ICSC)
- National Council of Architectural Registration Boards (NCARB)
- Urban Land Institute (ULI)
- U.S. Green Building Council (USGBC)

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Modis Clients

Modis Architects has completed projects and is currently working on projects with the following companies and developers:

• AJP Ventures	Coral Gables, Florida
• Barlington Group	Miami, Florida
• Boston Proper for Chico's Fashion	Ft. Myers, Florida
• Burger King Corporation	Miami, Florida
• Camicissima Milano Men's Clothing	Miami, Florida
• Casto Lifestyle Properties	Sarasota, Florida
• Codina Partners	Coral Gables, Florida
• Cushman and Wakefield	Coral Gables, Florida
• Federal Realty Investment Trust	Rockville, Maryland
• Florida International University	Miami, Florida
• Giardino's Gourmet Salads	Miami, Florida
• Housing Trust Group	Coconut Grove, Florida
• Hilton	Miami, Florida
• Hyatt Place	Dallas/Fort Worth, Texas
• Institutional Property Management	Miami, Florida
• Millennium Partners	Miami, Florida
• NAI Miami	Miami, Florida
• Phoenix Group	Parkland, Florida
• Radisson	Miami, Michigan
• Related Urban Group	Miami, Florida
• Simon Properties	Indianapolis, Indiana
• Starbucks Coffee	Seattle, Washington
• Starwood Capital	Chicago, Illinois
• Taubman Company	Bloomfield Hills, Michigan
• TransUnion	Boca Raton, Florida
• Turnberry Associates	Aventura, Florida
• Volunteers of America of Florida	St. Petersburg, Florida

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OFFICE PROJECTS

Galloway Office Building

Client: AJP!
Location: Miami, Florida!
Completion: In progress

Adjacent to Baptist Hospital; this 3-story Medical Office Building is designed to house state of the art medical facilities. The building design is grounded with natural stone, wood materials and an abundance of glass to complement the scale of the neighborhood.

Aventura Centre

Client: MG3 Developer Group / BM2 Realty
Location: Miami, Florida
Completion: In progress

As part of the new OJUS Urban District of Miami Dade County, this mid-rise office building incorporates four levels of standard office plates, double height lofts which conceal three levels of structures parking with ground level retail and restaurant space creating a quality urban experience.

Grove Station Building

Client: Dalla Rizza
Location: Miami, Florida
Completion: Conceptual Study

Serving as an infill project, this four story Boutique Office Building sits on a small 10,000 SF parcel of land and contains lift parking spaces to maximize its building area.

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MIXED-USE PROJECTS

Downtown Orlando City Square

Client: Casto Lifestyle Properties
Location: Orlando, Florida
Completion: Preliminary Design

As part of a response for proposal in the city of Orlando, this devlopment works to encompass an entire city block with multifamily residential, office, hotel and retail uses. The design is centered around a large public plaza which connects all the commercial uses while the residential portion engages the more residential side of the district.

Biscayne West

Location: Miami, Florida
Completion: Preliminary Design

Biscayne West proposes an entirely new district of residential towers, retail shops, restaurants, offices, and hotel facilities. The plan proposes a new layout of streets and parks to form an entirely new neighborhood that links into the existing urban fabric. The two park areas provide open view corridors for the residents as well as recreational areas. Large sidewalks with street trees support the pedestrian experience. This new urbanist concept will become a vibrant new community for the north east corridor.

Grove One Plaza

Client: Related Urban
Location: Miami, Florida
Completion: Preliminary Design Concept

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RETAIL PROJECTS

TOWER SHOPS PHASE 1

Client: Free Port Miami
Location: Orlando, Florida
Completion: Preliminary Design

We provided a complete 2,100 LF / $2.9 million facade renovation of an existing 420,000 SF power shopping center. The project included major facade redesign of 1,700 LF including 7 of the anchor tenants, Michaels, TJ Maxx, Office Depot, Ross, Party City, Ultra, & Discovery, as well as several small retail exterior facades and outdoor common areas.

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RETAIL PROJECTS

TOWER SHOPS PHASE 2

Client: Free Port Miami
Location: Orlando, Florida
Completion: Preliminary Design

An addition to the popular Tower Shops in Davie, Florida; Tower Shops Phase II will feature an additional 50,000 SF of retail which will include one of the first Trader Joe's in the South Florida market as well as future national retail and restaurant tenants with outdoor public areas. Totaling in $8.8 million, this project was completed in 2016.

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RETAIL PROJECTS

Shoppes at Hidden Lake

Client: Adrian Builder
Location: Miami, Florida
Completion: 2018

Hidden Lakes Shopping Center Retail is a 50,400 SF multi-tenant retail space of all new construction from an empty site. This new two story center will bring needed neighborhood retail and services to an emerging market in West Kendall.

Pembroke Centre

Client: Hart Lyman
Location: Pembroke Pines, Florida
Completion: 2016

Offering approximately 28,000 SF of retail and restaurant space, this site is anchored by a national restaurant tenant and features a centralized pedestrian corridor with designated outdoor seating areas. Separating the center into two buildings allowed for a more pleasant shopping experience while providing convenient access to the additional parking at the rear and increased end cap tenant opportunities.

The Shops at Sweetwater

Client: D-Essentials, Inc.
Location: Miami, Florida
Completion: In progress

The Shops at Sweetwater is a 3 story commercial center with 5,000 SF of restaurant space and 800 SF outdoor dining. The center has a combined total of 29,000 SF retail space on the ground and second floor. In addition, the building contains a parking garage deck on the second floor with 249 parking spaces and 15,000 SF of office space on the third floor.

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RETAIL PROJECTS

DORAL 87TH

Client: Free Port Miami
Location: DORAL, Florida
Completion: In progress

Expanding on the new growth of the City of Doral, this 45,000 SF center will provide a wide sidewalk perfect for pedestrian friendly retail and includes open plazas and outdoor dining. The center will provide convenience shopping with a pleasant pedestrian experience.

90SW8

Client: Barlington Group
Location: Miami, Florida
Completion: Preliminary Design

Shoppes at Deerfield

Client: Janoura Realty & Management, Inc.
Location: Deerfield Beach, Florida
Completion: In progress

Shoppes at Deerfield is a retail center that we completely renovated. This began with a cohesive plan to redo all four building facades. MODIS created place making spaces that included landscaping, hardscape and seating areas. Additionally, new canopy structures, new lighting and corner features were also included in the renovation.

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IVO FERNANDEZ, JR., LEED AP BD+C, CDP
MODIS Architects, LLC
Principal Miami Studio

As Principal & Co-Founder, Mr. Fernandez oversees most of the design within the office. He specializes in the design and management of various project types through all phases. From the initial Zoning Analysis, Master Planning, Design Development, all the way through the Construction phase. He brings an "All In or Nothing" attitude to each and every project. With more than twenty years of experience, Mr. Fernandez has been the Lead Designer and Project Manager on various large-scale retail, mixed-use, aviation, office, warehouse, and residential projects – many of which have received awards for excellence both locally as well as internationally. Having worked side by side with Co-Founder, Robert Morisette, for over 25 of those years, they have developed a cohesive & comprehensive approach towards architecture that is able to not only provide award winning aesthetic solutions, but also achieve this while being both sensitive to our client's needs as well as the project's without compromising our service nor our product.

COMMERCIAL / MIXED-USE PROJECTS

- **16 West,** Savannah, Georgia – Project Designer/Project Manager for an open-air retail, 118-acre, master planned project. Including 330,000 SF Anchor tenants, 318,000 SF big box retail, 530,000 SF of life style retail, 20 screen cinema, 150 residential units and a Hotel.

- **Current @ Lee Vista,** Orlando, Florida – Project Designer/Project Manager for an open-air retail, 74-acre, master planned project. Including 240,000 SF Lifestyle Retail, 450,000 SF Power Center which includes a 178,000 SF Super Target Center, as well as a Proposed Hotel.

- **Doral Blue,** Doral, Florida – Principal for the design of a proposed mixed-use development which features a 10 story 166 room hotel tower complemented with a 9 story 68 unit condominium tower anchored with a central plaza that caters to 21,000 SF of vibrant ground level retail. Situated one block from the new Doral Town Center this site maximizes uninterrupted views of the world-famous Trump National Doral Golf Course and Resort.

- **Downtown Orlando City Square,** Orlando, Florida – Principal for the design of a proposed 7.7-acre Mixed-Use Transit Oriented Development is centrally located in the heart of the bustling Downtown Orlando area only 500 feet from the recently completed Lynx Sunrail Station - one of many efforts underway in the emergence of the area as a major business, residential, & entertainment powerhouse. The project looks to meet the demands of this growing area by providing 408 residential apartment units in three 12 story towers accompanied by a 10 story 125 key hotel tower. The overall project is anchored by 122,000 SF of retail space with a national grocer, pharmacy, and numerous sidewalk cafes which delivers a vibrancy surrounding a central outdoor plaza. The project will also feature 12,000 SF of conference and meeting facilities, a 35,000 SF multi-level fitness center, 65,000 SF of elevated recreation and fitness deck with 4 resort style pools, as well as 1,220

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spaces of structured parking.

- **One Hundred Central Avenue,** Sarasota, Florida - Project Designer/Project Architect for a 530,000 SF mixed use project which includes 96-unit urban luxury condominiums, 60,000 SF of street-level retail, and a 660 space structured parking garage. The project is arranged with sidewalk cafes, and various retail. This was a joint venture project with the City of Sarasota which became a catalyst for the redevelopment of the downtown area.

  * *Winner of the 2007 DBA Project of the Year Award - Category of Commercial Properties, presented by the Developers & Builder's Alliance*

- **Westshore Mixed Use,** Tampa, Florida – Principal for the design of the proposed repositioning of an existing 5 building office park near the Tampa International Airport. We proposed the demolition of 3 of the existing vacant office midrise buildings and have applied a form-based solution that would integrate the remaining 2 office buildings with 316 new residential units with 3 new midrise buildings and 72,500 sf of new ground level retail. The overall design provides a sense of community and a pedestrian friendly street side environment that encourages outdoor seating, street traffic, and a pedestrian synergy - all while concealing from view 800 spaces within structured parking garages.

COMMERCIAL / RETAIL PROJECTS

- **Deerwood Shopping Center,** Miami-Dade, Florida – Project Manager for the renovation of an existing 32,000 SF strip shopping center.

- **Dolphin Mall,** Miami, Florida - Project Designer / Architect for this 87-acre destination retail project which included 1,650,000 SF of themed value/retail and entertainment mega mall which features a 28-screen Cineplex, food court, restaurants, entertainment, as well as 12 anchors. Participated in the attainment of DRI approval for the overall 310-acre mixed use Beacon Trade port site.

- **Festival Marketplace,** Hollywood, Florida - Project Designer / Project Manager for the renovation of a 450,000 SF value-retail center, featuring 400 retail booths, Farmer's market and food court.

- **The Galleria,** Venice, Florida – Project Designer / Project Architect for the renovation of an existing 180,000 SF power shopping center. The project includes the complete façade redesign of the Frank Theatres anchor as well as various small retail exterior facades and outdoor common areas.

- **Lakeland Multi-Tenant Retail,** Lakeland, Florida – Principal for the design of a new multi-tenant retail building totaling 6,000 SF. Made accommodations for future restaurant tenant as well as provided for future outdoor sidewalk seating completed in 2014.

- **Lakewood Shopping Center,** Margate, Florida - Project Designer / Project Manager for the

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renovation of an existing 75,000 SF building by breaking it up into three big box retail tenants and the addition of 8,500 SF of retail.

- **Mary Brickell Village,** Miami, Florida - Project Architect for this mixed-use Leisure and Lifestyle Village which includes a series of two-story tropical retail pavilions with over 165,000 SF of retail space, various restaurants, goods and services complimented by public spaces heavily landscaped with the theme of "Wood, Water and Green". This project was arranged with a 30-story apartment tower forming a backdrop to the retail.

- **Pointe Orlando,** Orlando, Florida - Project Designer / Project Manager for the renovation and repositioning of a 400,000 square foot, two level outdoor retail and entertainment shopping center, including new common area walkways, large open plazas, new restaurants and retail tenants.

  * *Winner of the 2009 Aurora Award - Category of Remodeling, Rehabilitation, or Historical Restoration of Office / Retail Project.*

  * *Winner of the 2009 Real Estate and Construction Review, Building of America Award – Most Imaginative, Unique, Innovative and Dynamic Buildings in America.*

- **Shopping Center Iguatemi,** Porto Alegre Expansion, Porto Alegre, Brazil - Model Builder for new two-level enclosed shopping center addition to the existing two-level regional mall features Renner as a two-level anchor, many new small shops and boutiques, and new food court. A partial third level above Renner has five new cinemas in addition to the existing four. Completed fall 1997.

  * *Winner of an ICSC award for Merit, Presented by the International Council of Shopping Centers.*

- **Streets of Mayfair,** Miami, Florida - Project Architect for the renovation and repositioning of a 248,000 SF mixed-use facility that includes entertainment/retail, Planet Hollywood, multiplex cinema, 186-room hotel and structured parking for 920 cars. Completed 1997.

  * *Winner of a SADI award for Superior Achievement in Design, Presented by Shopping Center World, and a Merit award, presented by the International Council of Shopping Centers*.

- **Terra Mall,** San Juan, Costa Rica - Project Architect for a 400,000 SF three-level mall that takes advantage of the sloped terrain. Project includes a Cineplex, food court, music court, restaurants, department store, supermarket and 90 shops.

  * *Winner of an ICSC Certificate of Merit for Innovative Design & Development, presented by the International Council of Shopping Centers.*

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- **Tower Shops Phase I,** Davie, Florida – Project Manager for the complete 2,100 LF / $2.9 million façade renovation of an existing 420,000 SF power shopping center. The project included major façade redesign of 1,700 LF including 7 of the anchor tenants, Michaels, TJ Maxx, Office Depot, Ross, Party City, Ulta, & Discovery, as well as several small retail exterior facades and outdoor common areas.

- **Tower Shops Phase II**, Davie, Florida – Project Manager for an addition to the popular Tower Shops in Davie, Florida. It will feature an additional 50,000 SF of retail which will include one of the first Trader Joe's in the South Florida market as well as future national retail and restaurant tenants with outdoor public areas. Totaling $8.8 million this project broke ground in February of 2015.

- **Hidden Lakes Retail**, Kendall, Florida – Principal for the Hidden Lakes Shopping Center, which is a 50,400 SF multi-tenant retail space of all new construction. This new two-story center will bring needed neighborhood retail and services to an emerging market in West Kendall.

- **Upper Buena Vista**, Upper Buena Vista, Florida – Principal for the renovation and adaptive reuse of older and underused buildings concept that has become a key element in the resurgence of older urban neighborhoods. Upper Buena Vista is a collection of small existing and new structures that form a vibrant and unique micro retail development.

COMMERCIAL / TENANT IMPROVEMENT PROJECTS

- **Big Picture Cafe, Great Florida Bank Center,** Davie, Florida – Principal for the 1,540 SF interior build out of this one of a kind Wellness Center / Nutrition Café.

- **Borders Books,** Plantation, Florida - Project Architect for a standalone 25,000 SF "*Video, Music, Café"* bookstore with over 100,000 volumes. Project included a kid's corner, music/video section and café with outdoor seating.

- **Borders Books,** Streets of Mayfair, Coconut Grove, Florida - Project Architect for a two story 25,000 SF "*Video, Music, Café"* bookstore with over 100,000 volumes. Project included a kid's corner, music/video section and café with outdoor seating.

- **Boston Proper,** Multiple Cities – Principal for the new national roll out of a new fashion boutique by Chico's Fashion ranging at the 2,500 SF per store module. First phase of Initial roll out includes multiple stores in Florida, Georgia, North Carolina, and Texas.

- **Burger King,** Multiple Locations – Principal for the exterior renovation of 10 local franchises spread throughout the local South Florida market.

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- **Camicissima,** Multiple Locations – Principal for the new national roll out of a new men's dress shirt fashion boutique at the +/-1,500 SF per store module. Total rollout campaign is to include 200 stores over the next 4 years. The first phase of the Initial roll out includes multiple stores in Florida, Georgia, and Puerto Rico.

- **Game On Sports Bar,** Miami, Florida – Principal for the +/-4,000 SF interior build out of this unique neighborhood sports bar experience where each booth has it's own beer tap.

- **Gaucho's Argentinean Gourmet Market,** Miami, Florida – Designer / Principal for the 3,800 SF interior build out.

- **Giardino Gourmet Salads,** Various locations in South Florida – Principal for the +/-1,200 SF interior build outs of this flourishing franchise start up. We have assisted the franchise in ironing out many of the wrinkles of their Gourmet Salad concept as they prepare to embark on their national rollout campaign. They are currently on their 12th location and have now finally begun branching out of Florida and into Tennessee.

- **Juicy Boba,** locations in Miami Beach and Aventura mall - Designer / Principal for the 1,175 SF interior build out.

- **K & G Fashion Superstore,** Lakewood Shopping Center, Margate, Florida - Project Manager for the 17,000 SF building shell design & interior build out.

- **Let's Make A Daiquiri,** Dolphin Mall, Miami, Florida - Project Designer / Architect for an open-air themed daiquiri bar which serves as the focal point of outdoor plaza of a local entertainment mega mall.

- **Lifeway Christian Stores,** Tower Shops, Davie Florida – Project Manager for the +/-5,400 SF interior build out.

- **Office Max,** Deerwood Shopping Center, Miami, Florida – Project Manager for the 20,000 SF building shell design.

- **Party City,** Colonial Palms Plaza, Pinecrest, Florida – Principal for the 12,000 SF interior build out.

- **Party City,** Tower Shops, Davie Florida – Principal for the 12,000 SF interior build out.

- **Picadilly Shoes,** locations in Westland Mall and Wellington Mall – Designer / Principal for the 1,250 SF interior build outs.

- **Rack Room Shoes,** Lakewood Shopping Center, Margate, Florida - Project Manager for the 6,000 SF building shell design & interior build out.

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- **Ross Dress for Less,** Lakewood Shopping Center, Margate, Florida - Project Manager for the 34, 000 SF building shell design & interior build out.

- **Staples,** Lakewood Shopping Center, Margate, Florida - Project Manager for the 18,000 SF building shell design & interior build out.

- **Subway,** Great Florida Bank Center, Davie Florida – Principal for the +/-1,200 SF interior build out

- **Whole Foods Market,** Sarasota, Florida - Project Designer for a 35,000 SF Whole Foods Market in the heart of downtown Sarasota.

  * Awarded Silver Certification from The Leadership in Energy and Environmental Design (LEED) Green Building Rating System from the US Green Building Council.

- **Your Big Picture Wellness Center,** Great Florida Bank Center, Davie Florida – Project Designer / Principal for the +/-1,400 SF interior build out.

OFFICE PROJECTS

- **Allen Morris Corporate Headquarters,** Coral Gables, Florida - Project Architect for a +/-12,000 SF corporate headquarters, reception lobby, conference rooms, and interior details within the penthouse of their new 17 story Class "A" office building.

- **Tropical Federal Credit Union,** Cutler Bay, Florida – Project Designer / Principal for the standalone +/-4,000 SF credit union branch. Scope of work included both the stand-alone facility as well as interiors including finishes and furniture selection.

- **Tropical Federal Credit Union,** Pembroke Pines, Florida – Project Designer / Principal for the standalone +/-4,000 SF credit union branch. Scope of work included both the stand-alone facility as well as interiors including finishes and furniture selection.

- **Tropical Federal Credit Union,** West Palm Beach, Florida – Project Designer / Principal for the standalone +/-4,000 SF credit union branch. Scope of work included both the stand-alone facility as well as interiors including finishes and furniture selection.

- **Galloway Medical Office Building,** Miami, Florida – Principal for a 3-story Medical Office Building designed to house state of the art medical facilities, provide innovative systems for its users, and is adjacent to Baptist Hospital. The building design is grounded with natural stone and wood materials with an abundance of glass to complement the West Kendall scale neighborhood. The detached garage contains 650 parking spaces with ground floor commercial linear space.

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WAREHOUSE / INDUSTRIAL PROJECTS

- **Historical Museum of South Florida Collections Warehouse,** Miami, Florida - Project Designer/Principal for a 22,000 SF - 2 story warehouse building for permanent storage of the Historical Museum's object collection.

AVIATION PROJECTS

- **Lloyd Aviation FBO,** Anguila, British West Indies – Principal for the design of the proposed +/-25,000 SF private airport terminal in the Island of Anguila. Facilities include passenger ticketing, immigration, pilot accommodations, and various passenger amenities which include lounge area, bar area, business facilities, private conference facilities, as well as administrative offices for daily operations.

RESIDENTIAL PROJECTS / MULTI FAMILY

- **26 Edgewater,** Miami, Florida - Principal for the design of a proposed 89-unit condominium project nestled within the historic neighborhood of Edgewater adjacent to metropolitan Downtown Miami. It includes 120 spaces of above ground parking and over 8,000 SF of ground level retail. With its location just off of Biscayne Boulevard and its close proximity to the Design District, this location is ideal for a new generation of Miami.

- **Byron Residential,** Miami Beach, Florida - Principal for the design of a proposed residential apartment building that offers one and two bedroom residential apartments with private terraces. The contemporary design makes references to Miami Beach's heritage of Deco and Moderne influences.

- **Casa Luna,** Miami, Florida – Principal for the design of this multi-family residential project which centrally located in the heart of the historic neighborhood referred to as Little Havana. The project features an 11-story – 79 residential apartments building with ground level retail as well as an elevated and landscaped amenity pool deck over a 98-space structured parking garage.

- **Collins Park Apartment,** Miami, Florida - Principal for the design of a 6-story 125 unit / 90,000 SF mid-rise HUD approved affordable housing project completed in January of 2015.

- **Douglas Gardens,** Miami, Florida – Principal for the design of a proposed 67 unit / 131,000 SF mid-rise market rate rental housing project over 108 space structured parking garage located in the heart of the City of Miami.

- **LeJeune Palms,** Miami, Florida – Principal for a newly proposed mixed-use development located on one of the busiest intersections in the City of Miami. The overall proposed project is to include a total of approximately 442,000 SF including more than 15,000 SF of

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ground level retail, 8 stories/180 units of market rate rental units, 110 key hotel, all while concealing from view an elevated pool and amenities deck over a 350 space structured parking garage.

- **Manatee NSP1 Housing Development,** Palmetto, Florida – Principal for the design of a new 8,400 SF multi-unit veteran housing for the Volunteers of America, Florida completed in May 2013.

- **South Miami Plaza,** South Miami, Florida – Principal for the renovation of an existing 74,000 SF mid-rise which includes 98 units of Miami-Dade County elderly housing.

- **Stirrup Plaza,** Coconut Grove, Florida – Principal for the design of a 5-story 68 unit / 70,000 SF mid-rise HUD approved affordable housing project currently under construction.

- **Town Center Apartments,** Opa-Locka, Florida - Principal for the design of a 6-story mid-rise which includes 127 units totaling 118,000 SF HUD approved affordable housing project completed in mid-2014.

- **Smathers Plaza,** Miami, Florida - Principal for the design and development of a midrise elderly housing project which includes surface parking, resident amenities and 133 resident units. The units are comprised of one-bedroom/one-bathroom and 2-bedrooms/2-bath units. The project also includes the interior and exterior renovation of 2 existing public housing towers. One tower consists of 13 stories and the second tower consists of 6 stories for a total of 182 residential units.

- **Brisas Del Rio,** Miami, Florida - Principal for the design and development of an elderly housing project which includes surface parking, resident amenities and 167 resident units. The units are comprised of studio/one-bath and one-bedroom/one-bath.

- **Liberty Square,** Miami, Florida - Principal for the redevelopment of Liberty Square. This project will be a monumental process by which an existing 700 units of public housing is replaced by a new master planned development of over 1,500 mixed income units. The residential options will range from midrise multi-family buildings to three-story walk-up units as well as townhome developments that will be for sale. The overall development will feature elements essential for a thriving community. These elements include retail, grocery store, community spaces, parks, offices and job training facilities.

- **Gallery at Smathers,** Miami, Florida - Principal for the design and development of a workforce housing project which includes surface parking, resident amenities, leasing offices and 126 resident units. The units are comprised of one-bedroom/one-bath and two-bedrooms/two-bath.

- **Gallery at River Parc,** Miami, Florida - Principal for the design and development of a workforce housing project which includes surface parking, resident amenities and 139

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resident units. The units are comprised of one-bedroom/one-bath, two-bedrooms/two-bath and 3 live-work with one-bath/one-office with powder room. The project will be part of a new master plan redevelopment of an existing public housing development.

- **Gallery at West Brickell,** Miami, Florida - Principal for the design and development of a workforce housing project which includes surface parking, resident amenities and 198 resident units. The units are comprised of one-bedroom/one-bathroom, two-bedrooms/two-bathrooms and 3 live-work with one-bathroom/one-office with powder room. The project will have a structural parking component within each tower.

CERTIFICATIONS / AWARDS

The International Council of Shopping Center — October 2013
CDP - Certified Design Professional

The US Green Building Council — June 2009
LEED AP BD+C - LEED Accredited Professional Building Design + Construction

Up & Comers Awards – Finalist — 2001
The South Florida Business Journal

EDUCATION

Bachelors of Architecture — May 1995
Florida A & M University, Tallahassee, Florida

VOLUNTEER

United Way of Miami Dade — 1999 - 2003
Kickoff Committee Member

United Way of Miami Dade — 2002
Kickoff Committee Co-Chairman

PROFESSIONAL AFFILIATIONS

ICSC	International Council of Shopping Centers
ULI	Urban Land Institute
USGBC	U.S. Green Building Council

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ROBERT K. MORISETTE, AIA, NCARB, LEED AP B+C, CDP
MODIS Architects, LLC
Principal Miami Studio

One of the Founding Principals of MODIS Architects, Mr. Morisette's main focus within the firm is on overall project management, strategic development, budgeting, scheduling, construction cost estimating, and problem solving keeping each client on track towards completing their project successfully. With over twenty years of experience in a variety of project types which have included not only retail but mixed use, multi-family residential, commercial, hospitality, office, institutional, and aviation as well, he brings a wealth of technical proficiency to the overall MODIS team. He is a seasoned architect who can effectively and efficiently manage the many stages of the design and construction process while being sensitive to both the overall project schedule and budget. He is a true team player whose willingness to provide practical solutions has proven vital on many past projects.

COMMERCIAL / MIXED-USE PROJECTS

- **16 West,** Savannah, Georgia – Project Designer/Project Manager for an open-air retail, 118-acre, master planned project. Including 330,000 SF Anchor tenants, 318,000 SF big box retail, 530,000 SF of life style retail, 20 screen cinema, 150 residential units and a hotel.

- **Current @ Lee Vista**, Orlando, Florida – Project Designer/Project Manager for an open-air retail, 74-acre, master planned project. Including 240,000 SF Lifestyle Retail, 450,000 SF Power Center which includes a 178,000 SF Super Target Center, as well as a Proposed Hotel.

- **Davie Commons**, Davie, Florida - Project Manager for a 175-acre mixed-use master plan project which includes 1,000,000 SF of retail, 445,000 SF of office space, and a 300-room hotel. The project is designed around various streetscapes including a Waterfront, Town Square, Sidewalk Cafes and Marketplace with pedestrian and vehicular ways.

- **Daytona Speedplex**, Daytona Beach, Florida - Project Manager for a proposed 1,000,000 SF mixed-use master plan project composed of diverse retail shops, an 18-screen cinema, restaurants, office buildings, and residential condominiums contained within an energetic and progressive architectural vocabulary located directly across the street from the Daytona International Speedway.

- **Hyde Park Village**, Tampa, Florida – Project Manager for the proposed redevelopment of the existing 6 city block urban shopping village. Redevelopment is to include the addition of two new mixed-use mid-rise towers which is to include 50,500 SF of ground level retail with 22,000 SF of office space and 226 residential units above. The two new mixed-use buildings are to also include 635 parking spaces and total over 795,000 SF of new construction. The addition of these two new towers is to be the corner stone for the proposed redevelopment of the existing grade level retail and sidewalk cafés. The overall

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scope of work is to also create a new project branding and identity for this truly one of a kind urban shopping destination.

- **Jupiter Yacht Club**, Jupiter, Florida - Project Manager for a waterfront mixed-use master plan project which includes a 35,000 SF office building, a 120-room hotel, 12,000 SF of marina front retail, a 9,000 SF yacht club, 168-unit luxury condominiums, an 89-slip marina, and 350 space structured parking garage. The entire project was designed to overlook the fragile ecological mangroves of the Florida's Intracoastal Waterway.

- **One Hundred Central Avenue**, Sarasota, Florida - Project Designer/Project Architect for a 530,000 SF mixed use project which includes 96-unit urban luxury condominiums, 60,000 SF of street-level retail, and a 660 space structured parking garage. The project is arranged with sidewalk cafes, and various retail. This was a joint venture project with the City of Sarasota which became a catalyst for the redevelopment of the downtown area.

  * *Winner of the 2007 DBA Project of the Year Award - Category of Commercial Properties, presented by the Developers & Builder's Alliance*

- **Orange County Convention Center Urban District**, Orlando Florida - Project Manager for a master planned mixed use development composed of 500,000 SF of entertainment retail, 200 residential units, 100,000 SF of leasable office space, 6,000 space structured parking, and 3 flagship hotel towers with a total key count of 2,500. The overall project is to be designed adjacent and in cooperation with the Orange County Convention Center. This project is envisioned to be the catalyst to help propel the Orange County Convention Center into becoming the Premier Convention facility within the United States.

COMMERCIAL / RETAIL PROJECTS

- **Dolphin Mall**, Miami, Florida - Project Architect for this 87-acre destination retail project which included 1,650,000 SF of themed value/retail and entertainment mega mall which featured a 28-screen Cineplex, food court, restaurants, entertainment, as well as 12 anchors. Participated in the attainment of DRI approval for the overall 310-acre mixed use Beacon Tradeport site.

- **Lakeland Multi-Tenant Retail,** Lakeland, Florida – Principal for the design of a new multi-tenant retail building totaling 6,000 SF. Made accommodations for future restaurant tenant as well as provided for future outdoor sidewalk seating completed in 2014.

- **Mary Brickell Village**, Miami, Florida - Project Architect for this mixed-use Leisure and Lifestyle Village which includes a series of two-story tropical retail pavilions with over 165,000 SF of retail space, various restaurants, goods and services complimented by public spaces heavily landscaped with the theme of "Wood, Water and Green". This project was arranged with a 30-story apartment tower forming a backdrop to the retail.

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- **Pacific Mall**, Panama City, Panama – Project Manager for a proposed 750,000 SF, three level Regional Mall in the heart of Panama City. The mall is to include 4 anchors, an interior food court, and 14 screen cinema.

- **Southland Mall Renovation** (formerly Cutler Ridge Mall), Miami, Florida - Project Manager for the renovation and expansion of an existing 1,000,000 SF shopping center. Two existing anchors were replaced with an 18-screen cinema, various restaurants, a bookstore, big box tenants such as Best Buy, Sports Authority and DSW Shoe. The interior of the mall was renovated with new paving, landscaping, lighting, fountains, graphics, and featured ceiling design.

- **Tower Shops Phase I,** Davie, Florida – Principal for the complete 2,100 LF / $2.9 million façade renovation of an existing 420,000 SF power shopping center. The project included major façade redesign of 1,700 LF including 7 of the anchor tenants, Michaels, TJ Maxx, Office Depot, Ross, Party City, Ulta, & Discovery, as well as several small retail exterior facades and outdoor common areas.

- **Tower Shops Phase II,** Davie, Florida – Principal for an addition to the popular Tower Shops in Davie, Florida. It will feature an additional 50,000 SF of retail which will include one of the first Trader Joe's in the South Florida market as well as future national retail and restaurant tenants with outdoor public areas. Totaling $8.8 million this project broke ground in February of 2015.

COMMERCIAL / TENANT IMPROVEMENT PROJECTS

- **Ball Mania**, Doral Florida – Principal for the 1,700 SF interior build out of this unique child entertainment facility – Sister to the "Funtasmic" listed below.

- **Big Picture Cafe**, Great Florida Bank Center, Davie Florida – Principal for the 1,540 SF interior build out of this one of a kind Wellness Center / Nutrition Cafe

- **Borders Books**, Dolphin Mall, Miami, Florida - Project Architect for a two story 25,000 SF "*Video, Music, Café"* bookstore with over 100,000 volumes. Project included a kid's corner, music/video section and café with outdoor seating.

- **Boston Proper**, Multiple Cities – Principal for the new national roll out of a new fashion boutique by Chico's Fashion ranging at the 2,500 SF per store module. First phase of Initial roll out includes multiple stores in Florida, Georgia, North Carolina, and Texas.

- **Burger King,** Multiple Locations – Principal for the exterior façade renovation & interior improvements of new branding designs for several different locations spread throughout the local South Florida market.

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- **Disney Store**, Dolphin Mall, Miami, Florida - Project Architect for a 2,000 SF interior build out of this apparel retail.

- **Funtasmic**, The Crossings Shopping Center, Kendall Florida – Principal for the 2,440 SF interior build out of this unique child entertainment facility – Follow up to the successful "Ball Mania" listed above.

- **Game On Sports Bar**, Miami, Florida – Principal for the +/-4,000 SF interior build out of this unique neighborhood sports bar experience where each booth has its' own beer tap.

- **Giardino Gourmet Salads,** Various locations in South Florida – Principal for the +/-1,200 SF interior build outs of this flourishing franchise start up. We have assisted the franchise in ironing out many of the wrinkles of their Gourmet Salad concept as they prepare to embark on their national rollout campaign. They are currently on their 12th location and have now finally begun branching out of Florida and into Tennessee.

- **Juvia**, 1111 Lincoln Road, Miami Beach, Florida – Principal for the 7,800 SF interior build out of this unique rooftop dining experience overlooking the epicenter of Lincoln Road. We worked closely with the lead Venezuelan designer, Alejandro Barrios-Carrero on this award winning project.

  * *Winner of the 2013 Outstanding Restaurant Design (Over 75 Seats) presented by the James Beard Foundation*

- **Lifeway Christian Stores**, Tower Shops, Davie Florida – Project Manager for the +/-5,400 SF interior build out.

- **Off The Wall Street Radio Station**, Whole Foods Market Centre, Sarasota, Florida – Project Manager / Principal for the +/-1,500 SF interior build out of this one-of-its-kind street side radio broadcast station.

- **Oolite**, 1661 Pennsylvania Avenue, Miami Beach, Florida – Principal for the 4,500 SF / 240 seat interior build out of this unique dining/bar experience. Located just a couple of steps off of Lincoln Road in what is the ground level of one of the New World Symphony buildings designed by world renowned architect Frank Gehry. We worked closely with the James Beard nominated executive chef Kris Wessel and the rest of the ownership's team in delivering this award winning dining experience.

  * *Winner of the 2014 Restaurant of the Year presented by the Miami Herald*

- **Party City**, Colonial Palms Plaza, Pinecrest, Florida – Principal for the 12,000 SF interior build out.

- **Party City**, Tower Shops, Davie Florida – Principal for the 12,000 SF interior build out.

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- **Polo Norte-Coral Way**, Miami, Florida - Principal for the concept development and 112 seat, interior build out of this popular local dining experience.

- **Polo Norte-PSN**, Palm Springs North, Florida - Principal for the concept development and 132 seat, interior build out of this popular local dining experience.

- **Simply Spoiled**, Main Street. Sarasota, Florida – Principal for the +/-1,500 SF interior build out of this distinctive urban spa experience.

- **Subway,** Great Florida Bank Center, Davie Florida – Principal for the +/-1,200 SF interior build out

- **Whole Foods Market**, Whole Foods Market Centre, Sarasota, Florida - Project Manager for a 35,000 SF Whole Foods Market in the heart of downtown Sarasota.

  * Awarded Silver Certification from The Leadership in Energy and Environmental Design (LEED) Green Building Rating System from the US Green Building Council.

- **Your Big Picture Wellness Center,** Great Florida Bank Center, Davie Florida – Project Designer / Principal for the +/-1,400 SF interior build out.

HOSPITALITY PROJECTS

- **Crescent Hotel**, Miami Beach, Florida – Project Architect for the renovation of this boutique hotel in the heart of South Beach's Famous Art Deco District.

- **Hilton Tru**, Sweetwater, Florida – Principal for a new hotel. Adapted from its prototypical design, this 6 story 120 room limited service Tru by Hilton hotel sits on a compact site. The building design has been altered to a more vertical configuration with a canopy drop-off area and indoor/outdoor amenities area.

- **Hyatt Place**, Houston, Texas – Principal for a newly proposed 6-Story 129 Unit limited service hotel in the new sustainable, environmentally sensitive campus of Chasewood Park - Adjacent to the Hewlett Packard Campus

- **Hyatt Regency Hotel***,* Miami Beach, Florida - Project Architect for a proposed phased 800 room oceanfront hotel, spa, and time share resort project overlooking the Atlantic Ocean.

- **Radisson RED at Palmer Lake***,* Miami, Florida - Principal for a newly constructed 5 story 156 room waterfront hotel, spa, and conference facility overlooking Palmer Lake – Adjacent to the MIA's newly built Miami Intermodal Center.

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- **Palmer Lake Hotel - II,** Miami, Florida - Principal for a newly proposed 5 story 204 room waterfront hotel, and conference hotel overlooking Palmer Lake – Adjacent to the MIA's newly built Miami Intermodal Center.

- **Regent Hotel***,* Miami Beach, Florida - Project Architect for the proposed conversion of the existing 11-story hotel into a luxury 5-star, 410-room, ocean front resort and health spa. The hotel featured 20,000 SF of convention facilities as well as luxurious pool front cabanas.

OFFICE PROJECTS

- **Allen Morris Corporate Headquarters**, Coral Gables, Florida - Project Architect for a +/- 12,000 SF corporate headquarters, reception lobby, conference rooms, and interior details within the penthouse of their new 17 story Class "A" office building.

- **Avatar Executive Offices**, Coral Gables, Florida - Project Architect for 25,000 SF executive offices, reception lobby, conference rooms, and interior details for their executive offices.

- **Jupiter Yacht Club Office Building**, Jupiter, Florida - Project Manager for this waterfront 35,000 SF office building, and 350 space structured parking garage, all overlooking the Florida's Intracoastal Waterway.

- **Miami-Dade Water & Sewer Headquarters**, Miami, Florida - Architect for an 80,000 SF office optimization, renovation and expansion of their existing headquarters.

- **Miami-Dade Water & Sewer, Southwest Wellfield Offices**, Miami, Florida - Architect for a new 90,000 SF office building with offices, reception lobby, conference rooms, and interior retails for their new offices.

- **Tropical Federal Credit Union**, Cutler Bay, Florida – Project Manager / Principal for the standalone +/-4,000 SF credit union branch. Scope of work included both the stand-alone facility as well as interiors including finishes and furniture selection.

- **Tropical Federal Credit Union**, Pembroke Pines, Florida – Project Manager / Principal for the standalone +/-4,000 SF credit union branch. Scope of work included both the stand-alone facility as well as interiors including finishes and furniture selection.

- **Tropical Federal Credit Union,** West Palm Beach, Florida – Project Manager / Principal for the standalone +/-4,000 SF credit union branch. Scope of work included both the stand-alone facility as well as interiors including finishes and furniture selection.

- **Turnberry Associates Corporate Offices***,* Aventura, Florida - Project Architect for 25,000 SF corporate offices, reception lobby, conference rooms, and interior details for their corporate Aventura offices at the Aventura Mall.

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WAREHOUSE / INDUSTRIAL PROJECTS

- **Historical Museum of South Florida Collections Warehouse**, Miami, Florida - Principal for a new 22,000 SF - 2 story warehouse building for permanent storage of the Museum's object collection.

- **SABC Freeport Sea/Air Business Center**, Freeport, Bahamas - Project Architect for the design of a proposed 800-acre master plan & design of distribution facilities for International Free Trade tenants

AVIATION PROJECTS

- **British Airways VIP Lounge**, Miami International Airport, Miami, Florida - Project Architect for a 6,000 SF V.I.P. "Terraces Lounge" prototype for the Americas, located at the head house of Concourse "A" at the Miami International Airport.

- **Federal Express Miami Hub**, Miami International Airport, Miami, Florida - Project Architect for the design of a proposed 200,000 SF distribution & sort facility for Central and South America.

- **Federal Express Expansion**, Miami International Airport, Miami, Florida - Project Architect for the expansion to their existing facility.

- **Host Marriott**, Miami International Airport, Miami, Florida - Project Architect for the design and renovation of proposed 38 individual food and beverage facilities at the Miami International Airport.

- **Lloyd Aviation FBO**, Anguila, British West Indies, – Principal for the design of the proposed +/-25,000 SF private airport terminal in the Island of Anguila. Facilities include passenger ticketing, immigration, pilot accommodations, and various passenger amenities which include lounge area, bar area, business facilities, private conference facilities, as well as administrative offices for daily operations.

- **Miami International Airport, Concourse "H" Sterilization**, Miami, Florida - Architect for the US Customs sterilization facilities of international travelers within concourse "H" at the Miami International Airport.

RESIDENTIAL PROJECTS / MULTI FAMILY

- **Casa Grande Tower**, Miami, Florida - Architect for an 80 unit / 115,000 SF mid-rise HUD approved affordable housing project above ground level retail.

- **Collins Park Apartment**, Miami, Florida - Principal for the design of a 6-story 125 unit / 90,000 SF mid-rise HUD approved affordable housing project completed in 2015.

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- **Douglas Gardens**, Miami, Florida – Principal for the design of a proposed 67 unit / 131,000 SF mid-rise market rate rental housing project over 108 space structured parking garage located in the heart of the City of Miami.

- **Harbour House**, Bal Harbour, Florida - Project Architect for the $15 million renovation & conversion of 2 existing 15 story mid-rise rental apartment buildings into condominiums. The project also included the master planning of a new third hi-rise condominium building. Renovations included the overall master planning of the site, landscaping, the building exteriors, as well as all interior spaces.

- **Residences at Hyde Park Village**, Tampa, Florida – Project Manager for two proposed mixed-use mid-rise towers which is to include 226 residential units above office & retail spaces below as well as structured parking.

- **LeJeune Palms**, Miami, Florida – Principal for a newly proposed mixed-use development located on one of the busiest intersections in the City of Miami. The overall proposed project is to include a total of approximately 442,000 SF including more than 15,000 SF of ground level retail, 8 stories/180 units of market rate rental units, 110 key hotel, and 350 space structured parking garage

- **Metatherapy Institute,** (Formerly Homestead Air Force Base), Homestead, Florida - Architect for the design of a proposed 200 unit / 112,000 SF HUD approved transitional living center located on the grounds of the former United States Air Force Base.

- **Marina Del Mar**, (formerly Century Towers), Sunny Isle, Florida - Project Manager for the renovation of a 208 unit hi-rise condominium building. Renovations included the building exterior as well as all interior common spaces.

- **Manatee NSP1 Housing Development,** Palmetto, Florida – Principal for the design of a new 8,400 SF multi-unit veteran housing for the Volunteers of America, Florida completed in May 2013.

- **Ocean Club**, Cocoa Beach, Florida – Project Manager for a 51,000 SF five story 12-unit beachfront luxury condominium on Florida's Tranquil Space Coast

- **One Hundred Central Avenue**, Sarasota, Florida - Project Manager for a 530,000 SF mixed use project which includes 96-unit urban luxury condominiums, above street-level retail and a 660-space structured parking garage below.

  * *Winner of the 2007 DBA Project of the Year Award - Category of Commercial Properties, presented by the Developers & Builder's Alliance*

- **Residences at Winter Park Village**, Winter Park, Florida - Project Manager for a proposed 370,000 SF condominium project which includes 140 condominium units and a 310-space

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structured parking garage. The project will be part of the existing award-winning urban lifestyle center in the heart of the Winter Park Village.

- **South Miami Plaza,** South Miami, Florida – Principal for the renovation of an existing 74,000 SF mid-rise which includes 98 units of Miami-Dade County elderly housing.

- **Stirrup,** Coconut Grove, Florida – Principal for the design of a 5-story 68 unit / 70,000 SF mid-rise HUD approved affordable housing project currently under construction.

- **Town Center Apartments,** Opa-Locka, Florida - Principal for the design of a 6-story mid-rise which includes 127 units totaling 118,000 SF HUD approved affordable housing project completed in mid 2014.

CERTIFICATIONS / LICENSURE

The American Institute of Architect's AIA – Registered Architect	#30133815
The National Council of Architectural Registration Boards NCARB Certified Professional	#62366
The US Green Building Council LEED Accredited Professional, Building Design + Construction	June 2009
The International Council of Shopping Centers CDP - Certified Design Professional	October 2013
The State of Florida, Registered Architect	AR #93259

EDUCATION

Bachelor of Architecture, University of Houston, College of Architecture, Houston, Texas	May 1996
Centre d' Etude et d' Urbanisme University of Houston, College of Architecture, Saintes, France	May 1996

VOLUNTEER

United Way of Miami Dade Kickoff Committee Member	1999 - 2003

PROFESSIONAL AFFILIATIONS

AIA	American institute of Architects
ICSC	International Council of Shopping Centers
NCARB	National Council of Architectural Registration Boards
ULI	Urban Land Institute
USGBC	U.S. Green Building Council

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YVAN O. POLONIO
MODIS Architects, LLC
Vice President Miami Studio

Mr. Polonio has experience in a wide variety of projects such as covered malls, retail developments, airport concessions, government projects, multi-family & single-family projects, high-end single-family residential, historic preservation and alterations of residential and commercial projects, and high-end interior tenant improvements. I have participated as the primary point of contact in the coordination and execution of the project's design goals and technical aspects with owners, consultants, general contractors, building department officials and industry representatives and specialists.

COMMERCIAL / MIXED-USE PROJECTS

- **Current @ Lee Vista**, Orlando, Florida – Project Architect for an open-air retail, 74 acres, master planned project. Including 240,000 SF Lifestyle Retail, 450,000 SF Power Center which includes a 178,000 SF Super Target Center, as well as a Proposed Hotel.

- **Hyde Park Village**, Tampa, Florida – Project Architect for the proposed redevelopment of the existing 6 city block urban shopping village. Redevelopment is to include the addition of two new mixed use mid-rise towers which is to include 50,500 SF of ground level retail with 22,000 SF of office space and 226 residential units above. The two new mixed use buildings are to also include 635 parking spaces and total over 795,000 SF of new construction. The addition of these two new towers is to be the corner stone for the proposed redevelopment of the existing grade level retail and sidewalk cafés. The overall scope of work is to also create a new project branding and identity for this truly one of a kind urban shopping destination.

- **Orange County Convention Center Urban District**, Orlando, Florida - Project Architect for a master planned mixed use development composed of 500,000 SF of entertainment retail, 200 residential units, 100,000 SF of leasable office space, 6,000 space structured parking, and 3 flagship hotel towers with a total key count of 7,500. The overall project is to be designed adjacent and in cooperation with the Orange County Convention Center. This project is envisioned to be the catalyst to help propel the Orange County Convention Center into becoming the Premier Convention facility within the United States.

COMMERCIAL / RETAIL PROJECTS

- **Centre City Mall**, Chaguanas, Trinidad - Project Architect for a 750,000 SF, multi-level covered mall with anchor tenants, two food courts, water features, mezzanine level retail spaces, five story open parking structure and a retail bridge over a main local street connecting the mall which is located on two sites.

- **Galleria Plaza Shopping Center**, Venice, Florida – Project Manager for a complete 1,200 LF / $1.5 Million façade renovation of an existing +/-90,000 SF regional shopping center. The project included the complete façade redesign of the Frank Theatres – Galleria Stadium 12 as well as all

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of the remaining inline retail exterior facades. We removed 2,000 SF of existing retail at one of the corners of the center to create a new outdoor public space with vibrant sidewalk seating allowing access to previously unavailable parking.

- **High Point Town Center**, Prattville, Alabama – Project Architect for a 414,000 SF open-air Lifestyle Retail Center, master planned project.

- **Lakeland Multi-Tenant Retail**, Lakeland, Florida – Project Manager for a new multi-tenant retail building totaling 6,000 SF. Made accommodations for future restaurant tenant as well as provided for future outdoor sidewalk seating completed in 2014.

- **Tower Shops Phase I,** Davie, Florida – Project Manager for the complete 2,100 LF / $2.9 million façade renovation of an existing 420,000 SF power shopping center. The project included major façade redesign of 1,700 LF including 7 of the anchor tenants, Michaels, TJ Maxx, Office Depot, Ross, Party City, Ulta, & Discovery, as well as several small retail exterior facades and outdoor common areas.

- **Tower Shops Phase II**, Davie, Florida – Project Manager for an addition to the popular Tower Shops in Davie, Florida. It will feature an additional 50,000 SF of retail which will include one of the first Trader Joe's in the South Florida market as well as future national retail and restaurant tenants with outdoor public areas. Totaling $8.8 million this project broke ground in February of 2015.

- **Westfield Sarasota Square Mall**, Sarasota, Florida - Project Architect for 500,000 SF of covered mall interior & exterior renovation, expansion of new food court, restaurant shells, retail tenant spaces and five main mall entrance canopy structures.

- **Countryside Shops**, Cooper City, Florida - Project Architect for exterior renovation and full facade improvements. 5,000 SF of new small shops were added, a 26,000 SF new major tenant was added and design of new Publix facade. Additionally, MODIS integrated 4,700 sf of place making spaces that included landscaping, hardscape and seating areas. Countryside is undergoing an entire repositioning. The redevelopment will include the addition of a new public library and the redevelopment of an existing retail box into a new Ross Dress for Less.

- **Capital Plaza**, Coral Springs, Florida - Project Architect for exterior renovation; 1700 lineal feet of full facade improvements. New tower, entry features, signage and roof modifications. Integration of new place making spaces that included landscaping, hardscape and seating areas.

COMMERCIAL / TENANT IMPROVEMENT PROJECTS

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- **Boston Proper,** Multiple Cities – Project Manager for the new national roll out of a new fashion boutique by Chico's Fashion ranging at the 2,500 SF per store module. First phase of Initial roll out includes multiple stores in Florida, Georgia, North Carolina, and Texas

- **Burger King,** Multiple Locations – Project Manager for the exterior façade renovation & interior improvements of new branding designs for several different locations spread throughout the local South Florida market.

- **Game On Sports Bar & Grill**, Miami, Florida – Project Manager for the +/-4,000 SF interior build out of this unique neighborhood sports bar experience where each booth has its' own beer tap

- **Holly Hunt Showroom**, Miami, Florida - Project Coordinator / Project Architect for High-End tenant interior improvements of a two-story furniture showroom in the Miami Design District.

- **No lines Tanning Salon**, Miami Beach, Florida - Project Coordinator / Project Architect for tenant improvements of a tanning salon.

- **Party City**, Colonial Palms Plaza, Pinecrest, Florida – Project Manager for the 12,000 SF interior build out.

- **Party City**, Tower Shops, Davie Florida – Project Manager for the 12,000 SF interior build out.

- **Vino,** Coconut Grove, Florida – Project Manager for the interior buildout of this unique high-end wine retail and lounge experience.

- **Vino,** Miami Beach, Florida – Project Manager for the interior buildout of this unique high-end wine retail and lounge experience.

AVIATION / TENANT IMPROVEMENT PROJECTS

- **All Day Rent A Car**, Miami Intermodal Center, Miami International Airport, Miami, Florida
  Family Auto Rental, Miami Intermodal Center, Miami International Airport, Miami, Florida
  Global Rent A Car, Miami Intermodal Center, Miami International Airport, Miami, Florida
  Royal Rent A Car, Miami Intermodal Center, Miami International Airport, Miami, Florida

- **Icebox Cafe at MIA**, North Terminal Development, Miami International Airport, Miami, Florida - Project Manager / Project Architect for the tenant improvements of a 1,200 SF restaurant / deli airport terminal concession space including dinning, indoor & outdoor seating area, bar area, take out area and kitchen work room area.

- **Miami Intermodal Center (MIC),** Miami International Airport, Miami, Florida - Project Manager / Project Architect for the tenant improvements at the new Consolidated Rental Car Facility connecting the Miami International Airport with the future transportation hub for Miami.

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Improvements includes 5,575 SF of Customer Service / Office areas in the main lobby on the 4th level and 99,000 SF of Quick-Turn-Around and Ready-Return areas for customer rental vehicles on 1st and 3rd levels of the parking garage structure.

- **Newslink Explorer**, North Terminal Development, Miami International Airport, Miami, Florida - Project Manager / Project Architect for the tenant improvements of a 245 SF newsstand airport terminal concession space.

- **Newslink**, North Terminal Development, Miami International Airport, Miami, Florida - Project Manager / Project Architect for the tenant improvements of a 600 SF newsstand airport terminal concession space.

GOVERNMENT PROJECTS

- **Miami-Dade Transit (MDT) Douglass Station Pedestrian Bridge**, Miami, Florida - Project Architect for a pedestrian bridge spanning over 100 feet across on US-1 and 37th Avenue with custom design elevator and stair towers.

- **Miami-Dade West Regional Library, Miami**, Florida - Project Manager / Project Architect for the waterproofing upgrade and exterior restoration of the building's exterior pre-fabricated concrete panels, windows and roof terraces.

- **Miami-Metro Zoo Animal Science Building**, Miami, Florida - Project Manager / Project Architect for a 2,700 SF pre-manufactured modular building and 5,500 SF of site and parking area improvements.

HISTORIC PRESERVATION PROJECTS

- **Tolpin Residence, Coral Gables**, Florida - Project Coordinator / Project Architect for an interior remodeling, expansion and Historic Façade restoration of a two story residence.

- **Vivai Furniture**, Coral Gables, Florida - Project Coordinator / Project Architect for a 6,000 SF of tenant improvements and Historic Facade restoration of a furniture showroom on the Miracle Mile strip.

RESIDENTIAL PROJECTS / MULTI FAMILY

- **531 Lofts**, Miami, Florida - Project Coordinator / Project Architect for a 16,000 SF three story multi-family residential building with ground level parking.

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- **Cimarron Homes**, Davie, Florida - Project Coordinator / Project Architect for a town home community development with a total of 9 buildings on site ranging from 4 to 12 town house units each.

- **Cobblestone Homes**, Pembroke Pines, Florida - Project Coordinator / Project Architect for Phase 1 of a town home community development of a master planned project with over 40 residential buildings, guard house, club house, and other amenities. Each residential building ranged from 4 to 18 town house or apartment units.

- **Vista Lago**, Miami Gardens, Florida - Project Coordinator / Project Architect for a residential community development with 11 new 3 story residential buildings, which contain 24 to 36 units per building type respectively. The project consists of 288 units total and are arranged in a garden style or walk up configuration. The scope includes common areas, Guard House, Clubhouse, Entry Sign/Perimeter Fence, and Entry/Exit Gates.

RESIDENTIAL PROJECTS / SINGLE FAMILY

- **Arch Residence**, Pinecrest, Florida- Project Coordinator / Project Architect for a 5,000 SF two story custom home and detached enclosed garage.

- **Ireland Residence**, Miami Beach, Florida - Project Coordinator / Project Architect for a 3 story 13,000 SF custom villa overlooking Biscayne Bay on a 24,800 SF lot with enclosed car garage, maid's quarters, guest quarters, pool, gazebo and boat dock.

EDUCATION

Master of Architecture — April 2005
Florida International University, School of Architecture
Miami, Florida

Bachelor of Design in Architectural Studies — April 2002
(Cum Laude)
Florida International University, School of Architecture
Miami, Florida

University of Arkansas Rome Study Center — December 2001
(Studies in Italy, Spain, Germany & France)
Rome, Italy

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Sheila Quigley-Martinez
MODIS Architects, LLC
Director of Interiors

Sheila Quigley-Martinez joined MODIS Architects as Director of Interiors in June of 2015. She brings to the firm over 25 years of experience in the industry. Before joining MODIS Architects, Sheila led a number of successful projects throughout the Tri-county area; equating to over three million square feet of interior tenant improvements. She has an extensive design and project management background highlighted throughout numerous diverse projects in Commercial Architectural Interiors, Corporate/Tenant improvement, as well as Governmental, Institutional and Medical facilities. Sheila is widely respected in the community for her thoughtful, detail-oriented approach, and for always providing clients efficient, functional and innovative working environments. MODIS is fortunate to have such a capable designer heading our Interiors department.

COMMERCIAL PROJECTS:

- **Cosentino, Coral Gables, Florida – 20,000 square feet.** Relocation of US Headquarters from Texas to South Florida Interior build-out included executive areas, training rooms, and showroom areas in an open concept plan.

- **TransUnion, Boca Raton, Florida - 50,000 square feet**. Expansion renovation and relocation of existing facility. Project was phased to accommodate client's occupancy of the space during the construction. Currently working on their 10,000 square foot expansion.

- **CMA, Miami, Florida - 18,000 square feet**. Expansion and relocation of the US South Florida headquarters of an international shipping company. Project included conversion to new standard of smaller benching stations and more collaboration areas.

- **Intercredit Bank, Miami, Florida – 5,000 square feet**. Relocation of bank headquarters from a high-rise to a free-standing structure. Scope includes branch banking in new open, coffee bar concept. Project is currently under construction.

- **Family Resource of South Florida, Miami, Florida – 25,000 square feet**. Relocation of social services organization to a four-story building. Scope of work included full renovation of all building systems. Project included therapy areas, social case management spaces, executive suites, and children's care area.

- **Tropical Letter Carriers Union, Miramar, Florida – 18,000 square feet**. Project consists of the development of an 11-acre site to accommodate two new buildings. The buildings will house the unions new headquarters and a banquet facility to be utilized by union members.

- **Florida International University, Miami, Florida – 13,000 square feet**. Development of off campus offices and medical college's classrooms. Currently working on additional 10,000 square foot classroom expansion.

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- **Drug Enforcement Administration, Miami Division Weston, Florida – 120,000 square feet**. Project was an interior build out, consisting of two buildings to relocate the Miami Division to Weston, Florida. The project encompassed a multiple of program functions within one facility, including prisoner processing and holding, evidence storage, training areas, exercise facility, technical development, radio operations, surveillance, agent teaming areas, detainee questioning, polygraph rooms and general offices. The facility required a high level of security while providing an inviting environment for employees and visitors.

- **United States District Court, Pre-trial and Probation Divisions, Miami, Florida – 21,000 square feet**. Project was an interior renovation to relocate two divisions into one office. The facility consisted of reception to receive parolees, laboratory testing department, meeting areas and offices. The facility required a medium level of security.

- **Conrad Hotel Meeting Areas, Miami, Florida - 5,800 square feet**. Project consisted of the development of additional meeting areas on the mezzanine level of the Espirito Santo Plaza for the Conrad Hotel. Project included designing of lobby public seating, restrooms and flexible ballroom/meeting areas for support the demand of the facility.

- **Conrad Hotel Spa Chakra, Miami, Florida - 4,800 square feet**. Project was interior renovation to upgrade and remodel the hotel's existing spa to their new prototype.

- **South East Financial Center Conferencing Center, Miami, Florida – 3,200 square feet**. Developed conferencing center to for a class A 55 story office tower to server as auxiliary space for all tenants.

- **Trade Station Technologies, Plantation, Florida – 70,000 square feet**. Project was an interior build out of first-generation space for the corporate headquarters of a software technology and trading company. Project consisted of IT technology agile teaming areas, training rooms, executive offices, café styled cafeteria and trading departments.

- **Brazilian Consulate, Miami, Florida - 25,000 square feet**. Project was an interior renovation for the general offices of the Brazilian government in the southeastern United States. The facility included a large reception holding area to serve Brazilian Nationals and U.S. citizens wishing to travel to Brazil.

- **355 Alhambra Lobby, Public Corridor and Restroom Renovations, Coral Gables, Florida – Multiple Floors**. Development of new standard finishes and furniture for all common areas of a class A building located in downtown Coral Gables.

- **Miami Green Lobby, Corridors and Restrooms, Miami, Florida – Multiple Floors**. Development of standard of finishes and furniture for all common areas of a class A LEED certified building located in Miami.

- **Teamhealth, Inc Sunrise, Florida 73,000 square feet**. Project was an interior renovation to merge multiple office locations into one central facility. Project consisted of large call center billing component as well as training, employee exercise facility.

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- **South Florida Workforce – 33,000 square feet**. Project was an interior build out for the headquarter offices of an agency that initiates state and federal funded programs for education, employment and training programs in Miami-Dade and Monroe Counties, Florida. The project encompassed a large board room for public hearings, offices and training areas.

- **Komatsu, Inc, Medley, Florida - 90,000 square feet**. Project was the Latin America distribution and headquarters for the Japanese based company. The facility was housed in two buildings within the office campus. The project consisted of an office component of 25,000 square feet with a 65,000 square foot warehouse for shipping and receiving of parts and equipment for export.

MEDICAL PROJECTS:

- **Lakewood Family Eye Center, Bradenton, Florida - 5,400 square feet**. Project was a shell building and interior build out completed in 2015. Lakewood Family Eye Care is the leading provider of primary medical eye care, routine vision care and optical products in the Lakewood Ranch community.

- **Jesse Trice Health Center, Miami Gardens, Florida - 15,000 square feet**. Shell building and interior build out that is currently in permitting. The Jessie Trice Community Health Center is one of Miami-Dade County's preeminent federally qualified community healthcare centers. The Jessie Trice Health Center is comprised of Dental, Family, Pediatrics and OBGYN practices within one facility.

- **Galloway Medical Office Building, Miami, Florida - 120,000 square feet**. Shell building and interior build out that is currently in the construction document phase. Also, currently working with the developer for all future potential leasing of 100% medical office occupancy.

- **Miro Dental Offices, Miami, Florida** - Interior build out completed in 2014.

- **Miami Plastic Surgery, Coral Gables, Florida** - Interior build out completed in 2014.

- **Miami Plastic Surgery, South Miami, Florida** - Interior build out completed in 2014.

- **Holladay Properties** - Multiple projects in the design phase, current projects include;
    - **Lucerne Medical Offices, Kissimmee, Florida** – Parking Garage Structure.
    - **Mercy Medical Building, Coconut Grove, Florida** – Multiple Interior Spec Spaces currently in design and under construction.
    - **Kendall Atrium Building, Miami, Florida** – Multiple Interior Spec Spaces currently in design.

- **Body Details, Pembroke Pines, Florida – 1,500 square feet**. Interior build out, completed in 2017.

- **The Beauty Clinic, Aventura, Florida – 1,500 square feet**. Interior build out, currently under construction.

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- **Allied Clinical Research, Miami Gardens, Florida – 22,000 square feet**. Project was an interior renovation to develop medical and drug testing facility. The project was divided into two program divisions. The first floor consisted of medical facilities, such as screening unit, intensive observation unit, drug processing department and general offices. The second floor consisted of dormitory rooms to house test patients for two-week intervals; this floor also contained an observation unit, recreation area and a cafeteria.

- **MRI Group, Aventura, Florida - 10,000 square feet**. Project was interior build out of first-generation space for medical imaging facility. The project consisted of two floors, with visitor's reception, check in, observation areas, laboratories, MRI, gamma monitoring, CT scans, ultrasounds, PET scans and general medical offices.

- **Dr. Randy Miller, Miami, Florida - 2,300 square feet**. Project was interior renovation to convert existing law offices to a medical facility for a premier plastic surgeon. Offices included exam rooms and outpatient procedure room.

- **Dr. Wok, Pembroke Pines, Florida - 2,000 square feet**. Project was interior build out of first-generation space for a chiropractor's office complete with x-ray facilities.

- **Inventiv Health Systems, Miami, Florida - 1,500 square feet**. Project is an interior build out of first-generation space for a medical and drug testing facility. This location in the corporate screening facility to determine if participants can be admitted into the testing program. The project consists of blood intake, exam room and monitoring facilities.

- **Total Orthopedic Care, Pembroke Pines, Florida - 2,500 square feet**. Project was interior build out first generation for a group of orthopedic doctors, including exam rooms, x-ray facilities and cast rooms.

- **Dr. Murphy, Pembroke Pines, Florida - 1,500 square feet**. Project was interior build out first-generation space for an obstetrician complete with exam rooms and ultra sound rooms.

EDUCATION:

Bachelor of Design - 1992
Interior Design Major
University of Florida, College of Architecture
Gainesville, Florida

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III. Project Approach

Project Approach

Through maintaining and providing a personal and client-centered approach to service, CAMCON's project approach is simple—bring a proactive and energetic style of management where results are measured through client satisfaction. In involving all project members and establishing clear and constant lines of communication, CAMCON is able to solve our clients' needs and deliver high quality projects that become our standard.

CAMCON's approach to management is key, being proactive and seeking solutions, all while thinking of our client's best interest. During the initial stages of the project, our team sets out to create accurate budgets, scopes of work, and detailed schedules. With the preparation of these items during the initial stages of the project, we're able to plan and ensure that all necessary materials and equipment are delivered and installed in the appropriate timeframes to ensure the overall critical success to the project.

Preconstruction

CAMCON offers services related to preconstruction and project planning process during the design phase of projects and dedicates staff as necessary to the design team and our clients on an "as-needed" basis. Our team of professionals have the knowledge and experience in the management and coordination of commercial and tenant improvement projects. Our team has the ability to produce preliminary construction budgets, value engineering options, project scheduling, site planning and logistics, and coordination of multiple trades and vendors that are associated with project process and its successful delivery.

CAMCON seeks to provide the best service possible and would engage in complimentary preconstruction services for any clients projects if our firm shall be retained for construction services during the construction phase.

Services rendered during the preconstruction phase are listed and described below:

Document Development:

CAMCON will collaborate with the project design team and their consultants in identifying scope gaps related to design, constructability, potential conflicts with existing base building conditions and/or assisting the design team in issuing construction documents that can be streamlined through the permitting process.

Project Schedule:

CAMCON will develop a detailed project schedule, in which supplier and subcontractor input is sought after in order to determine an accurate timeline on all long-lead items and materials are available for installation in order to meet schedule deadlines and ensuring client satisfaction.

Early Procurement:

CAMCON places emphasis in identifying critical items that have long-lead items as a preventative effort to not affect the successful completion of the project schedule. At times, CAMCON has proceeded with releasing these long-lead items well ahead of the submittal process as long as the approval of the owner is provided. The proactive approach ensures that these items will not have any affect on the sequencing of work activities that are part of the project schedule.

Cost/Budget Controls:

Cost controls begin early in the preconstruction phase as we believe it should be considered while the project's direction is being decided upon—mainly to stay in touch with reality in the unfurling of the project.

CAMCON's preconstruction professionals are adept in discerning accurate information in the early stages of preconstruction for effective cost control measures. Below are some approaches that we take during this stage:

- Analyzing existing surveys and site conditions with care
- Comparing and contrasting project goals with project budget
- Generating preliminary cost estimates from a reliable historical price database
- Envisioning value engineering options and value add options in support of project goals
- Subcontractor consulting if deemed necessary
- Review design compliance with owner and juxtapose with owner's material standards

CAMCON works fervently in assisting clients and the design professionals in reviewing all appropriate cost saving measures and ensuring that these items are identified and incorporated into the construction documents. These considerations will be reviewed and are evaluated to determine the overall impact it may have on the project prior to being accepted.

GMP Development:

CAMCON strives to simulate partnership with clients during the GMP Development to ensure an equitable cost agreement. Doing so enables us to have an "open book" approach when it comes to developing and finalizing a project GMP. During the process, CAMCON will create detailed scope of work packages for each trade/vendor in which these are used to properly qualify vendor proposals. These systems along with a bid leveling process, allows for a competitive bid process with outside vendors and ensures that all items are accounted for and reviewed with a fine-tooth comb to ensure the project is delivered at a risk-averse or lowest achievable costs—all while retaining construction quality.

Time & Quality Controls:

Time and quality are often compared and intertwined with one another in construction. Projects that are accelerated are often susceptible to a determent in quality as installation is rushed. To ensure quality is not compromised in project schedules, CAMCON develops time controls early-on to give our clients a realistic picture of the project milestones. Preliminary schedules are realized on state-of-the-art scheduling software and presented early in the preconstruction phase to plan a reliable construction timeframe with the project's stakeholders.

Most suspect that quality is witnessed and judged only as an end-product. In reality, quality starts from the moment design control documents (like submittals, and samples) are sent to the design team for review. CAMCON employs a keen eye on owner material

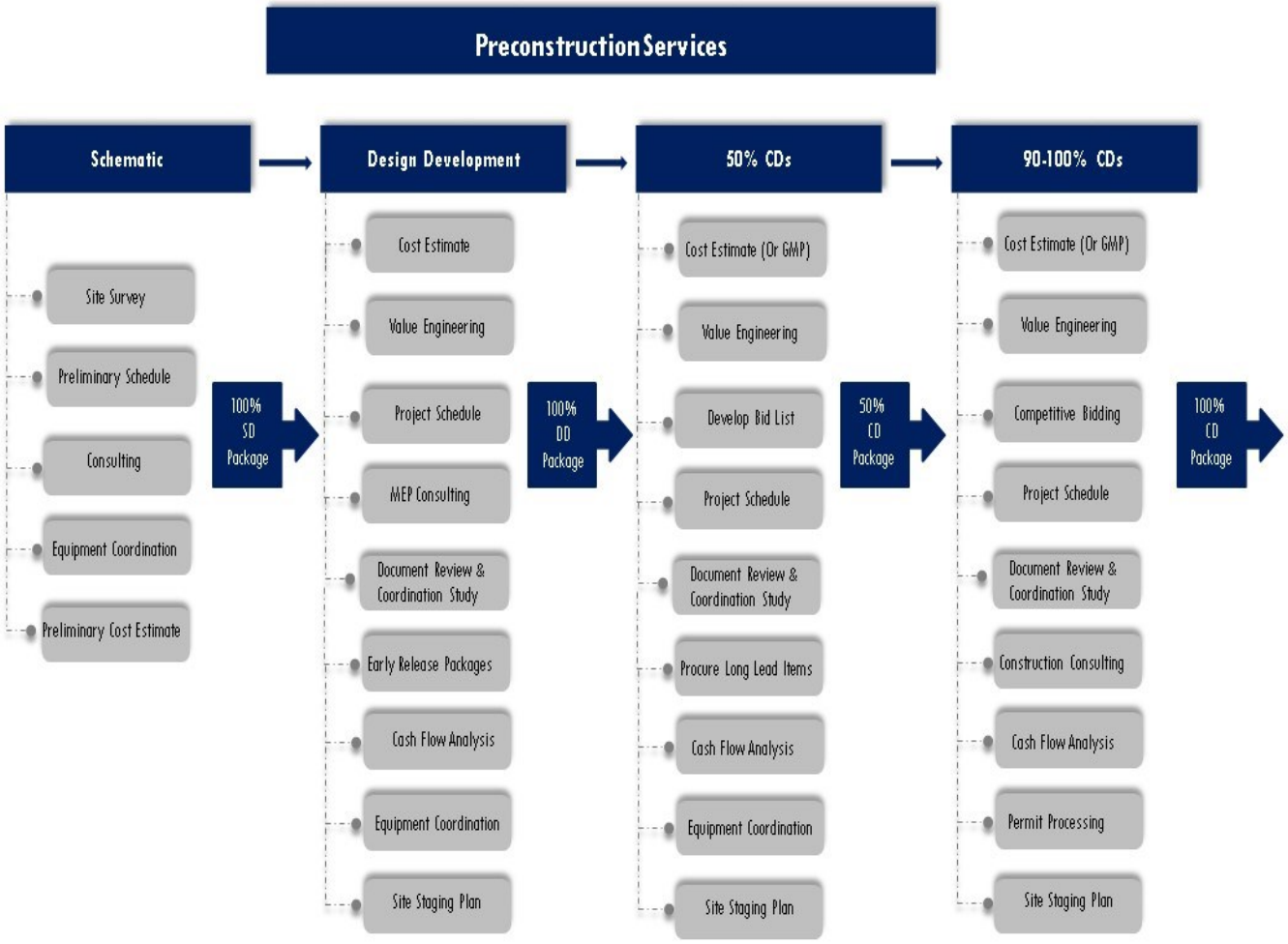
standards and ensures all record documentation is reflective of the owner's material specifications. CAMCON's preconstruction managers vet the entirety of the construction documents for any anomalous material requirement, and make sur e that all material standards are considered.

Another vital role in quality control is subcontractor selection. CAMCON's preconstruction department has built trustworthy and reliable subcontractor pools for each trade that have proven themselves perennially through a multitude of jobs. During the bid process, CAMCON will solicit subcontractor pricing from these prequalified sub-pools to not jeopardize time and quality controls due to learning curves or product handling inexperience from unqualified subcontractors.

Cost Control

Cost Control is an essential factor to the success of a project. It is the item that sets the project budgetary constraints and what determines whether the project met the expectations of the client. Since the industry is driven based on labor and material costs, CAMCON depends on historical data and its local subcontractor/vendor to better ascertain present market conditions that allow us to prepare better detailed budgets and project costs to the project team.

During the construction process, our team keeps all project members informed about the costs associated with the project and providing them with information with subcontracts issued, purchase orders made, disbursements of funds, and all payment requisitions.



CAMCON's Preconstruction Services Matrix

Change Orders

Change orders are an item which CAMCON strives to limit or eliminate when possible. Change orders have a way of impacting projects and have the ability to deter the project from being considered successful and timely completed if it's not handled in an appropriate window of time. As a way of eliminating change orders prior to commencing the project, CAMCON thoroughly reviews project plans and subcontractor proposals to ensure that the client is not exposed to changes during the course of the project.

Shall a change in conditions arise during construction, CAMCON manages the process in the most expeditious way, ensuring that the project timeline is not impacted. CAMCON also carefully reviews changes received from subcontractors/vendors prior to submitting them to the client in order to ensure that they are legitimate, accurate, and fair in costs.

Project Schedule

CAMCON will develop a detailed project schedule, in which supplier and subcontractor input is sought after in order to determine an accurate timeline on all long-lead items and ensure materials are available for installation in order to meet schedule deadlines. The schedule is an important tool in the project, it allows all project members to be accountable and adhere to critical items and milestones that are pertinent to the project.

The initial development of the schedule occurs during the preconstruction phase, where the project is first analyzed to determine the overall scope, potential long-lead items, activities, and any applicable phasing/sequencing plan.

Between the project being awarded and the commencement of construction, CAMCON will meet with both the client and design team to review all critical activities, items, and milestones that will need to be monitored in order to incorporate them in to the project schedule.

In order to adhere to the project schedule, all CAMCON subcontractors and vendors are required to acknowledge the schedule as an exhibit to their subcontract agreement, and thus making liable to review and commit the timelines which the project shall be completed.

Schedules are maintained during the life of the project, with impacts or delays documented and reflected within the distributed and updated schedule.

Permitting & Inspections

CAMCON works closely with many of the authorities having jurisdiction (AHJ) to develop the appropriate permitting and inspection process for each project. With the relationships established with the AHJ's, CAMCON is able to obtain plan approvals and permits in a timely fashion and will only solicit the services of a third party permit expeditor when project size and complexity merits their use and where we can manage the process efficiently with the assistance of these service partners.

To ensure a smooth inspection process during the course of construction, CAMCON invites the AHJ for a preliminary inspection at time of commencement in which the inspector is met by the project superintendent/project manager to review he scope of work and the timeframe in which the project will take place.

This invitation allows for the team and inspector to be aligned as one and allows them to guide us and ensure we're meeting all local codes and regulations and not encountering any surprises when the project reaches the critical juncture towards completion.

Long-Lead Items

As mentioned prior in the schedule development, long-lead items are identified by CAMCON immediately during the planning phase of the project. Identifying these long-lead items will help minimize cost and schedule constraints as they can be ordered in a timely manner to ensure proper jobsite delivery timeframe and reduce expediting costs. Long-Lead items typically include items related to fine finishes, electrical equipment and lighting, HVAC systems, demountable walls, office workstations, elevators, and structural steel—to name a few.

RFI Process

CAMCON's RFI process is quickly streamlined, RFI's are generated and logged using Procore—a construction management software. Prior to submitting RFI's, most questions have either been reviewed and provided with an appropriate solution and collaborated with the design professional for acceptance in order to receive an immediate and time-efficient response that is later documented as a confirming RFI. This process helps eliminate the need for large amounts of RFIs and helps in moving the project without causing delay.

All submitted RFI's are accompanied with photo attachments and referred back to the Appropriate drawings and clouded to better guide the reviewer in identifying the area and making the appropriate response. The RFI logs are reviewed at weekly project team meetings to identify those that may remain open and that could possibly affect the overall success of the project.

Submittal Process

CAMCON's submittal process is one that is started early in the project, it's the driving force in getting certain materials and equipment released into production. CAMCON commences this process by creating a submittal directory log of all submittals that will be required from each trade and shall be submitted for approval. During the submittal process, CAMCON will perform the following steps:

- Review the submittal directory/registry to account for all required submittals
- Confirm submittal types (samples, mock-ups, etc.)
- Review proprietary product selections, and approved equals
- Identify Long-Lead items that need to be addressed first and expedited
- Stamp date and review submittals, mark-up with GC comments, and reject/approve as necessary.
- Process and log-in submittals to Procore, and distribute to parties involved in the submittal workflow.
- Track submittals and secure approvals from design team
- Distribute submittals to trades per approvals

Site Logistics

CAMCON develops a site plan/logistics during the early planning stages of the project. The site logistic plan is an always-evolving plan that is used to accommodate site constraints and minimize disruptions to surrounding areas/ neighbors and protect the welfare of the general public.

During the logistics planning, the following items are reviewed:

- Staging Areas
- Access Routes and Emergency Routes
- Muster Points
- Safety for General Public
- Minimize disruptions to surrounding neighbors by reviewing hours of operations
- Implement Safety Goals
- Provide Proper Signage for Traffic/Safety

Jobsite Maintenance

CAMCON focuses on having a clean jobsite—clean jobsites are efficient and are SAFE. With a clean site, trades take pride in the overall project success as it creates an environment where trades feel safe and are to be more productive as a result of this secure sense. Jobsite maintenance is accomplished as each project is manned with a full-time in-house laborer who is tasked with removing unnecessary debris on a daily basis and maintaining the proper protection to existing finishes.

Good housekeeping allows for the projects to be showcased and for clients to come in and see progress without distraction. A clean jobsite with regard to our surrounding areas, allows CAMCON to be a good neighbor who takes pride in the maintenance of a clean and safe project site.

Jobsite Security

CAMCON maintains a secure project site by implementing a plan with owner and vendors. Site security is maintained by establishing site access control (sign-in system, designated check-in areas, access restrictions), identification badging or uniform, and/or providing barriers such as temporary walls and fencing as a form of protecting the perimeter of the project. A secure jobsite allows for peace of mind, knowing that materials and work completed is secured and free from being vandalized.

Project Closeout

The project closeout process is better worked on when it's considered at the commencement of the project, when a list of expectations is prepared on what is expected by the owner for a smooth transitional turnover once the project is successfully completed. Project closeout consists of three phases and they're as follows:

Closeout:

This is the phase in which all project documentation, warranties, trainings, and equipment start-up is provided to the client. CAMCON quickly gathers all documentation

- O&M Manuals, As-Built drawings, etc., as early as possible in order to arm the client with the necessary items and tools to better aware of their new space.

Punch List:

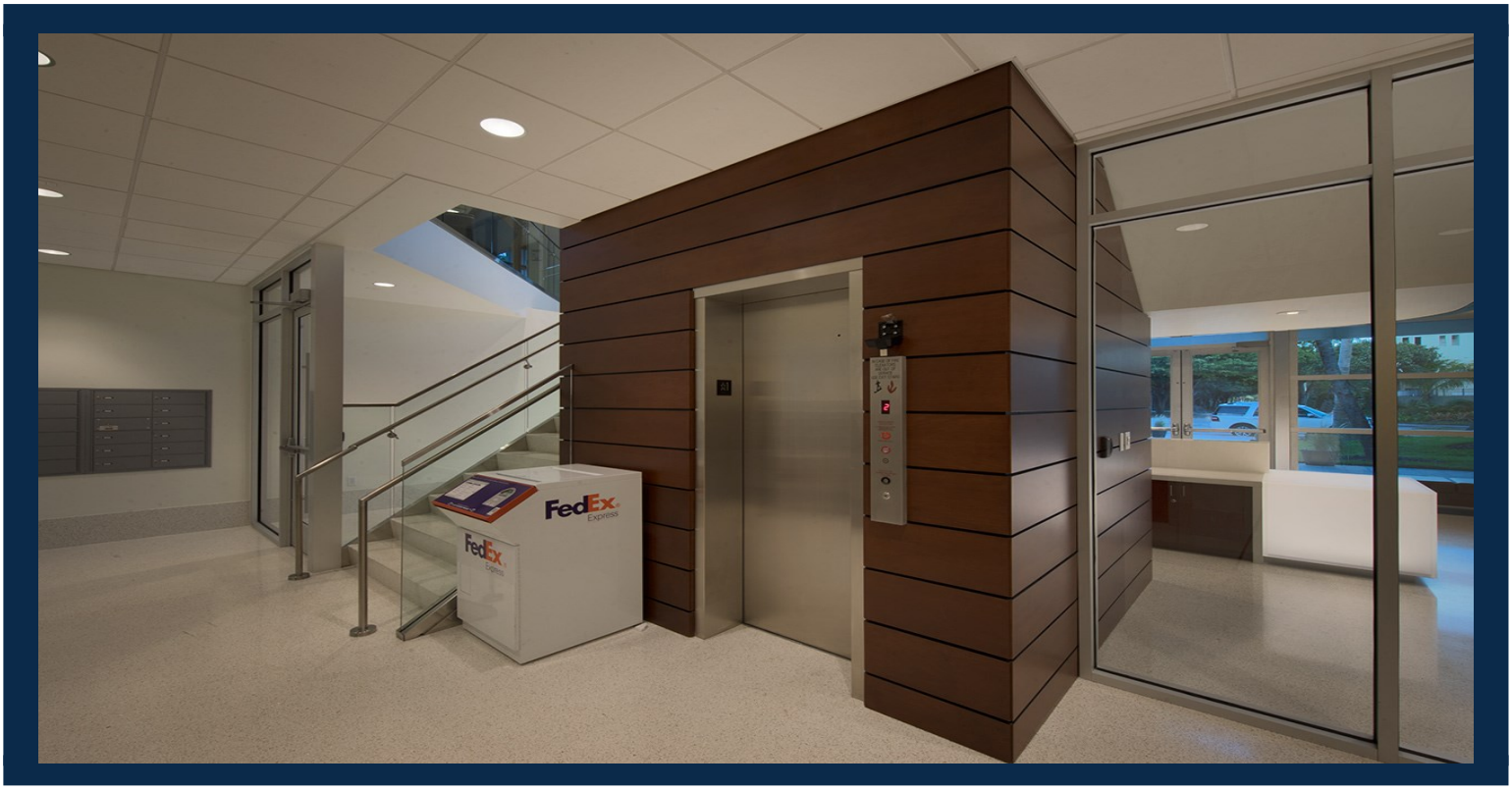
The punch list phase is one that is handled in the most expeditious manner in order to minimize any disruptions to clients once they've taken possession of the space. In order to minimize the punch list process, our team of field superintendents prepares a pre-punch list which is logged and updated as things become completed. CAMCON provides project team members with our pre-punch list as a tool to establish the formal punch list that will be documented and distributed to trades. The pre-punch essentially is used to limit the amount of deficient items on a punch list at final completion as the goal is to complete these during the pre-punch phase.

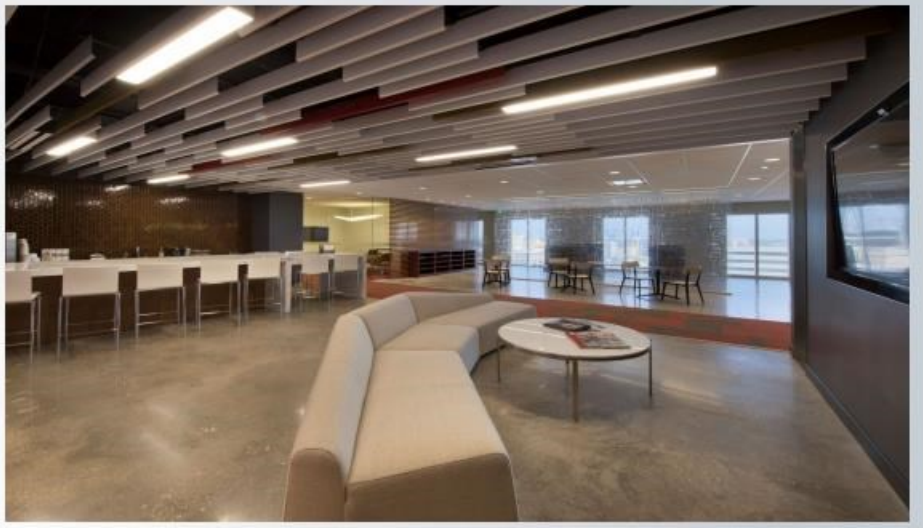
Warranty Period/Service Work:

CAMCON is our clients number one partner and stands confidently behind our work and that of our subcontractors. Therefore, we strive to provide and/or exceed the specified warranty periods for each project. The warranty period is established from the date of when the client accepts the work as completed. CAMCON will be there to assist our client in coordinating any warranty periods for each project. The warranty period is established from the date of when the client accepts the work as completed. CAMCON will be there to assist our client in coordinating any warranty or service work that is required post-construction.

CAMCON

IV. Related Experience





BACARDI USA HEADQUARTERS

Tenant Interior project located at Bacardi Building in Coral Gables, a Class-A Office Tower located in the Gables Business District. The tenanat improvement consisted of approx. 10,000 SF of existing office spaces, creating 5-enclosed conference rooms with frameless glass systems, CEO Personal Office and Conference Room, Teknion office walls with glass, Cafe with exposed Arktura ceilings, polished concrete flooring, millwork, and island gathering table cladded in calacatta marble.

Bacardi USA Headquarters
MIAMI, FLORIDA

COMMERCIAL camcongroup.com

SERVICES PROVIDED	PROJECT SIZE	CONSTRUCTION COST	COMPLETION	OWNER	ARCHITECT
PRECONSTRUCTION CM AT RISK	10,000 SF	$875,000	NOVEMBER 2016	BACARDI USA	GENSLER

CAMCON

MESIROW FINANCIAL – MIAMI OFFICES

Tenant Interior project located at Brickell Financial Centre (600 Brickell), a LEED Platinum Class-A Office Tower located in the Brickell District of Miami, Florida. Mesirow Financial is 4,160 SF Office Interior project that was fast-tracked to a 11-Week project schedule while also implementing an owner driven change of adding approx.1,500 SF of additional office space during the first 3-weeks of project commencement. The project consisted of 9 Individual Offices, 1 Conference Rooms, 1 Open Areas with for 28 Traders Desks, and 1 Café Break Room.

*Project completed prior to joining CAMCON.

Mesirow Financial
MIAMI, FLORIDA

COMMERCIAL camcongroup.com

SERVICES PROVIDED	PROJECT SIZE	CONSTRUCTION COST	COMPLETION	OWNER	ARCHITECT
CM AT RISK	4,160 SF	$621,200	OCTOBER 2013	MESIROW FINANCIAL	LEOTTA DESIGNERS, INC.

CAMCON

QUIRCH FOODS HEADQUARTERS

Tenant Interior project located at Bacardi Building in Coral Gables, a Class-A Office Tower located in the Gables Business District. Quirch Food offices consists of executive offices, open area workstations, 10-Conference Rooms, Over 70 Individual Offices, Multiple Break Rooms, Multipurpose Room, Cafeteria, and Server Room with Inergen Protective System over 30,000 SF of 2 floors.

Quirch Foods Headquarters
MIAMI, FLORIDA

INSTITUTIONAL camcongroup.com

SERVICES PROVIDED	PROJECT SIZE	CONSTRUCTION COST	COMPLETION	OWNER	ARCHITECT
PRECONSTRUCTION CM AT RISK	30,000 SF	$2,600,000	NOVEMBER 2015	QUIRCH FOODS	HOK MIAMI

CAMCON

UNIVERSITY OF MIAMI
RITCHER LIBRARY LEARNING COMMONS

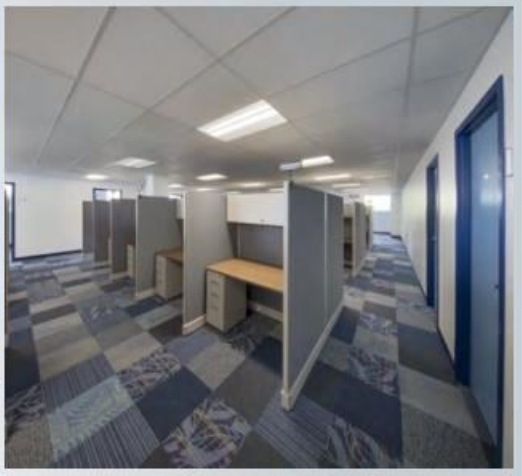
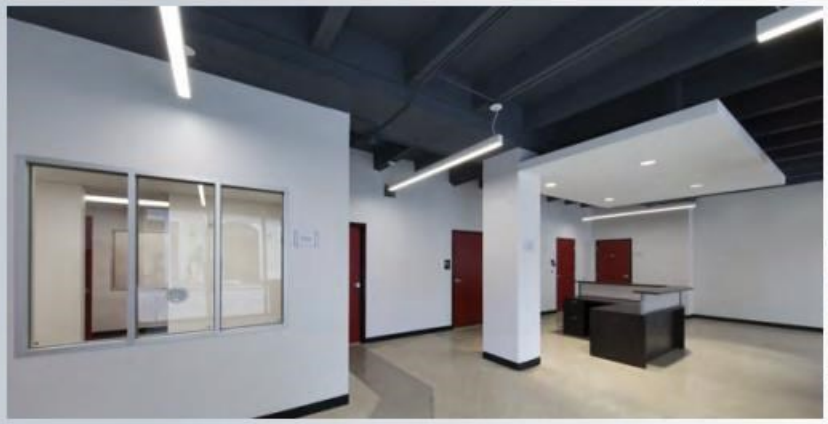
The Learning Commons, located on the first floor of Richter Library, is a new way of experiencing academic life outside the classroom. Here students can access academic services, use digital tools and technologies, connect with others, discover new services / resources, and inspire creativity. The renovation was completed while the entire library remained operational for students and staff. 7,500 sqft of the 1st floor was demolished to make way for 150 new seating options, consultation rooms, flex space, etc... all with LED lighting and new lighting controls, state of the art AV systems, glass partitions, custom built casework and desks, writable surfaces, etc...

U.M. Learning Commons
Coral Gables, Florida

INSTITUTIONAL camcongroup.com

SERVICES PROVIDED	PROJECT SIZE	LOCATION	COMPLETION	OWNER	ARCHITECT
CM AT RISK	7,500 SF	CORAL GABLES	2018	UNIVERSITY OF MIAMI	G. ALVAREZ STUDIO

CAMCON

FAMILY RESOURCE CENTER OF SOUTH FLORIDA

Family Resource Center of South Florida, located in the Little Havana Neighborhood in the City of Miami, was an accelerated project completed in schedule project completed in 18 weeks in which the existing 4-story building was completely renovated. The scope of work included New Wall Partitions, Complete MEP Infrastructure, Elevator Modernization, Polished Concrete, Floating Drywall Ceilings, 9 Restrooms, 5 Breakrooms, Operable Folding Partitions, Interior Glass, Toilet Partitions, Replacemetn of 5 Roof Top Units, Carpet Tiles, LVT Floorings, Lighting, Sealcoating and Linestripping of Parking Lot, and Exterior Renovatiops and Painting.

FAMILY RESOURCE CENTER
MIAMI, FLORIDA

INSTITUTIONAL camcongroup.com

SERVICES PROVIDED	PROJECT SIZE	CONSTRUCTION COST	COMPLETION	OWNER	ARCHITECT
CM AT RISK	25,197 SF	$1,360,000	February 2017	BARLINGTON GROUP / 1393 LLC	MODIS ARCHITECTS

CAMCON

DEUTSCHE BANK – MIAMI OFFICES

Tenant Interior project located at Brickell Financial Centre (600 Brickell), a LEED Platinum Class-A Office Tower located in the Brickell District of Miami, Florida. Deutsche Bank is 11,300 SF Office Interior project that was fast-tracked to a 12-Week project schedule that was built during three holidays (Thanksgiving, Christmas, and New Years) and while requiring for a complete and operational IT Server Room within the first 4-weeks of project commencement. The project consisted of 30 Individual Offices, 4 Conference Rooms, 3 Open Work Areas for Traders Desks, 1 Café Break Room, and a Common Area Corridor.

*Project completed prior to joining CAMCON.

Deutsche Bank
MIAMI, FLORIDA

COMMERCIAL — camcongroup.com

SERVICES PROVIDED	PROJECT SIZE	CONSTRUCTION COST	COMPLETION	OWNER	ARCHITECT
CM AT RISK	11,300 SF	$1,600,000	JANUARY 2014	DEUTSCHE BANK	PERKINS EASTMAN

CAMCON

HOUSE 57 (CANE HOUSE)

Completed in 8-Months, this project is a new state-of-the-art student apartment building. The 5-story building features gated ground level covered parking, 24-hour security surveillance, 12-Units consisting of 42 bedrooms & 42 bathrooms, private balconies, and a rooftop amenity deck including Jacuzzi's, BBQ Summer Kitchen and Lounge..

HOUSE 57
MIAMI, FLORIDA

INSTITUTIONAL camcongroup.com

SERVICES PROVIDED	PROJECT SIZE	CONSTRUCTION COST	COMPLETION	OWNER	ARCHITECT
CM AT RISK	24,000 SF	$3,625,444	August 2016	AJP VENTURES	MATEU ARCHITECTURE

CAMCON

St. John Refectory Building

The Refectory is a one-story building that stands 28-feet high. It supplements the existing campus providing new facilities to serve key needs such as a kitchen, dining quarters, offices, etc...There are another 2,300 SQ. FT, small building that was constructed to help facilitate the Seminary's maintenance operations in the future.

St. John Refectory
MIAMI,FLORIDA

Institutional

camcongroup.com

SERVICES PROVIDED	PROJECT SIZE	CONSTRUCTION COST	COMPLETION	OWNER	ARCHITECT
CM AT RISK	12,000 SF	$3,300,000	2019	ARCHDIOCESE OF MIAMI	ZYSCOVICH

CAMCON

V. Estimate Summary

CAMCON

PROPOSAL FOR DESIGN BUILD

Project: Dade County Bar Association
Project Address: 123 NW 1st Ave
Owner / Client: The Dade County Bar Association, Inc.
Project Architect: Camcon/ Modis
Prepared by: David Jervis & Javier Cabrera

Drawing Phase: Design
Estimate Date: April 8, 2020
FAR SF: 0
Gross SF: 21,800
Site SF: N/A
CAMCON Job No: TBD

CSI	TRADE DESCRIPTION	QTY	UNIT/WKS	UNIT COST	TOTAL COST
1000	**GENERAL REQUIREMENTS & GENERAL CONDITIONS**				
1000	General Requirements & General Conditions	1.00	LS	$ 226,720.00	
1001	Architectural & Engineering Fees	1.00	LS	$ 204,570.00	
				GENERAL REQUIREMENTS SUBTOTAL:	**$ 431,290**
02000	**DEMOLITION**				
02050	Demolition (Removal of Interior and Exterior Façade)	1.00	LS	$ 141,700.00	
				EXISTING CONDITIONS AND SITE WORK SUBTOTAL:	**$ 141,700**
03000	**CONCRETE**				
03200	Concrete Rework for New Windows	1.00	LS	$ 79,500.00	
				CONCRETE SUBTOTAL:	**$ 79,500**
05000	**METALS**				
05500	Metals (Metal Cladding in Exterior)	1.00	LS	$ 50,000.00	
				METALS SUBTOTAL:	**$ 50,000**
06000	**WOOD, PLASTICS, AND COMPOSITES**				
06400	Cabinetry, Desks, Reception Desks, Restroom Counters, Conference Table	1.00	LS	$ 194,550.00	
				WOOD, PLASTICS, AND COMPOSITES SUBTOTAL:	**$ 194,550**
07000	**THERMAL AND MOISTURE PROTECTION**				
07100	Waterproofing	1.00	LS	$ 18,750.00	
07500	Roofing	1.00	LS	$ 10,850.00	
				THERMAL AND MOISTURE PROTECTION SUBTOTAL:	**$ 29,600**
08000	**OPENINGS**				
08110	Doors, Frames, & Hardware	1.00	LS	$ 68,370.00	
08225	Door and Hardware Installation	1.00	LS	$ 8,140.00	
08400	Interior & Exterior Glass Allowance	1.00	LS	$ 250,900.00	
				OPENINGS SUBTOTAL:	**$ 327,410**
09000	**FINISHES**				
09216	Gypsum Board Assemblies	1.00	LS	$ 76,320.00	
09242	Stucco Patch	1.00	LS	$ 25,000.00	
09300	Tile (Main Lobby, Coffee Bar & Restrooms)	1.00	LS	$ 47,637.00	
09301	Pedestal Paver System for Outside Terrace	1.00	LS	$ 51,250.00	
09510	Acoustical Ceilings	1.00	LS	$ 58,203.80	
09650	Carpet & LVT	1.00	LS	$ 106,953.75	
09900	Interior & Exterior Paint	1.00	LS	$ 117,750.00	
				FINISHES SUBTOTAL:	**$ 483,115**
10000	**SPECIALTIES**				
10130	Directories	1.00	LS	By Owner	
10140	Interior Signage	1.00	LS	By Owner	
10213	Toilet Compartments and Urinal Screens	1.00	LS	$ 12,500.00	
10441	Fire Extinguishers	1.00	LS	$ 3,750.00	
10280	Toilet, Bath, and Laundry Accessories	1.00	LS	$ 7,500.00	
				SPECIALTIES SUBTOTAL:	**$ 23,750**
11000	**EQUIPMENT**				
11301	Appliances (Refrigerator, Ice Maker, Dish Washer, Microwave)	1.00	LS	$ 25,000.00	
				EQUIPMENT SUBTOTAL:	**$ 25,000**
12000	**FURNISHINGS**				

CSI	TRADE DESCRIPTION	QTY	UNIT/WKS	UNIT COST	TOTAL COST
12000	Window Treatments	1.00	LS	TBD	
12001	Window Film	1.00	LS	$ 10,250.00	
				FURNISHING SUBTOTAL:	**$ 10,250**
14000	**CONVEYING EQUIPMENT**				
14200	Elevator (Allowance)	1.00	LS	$ 168,333.00	
				CONVEYING EQUIPMENT SUBTOTAL:	**$ 168,333**
15000	**FIRE, PLUMBING, AND MECHANICAL**				
15300	Fire Sprinkler (Building does not have)	1.00	LS	$ 98,100.00	
15400	Plumbing	1.00	LS	$ 359,700.00	
15500	HVAC	1.00	LS	$ 425,100.00	
				FIRE, PLUMBING, AND MECHANICAL SUBTOTAL	**$ 882,900**
16000	**ELECTRICAL**				
16200	Electrical	1.00	LS	$ 654,000.00	
16500	Light Fixtures	1.00	LS	$ 105,000.00	
16800	Fire Alarm	1.00	LS	$ 35,000.00	
				ELECTRICAL SUBTOTAL	**$ 794,000**
				SUBTOTAL	**$ 3,641,398**
				MANAGEMENT FEE	$ 291,312
				GEN. LIABILITY INSURANCE	$ 45,517
				PERMIT FEES	$ 72,828
				CONTIGENCY	$ 182,070
				BOND	N.I.C.
				BUDGET TOTAL	**$ 4,233,125**

PROPOSED EXTERIOR RENOVATION

DADE COUNTY BAR ASSOCIATION HEADQUARTERS
MIAMI, FL

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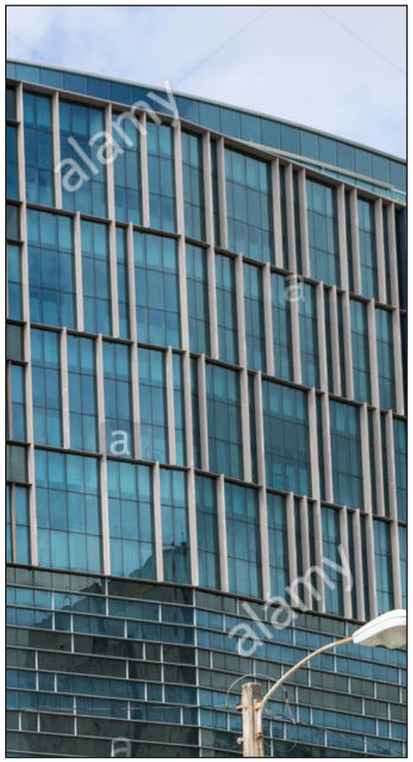

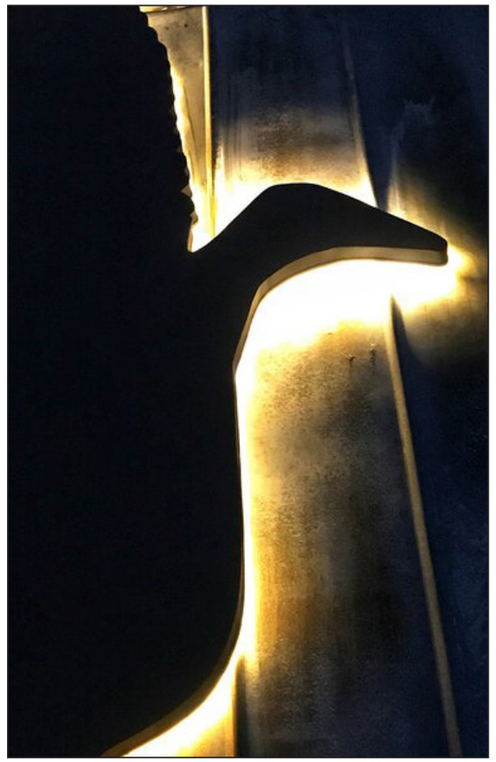

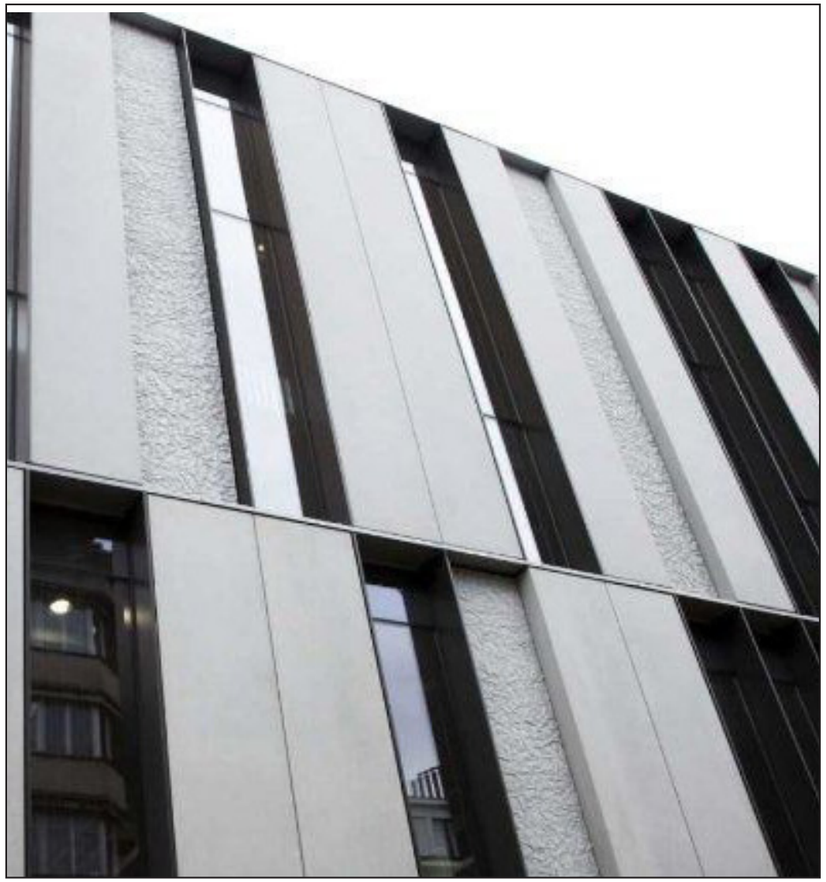

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MATERIALS & ARCHITECTURE FEATURES

19166
03.25.2020

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PROPOSED FACADE OPTION A

20054
04.07.2020

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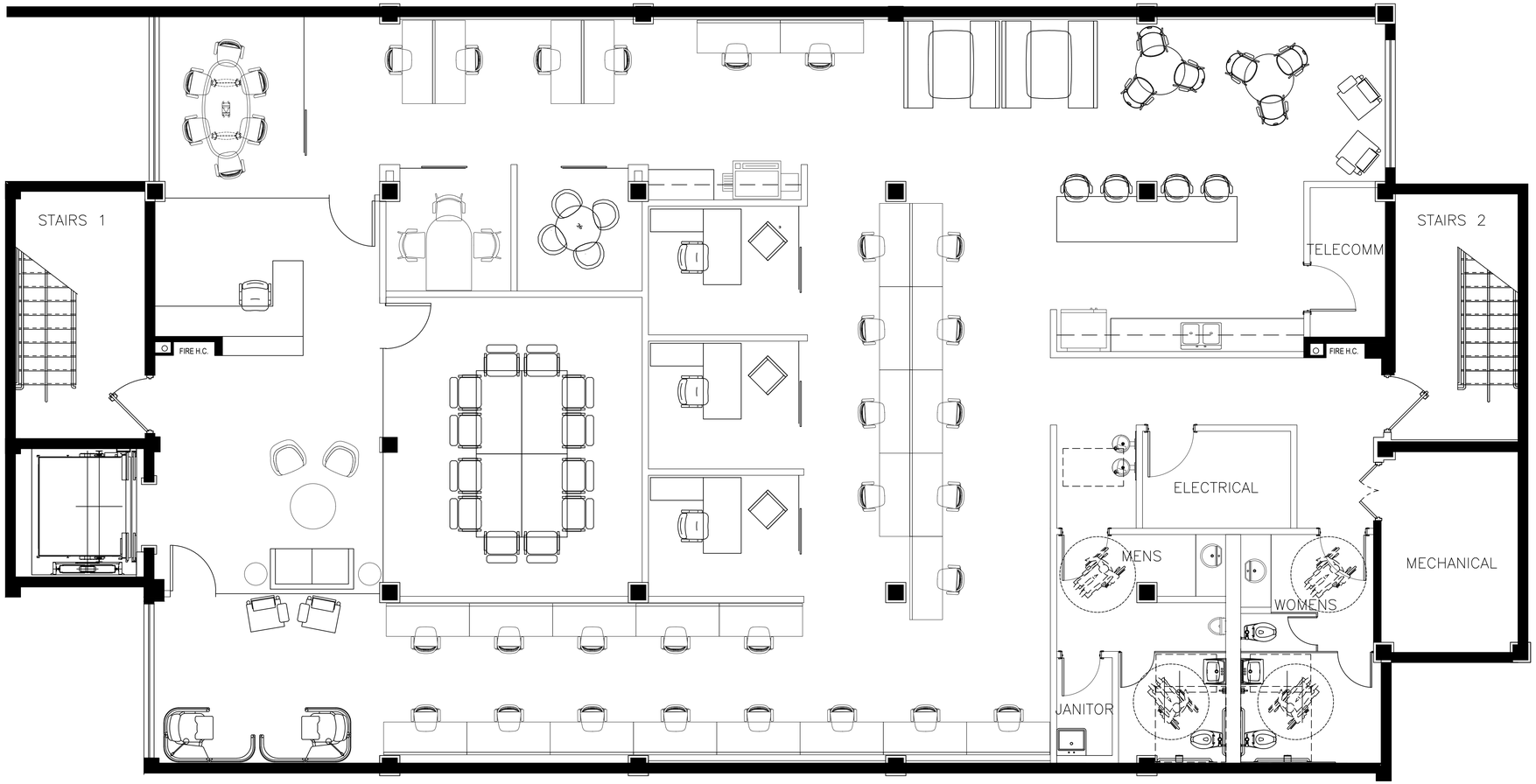
PROPOSED FACADE
OPTION B

20054
04.07.2020



01 Schematic Space Plan — 3rd & 4th Floors
SCALE: 1/4"=1'-0"

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Miami, Florida 33128

seal :

ROBERT K. MORISETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

Schematic Space Plan 3rd & 4th Floors

project number :	#20054
drawn by : SQM	proj. manager : SQM
drawing scale : As Shown	drawing date : 04/07/2020
phase : DESIGN	
sheet number : SC-3&4	

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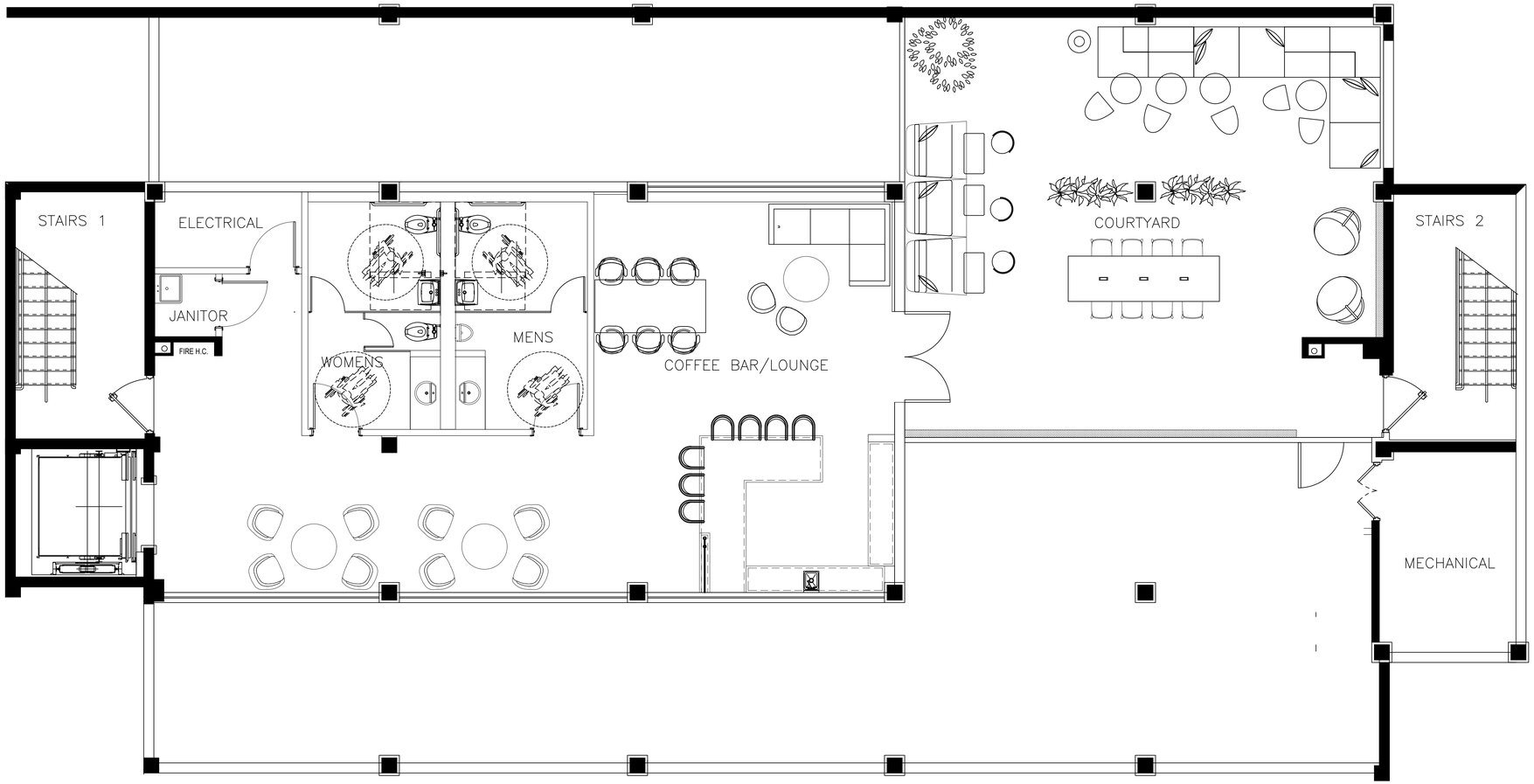

01 Schematic Space Plan — 5th Floors
SCALE: 1/4"=1'-0"

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seal :

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

Schematic Space Plan 5th Floors

project number :	
#20054	
drawn by :	proj. manager :
SQM	SQM
drawing scale :	drawing date :
As Shown	04/07/2020

phase :
DESIGN

sheet number :
SC-5

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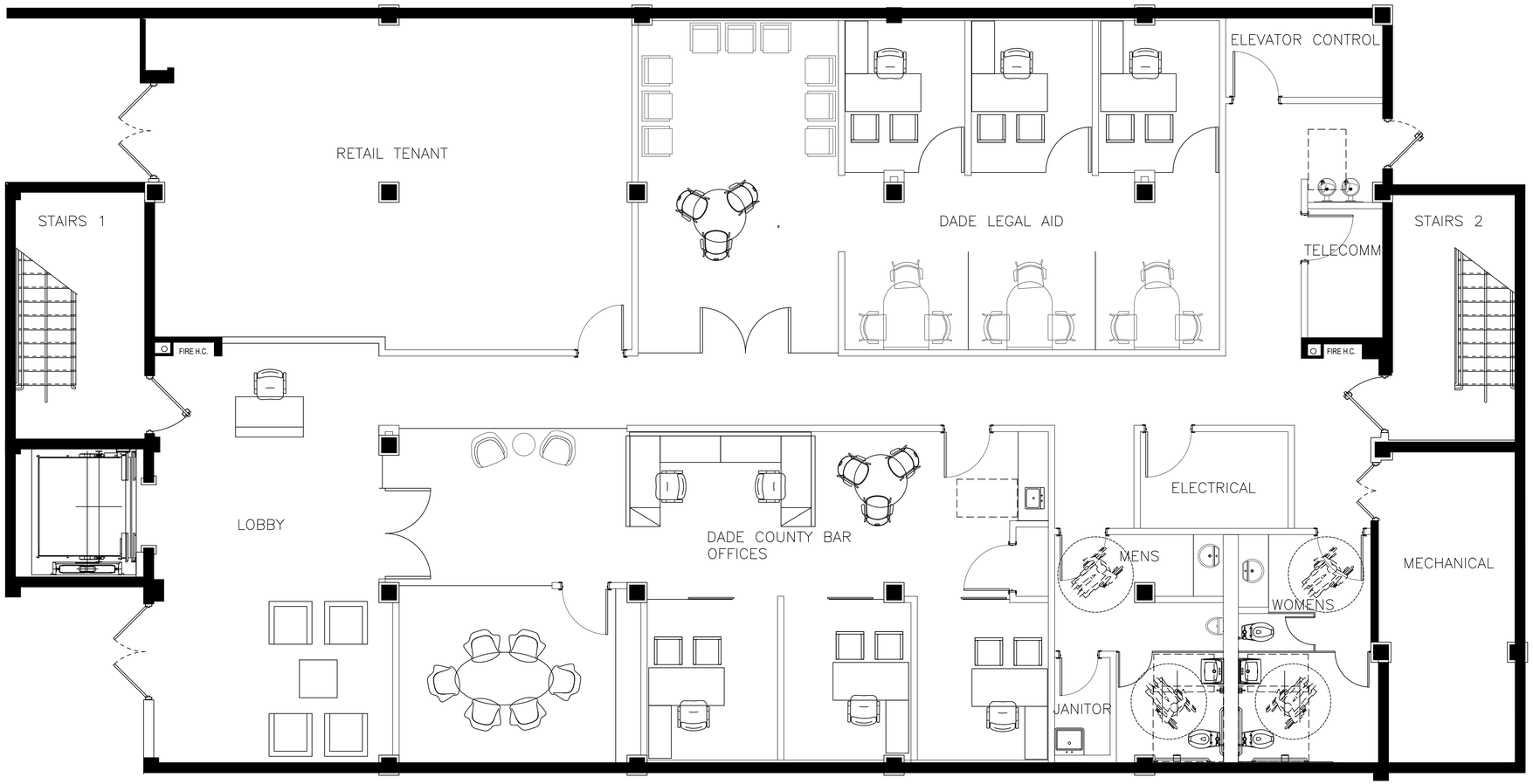

01 Schematic Space Plan — 1st Floor
SCALE: 1/4"=1'-0"

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

Schematic Space Plan 1st Floor

project number :	
#20054	
drawn by :	proj. manager :
SQM	SQM
drawing scale :	drawing date :
As Shown	04/07/2020

phase :
DESIGN

sheet number :
SC-1

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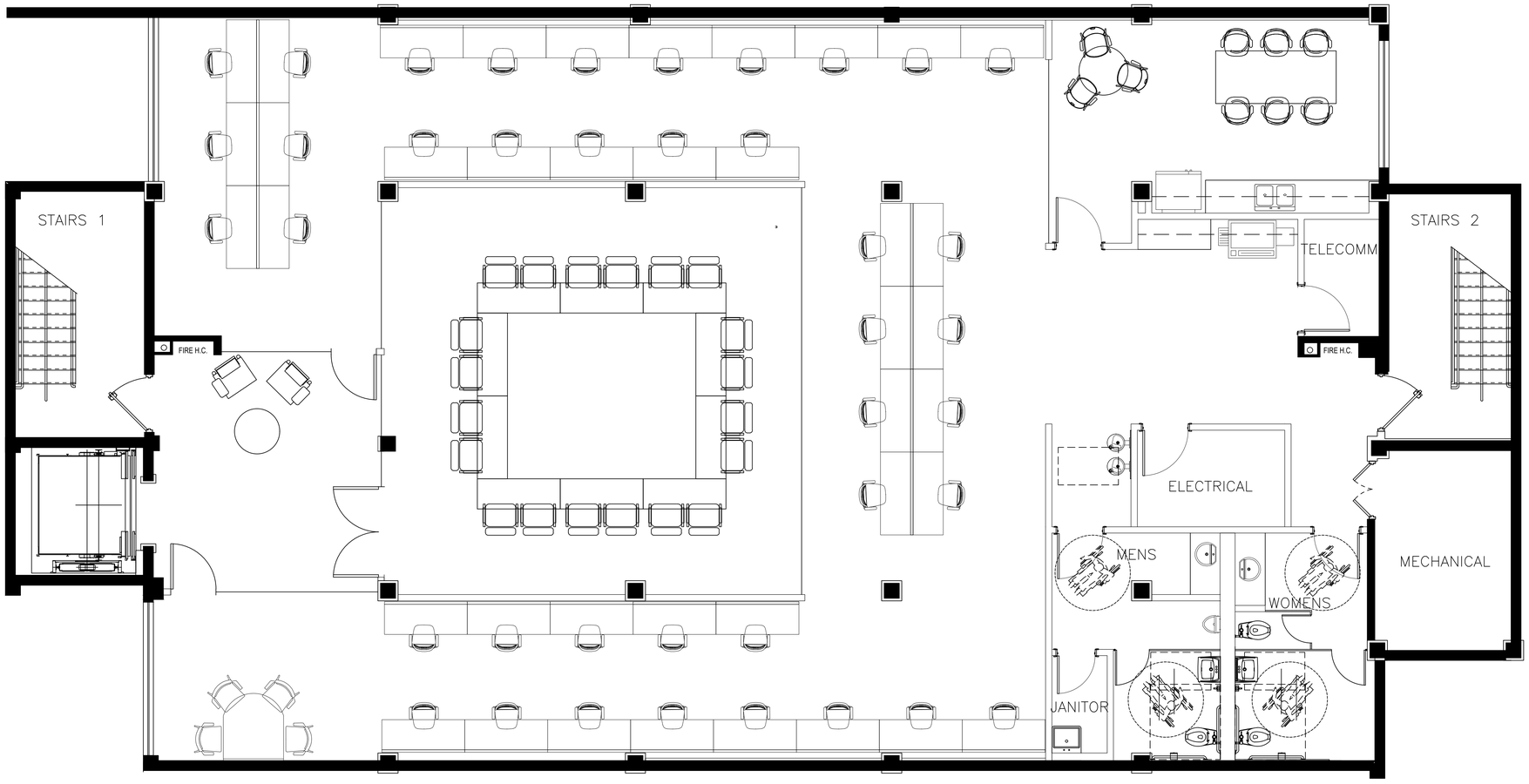

01 Schematic Space Plan — 2nd Floor
SCALE: 1/4"=1'-0"

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