11 Acre Parks & Recreation Site Development June 22, 2016

RFP #: L 40-16

AZUR EQUITIES & FLORIDIANS F.C.

300 SOUTH PINE ISLAND RD SUITE 309 PLANTATION, FL 33324

FRANCK GOTSMAN 305.984.9535

FLORIDIANS POMPANO BEACH SPORTSPARK & RESIDENCES

MISSION STATEMENT

TO BE A WORLDWIDE REFERENCE AND A PREMIER DESTINATION FOR EXCELLENCE IN FOOTBALL PLAYER DEVELOPMENT AND PLACEMENT.

WHY WE ARE THE BEST APPROACH TO THE CITY

The Floridians and its developing, construction and financial partners have worked diligently for close to two years to ensure that our project presents the City of Pompano Beach with the complete package the City is yearning for and looking to get.

The Floridians vision and ambition for Pompano Beach translates into a project that transcends a sports facility into a SportsPark combining Sports excellence; world class Infrastructures; Residences; International exposure; Job creation; community involvement; Goodwill; Revenues for the City and most importantly provide the children of the area with unprecedented and unmatchable opportunities to have the best access to College scholarships in the United-States.

The Floridians organization has spent countless hours with the residents, business owners, pastors, teachers, educators and local business owners to ensure that the project proposed includes as many as possible and answers the hopes, aspirations and interrogations of the residents.

Dr. Karlton Johnson, Principal of Blanche Ely High School and Ric Green, the President of the Pompano Beach Chamber of Commerce are just a few of the Community leaders that have been consulted on this project and that have happily and proudly pledged their support to the Floridians SportsPark & Residences Project.

For the Floridians it was of prime importance that the SportsPark becomes the community's project, that it becomes a beacon for our community as a whole, that it becomes a place of gathering, a place of joy, of happiness and of success. The SportsPark voice has echoed through the community and the response has been amazing.

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

The Floridians have been looking forward to building the SportsPark & Residences project in Broward County. It will be the assurance of a great future for the children of the area and after receiving so much positive feedback from the community, we are enthusiastic to be developing it for the great residents of Pompano Beach, knowing we will feel at HOME.

Franck Gotsman - President / Floridians F.C.
Vice President / Project Manager / Azur Equities

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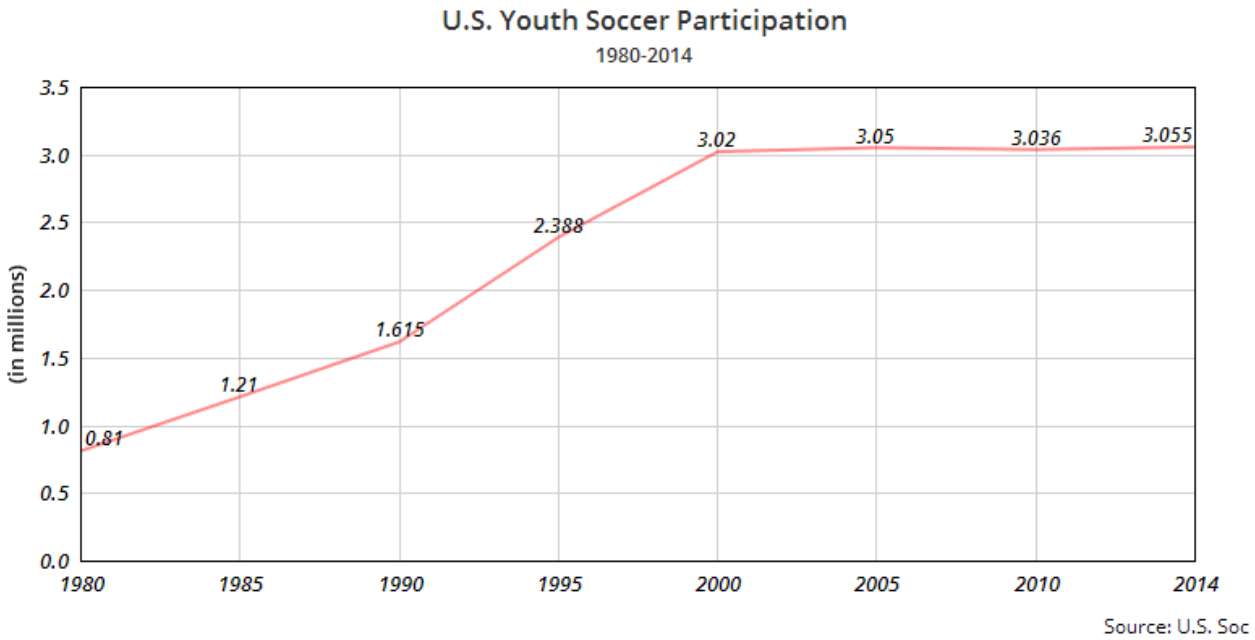
INTRODUCTION TO THE PROJECT

3.1. SOCCER THE GROWING SPORT!

Football (soccer) has become the second favorite sport in the United-States for the 12-24 age group. It is the number one sport among the Hispanics/Latino population. These statistics fit perfectly with our diverse multi racial and multi-cultural community since the racial makeup of population of South Florida (as of 2010) was comprised mainly of White (70.3% of the Population or 3,914,239 people); Hispanic/Latino (41.6% / 2,312,929); White Non-Hispanic (34.8% / 1,937,939); White Hispanic (33% / 1,976,300) and African American & Caribbean (21%/ 1,075,174).



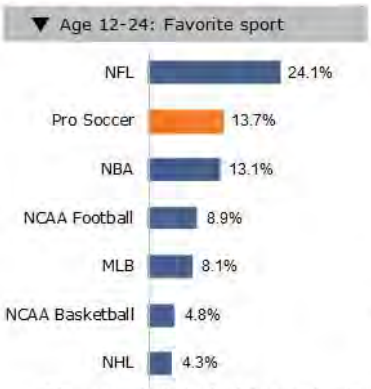
Soccer by the Numbers: A Look at the Game in the U.S. *
http://www.nbcnews.com/storyline/fifa-corruption-scandal/soccer-numbers-look-game-u-s-n365601

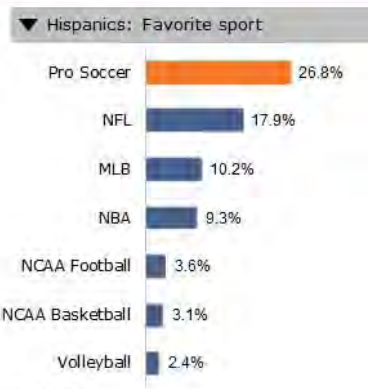
Since 1990, when the U.S. qualified for the World Cup final round for the first time in 40 years, and especially since 1994, when the U.S. hosted the world's most popular sporting event, soccer has taken off in America, settling behind only football, baseball and basketball in nearly all statistical measures of popularity — especially among Latinos and younger players.

Soccer popularity continues to climb

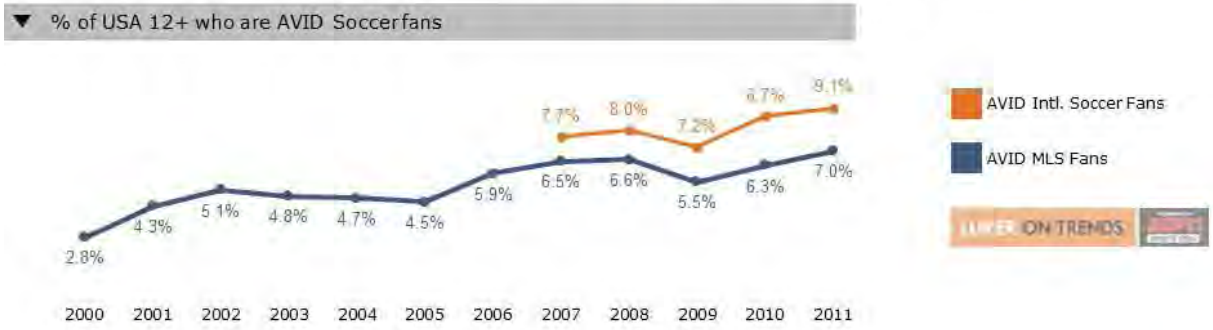
Soccer continued its steady climb into the mainstream during 2011. While the fan bases do not yet compare with the traditional American sports, soccer is top of mind for two key groups. Among Americans age 12-24, pro soccer now ranks as their 2nd favorite sport (behind only the NFL). And pro soccer ranks as the favorite sport of Hispanics, well ahead of the traditional sports.

Overall, the AVID fan bases for both international soccer and MLS reached their highest levels ever in 2011.





*Pro soccer includes both international soccer & MLS



Here's a look at some of the measurements:

- **24,472,778** Number of people who play soccer at some level in the U.S. — second only to China. (Source: FIFA World Football Big Count)
- **24.3 Million** Number of U.S. television viewers of the 2010 World Cup Final between Spain and the Netherlands — more than watched the Rose Bowl (24.04 million), the NCAA men's college basketball championship (23.99 million) or the Winter Olympics closing ceremony (21.4 million). (Source: Nielsen)
- **3,055,148** Youth players officially registered with U.S. Soccer programs in 2014 — up by 89 percent since 1990, the first year the U.S. qualified for the World Cup final round since 1950.
- **4th** Soccer's ranking as most popular sport to watch on television in the U.S. in January 2015, above ice hockey, auto racing, tennis and golf. (Source: Harris Interactive/Pew Research)
- **5th** Rating of the 2014 U.S.-Portugal World Cup game among all televised sports events in the U.S. in 2014, behind the Super Bowl, the NFC and AFC championship games and the BCS college football championship. (Source: Nielsen)
- **19,151** Average attendance at Major League Soccer games in 2014. (Source: MLS)

KEY NUMBERS

People who play in the US

2010 World Cup viewers

U.S. Youth players registered

- **8th** U.S. worldwide rank in average attendance for first division-level professional soccer matches in 2014, just behind the Netherlands and ahead of Argentina and Brazil. (Sources: Barclay's Premier League, Deutscher Fussball-Bund, Federación Mexicana de Fútbol Asociación, Fédération Française de Football, Federazione Italiana Giuoco Calcio, Major League Soccer, Royal Dutch Football Association, Royal Spanish Football Association)

- **56 Percent** Proportion of Americans who identify themselves as Hispanic, Latino or African-American who report following soccer in non-World Cup years. (Source: YouGov Research)

- **40 Percent** Proportion of MLS viewer base that is the advertiser-targeted 34-and-younger demographic. (Source: Nielsen)

- **34 Percent** Proportion of MLS viewer base that identifies as Hispanic and/or Latino. (Source: Nielsen)

- **25.5 Percent** Proportion of Americans who identify as Latino or Hispanic who name professional soccer as their favorite spectator sport. (Source: ESPN/Luker)

The Floridians model is already a benchmark of football quality in South Florida and yearns to be a reference worldwide. South Florida's Tri County Area is a very diverse community with a large proportion of foreign-born residents, in large part due to its proximity to Latin America.

As of the 2010 U.S. Census, there were **5,564,635 people** living in SouthFlorida with 24% of the population being under 18 years old.

KEY NUMBERS

8th
US Rank
Worldwide avg attendance soccer match 2014

56
Percent
Hispanic Americans who follow soccer

24%
Population
In South Florida under 18 years of age

3.2 INFRASTRUCTURES

In Real Estate the motto is ...

Location, Location, Location !

In Sports Development the motto is ...

Infrastructures, Infrastructures, Infrastructures !

While we are thankful and appreciate the infrastructures provided by the Cities, Municipalities and the County for our practices and games, establishing a real competitive program is not viable without having our own infrastructures. To be and remain competitive, players need to train daily and municipalities cannot commit to one program rather than another. Fields are scarce and maintenance is complicated due to required usage.

For a Club yearning to give its players the best chance to access the "holy grail" of a Full College Scholarship, sharing fields with different teams and various sports and having no control as to the scheduling of its own needs is synonym of certain failure. For that reason and since our inception the Floridians have been looking for a place to call home. A place where we as an institution will be able to alleviate the burden to the local officials and propose programs to the community that are both viable in quality and affordable in costs. Public/Private partnerships work best when both entities have the same goals in mind.

For the Floridians SportsPark & Residences the infrastructures will be composed as follows:

- 1,000 seats cover Football Stadium (expandable to 4,000).
  As the project progresses the City and the the Team can evaluate opportunity to expand the stadium capacity.
- State of the art Stadium including a VIP and 6 luxury suites.
- A press box.
- Covered seats protecting from the elements.
- A 14,000 SqFt Clubhouse with a: Gym, Store, Cafeteria & Offices.
- Classroom and computer room
- A Rooftop soccer field
- 3 full sizes regulation soccer fields.
- 3 5v5 covered soccer fields.
- 3 covered multi sport fields.
- An Airnaisium
- 80 Apartments on Campus.
- 48 Residential Townhouses and Apartments near campus.
  Project being developed with the Pompano Beach CRA

The Floridians Complex –while a soccer complex- is also designed to accommodate the participation in other sports. The stadium can be used for Soccer games as well as Football Games, Rugby, Lacross or Grass Hockey. The Airnasium will have covered Basketball courts, Handball and Roller hockey. The gym will be open and available for all those wanting to use it and classes for Yoga and Tai Chi will be taught in the classroom.

3.3 COMMUNITY INVOLVEMENT / JOB CREATION

The Floridians complex and its programs are built as a gathering place and to serve our community. The main ambition being to guide the South Florida youth to the colleges and universities through scholarships the Floridians are involved directly with the local Schools and businesses.

Strong support from prominent actors of the Pompano Beach children's development programs such as Dr. Kalton Johnson, Principal of the Blanche Ely High School (enclosed) showcases that the Floridians have already proven their commitment to education and have convinced the local schools of our endeavor and our value added.

On the business side, our support from the Pompano Beach Chamber of Commerce and its President, Mr. Ric Green (enclosed) is a testimony to the community's understanding the core competencies the Floridians will bring to the City and support for the growth we will bring to the area.

BROWARD COUNTY COMMISSIONER DALE HOLNESS &
HEAD COACH FERNANDO VALENZUELA

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

SCHOOL BOARD

DR. ROSALIND OSGOOD

ROBIN BARTLETMAN
PATRICIA GOOD
LAURIE RICH LEVINSON
ANN MURRAY
NORA RUPERT

ROBERT W. RUNCIE

Mr. Lamar Fisher, Mayor
City of Pompano Beach
100 West Atlantic Blvd.
Pompano Beach, FL 33060

Dear Mayor and Commissioners of the City of Pompano Beach,

It gives me great pleasure to write this letter of support to the City of Pompano Beach, Florida to have an incredible opportunity with the Floridians Football Club. The Floridians are the exclusive Premier Development League (the Soccer version of the NCAA Tournament) of Broward County and as such, their close relationships to Colleges and Universities across the Nation offers amazing opportunities to prepare our youth in the City of Pompano Beach, Florida and guide them through a path of success on the professional and collegiate level.

The Floridians bring a joint venture to our community and embraces diverse population of students and families in Broward County, Florida particularly in Northern Broward. We have a high population of both Brazilian and Haitian communities in Northern Broward that will benefit tremendously with this joint partnership. A project like this will help us fulfill our vision of a Major Soccer Organization helping our students and kids develop their skills set to prepare for the next level.

Through our discussions with the Floridians it is clear to us that a synergy between our institutions will not only be beneficial to our students but to our community as a whole. Working with the top coaches and installations the Floridians are developing ensures the flourishing of our school programs. Furthermore, exposure to the great Football teams and players such as the PDL League and other professional teams coming for training and tournaments will be an amazing opportunity for our kids to get exposure to the highest level of athleticism.

As such, it gives me great pleasure to write this letter in support of the Floridians Football Club's development project submitted for your review. We are looking forward to this great complex and infrastructures here in Pompano Beach in the near future.

Sincerely,

Dr. Karlton O. Johnson

Educating Today's Students for Tomorrow's World
Broward County Public Schools is An Equal Opportunity/Equal Access Employer

GREATER pompano beach CHAMBER OF COMMERCE

June 3, 2016

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

Greetings:
As President/CEO of the Greater Pompano Beach Chamber of Commerce, the area's preeminent business membership organization I am pleased to write this letter of support for the Floridians FC proposal application to build the future home of this Professional Development League (PDL) franchise in Broward County.

Our City is investing heavily on culture-oriented activities and the Floridians will offer a great opportunity to children and young adults to grow healthy and safe, and will provide the means for better future by connecting them to colleges and universities across the country.

To that effect, the Chamber of Commerce believes the Floridians is a good fit to the City's Master Plan and we wish to endorse their plan to establish themselves in the 11-Acre site.

I am available should you have any questions.

Sincerely,

Ric Green

President/CEO

THE GREATER POMPANO BEACH CHAMBER OF COMMERCE
2200 East Atlantic Boulevard • Pompano Beach, Florida 33062-5284 • Telephone (954) 941-2940 • Fax (954) 785-8358
Internet Home Page - http://www.pompanobeachchamber.com
E-Mail Address: info@pompanobeachchamber.com

3.4 NATIONAL & INTERNATIONAL EXPOSURE TO POMPANO BEACH

The Floridians are the EXCLUSIVE PDL franchise of Broward County and will position Pompano Beach as the center of developmental soccer in the area and in the Nation. As an institution recognized nationally on colleges and university campuses, the complex will attract much attention by students and parents.
The infrastrucres built will position the SportsPark as a major destination for professional Clubs to come and prepare their season in total comfort and will all the required equipment. The Floridians already have very strong interest from many top professional clubs.

Finally, the infrastructures built combined with our close relations with the Chamber of Commerce and the City of Pompano Beach will enable us to establish one of the largest Soccer tournaments in the US bringing teams and visitors from all over the world.

June 20, 2016

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

Dear Mayor Fisher and Commissioners of the City of Pompano Beach:

The Premier Development League (the PDL) submits this letter in support of the Floridians' Sports Park & Residences. As a brief background, the PDL is an elite, amateur development league with 67 teams spread across the United States and Canada. It is currently considered the top level of men's amateur soccer competition in the United States. It is supported and operated by the United Soccer League (USL) and is sanctioned by the United States Soccer Federation. The Floridians have participated in the PDL since 2014 and have the exclusive right to operate a PDL team in Broward County, FL.

From our discussions with the Floridians in regard to the Sports Park & Residences, we believe that the proposed project would be a tremendous addition to Broward County and would present a number of economically impactful possibilities, whether drawing professional teams for preseason training, hosting youth tournaments, or hosting other sporting events, concerts, etc. One of the key components of the success of any of our PDL teams is that they invest and become engrained in the fabric of their community, and completing this ambitious project would do just that.

We look forward to following the progress of the project and have asked Mr. Gotsman and the Floridians to keep us informed as to any future developments. Should you have any questions, please do not hesitate to contact me at your convenience.

Regards,

Alec Papadakis
Chief Executive Officer

1715 N. Westshore Boulevard, Suite 825
Tampa, FL 33607 ● P: (813) 963-3909 ● F: (813) 963-3807

3.5 REVENUES & BENEFITS TO POMPANO BEACH AND ITS RESIDENTS

The Floridians are excited about the Public / Private partnership they are working on with the City of Pompano Beach and like in any relationship in the making understand that it is of utmost importance to ensure both parties benefit from their union.

The Floridians have prepared a package for the City of Pompano that will include both tangible and intangible sources of benefits (more details available in the financial tables):

- Cash revenues: For the lease of the land.
- Construction: Priority will be given to Pompano Beach companies in the bidding process.
- Team pledges to engage no less than 15%-20% local forces, minority owned businesses, service providers subject to meeting qualification and bidding criteria.
- Job creation: Personnel will be required to work and maintain the facilities including Security, Gardeners, Maintenance, Cleaning Crew, Food & Beverage, Waiters, Cooks, Photographer, Video Crew, Graphic Designers, Announcers, Special Event Coordinators, Lights and Audio Engineers, Chiropractors, Trainers, etc ...
- Team is working closely with the Pompano Beach CRA and will continue to work together during the recruitment process. to ensure maximum local participation.
- Formation: To ensure that the qualified personnel required is available and local, the Floridians will be forming local personnel for the required permanent position, including Coaches, trainers, Educators, Managers, office work and others.
- Sales taxes Revenues from sales from food, tickets, events, classes, merchandising and other.
- Real Estate Taxes: Revenues generated by the development of new residential units.
- Discounts: Residents will beneficiate from discounted fees for all SportsPark programs.
- Education: The Floridians PDL program is the best chance any child will get to receive a college scholarship.
- Scholarships: Funds available for the most deserving children who can't afford to pay for top training.
- Goodwill: Establish Pompano Beach as a center of excellence for soccer development and scholarship placement.
- Development: 48 Townhouses and apartments are already in the planning and many more market residences and commercial and institutional spaces will be required to get the Floridians SportsPark to the level we are expecting.

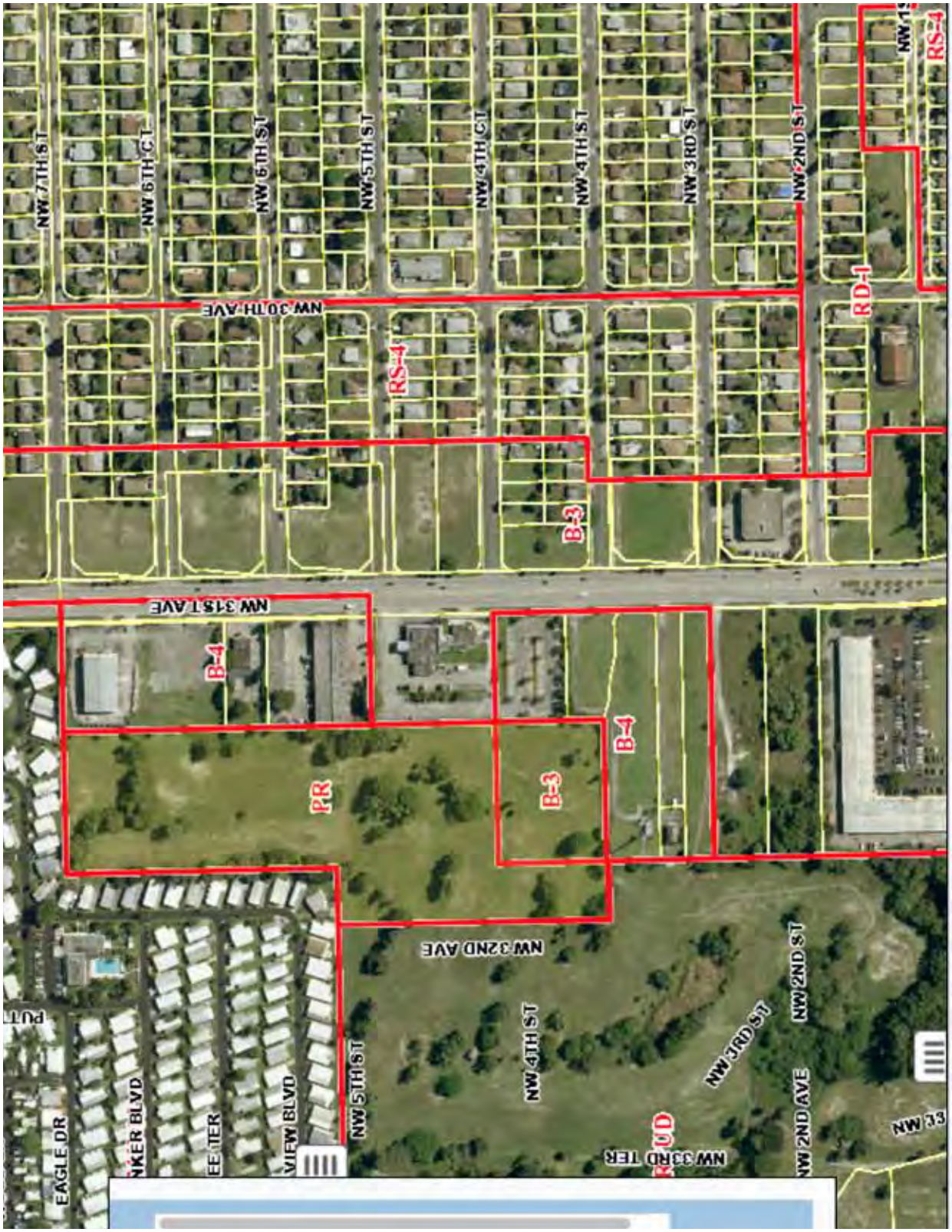
3.6 THE PROPOSED PROJECT: FLORIDIANS SPORTSPARK & RESIDENCES

CURRENT PLAT / ZONING

3.6.1 CURRENT PLAT / ZONING

CURRENT PLAT / ZONING

3.6.1 CURRENT PLAT / ZONING



CURRENT PLAT / ZONING

Site Address	NW 31 AVENUE, POMPANO BEACH	ID #	4842 32 19 0030
Property Owner	CITY OF POMPANO BEACH	Millage	1512
Mailing Address	100 W ATLANTIC BLVD POMPANO BEACH FL 33060	Use	38

Abbreviated Legal Description	RESIDENCES AT PALM AIRE 181-178 B PARCEL C

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values

Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	$128,020		$128,020	$128,020	
2015	$128,020		$128,020	$128,020	
2014					

2016 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$128,020	$128,020	$128,020	$128,020
Portability	0	0	0	0
Assessed/SOH	$128,020	$128,020	$128,020	$128,020
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	$128,020	$128,020	$128,020	$128,020
Taxable	0	0	0	0

Sales History -- Search Subdivision Sales

Date	Type	Price	Book/Page or CIN
6/19/2014	SWD-D	$128,100	112375666

Land Calculations

Price	Factor	Type
$0.25	512,071	SF
Adj. Bldg. S.F.		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3B					
X			3B					
1								

If you see a factual error on this page, please click here to notify us.

CURRENT PLAT / ZONING

Site Address	NW 31 AVENUE, POMPANO BEACH	ID #	4842 33 23 0011
Property Owner	CITY OF POMPANO BEACH	Millage	1512
Mailing Address	100 W ATLANTIC BLVD POMPANO BEACH FL 33060	Use	28

Abbreviated Legal Description	GIBSON'S PLAT 99-45 B POR OF PAR G DESC AS COMM SW COR PAR G, N 127.50,E 333.55 TO POB, N 84.77, E 255.73,S 139.83, NWLY 39.27,W 79.87,NW 56.33,NW 56.38, NW 41.55 TO POB

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values

Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	$192,290	$2,360	$194,650	$194,650	
2015	$192,290	$2,360	$194,650	$194,650	
2014	$192,290	$2,360	$194,650	$194,650	$1,722.57

2016 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$194,650	$194,650	$194,650	$194,650
Portability	0	0	0	0
Assessed/SOH	$194,650	$194,650	$194,650	$194,650
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	$194,650	$194,650	$194,650	$194,650
Taxable	0	0	0	0

Sales History – Search Subdivision Sales

Date	Type	Price	Book/Page or CIN
6/3/2014	SWD-D	$192,300	112375617

Land Calculations

Price	Factor	Type
$7.00	27,470	SF
Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3B					
L			3B					
1								

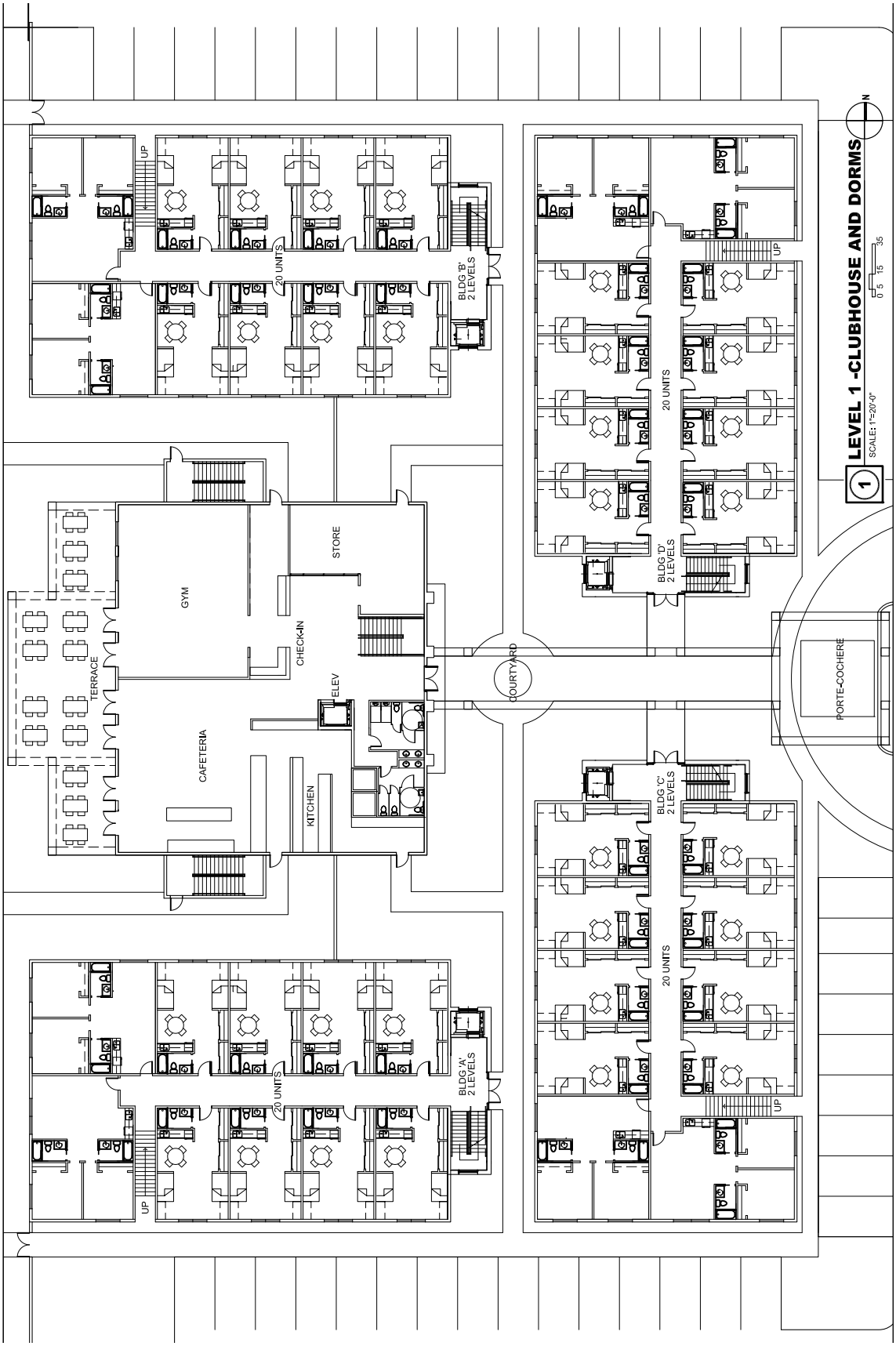
If you see a factual error on this page, please click here to notify us.

ARCHITECTURAL PLANS & RENDERINGS

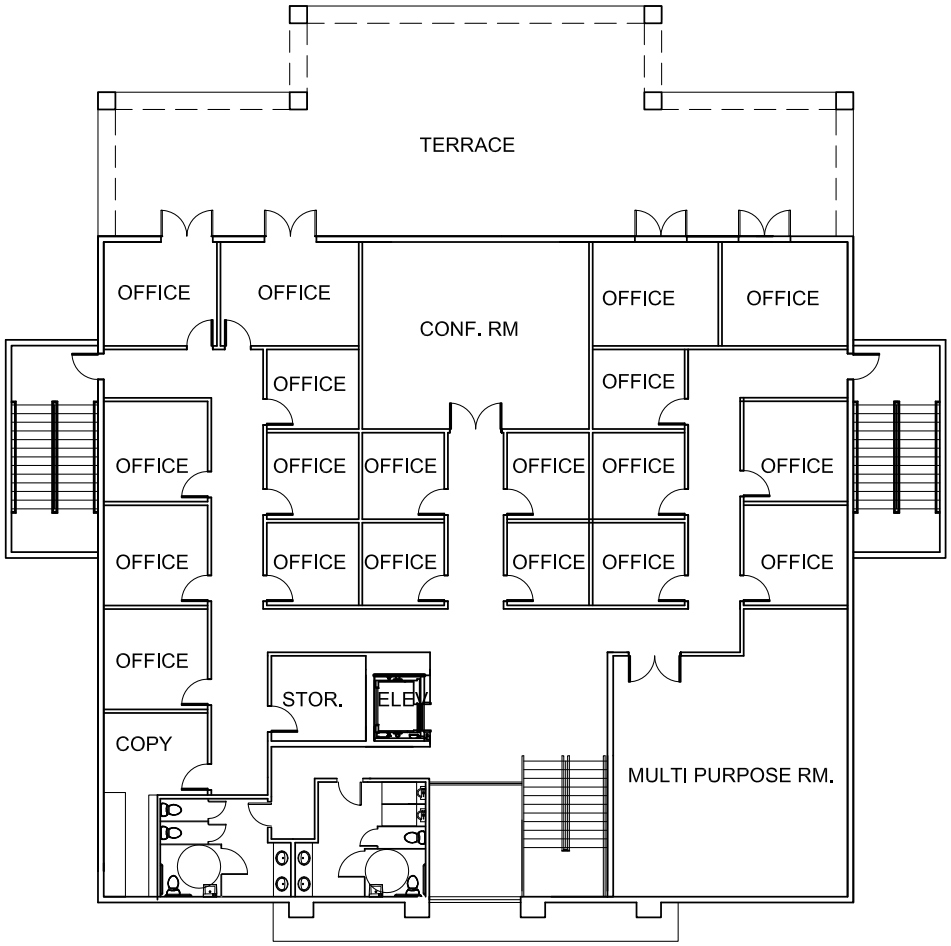
SITEPLAN

4X4 SOCCER FIELDS
RESTROOMS
SOCCER FIELD
SOCCER FIELD
GRANDSTAND / TRAINING CTR.
AIRNASIUM
CLUBHOUSE CORP. OFFICES
SOCCER FIELD
DORMS
DORMS
DORMS
DORMS
ACCESS RD
GATEWAY
N.W. 31ST. AVENUE
MASTER PLAN
NORTH

ARCHITECTURAL CLUBHOUSE & DORMS PLAN



ARCHITECTURAL CLUBHOUSE TWO



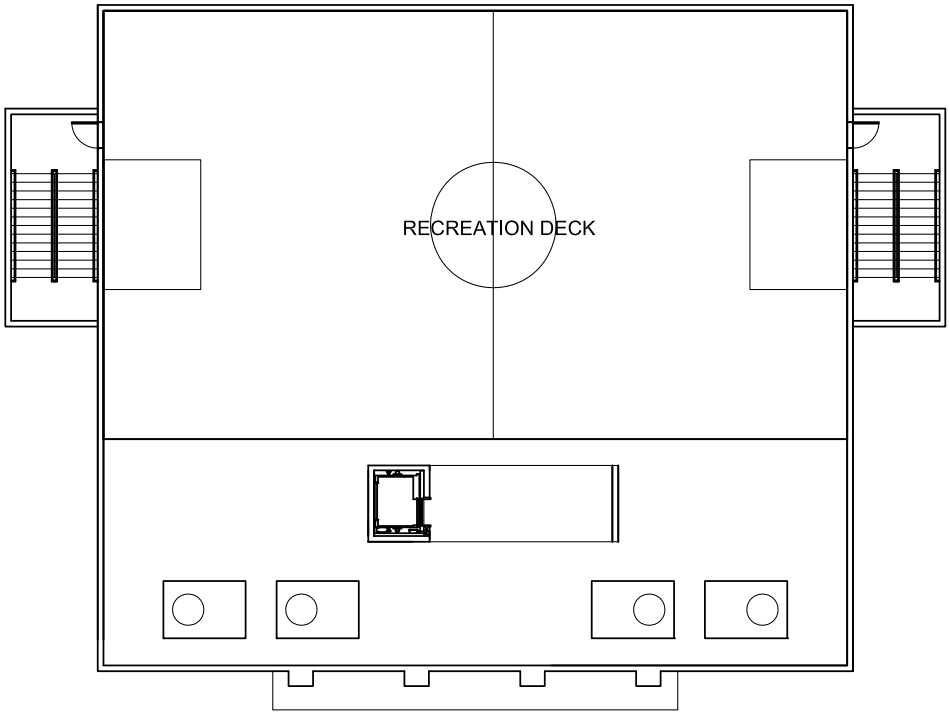
1 LEVEL 2 - CLUBHOUSE

SCALE: 1"=20'-0"

0 5 15 35

N

ARCHITECTURAL CLUBHOUSE THREE



1 ROOF LEVEL - CLUBHOUSE

SCALE: 1"=20'-0"

0 5 15 35

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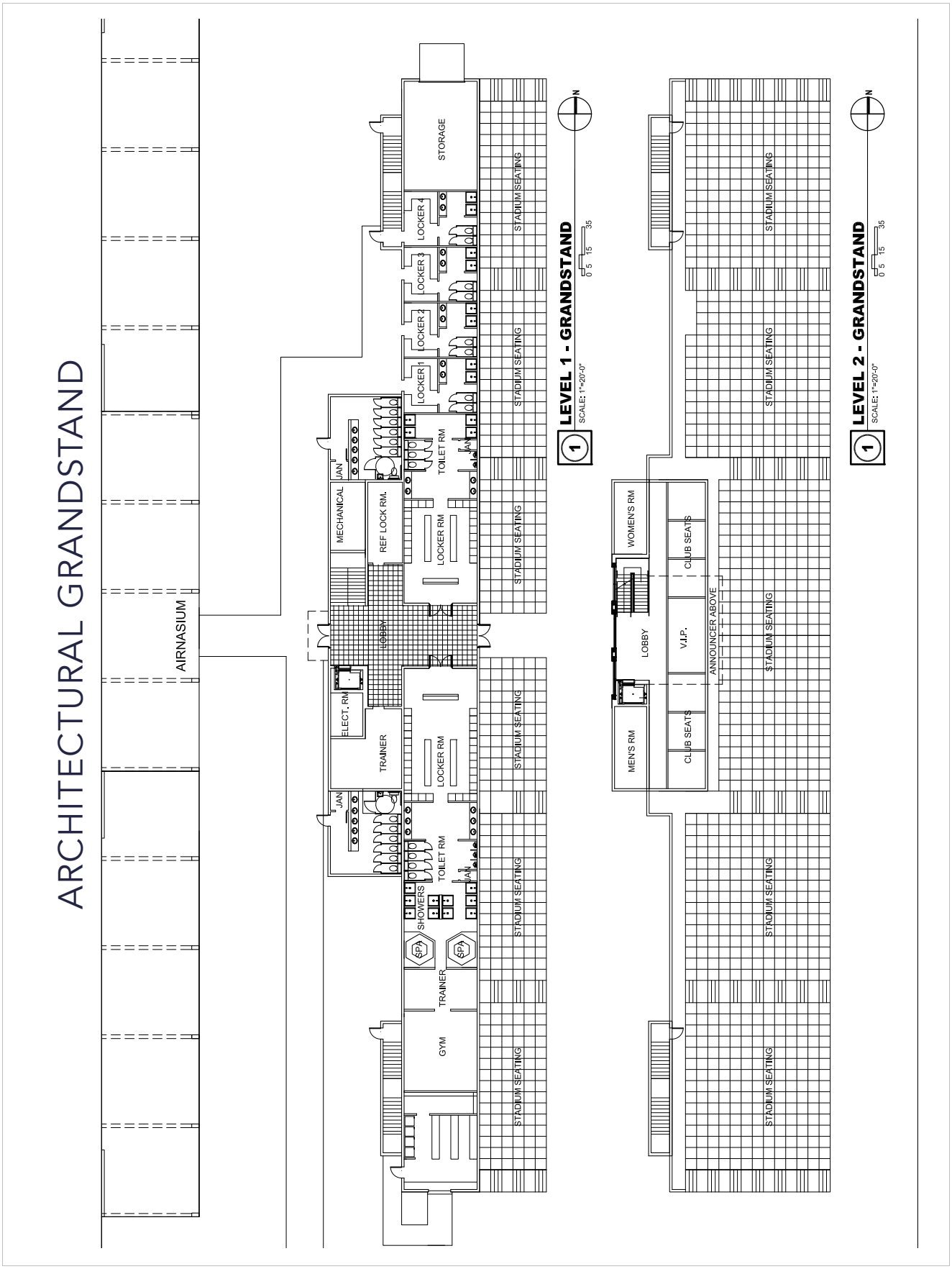

ARCHITECTURAL GRANDSTAND
AIRNASIUM
STORAGE
LOCKER 4
LOCKER 3
LOCKER 2
LOCKER 1
STADIUM SEATING
TOILET RM
JAN
MECHANICAL
REF LOCK RM.
LOCKER RM
LOBBY
ELECT. RM
TRAINER
SHOWERS
SPA
GYM
1 LEVEL 1 - GRANDSTAND
SCALE: 1"=20'-0"
WOMEN'S RM
CLUB SEATS
V.I.P.
ANNOUNCER ABOVE
MEN'S RM
1 LEVEL 2 - GRANDSTAND
SCALE: 1"=20'-0"

GATEWAY ENTRANCE

NORTHEAST VIEW

AZUR EQUITIES

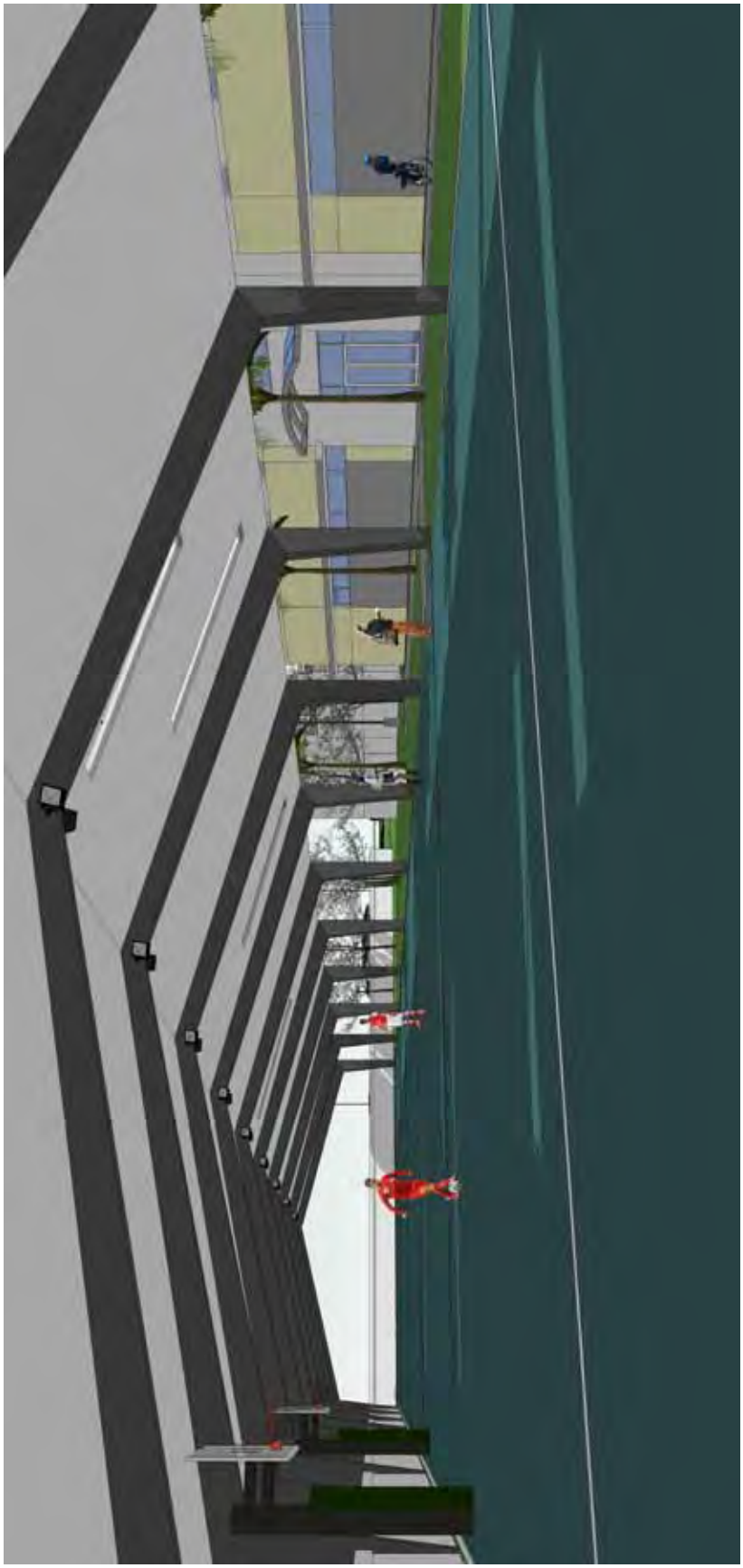
ROOF VIEW

AZUR EQUITIES

TRAINING AREA

CLUB STADIUM

AIRNASIUM



SITEPLAN NW 31st AVENUE TOWNHOMES

VILLAGE CONCEPT

2 STORY CONDO CLUSTER

3 STORY CONDO CLUSTER

QUALIFICATIONS

4.1 THE DEVELOPER - AZUR EQUITIES

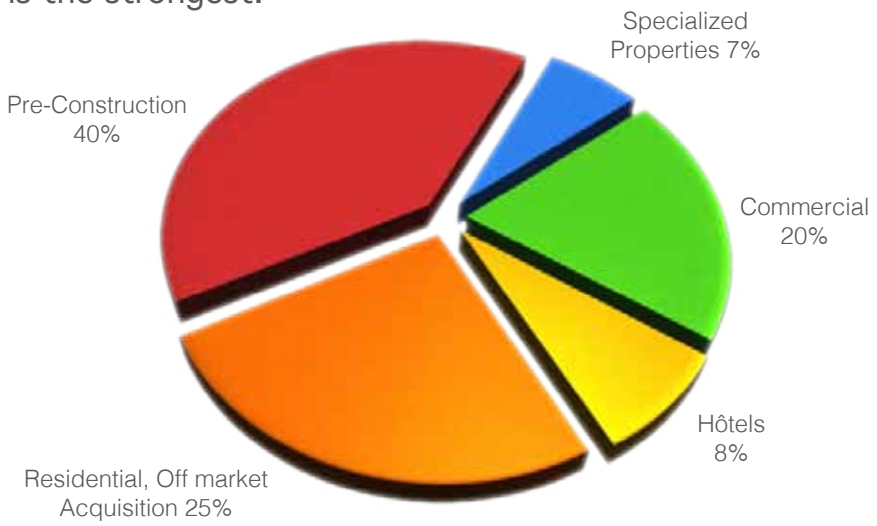
4.1.1 BACKGROUND: WHO WE ARE?

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

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

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

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



KEY NUMBERS

500 Properties
under management or under contract

36 % en 2015
company growth

105 Millions $
under development contract

THE TEAM

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

FRANCK GOTSMAN - VICE PRESIDENT / PROJECT MANAGER
Following a career in Finance at UBS PaineWebber, Franck specialized in the management of institutional and governmental communications campaigns. Since 2007 Franck has been Developing and Building in South Florida. At Azur Equities and on the Board, Franck is in charge Special Projects and is leading the “SportsPark Complex & Residences” Project.

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

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

SACHA TOURET - BRANDEIS CAPITAL MANAGER
Following his former experience at Thor Equities in New York, Sacha Touret is the Managing Partner at Brandeis Capital, major subsidiary Fund at Azur Equities.
Sacha has successfully raised above $10M equities between 2013 and 2014 to finance mixed used projects in the US and abroad.

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

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

ARLINE DARMOUNI - TAX & LEGAL ACCOUNTING CONSULTANT
At the board, Aline is improving the profitability of each investment by advising and assisting the fund and his clients with optimization approaches and efficient synchronization in term of legal organization, accounting and tax purposes.

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

4.1.2 SERVICES

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

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

LEGAL & ACCOUNTING

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

ASSETS MANAGEMENT

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

BANKING & ACCOUNTING

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

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

4.1.3 PARTNERS

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

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

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

BENSON PARIS
European Sports Consulting Specialist.

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

DELTA G.
Minority owned & operated.

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

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

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

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

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

CENTENNIAL BANK
Long standing banking partner of the fund.

ATRIUM
Tax consultant for foreign investors.

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

EMPI: Brokerage real estate firm.

GALLO HERBERT ARCHITECT
Bill Gallo will lead the architectural project.

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

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

SOME OF OUR PAST DEVELOPMENTS

THE GATE
CORAL GATE, FL

36 CONDO UNITS

FUNDING PROJECT:	$1.1 MILLION
PROJECT VALUE:	$7.5 MILLION
PROJECT SIZE:	39,500 Sq.ft.

ALLIAGE
SOUTH BEACH, FL

12 CONDO UNITS

FUNDING PROJECT:	$1.8 MILLION
PROJECT VALUE:	$5.7 MILLION
PROJECT SIZE:	21,600 Sq.ft.

GARDEN ALLEY
FORT LAUDERDALE, FL

8 TOWNHOMES

FUNDING PROJECT:	$0.8 MILLION
PROJECT VALUE:	$3.25 MILLION
PROJECT SIZE:	14,160 Sq.ft.

THE PALACE
INDIAN CREEK VILLAGE, FL

LUXURY RESIDENCE

FUNDING PROJECT:	$7 MILLION
PROJECT VALUE:	$19 MILLION
PROJECT SIZE:	12,000 Sq.ft.

DORAL PLAZA
DORAL, FL

SHOPPING PLAZA

FUNDING PROJECT:	$3 MILLION
PROJECT VALUE:	$17 MILLION
PROJECT SIZE:	65,000 Sq.ft.

GOLDEN BEACH 484
GOLDEN BEACH, FL

LUXURY RESIDENCE

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

CHELSEA RESIDENCE
FORT LAUDERDALE, FL

6 MODERN TOWNHOMES

FUNDING PROJECT:	$0.5 MILLION
PROJECT VALUE:	$1.8 MILLION
PROJECT SIZE:	8,800 Sq.ft.

OUR CURRENT DEVELOPMENTS

GREEN PARK
DANIA BEACH, FL

60 UNITS

FUNDING PROJECT:	$1.8 MILLION
BANK/PRIVATE LEVERAGES:	$9.2 MILLION
SELL OUT PROJECT:	$12.5 MILLION
TERM:	79,800 Sq.ft.

DORAL SHOPPING CENTER
DORAL, FL

7,800 SQ.FT. SHOPPING CENTER

FUNDING PROJECT:	$1.4 MILLION
BANK/PRIVATE LEVERAGES:	$2.4 MILLION
SELL OUT PROJECT:	$4.8 MILLION
TERM:	7,800 Sq.ft.

HOLIDAY PARK
FORT LAUDERDALE, FL

12 LUXURY TOWNHOMES

FUNDING PROJECT:	$1.8 MILLION
BANK/PRIVATE LEVERAGES:	$4.8 MILLION
SELL OUT PROJECT:	$7.8 MILLION
TERM:	33,600 Sq.ft.

MIAMI ART LOFTS
DAVIE, FL

3 DEVELOPMENTS: 117 UNITS

FUNDING PROJECT:	$2.9 MILLION
BANK/PRIVATE LEVERAGES:	$12.6 MILLION
SELL OUT PROJECT:	$18 MILLION
TERM:	125,000 Sq.ft.

MARKET PLACE
WYNWOOD, FL

MARKET PLACE

FUNDING PROJECT:	$2.6 MILLION
BANK/PRIVATE LEVERAGES:	$6 MILLION
SELL OUT PROJECT:	$10.8 MILLION
TERM:	85,000 Sq.ft.

4.1.4 FINANCIALS

PROJECT SUMMARY

BUILDINGS SUMMARY

MAIN BUILDING:	20,000 SQ.FT.
CLUB HOUSE	13,000 SQ.FT.
FACILITIES	7,000 SQ.FT.
RESIDENCES: 80 UNITS	45,600 SQ.FT.
16 UNITS (850 SQ.FT.)	13,600 SQ.FT.
64 UNITS (500 SQ.FT.)	32,000 SQ.FT.
TOTAL BUILDINGS	65,600 SQ.FT.

SPORTS FACILTIES SUMMARY

- A 1,000 seats stadium.
- 3 full size grass soccer fields.
- 3 7v7 small turf fields.
- 3 multipurpose covered courts.
- A gym.
- A trainer facility.
- Home main locker room.
- Visitor main locker room.
- 4 small locker room.

DEVELOPMENT COSTS OF BUILDINGS

RESIDENCES

NUMBER OF UNITS	80
Unit avg size Sq.Ft. including common area	570 Sq.ft.
Cost for Construction per sqf.	$120
Avg cost construction per unit	$68,400
TOTAL COST OF THE RESIDENCES	$5,472,000

CLUBHOUSE & SPORTS CENTER

NUMBER OF BUILDINGS	2
Clubhouse size Sq.Ft.	13,000 Sq.ft.
Sports Center size	7,000 Sq.ft.
Cost of Clubhouse & Sports center	$120
TOTAL COST OF BUILDINGS	$2,400,000

DEVELOPMENT CONSULTING COSTS: $1,360,000

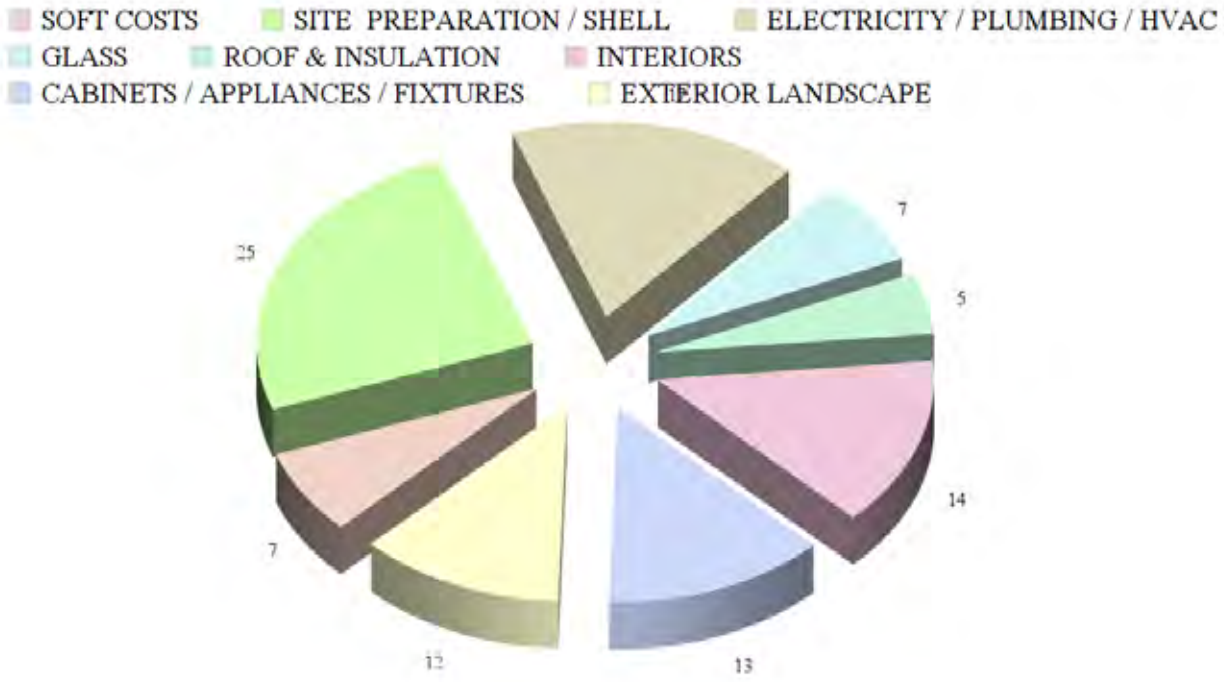
SPORTS FACILITIES

• A 1,000 seats stadium.	
• 3 full size grass soccer fields @ $150,000.00 per	$450,000.00
• 3 7v7 small turf fields @ $80,000.00 per	$240,000.00
• 3 multipurpose covered courts @ $80,000.00 per	$240,000.00
• Airnasium	$200,000.00
• A gym	$40,000.00
• A trainer facility	
• Home main locker room.	
• Visitor main locker room.	
• 4 small locker room.	

BREAKDOWN COSTS OF CONSTRUCTION

		Estimated Budget	Avg Per Unit
CONSTRUCTION BREAKDOWN			
Soft Cost (Impact Fees, Permits, Ingenierie, Loan Interest, etc)	7%	$551,040.00	$6,888.00
Site Preparation & Shell	25%	$1,968,000.00	$24,600.00
Electricity, Plumbing, A/C	17%	$1,338,240.00	$16,728.00
Glass	7%	$551,040.00	$6,888.00
Roof & Insulations	5%	$393,600.00	$4,920.00
Interiors (Partitions, Carpenter, Painting, etc...)	14%	$1,102,080.00	$13,776.00
Cabinets, Appliances, Fixtures...	13%	$1,023,360.00	$12,792.00
Exterior (Landscape, Pavers, Irrigation, Amenities)	12%	$944,640.00	$11,808.00
	100%	$7,872,000.00	$98,400.00
DEV COST, LAND + CONSTRUCTION BUDGET		**$9,232,000.00**	
Avg cost per Unit		$115,400.00	$115,275.00

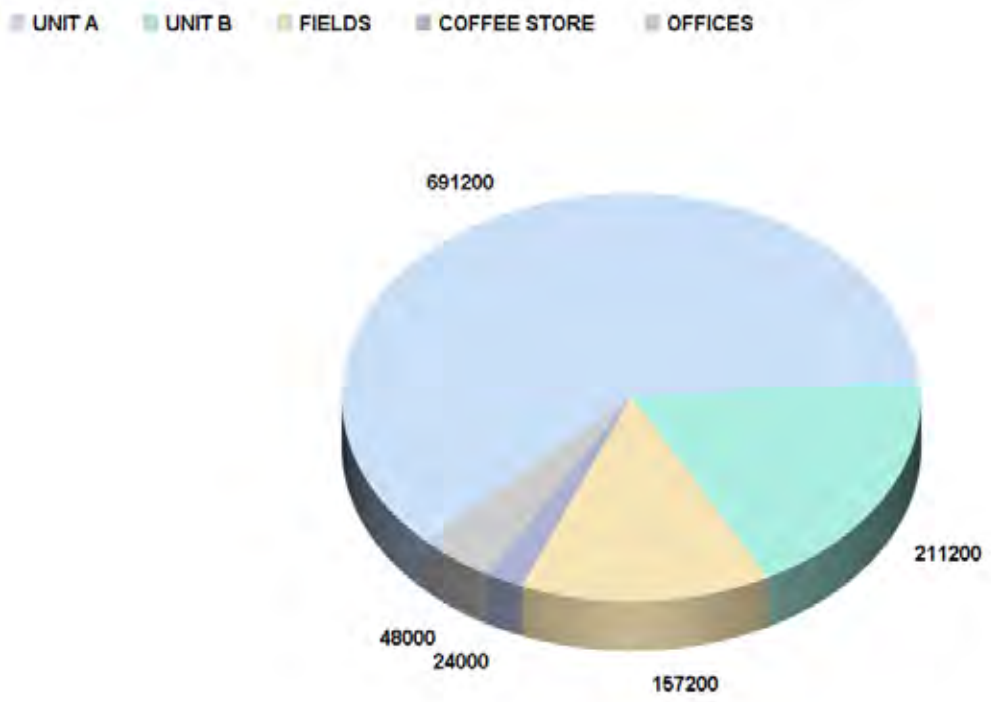
These numbers already include our contingency


SOFT COSTS
SITE PREPARATION / SHELL
ELECTRICITY / PLUMBING / HVAC
GLASS
ROOF & INSULATION
INTERIORS
CABINETS / APPLIANCES / FIXTURES
EXTERIOR LANDSCAPE
25
7
5
14
13
12
7

FINANCIAL PROJECTION

PROJECT RENTABILITY

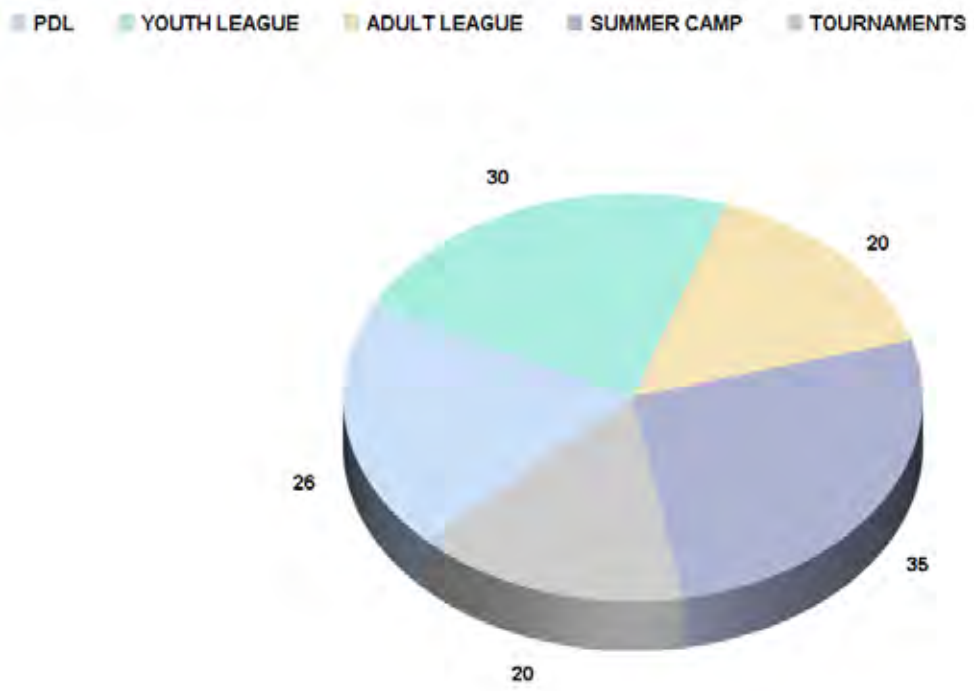
SALES	Qte		TIMES	
RENT UNIT A	64	$900	12	$691,200
RENT UNIT B	16	$1,100	12	$211,200
STADIUM RENTAL	1	$1,200	131	$157,200
RENT COFFEE STORE	1	$2,000	12	$24,000
RENT OFFICES CLUB AND GROUP	1	$4,000	12	$48,000
TOTAL RENT	131			$1,131,600



FINANCIAL PROJECTION

RENTAL OF AMENITIES

	PER YEAR
PDL	26 TIMES
YOUTH LEAGUE	30 TIMES
ADULT LEAGUE	20 TIMES
SUMMER CAMP	35 TIMES
TOURNAMENTS	20 TIMES
TOTAL RENTAL OF AMENITIES	**131 TIMES**

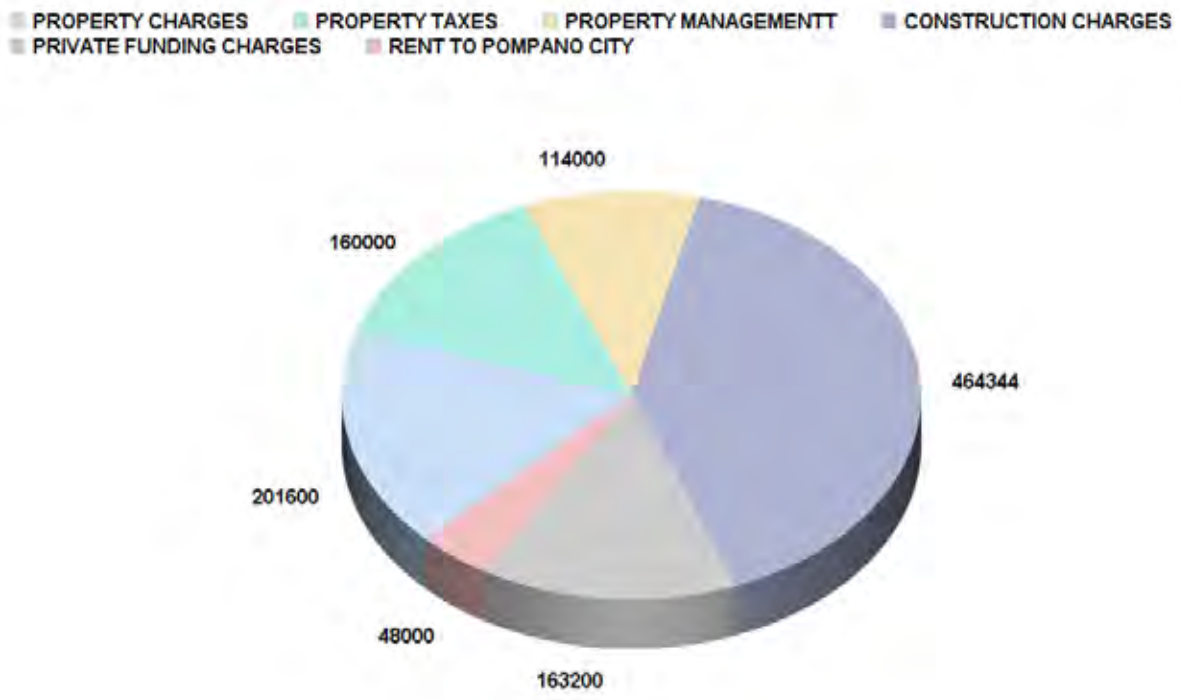


FINANCIAL PROJECTION

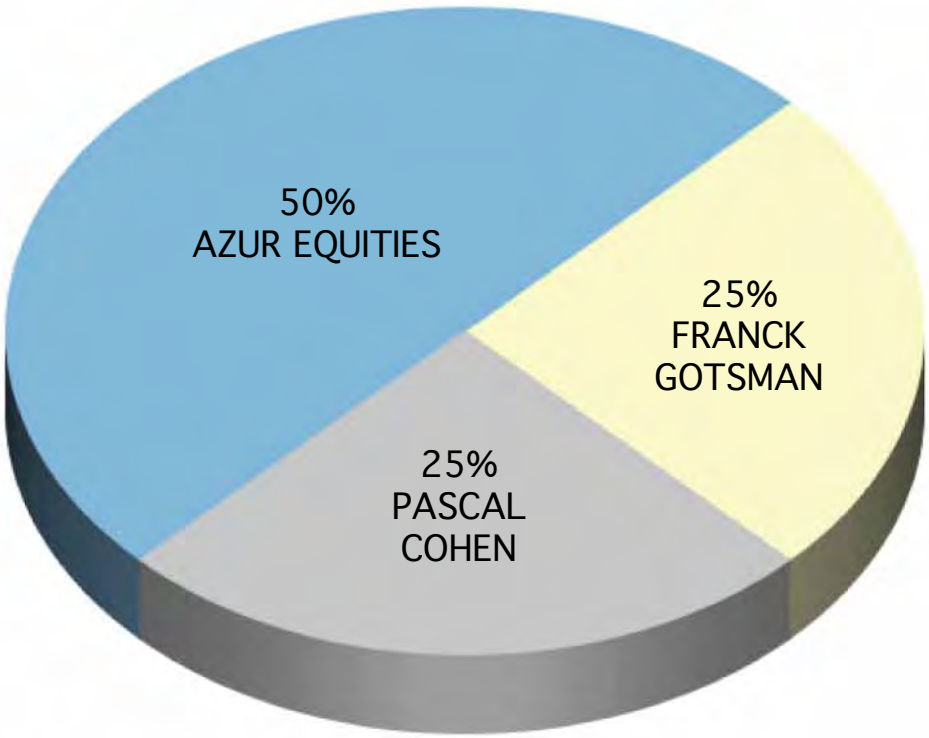
COMPLEX EXPENSES

Property Charges	$16,800	12	$201,600
Property Taxes*	$160,000	1	$160,000
Property Management	$9,500	12	$114,000
Financial Charges Construction	$464,344	1	$464,344
Financial Charges Private Funding	$163,200	1	$163,200
RENT TO THE CITY OF POMPANO	$4,000	12	$48,000
TOTAL EXPENSES			**$1,103,144**

* Paid by Azur Equities on behalf of the City of Pompano Beach as a result of the improvements made.



OWNERSHIP STRUCTURE



4.2 ARCHITECTURE & CONSTRUCTION TEAM

GALLO HERBERT ARCHITECTS

GALLO HERBERT ARCHITECTS
AA26001731

4.2.1 GALLO HERBERT ARCHITECTS

GALLO HERBERT ARCHITECTS HISTORY

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

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

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

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

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

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

GALLO HERBERT ARCHITECTS

GALLO HERBERT ARCHITECTS PHILOSOPHY

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

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

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

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

These are the hallmarks of Gallo Herbert Architects.

GalloHerbert.com

GALLO HERBERT ARCHITECTS

WHY GALLO HERBERT ARCHITECTS

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

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

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

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

GalloHerbert.com

GALLO HERBERT ARCHITECTS

GHA HISTORY - "WHO WE ARE"

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

GALLOHERBERT.COM

GALLO HERBERT ARCHITECTS

GALLO HERBERT ARCHITECTS

WILLIAM J. GALLO, AIA,LEED AP

CHAIRMAN/CEO

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

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

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

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

EXPERIENCE
42 years

EDUCATION
Bachelor of Architecture 1969; Pratt Institute School of Architecture

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

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

REGISTRATIONS
Structural Masonry Inspector SMI 1836

NCARB

LEED AP

GALLOHERBERT.COM

GALLO HERBERT ARCHITECTS

GALLO HERBERT ARCHITECTS

BRIAN P. HERBERT, AIA,LEED

PRESIDENT

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

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

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

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

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

EXPERIENCE
21 years

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

PROFESSIONAL
Registered Architect: FL, AL
Registered Interior Designer: FL

REGISTRATIONS
Structural Masonry inspector
SMI 2402
NCARB, LEED® AP

LEED AP

GALLO HERBERT ARCHITECTS

EXPERIENCE
32 years

EDUCATION
Bachelor of Architecture
Florida A and M University
Tallahassee, FL

Bachelor of Architecture of Design
University of Florida, Gainesville, FL

PROFESSIONAL
Registered Architect: FL, LA, TA

JOHN E. TICE
VICE-PRESIDENT

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

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

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

GALLO HERBERT ARCHITECTS

EXPERIENCE

EDUCATION

PROFESSIONAL

DANILO GUISO, AIA, LEED AP BD+C

DIRECTOR OF OPERATIONS

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

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

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

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

GALLO HERBERT ARCHITECTS

EXPERIENCE
29 Years

EDUCATION
Bachelor of Architecture - 1983
Florida Atlantic University

ALAIN DEZII
PROJECT MANAGER

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

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

Alain is fluent in English, French and Spanish.

GALLO HERBERT ARCHITECTS

MARCO URREA
PROJECT DESIGNER

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

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

EXPERIENCE:
23 Years

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

GALLO HERBERT ARCHITECTS

PROJECT INFORMATION

Project Type:
Higher Education

Project Value:
$88,000,000

Start Date:
2001 - Current

Delivery Method:
Design/ Build

Project Principal:
William J. Gallo

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

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

JOHNSON AND WALES UNIVERSITY

MASTER PLAN

NORTH MIAMI, FLORIDA

PROJECT OVERVIEW:

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

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GALLO HERBERT ARCHITECTS

PROJECT INFORMATION

Project Type:
Higher Education

Project Value:
$28,000,000

Project Size:
165,000 SF
245 Beds

Completion Date:
August 2009

Delivery Method:
Construction Manager

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

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

NOVA SOUTHEASTERN UNIVERSITY

ROLLING HILLS GRADUATE RESIDENCES

DAVIE, FLORIDA

PROJECT OVERVIEW:

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

FEATURES:

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

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4.2.2 ENGINEERS

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

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

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

DBE -- M/WBE Certifications
Keith and Associates, Inc. is certified as a Disadvantaged Business Enterprise and a Woman
Business Enterprise.

FDOT Work Groups 3, 8, 10, 13, 15:
Keith & Associates, Inc. is certified with the Florida Department of Transportation in 3.1 Minor Highway Design, 3.2 Major Highway Design, 8.1 Control Surveying, 8.2 Design, Right of Way & Construction Surveying, 8.4 Right of Way Mapping, 10.1 Roadway Construction Engineering Inspection, 13.6 Land Planning/Engineering and 15.0 Landscape Architecture.

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

K&A ENGINEERS

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

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

STORMWATER MANAGEMENT:

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

SURVEYING and MAPPING:

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

K&A ENGINEERS

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

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

LANDSCAPE ARCHITECTURE:

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

K&A ENGINEERS

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

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

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

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

K&A ENGINEERS

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

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

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

Registration
State of Florida, Certified General Contractor # 1516581

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

Professional Training/Seminars
Certification of Management Building Information Modeling CM-BIM

Green Building Certification Institute LEED Accredited Professional

Strategies for success in LEED and Urban Heat Island Effect

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

Turner School of Construction Management Certification

Professional/Civic Affiliations
BIM Smart Foundation Member

BuildingSMART Foundation Member

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

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

PROJECT EXPERIENCE

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

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

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

K&A ENGINEERS

MARK CASTANO, P.E.
Senior Engineering Manager

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

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

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

Professional Registration
State of Florida
Professional Engineer, #75644

Professional Affiliations
Florida Engineering Society (FES)

American Society of Civil Engineers (ASCE)

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

PROJECT EXPERIENCE

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

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

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

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

K&A ENGINEERS

MICHAEL MOSSEY, P.S.M.
Senior Project Surveyor

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

Education
Maryville College, Maryville, Tennessee

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

Professional Affiliations
Florida Society of Professional Surveyors & Mappers

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

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

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

SELECTED PROJECT EXPERIENCE

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

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

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

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

K&A ENGINEERS

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

Experience Highlights
More than 30 years of Landscape Architecture experience.

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

Education
Bachelors of Science
Interior Design 1985
Florida State University

Professional Registrations
FL Registered Landscape Architect LA0001540, 1995

Professional Affiliations
United States Green Building Council – South Florida

American Society of Landscape Architects (ASLA)

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

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

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

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

PROJECT EXPERIENCE

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

K&A ENGINEERS

Tradewinds Park

Coconut Creek, Florida

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

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

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

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

K&A ENGINEERS

Quiet Waters Park

Deerfield Beach, Florida

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

Project Commencement: 2010
Project Completion: 2012

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

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

K&A ENGINEERS

Downtown Pompano Connectivity Plan

Pompano Beach, Florida

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

Project Commencement - 2010
Project Completion - 2015

Project Description:
Phase 1:
Keith and Associates is performing an area-wide study of the Northwest CRA existing infrastructure to create an underground utilities atlas map as well as to analyze the existing roadway infrastructure for suitability, connectivity and circulation. Using the information gathered, Keith and Associates prepares an assessment of the existing facilities and provides recommendations on suitability of the CRA's proposed land use.

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

Phase 2:
Keith and Associates assembled a multi-disciplinary team including Keith and Associates (K&A) as the Lead/Prime consultant responsible for the overall team management, Engineering, Permitting, Planning, Surveying, and public consensus building. Based on the approved Connectivity Plan as provided by the Pompano Beach CRA, the proposed improvements are to include pedestrian friendly streetscape with landscape/hardscape beautification features along MLK Boulevard and in the Old Pompano Downtown, including special pavement materials, pedestrian lighting and roadway, streetscape furnishings, utility adjustments, drainage and roadway improvements. The scope of services include: Pre-Design Services (R/W determination, Traffic Studies, Geotechnical data, etc); Public Consensus Building; Design Services (Schematic Design, Design Development, Construction Documents, Permitting); and Pre-Construction Bid Assistance. NTP was June, 2011 with an anticipated 15 month schedule.

K&A ENGINEERS

Design/Build Pier Parking Garage

Pompano Beach, Florida

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

Estimated Project Value: $16 Million

Project Commencement: 2014
Project Completion: On-going

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

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

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

K&A ENGINEERS

Mainlands Park – Design/Build

Tamarac, Florida

Client:
Di Pompeo Construction
John DiPompeo
2301 N.W. 33rd Court, Suite #102
Pompano Beach, FL 33069
Tel: (954) 917-5252 ext 304 / Fax: (954) 974-4646 / Email: jdipompeo@dipompeoconstruction.com

Project Commencement: 2013
Project Completion: 2014

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

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

Services Provided: Survey, Engineering & Construction Inspection Services, Planning
Team: Sean Marshall, Jim Thiele, Traci Scheppke, Steve High and Mike Amodio
Project# 08364.00

BRYNTESEN ENGINEERS

Technological Capabilities

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

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

3045 NORTH FEDERAL HIGHWAY, BUILDING #80 ■ FORT LAUDERDALE, FLORIDA 33306 ■ TEL:954-568-1411 ■ FAX:954-568-9367

BRYNTESEN ENGINEERS

Murray G. Bryntesen, P.E.
Principal

EDUCATION:	Bachelor of Science, Civil Engineering University of Idaho, 1981 Master of Business Administration University of Miami, 1988
LICENSES:	State of Florida Professional Engineer #PE0037162 State of Florida Special (Threshold) Inspector #740 State of Florida General Contractor #CGC0345725 State of California Civil Engineer #C39435 State of Pennsylvania Professional Engineer #PE073322 State of Georgia Professional Engineer #PE039299
PROFESSIONAL AFFILIATIONS:	American Society of Civil Engineers American Concrete Institute American Institute of Steel Construction American Wood Council American Welding Society Florida Structural Engineers Association
EXPERIENCE:	Thirty-five (35) years of comprehensive experience in Structural Design and construction administration of buildings and specialty structures. Structural systems include concrete, steel, masonry, timber, and aluminum. Founded Bryntesen Structural Engineers in 1986. Current and past clients include private and public organizations and many governmental agencies. Eight (8) years as Florida Atlantic University adjunct professor, teaching Structural Design.

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BRYNTESEN ENGINEERS

Clive Draper
Inspector

EDUCATION:	Bachelor of Arts City & Guilds Medway College Kent, England 1969
LICENSES:	State of Florida Building Inspector – BN4557 ICC Commercial Building Inspector - 5169132 State of Florida Structural Masonry Inspector – SMI 2273
EXPERIENCE:	Twenty-four (24) years of comprehensive structural experience inspecting complete structural systems for residential, commercial, and governmental buildings, using wood, masonry, concrete and steel. Typical projects included office buildings, retail shopping centers, storage facilities, multi-unit residential buildings, custom homes, and rehabilitation of existing structures. Prior to becoming an inspector eight (8) years as a General Contractor.
TECHNICAL SKILLS:	Knowledge of the following Codes: FBC2010, ACI 318, ACI-530, ASCE7, IBC2009, FBC2010, NDS2005, PCI, PTI, AISC, CRSI

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BRYNTESEN ENGINEERS

Sergio G. Arratia, P.E.
Project Engineer

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

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

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

TECHNICAL SKILLS: Proficient in the following software:
American Concrete Institute Field Testing Technician – Grade I, AutoCAD, SAP-2000, Enercalc, MecaWind, RAM, STAAD.

Knowledge of the following Codes:
ACI 318, ACI-530, ASCE7, IBC, FBC, NDS, PCI, AISC

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BRYNTESEN ENGINEERS

Luke McGregor
Senior Project Manager

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

Master of Science Engineering, Purdue University, 1989

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

TECHNICAL SKILLS: Proficient in the following software:
AUTOCAD, ETABS, SAFE, SAP-2000, CSI COL, RAM ADVANSE, RAM CONCEPT, RAM BEAM, RAM CONNECTION, ADOSS, ADAPT-PT, PT-DATA, PCA-COL, PCA-BEAM, ENERCALC, PCA WALL, MECA WIND, NCMA MASONRY, RISA MASONRY

Knowledge of the following Codes:
ACI 318-02, ACI-530, ASCE7-05, IBC2003, FBC2006, NDS2005, PCI, PTI, AISC, CRSI, ANSI, AISI.

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DELTA CONSULTING ENGINEERS

DELTA G CONSULTING ENGINEERS, INC.

FIRM PROFILE

Delta G Consulting Engineers, Inc. was founded in 1992. We are registered with the USGBC. We are a full service consulting engineering firm dedicated to providing our clients with the highest quality Electrical, Mechanical, Plumbing and Fire Protection engineering services at a competitive cost.
Delta G office has a total staff of 24 (22 professional and 2 administrative assistants); including four Registered Professional Engineers, two C.I.P.E.'s, and eight LEED Accredited Professional.

Our design and investigative services are provided to:

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

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

GOALS AND PHILOSOPHY

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

LEED Experience

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

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

OFFICE LOCATION

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

707 N.E 3rd Avenue Ste 200, Fort Lauderdale, FL 33304 Telephone: (954) 527-1112 Fax: (954) 524-7505

DELTA CONSULTING ENGINEERS

State of Florida

Minority, Women & Florida Veteran Business Certification

Delta G Consulting Engineers

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

04/13/2015 to 04/13/2017

management SERVICES

Chad Poppell, Secretary
Florida Department of Management Services

OSD

Office of Supplier Diversity • 4050 Esplanade Way, Suite 380 • Tallahassee, FL 32399 • 850-487-0915 • www.osd.dms.state.fl.us

DELTA CONSULTING ENGINEERS

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

Education:

Bachelor of Science in Mechanical Engineering – **Rutgers University** 1989

Registration:

Professional Engineer Licenses held in 2 States

Professional Affiliation:

USGBC
United States Green Building Council
LEED Accredited Professional in 2007

Experience

24 years

Experience

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

Some of his projects include:

Specialty Facilities Clients

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

Healthcare Clients

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

Higher Education Clients

- University of Miami
- Broward College
- Barry University

Municipal Clients/Parks

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

Resort & Hospitality Clients

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

DELTA CONSULTING ENGINEERS

Bryce Toolan
Electrical Engineer

Education:

Bachelor of Science, 1998, Associate of Arts, 1994

Registration:

General Contractors License

Experience

22 years

Experience

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

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

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

Parks

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

DELTA CONSULTING ENGINEERS

Jorge Bahamonde
Fire Protection Engineer

Education:

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

Registration:

LEED Accredited Professional (2009)

Experience

10 years

Experience

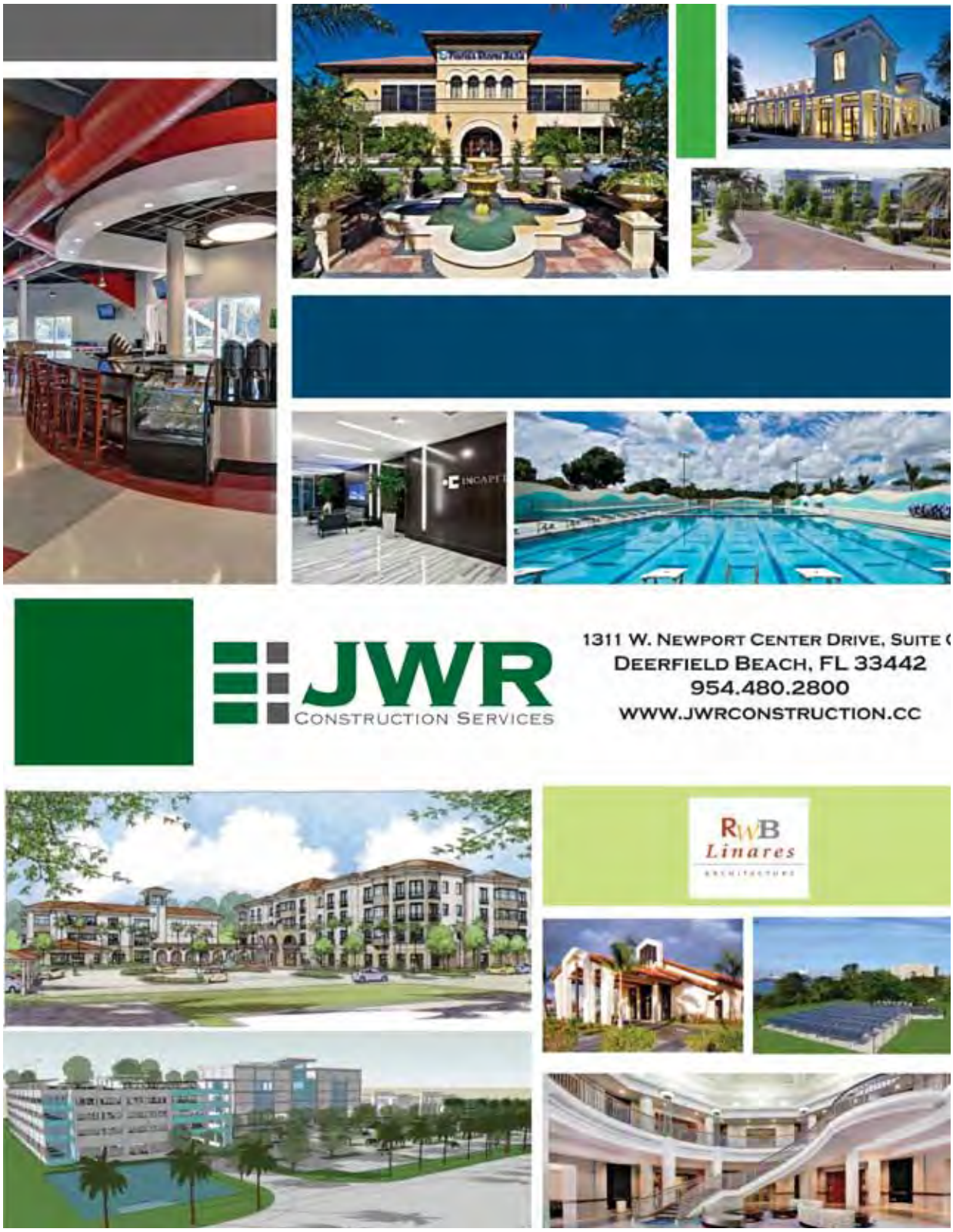
Jorge Bahamonde is a Fire Protection Engineer with 10 years of experience as a Fire Protection designer, and Project Manager. He is responsible for total management of all aspects of the projects to ensure they are completed on time and at the highest level of quality.

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

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

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

4.2.3 CONSTRUCTION



CONSTRUCTION

JWR CONSTRUCTION SERVICES

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

OUR HISTORY

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

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

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

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

Some of our "Client Partners" Include:

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

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CONSTRUCTION

JWR Construction Services

EXECUTIVE TEAM

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

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

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

FINANCE

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

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

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CONSTRUCTION

JWR CONSTRUCTION SERVICES

FINANCE (CONTINUED)

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

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

BUSINESS DEVELOPMENT / MARKETING

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

ESTIMATING

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

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

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CONSTRUCTION

JWR CONSTRUCTION SERVICES

PROJECT MANAGERS

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

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

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

SUPERINTENDENTS

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

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

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CONSTRUCTION

JWR CONSTRUCTION SERVICES

SUPERINTENDENTS (CONTINUED)

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

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

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

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

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

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4.2.4 DEVELOPMENT SCHEDULE & REFERENCES

Our site plan has been designed in accordance with the current zoning permits. The Residences and the Clubhouse are in the B3 Zoning section and all the fields are in PR Zoning section.

Subject to verification whether some facilities can be considered ancillary to the overall development, the sole zoning modification requirements of the Floridians SportsPark & Residences will be zoning authorizations for the Stadium, Airnasium and the extra bathroom in the back (near the well access).

For that reason we believe that construction of the Clubhouse & Residences could begin within 6-8 months after confirmation of the land lease agreement with the City of Pompano Beach. This period is the anticipated time required to finalize plans and obtain the construction permits. Construction of these 5 buildings is estimated to be 18-24 months.

All the fields and the sports equipments are estimated to be built in the same time as the first phase of construction and we estimate they may be available 6 months after permits approval. The Airnasium will be completed over the already built hard surface mixed used fields.

The second phase of construction will happen once we have successfully been through the zoning changes with the Development Services Department (if necessary). We hope this phase could happen at the same time we are going through permitting and will allow us to commence construction on the stadium within the year.

4.3 FINANCIAL BACKING

4.3.1 BANKS

CENTENNIAL BANK

my100bank.com

A Home BancShares Company

June 9, 2016

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

To Whom It May Concern:

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

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

Yours truly,

Howard Zusman,
Regional Executive Vice President

Valley National Bank

June 9, 2016

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

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

To whom it may concern:

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

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

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

Sincerely,

Linda Parsons-Danisovszky
Vice President / Commercial Lender

633 South Federal Highway • Fort Lauderdale, FL 33301 • Tel: 954.524.2265 • Fax: 954.524.6088

4.3.2 FOREIGN INVESTORS

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

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

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

THE TENANTS

5.1 THE ANCHOR: FLORIDIANS F.C.

South Florida's Jewel, Broward County, is not just a paradise to vacation in. As the gateway to South America it has beautiful weather year round, exquisite beaches, perfect golf courses and most importantly for a large population of multi cultured Americans and Residents ... it is our home.

Birthplace to some of the best athletes in the Country, South Florida is not only a burgeoning location for developing athletes it is also one of the Country's area with the strongest South American, Central American, Caribbean and European influence. Many South Floridians talk about Football or Fútbol instead of Soccer and the opportunity to develop their favorite pastime in our backyard is tremendous. It is within this environment that the Floridians F.C. is establishing one of the most competitive football academy in the United-States in Pompano Beach.

Based on the worldwide principles that are the core of successful football clubs and headed by top professionals from all horizons to guide the club's growth, the Floridians are building their football club with the focus of developing youth players as future responsible adults first as well as in all critical areas of football: The four pillars of any sports are:

TECHNICAL TACTICAL PSYCHOLOGICAL PHYSICAL

Furthermore, to prepare its players to the highest level of professional sports the Floridians will educate its players with the basics of finance, marketing, management, branding, nutrition, health, education, mental preparation, coaching and more.

EDUCATION COACHING HEALTH NUTRITION

The Floridians incorporate sports education for all ages and all level of play while focusing on developing the best talents in South Florida and prepare them to attain the level enabling them to get college scholarships and more.

The Floridians will be composed of various entities including a youth development program with training, camps, after school programs, clinics and more for players ages 4-15. The youth program will recruit, educate, train and prepare the best young talents of South Florida and prepare them for their next step, getting into the Floridians F.C. academy. The Academy is the highest level and will develop the players from ages 16-23. It is from there that players will be recruited with a scholarship into some of the best Colleges and Universities in the country.

To best develop on all levels, the Floridians have already established strong relationships with football stars worldwide as well as with some of the most important and established football clubs. With such a team in place, we are confident that we will have all the necessary tools to continue and produce the best football players in the Country just as the club did with the United-States' National Team star Jozy Altidore.

The Floridians are anchored with the strongest Amateur Level team in the United States, the USL's Premier Development League (PDL). The PDL team will allow our player to yearn to grow within the club until they reach their highest level of play whether it is at the College Division 1, Division 2, NAIA or at the professional level. The PDL team is a huge financial obligation and the proof of our unwavering commitment to player development.

To be at the top level and compete with the best sports infrastructures world-wide, the Floridians SportsPark Complex will include a 1,000 seat Stadium, a 14,000 SqFt Clubhouse, 80 Residences, Practice fields, 7v7 fields, Airnasium and more.

5.1 THE PREMIER DEVELOPMENT LEAGUE

The PDL – The highway to a College Scholarship:

Over 1,500 colleges nationwide have soccer programs. To remain competitive and to ensure their players stay in shape during the off months, these colleges and universities need to place their players in PDL clubs.

As the unique and official PDL Club in Broward County, the Floridians therefore maintain great relations will all the colleges in the Nation and more specifically with the ones in south Florida.

While College soccer is played by teams of association football students throughout colleges and universities and is more widespread in the United States than anywhere else in the world.

In the Unite States the institutions typically hire full-time professional coaches and staff, although the student athletes are strictly amateur and are not paid.

College soccer is sponsored by the sports regulatory body for major universities, the National Collegiate Athletic Association (NCAA), and those for smaller universities and colleges, including the National Association of Intercollegiate Athletics (NAIA), the National Christian College Athletic Association (NCCAA), and the United States Collegiate Athletic Association (USCAA).

Many top American college soccer players play for separate teams in the Premier Development League (PDL) during the summer. One college club, the BYU Cougars men's team, has foregone playing in the NCAA or NAIA and instead play all of their games in the PDL. At the end of the NCAA college season, there is a college soccer 'draft', and during this draft the Professional Clubs in the USA can opt to draft the most talented college players to the professional leagues directly from college. The professional leagues who have the opportunity to cast their picks are usually MLS (Major League Soccer) with the lower professional leagues such as the USL and NASL having other ways to draft.

What is interesting and extremely relevant in our case is that the relationship between the Colleges and universities and the PDL goes both way. While the Colleges want the PDL teams to recruit their players they are also constantly searching for more and new talent to come to their college and shine.

It is with this vision and relations in mind that the Floridians are able to prepare the new generation of Broward soccer players and get them ready to shine in college and maybe more.

This is the basis of reflection of the Floridians Youth program, as the only team with the ability to have such close relations to the colleges, it is as duty for the Floridians to ensure that the players growing in our organization will be ready to excel at the college level and be the recipients of the many scholarships available for such.

The Premier Development League, commonly known as the PDL, is the development league sponsored by United Soccer Leagues in the United States and Canada, forming part of the United States soccer league system. It is the top-level of amateur soccer in the United States. The league has 65 teams and is considered to be the fourth tier of competition, behind Major League Soccer, the North American Soccer League and the United Soccer League.

As of the 2016 season, is divided into 4 conferences (Eastern, Southern, Central, and Western), comprising 10 divisions. The league season runs from May through August. Divisions play a balanced regular season schedule of 14 games in a round-robin home and away format, with the top 2 teams of each division advancing to the playoffs.

All matches in the PDL Playoffs are played in single match elimination format, with the higher seeded team hosting thematch, until a Champion is decided at a predetermined neutral location for a playoff weekend, in which both the Semi-final and Championship matches are played.

While not a "professional" league in the sense that the players do not receive payment, the PDL prides itself on its professionalism in terms of its organization and the way the league is run, and its dedication to developing young soccer players, preparing them for future careers in professional leagues in the United States and elsewhere. As PDL seasons take place during the summer months, the player pool is drawn mainly from elite NCAA college soccer, NAIA college soccer and community college players seeking to continue playing high-level soccer during their summer break, which they can do while still maintaining their college eligibility.

In addition, PDL squads often also include standout high school and junior club players, as well as former professionals seeking to continue competing at a high level. PDL rules dictate that a maximum of eight players on each team's 26-man roster can be over 23 years old, while at least three players on each team's roster must be 18 or younger.

Increasingly, the PDL is seen as a 'shop window' for professional clubs looking to discover and identify aspiring professional players who may enter the MLS SuperDraft in future years. Many of the players currently playing in Major League Soccer and elsewhere began their careers in the PDL.

The proven path to pro in North American soccer, the PDL is an important stepping-stone for top professionals now playing throughout the world. Seventy percent of all MLS draftees have PDL experience, and nearly 300 former PDL players competed during the 2015 USL season.

Currently, one hundred and six 2015 PDL alumni compete at a professional level in the U.S. and Canada. The breakdown is as follows:

19 players contracted to the MLS

76 players contracted to USL teams

11 players contracted to NASL teams

106

2015 PDL ALUMNI

5.1.1 FOOTBALL EXPERTISE

To build a top soccer program, the Floridians are going to need to build top of the line infrastructures but also have a top of the line coaching staff specializing in player development.

Mr. Joaquim Francisco Filho - Director of Football Operations

As the Director of Football Operations, Francisco will be in charge of running the whole football aspect of the club. From the selection of the coaches, their training, to establishing the football practices and instilling our football philosophy throughout the whole Club, Francisco will be in charge of ensuring that at all levels we are developing the highest and most competitive football training ground.

Born in São Paulo, Brazil. Francisco holds the FIFA PRO 3rd degree license and is fluent in English, French, Spanish and Portuguese. His extensive experience in developing raw talent makes him our perfect man to head the Technical Direction of our Football Club.

Francisco started his football career as a professional player at Sao Paulo F.C. He continued to play for various clubs in South America and Europe. Francisco has then joined the French Football Federation in 1973 as a coach at the French National Soccer Institut in Clairefontaine until 2002. During these 29 years

Francisco oversaw and helped develop players such as: Thierry Henry (recently retired of the NY Red Bulls of the MLS), Nicolas Anelka, Eric Cantona, Louis Saha, Jean-Pierre Papin, Abou Diaby and many others.

It is thanks to his excellence in helping great talents move on to the next level that he was hired by Manchester United in 2002 to help follow the development of a then young talent named Cristiano Ronaldo.

From 2003-2005 he was also the Assistant head coach of Sir Alex Ferguson who said about him when he joined MUFC “I am extremely pleased to have Francisco join us, He is an experienced coach whose knowledge of the game is insightful and I am sure the players will look forward to working with him.”

Peter Kenyon, Former Chief Executive of English Premier League Club Manchester United said “To have someone of Francisco caliber here is Fantastic. The youth team is an integral part of Manchester United, especially if we are to continue developing the football of the future”.

Francisco’s list of world achievements also include the setting up of the Al Ahly FC in Jeddah, Saudi Arabia. Being the Head Coach of the St-Louis Soccer Club (2010), Consulting for French TV giants Canal + for the 2010 World Cup and help establish a Football Academy in Senegal.

Mr. Mordechai “Motale” Spiegler – Director of Player Placement

Mordechai “Motaleh” Spiegler is a former Israeli footballer and manager. He remains Israel’s record goal scorer, with 33 goals in 83 caps.

As a striker, he played for Maccabi Netanya in Israel; with Paris Saint Germain in France and alongside Pelé for the New York Cosmos in the 1970s.

He was chosen as the Israeli Player of the Year a record four times, in 1968, 1969, 1970, 1971 and was nominated as the best Israeli player of the prior 50 years by the Israel Football Association in the UEFA Jubilee Awards in November 2003. Spiegler is a member of the Education and Publicity Committee of the IFA.

“Motaleh” has experience as a General Manager, Coach and Scout for various teams in many different countries. His connections in Europe enable the Floridians to have contacts at all levels and create the right settings for the players to get professional contracts in Europe.

Luis Fernando Valenzuela – Director of Coaching / PDL Head Coach

Former professional soccer player in Argentina, "Coach Ferni" has been coaching in South Florida for over 20 years. He is very familiar with the very special South Florida Soccer landscape.

Furthermore, as the head Coach of Florida Memorial University for many years, Coach Ferni has intricate knowledge of the scholarship system and the way college recruiting is done. His vast experience and contacts are paramount to building the pyramid that will allow our players to reach the goal of getting college opportunities.

Sebastien "Seb" Chabbert – GoalKeeper Coach

Former professional player for AS Monaco where he played with the likes of James Rodriguez, Falcao and others, Sebastien is a great professional and an amazing technical and tactical director.

Coaches like him can teach the kids the right ways to play but moreover, his real life experience of the highest levels of football instill confidence. "Seb" will also work on preparing the players mentally and learn to control the pressure building up prior to big games.

Other close Advisors and Ambassadors include:

Argentina
Leonel "Pipa" Gancedo
National Team & CA River Plate.

Belgium
Yannick Ferreira Carrasco
National Team & Atletico Madrid

Other close Advisors and Ambassadors include:

France
Sebastien Frey
National Team &
Inter Milan

Israel
Tal BenHaim
National Team &
Maccabi Tel Aviv.

Italy
Christian Vieri
football idol and one of
the top World Cup Scorer (9)

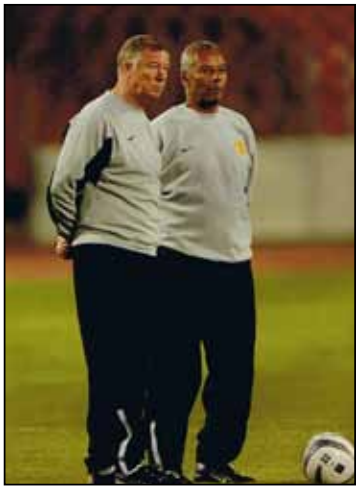
Netherlands
Jimmy Floyd Hasselbaink
National Team & Chelsea.
QPR Mgr.

Other close Advisors and Ambassadors include:

Nigeria
Enoch Showunmi
National Team &
Leeds United.

United-States
Josemar Altidore
National Team &
Toronto FC.

Brasil
Francisco Filho
French Federation &
Manchester United Coach.



Colombia
James Rodriguez
National Team &
Real Madrid.

5.1.2 PROGRAMS & EVENTS

ORGANIZATIONAL STRUCTURE

More than a Club The Floridians FC yearn to be more than a Football Club. We are building its foundation so that the Club may withstand time, navigate through storms and be the light (our logo is a Sun) guiding the many children and adolescent growing in South Florida to the right path.

The Floridians have the tremendous advantage of being supported by talented individuals covering all the spectrum of the areas required for the Club to be successful and to be the beacon for the success of South Florida's youth. The Floridians will develop the children's football skills but this alone will not ensure their success.

It is our belief that to be successful in their endeavor - whatever they may be- our Floridians players will need to be prepared. They will need to master all aspects of top level athletes and be ready to face all situations. It is with this in mind that the Floridians are building their structure with a solid Board of Directors covering the required sports related areas such as tactical, technical, psychological & physical but also, nutritional, medical, mental preparation, educational and others areas detailed in our organizational chart.

The Floridians are led and run by Pascal Cohen and Franck Gotsman. Both of whom have a track record of successful entrepreneurial ventures and are passionate and avid sports and football fans. The Board of Directors is carefully filled with individuals who's commitment, relations and influences will bring the Club more development and growth.

The Floridians have a life long connection with its players, fans and members. Guiding them from their early age, the Floridians establish relationships, value them as members and respects them as consumers. Through one form or another, each Floridians fan will have the opportunity to remain attached and loyal to the Club from their onset of football at the earliest age remain close and attached to their club until the end. How do the Floridians do that? Because of the immense popularity, growing presence and impact of Football (Soccer) in the United-States and by offering services including the following:

YOUTH DEVELOPMENT PROGRAMS

A successful initiative has to be built on strong foundations. In the case of our Football Club it all starts with the kids at their earliest age. The Floridians will establish their new home on the 12 Acres property herein mentioned and develop it into one of the best academies in the United States.

Knowing that the comfortable traveling time for a parent to bring their children to practices and games should not exceed 20 minutes, our strategic positioning in Pompano Beach provides us with easy access to the many municipalities located nearby thanks to the access to I95 and the Florida Turnpike.

The Floridians will not only look to access the thousands of students attending private and public schools in Broward County, our close relationships with the Pompano Beach Schools will enable a synergy where the Floridians will not only share in the training, preparation of the Elementary, Middle School and High School teams we will also help better prepare and develop the coaches. As the 11th largest public school district in the Nation, Broward County offers a large pool of potential players.

Josy Altidore as a kid

A HISTORY OF SUCCESS IN PLAYER DEVELOPMENT:

"Best clubs in the Country 2007" - Soccer America - Top 20.

US Club Soccer Champions Club 2006 - 2nd place.

The Floridians / Schulz Academy ranked N. 5 in the Nation in 2008.

The Floridians FC will continue to build on the excellence in youth training and preparation that has man-aged us to provide many players in US Youth National Team:

Palermo Gabriel	U-14
Sinclair Sekani	U-15
Alleyne Kwesi	U-15
Bryan Sylvestre	U-16
Jerome Stefan	U-16
Henry Donovan	U-16
Reyes Eric	U-16
Herold Zachary	U-16
Hasani Sinclair	U-17
Hart Sean	U-17
Reginals Phelps	U-17
Shawn Barry	U-18
Johnson Jamel	U-18
Karl Chorak	U-18
Julian Serrato	U-18
Worley Edvin	U-18

Josemar Altidore US National Team

Josy Altidore USA Team VS. Russia

Schulz training Altidore in 2004

A TRADITION OF EXCELLENCE

The Floridians FC will continue to build on the Schulz Academy legacy. As a premier youth soccer academy headquartered in Boca Raton, Florida, Schulz Academy was dedicated to providing the highest level of age appropriate training for youth players from ages 4 to 19 and to providing the best competition available for the elite soccer player. Established in 2003, Schulz Academy quickly asserted itself on the national scene winning a multitude of games a building the legacy.

U14 - Super Y League National Champions - 2004

U15 - Super Y League National Champions - 2005

U16 - Super Y League National Champions - 2006

Finalist Super - Y League National Finals

Finalist Dallas Cup

CLINICS & CAMPS

Our Clinics and camps will be intensive programs where our players can develop their skills on a fast track basis. It will also enable many new players to come and discover the club. Based on a week long training program, our clinics and camp will enable the players to interact with our coaches on a direct basis but also with
many of our Godfathers who are going to join us for these sessions.

From Christian “Bobo” Vieri to other international superstars it will be a great opportunity for all our kids to live with the club for a full week and discover and interact with some of the sports biggest stars.

THE ACADEMY

The Academy will be the continuation of the Floridians programs and the players' real integration within the Floridians PDL organization. It is our prerogative to have all of our PDL players coming from our youth teams within five-eight years.

The Academy will form players for the highest level of competition and provide them with the opportunity to try out and join professional Football Clubs. The spots in the Academy will be limited as only the highest quality players will be able to join through a selection and tryouts. The Academy will focus on players in high school (or at the age) all the way until they finish college (ages 15-23).

As colleges and universities yearn to be more competitive, the Floridians FC have a strategical advantage thanks to the close relationship developed and the two way street we have with the best in the Nation. Universities want their best players to continue to train, work and progress during the college off season and the

PDL is the only place for them to do so. With over 1,500 colleges with soccer programs in the Country and only 65 PDL teams the competition of colleges to place their players in PDL is fierce, yet the relationship doesn't end there. College need to recruit each year to be competitive and having a stable source of quality players available and ready to compete at the highest level puts the Floridians again in an incredible position to not be demanding to place its players but to be offering them and having the colleges "fight" for them with the best possible scholarship offers.

In 2005, 82% of people 25 years and over had at least graduated from high school and 28% had a bachelor's degree or higher. Among people 16 to 19 years old, 7% were dropouts; they were not enrolled in school and had not graduated from high school.

The total school enrollment in South Florida Metro area was 1.4 million in 2005. College or graduate school enrollment was 354,000.

Some of the higher education programs in Florida include:

- Barry University (private/Catholic);
- Broward College (public)
- Carlos Albizu University (private)
- Florida Atlantic University (public);
- Florida International University (public);
- Florida Memorial University (private);
- Johnson & Wales University (private);
- Le Cordon Bleu College of Culinary Arts Miami (private);
- Lynn University (private);
- Miami Dade College (public);
- Northwood University (private);
- Nova Southeastern University (private);
- Palm Beach Atlantic University (private/Christian);
- Palm Beach State College (public);
- St. Thomas University (private/Catholic)
- University of Miami (private)
- Broward College

TRAVEL & DISCOVERY PROGRAMS

Being a player of the Floridians FC has its rewards. Besides being in a top organization and being coached by some of the best in the business, our many agreements and exchange programs will allow players to experience the game the way it was supposed to be played. From spending a week practicing at "La Turbie" the installations of the AS Monaco FC and training with them, to welcoming youth selections from Manchester United or participating in the Shanghai tournament as guests of our partners the Shanghai Shenhua FC, the Floridians will be able to live football and create memory and events very few have had the
opportunity and actually experienced.

THE USL's – PREMIER DEVELOPMENT LEAGUE

Like every Pyramid, our Football Club has a top and the top for each Floridians FC player will be to participate in the PDL league which is the lunch-pad for a professional career. As mentioned previously, the Floridians will yearns to have all their PDL players coming from their youth system. The reasons for this endeavor is multiple.

First when you have seen a player grow since he is 6 years old and you have trained him hard, getting him to the top level is the ultimate reward for the Club, the Coaches and the whole overall organization. We can see with the case of Josemar Altidore that such a development is possible with the talents we have in South Florida and within the organization that we have built. Developing our own talent is the main goal of this Football Club.

Secondly, as an organization, it is our goal to create a sense of belonging and embrace the Floridians culture. It is important that when our club gathers to see our PDL team they see their kids, their friends and the players that they have been seeing for the past years. They need to see their Community ! It is possible to build a stronger team by importing talented mercenary players but our goal is not to build a team but rather to build a club with its own soul. Payers joining the club at age 6 need to know that they are the future of the club and when the whole club gathers on Saturday Afternoon to watch our PDL team, those kids need to know that being on this field 10 years from now is not a dream but a real possibility that they can reach by working hard and listening to their coaches.

IMAGE AND CAREER MANAGEMENT

As mentioned the PDL is a lunch pad to reach the higher levels of professional football. The Floridians FC have already put in place a team that will manage and assist our players to find Clubs where they can exercise their talents at the professional level.

Furthermore, the role of the coaching staff put in place to develop the players doesn't end once the player leave the club.

A team's success is ultimately guided by its results and the development of its players. The agreements in place with colleges and clubs like AS Monaco, Manchester United, River Plate, Flamengo, and Shanghai Shenhua will open the doors to our most talented players while agreements with lower level clubs will broaden the field opportunity for most of the players.

ADULT LEAGUES

Just because players are over 40 years old doesn't mean that they don't still enjoy practicing and playing at a competitive level. As mentioned in a previous paragraph, the Floridians is a Club that you join early and hopefully never leave or as Michel Sardou –a very popular French singer - once sang "from 7 to 77 years old".

For that purpose, the Floridians have absorbed the AC Miami years ago. This Club specialized in players 35 and over has been participating in various tournaments and leagues for the past years with a proven track record.

In 7 Seasons played ... The Floridians FC O35 Record is ...

- 3 Regular season titles, Seasons 3, 4, 5
- 3 Championships Seasons 3, 4, 7
- 2 Doubles Season 3, 4
- 6 Finals in a Row! Seasons 2, 3, 4, 5, 6, 7 !

AC Miami has limited its reach to about 100 players registered because of limitations in terms of fields and organization. Joining the Floridians will enable them to grow and reach their true potential while developing their philosophy that is based on friendships and a great organization. As such, the Floridians offer training and practices to adults on evenings and organize them within teams to play in leagues and tournaments. Adults will participate by paying monthly dues.

TOURNAMENTS & EVENTS

The Floridians are more than just a football club and will be the life of the party in South Florida. While we will not be presumptuous to believe we might rival the professional teams, the Floridians SporstPark Complex will be the place to assemble and unite Floridians from all horizons to practice their favorite sport, during soccer, football games and other events.

The Floridians FC have currently established their home at the Central Broward Regional Park & Stadium in the heart of the Broward County Area. This approximately 110-acre multipurpose facility has a 5,000 seat stadium. This is the perfect venue to organize our main events until our main stadium is completed but also it is one of the venues we will be using when organizing our big tournaments.

Gathering hundreds of teams from around the world in Pompano Beach and its area and creating the hub for youth soccer in the county is a real goal for the Floridians and our community. The exposure, goodwill, media awareness, commerce and business impact it will have on our community is going to be extremely important and the Pompano Beach Chamber of Commerce is excited to work with us and the local governments to make it happen.

5.1.4 SALES OF PRODUCTS & MERCHANDISING

The Floridians are more than a football club, we are a family, an institution and we are proud of who we are and where we come from. Our American and South Florida heritage, composed of cosmopolitan cultures and fans from all horizons remind us that what really keeps us all close together and to each other are the values we share.

Our merchandising and Product reflect a strong sense of belonging to our Club, City, County and Country. The Floridians Logo was designed to reflect the Sun and a football. The colors are those of the Sun and the Ocean. Our jersey represent the rays as they leave the Sun.

The Floridians have been very successful in developing their brand and image and will continue to do so.

Our long term relationship with the giant Italian manufacturer Lotto is also a sign of the growth and the impact of the Club. Rather than spending fortunes in equipment, Lotto has sponsored the PDL and proposes the Floridians interesting discounts on all the other purchases. These in turn will beneficiate the youth system and the fans.

5.1.5 COMMUNICATION & MARKETING

With close to 20,000 FaceBook fans, the Floridians FC is among the leading PDL franchises in the Country. Our constant interaction with our fans enables us to remain on the top of the wave and surf through hundreds of new fans every month.

In term this web of fans is exponential as each fan's comment or "like" appears on his own "wall" and is seen by his own thousands of friends.

The Floridians communication is there for both National and international. Depending on the programs the club's exposure varies greatly and we are able to target the audience required for each event.

Clearly most Floridians Fans are in South Florida but interestingly enough, the Floridians have a very strong fan base in Argentina, Brazil, France, England, Ireland, Israel and Turkey.

The Floridians will continue and enhance their communication campaigns and utilize their amazing ambassadors to reach and acquire new fans who in turn will become customers.

#Floridians F.C.#

#ONTOPOFTHEDIVISION!!!#

5.1.6 SCHEDULES OF ACTIVITIES & COSTS

In our endeavor to prepare players to the highest level of education and of soccer, the Floridians will be establishing youth and community programs to better prepare the local youth to the next level. The youth programs will provide entertainment, sports activities, after school care but also serve as a ladder to locate and identify the best local talents and bring them into the more competitive programs and set them on a path to a college scholarship and to the professional level.

Our programs shall include:

After School Soccer

40 weeks during school year
Program will run from Monday – Friday
Program will run for 2h30 min from 2:15 pm to 5:45pm
Program will include: Snack 30 minutes
Program will include: Homework 1 hour
Program will include: Soccer training 1 hour
Availability for 50 children per week.
Registration Fee: $50 per week for Non-Resident.
Pompano Beach residents will get a 20% discount: Residents pay $40.

Soccer Clinics/Training

Twice a week during school year
Program will run from Monday & Wednesday
Program will run from Tuesday & Thursday
Program will run 2 days a week
Program will run for 1h30 min from 5:30 pm to 7:00pm
Availability for 20 children per week.
Registration Fee: $40 per week for Non-Resident.
Pompano Beach residents will get a 20% discount: Residents pay $32.

Soccer Camps

Camps will be held on every big holiday
Camps will be held all summer long
Program will run from Monday – Friday
Program will run for 9h00 from 8:30 am to 5:30pm

Registration Fee per week: Resident $90 Non-Resident $150
Availability for 100 children per week.
Registration Fee: $150 per week for Non-Resident.
Pompano Beach residents will get a 20% discount: Residents pay $120.

Recreational Youth Soccer League

40 weeks during school year
Program will run for children starting at 3 years old
Program will run for children until 15 years old
Four 12 week seasons per year.
Average of 10 teams per season.
40 players per team
Availability for 400 players per session.
Availability for 1,600 children per season.
Registration Fee: $130 per season for Non-Resident.
Pompano Beach residents will get a 20% discount: Residents pay $104

Competitive Travel Soccer Club

10 month season
Program will run for children starting at 6 years old
Program will run for children until 19 years old
Availability for top 120 players
Registration Fee: $1,400 per player per season for Non-Resident.
Pompano Beach residents will get a 20% discount: Residents pay $1,120

Futsal Youth League

Two 12 week seasons per year.
Average of 8 teams per season.
10 players per team
Room available for 80 players per session.
Total 160 per season.
Program will run for children starting at 6 years old
Program will run for children until 19 years old
Registration Fee: $130 per season for Non-Resident.
Pompano Beach residents will get a 20% discount: Residents pay $104

Finally, to ensure that the best and more deserving players get full access to all services. The Floridians FC will establish scholarship programs and make them available to the outstanding soccer and educational talents of Pompano Beach.

As a conclusion, the Floridians FC consider their partnership with the City of Pompano Beach very seriously and understand that our programs should cover all the spectrum of the soccer array. From recreational to competitive, the Floridians will provide a great service to all soccer lovers in the country and the same services at a greatly discounted rate for the residents of the City of Pompano.

pompano beach
Florida's Warmest Welcome

5.1.7 STAFFING

We estimate about 100 people will be required to work on the premises to maintain and operate the Floridians SportsPark & Residences. This number does not include the personnel that will be working in the leased offices. Including the daily operations and special events we realize that many qualified and less qualified positions will be available in the following qualities.

Secretarial	1
Accounting	1
Registrations	1
Special event	25
Coaching	30
Security personnel	4
Store	2
Gardeners & Maintenance	2
Cleaning Crew	4
Food & Beverage	6
Waiters	6
Cooks	4
Photographer	1
Video Crew	1
Graphic Designers	1
Announcers	2
Special Event Coordinators	2
Lights and Audio Engineers	2
Chiropractors	2
Trainers	2
& more	

These positions maybe expanded depending on demand.

	Per Practice	Practices per Week	Weeks per Session	Sessions	Total Hours	Kids	Coach Ratio *	Coaches Needed per session	Coaches Hours	Hours per
After School Program	2.5	5	1	40	500	50	10%	5	2,500	500
Soccer Clinics/Training	1.5	2	1	40	120	20	20%	4	480	120
Soccer Camps - Winter Break	9	5	1	1	45	40	15%	6	270	45
Soccer Camps - Spring Break	9	5	1	1	45	40	15%	6	270	45
Soccer Camps - Summer Break	9	5	1	6	270	120	15%	18	4,860	270
Recreational Youth Soccer League	1.5	2	12	4	144	400	20%	80	11,520	144
Competitive Travel Soccer Club	2	4	40	1	320	120	20%	24	7,680	320
Futsal Youth League	1.5	3	12	4	216	80	20%	16	3,456	216

5.1.7 THE OFFERING

• 50 years lease (Two 25 consecutive terms).

• Priority for the construction to be given to Pompano Beach qualified contractors presenting good bids.

• Job priority to Pompano Beach residents subject to recruiting (job fairs, CRA Coordinated recruitment, etc...).

• Generate goodwill and positive communication exposure Nationally and internationally to Pompano Beach.

• Insurances that Azur Equities & the Floridians will continue developing and building their future in Pompano Beach as needed as can attest the current project presented to the CRA for the construction of 48 residences across the street from the current site.

• $ 48,000 / year lease.

• $160,000 Taxes paid on behalf of the City.

• $ 50,000 / year in community benefits.*

• $ 10,000 / year in scholarships.

• Special training available for coaches and players of the Pompano Beach Schools including Blanche Ely High School, Pompano Beach High School, Pompano Beach Middle School, Pompano Beach Elementary.

• Special internships available to the students of Blanche Ely High School & Pompano Beach High School.

* See chart on next page

THE OFFERING

	Children				Fees			Revenues			Sessions	Yearly Revenue		Yearly City Savings
	Total	Ratio Res/Non	Non Resident	Residents	Non Residents	Residents Discount @ 15%	Residents Fee	Non Residents	Residents	Total		Non Residents	Residents	
After School Program	50	50%	25	25	$ 50.00	15%	$ 7.50	$ 42.50	$ 1,250.00	$ 1,062.50	$ 2,312.50	40	$ 50,000.00	$ 42,500.00	$ 7,500.00
Soccer Clinics/Training	20	50%	10	10	$ 40.00	15%	$ 6.00	$ 34.00	$ 400.00	$ 340.00	$ 740.00	40	$ 16,000.00	$ 13,600.00	$ 2,400.00
Soccer Camps - Winter Break	40	50%	20	20	$ 150.00	15%	$ 22.50	$ 127.50	$ 3,000.00	$ 2,550.00	$ 5,550.00	1	$ 3,000.00	$ 2,550.00	$ 450.00
Soccer Camps - Spring Break	40	50%	20	20	$ 150.00	15%	$ 22.50	$ 127.50	$ 3,000.00	$ 2,550.00	$ 5,550.00	1	$ 3,000.00	$ 2,550.00	$ 450.00
Soccer Camps - Summer Break	120	50%	60	60	$ 150.00	15%	$ 22.50	$ 127.50	$ 9,000.00	$ 7,650.00	$ 16,650.00	6	$ 54,000.00	$ 45,900.00	$ 8,100.00
Recreational Youth Soccer League	400	50%	200	200	$ 130.00	15%	$ 19.50	$ 110.50	$26,000.00	$22,100.00	$ 48,100.00	4	$ 104,000.00	$ 88,400.00	$15,600.00
Competitive Travel Soccer Club	120	50%	60	60	$1,400.00	15%	$ 210.00	$1,190.00	$84,000.00	$71,400.00	$155,400.00	1	$ 84,000.00	$ 71,400.00	$12,600.00
Futsal Youth League	80	50%	40	40	$ 130.00	15%	$ 19.50	$ 110.50	$ 5,200.00	$ 4,420.00	$ 9,620.00	4	$ 20,800.00	$ 17,680.00	$ 3,120.00
													$ 334,800.00	$284,580.00	$50,220.00
													$ 619,380.00		

APPENDICE A
RFP PAPERS REQUESTED

City of Pompano Beach, FL

Bid Information

Bid Owner	Cassandra LeMasurier Purchasing Supervisor
Email	cassandra.lemasurier@copbfl.com
Phone	1 (954) 786-4698
Fax	1 (954) 786-4168
Bid Number	L-40-16
Title	11 Acre Parks and Recreation Site Development
Bid Type	RFP
Issue Date	05/10/2016
Close Date	6/14/2016 02:00:00 PM (ET)

Contact Information

Address	1190 NE 3rd Avenue Building C Pompano Beach, FL 33060
Contact	Cassandra LeMasurier
Department	Purchasing
Building	
Floor/Room	
Telephone	(954) 786-4698
Fax	(954) 786-4168
Email	purchasing@copbfl.com

Ship to Information

Address	
Contact	
Department	
Building	
Floor/Room	
Telephone	
Fax	
Email	

Supplier Information

Company Name	Floridians FC / Azur Equities
Contact Name	Franck Gotsman
Address	19707 Turnberry Way, Unit 12D Aventura, Florida 33180
Telephone	305-984-9535
Fax	
Email	Gotsman@aol.com

Supplier Notes

By submitting this Response I affirm I have received, read and agree to the all terms and conditions as set forth herein. I hereby recognize and agree that upon execution by an authorized officer of the City of Pompano Beach, this Response, together with all documents prepared by or on behalf of the City of Pompano Beach for this solicitation, and the resulting Contract shall become a binding agreement between the parties for the products and services to be provided in accordance with the terms and conditions set forth herein. I further affirm that all information and documentation contained within this response to be true and correct, and that I have the legal authority to submit this response on behalf of the named Supplier (Offeror).

Signature

Date 06 / 22 / 16

Bid Notes

The City of Pompano Beach is seeking proposals from qualified firms to finance, design, construct, operate and maintain the undeveloped parcel which is approximately 11.756 acres under a long-term contract with the City.

The City will receive sealed proposals until 2:00 p.m. (local), June 14, 2016. Proposals must be submitted electronically through the eBid System on or before the due date/time stated above. Any proposal received after the due date and time specified, will not be considered.

An Optional Pre-Proposal Conference will be held on Tuesday May 17, 2016 at 10:00 a.m. (local) at City Hall 3rd Floor Conference Room, 100 W. Atlantic Boulevard, Pompano Beach, Florida 33061.

Bid Activities

Date	Name	Description
5/17/2016 10:00:00 AM (ET)	Optional Pre-Proposal Conference	An optional Pre-Proposal Conference will be held on Tuesday May 17, 2016 at 10:00 a.m. (local) at City Hall 3rd Floor Conference Room, 100 W. Atlantic Boulevard, Pompano Beach, Florida 33061.

Bid Messages

Bid Attachments

The following attachments are associated with this opportunity and will need to be retrieved separately

Line	Filename	Description
Header	L-40-16 11 Acre Parks and Recreation Site Development Request for Proposals.pdf	Request for Proposals L-40-16
Header	L-40-16 Exhibit A Aerial Map.pdf	Exhibit A Aerial Map
Header	L-40-16 Exhibit B Wellfield Protection Zones.pdf	Exhibit B Wellfield Protection Zones Map
Header	L-40-16 Exhibit B.3 Wellfield Easements.pdf	Exhibit B.3 Wellfield Easements Map
Header	L-40-16 Exhibit C Palm Aire Parcel C Survey.pdf	Exhibit C Palm Aire Parcel C Survey
Header	L-40-16 Exhibit D Residences at Palm Aire Plat.pdf	Exhibit D Residences at Palm Aire Plat
Header	L-40-16 Exhibit E Special Warranty Deed.pdf	Exhibit E Special Warranty Deed
Header	L-40-16 Exhibit F Data Summary Report 2013.pdf	Exhibit F Data Summary Report 2013
Header	L-40-16 Exhibit G Parcel C Utility Map.pdf	Exhibit G Parcel C Utility Map
Header	RFP Local Business Program and Small Business Enterprise Forms.pdf	Exhibits A.1 - H.1 Local Business Program and Small Business Enterprise Forms
Header	Project Team Form.pdf	This form must be completed and included with your proposal that must be uploaded to the Response Attachments tab.
Header	Proposer Information Page Form.pdf	This form is to be completed and included with your proposal that must be uploaded to the Response Attachments tab.

Bid Attributes

Please review the following and respond where necessary

#	Name	Note	Response
1	Terms & Conditions	Check the box indicating you agree to the terms and conditions of this solicitation.	(Required)

COMPLETE THE PROJECT TEAM FORM ON THE ATTACHMENTS TAB IN THE EBID SYSTEM. PROPOSERS ARE TO COMPLETE FORM IN ITS ENTIRITY AND INCLUDE THE FORM IN YOUR PROPOSAL THAT MUST BE UPLOADED TO THE RESPONSE ATTACHMENTS TAB FOR THE RLI IN THE EBID SYSTEM.

PROJECT TEAM

RLI NUMBER L-40-16

Federal I.D.# 47-2114634

PRIME

Role	Name of Individual Assigned to Project	Number of Years Experience	Education, Degrees
Principal-In-Charge	Pascal Cohen	25	Masters Degree
Project Manager	Franck Gotsman	22	Masters in Business Administration
Asst. Project Manager	Elisa Hayon	20	Masters Degree
Other Key Member	William Gallo	30	Masters in Architecture
Other Key Member	Joaquim Francisco Filho	40	FIFA PRO 3rd degree license

SUB-CONSULTANT

Role	Company Name and Address of Office Handling This Project	Name of Individual Assigned to the Project
Surveying	Keith & Associates 301 E Atlantic Blvd Pompano Beach, FL 33060	Mr. Mike Mossey
Landscaping	Keith & Associates 301 E Atlantic Blvd Pompano Beach, FL 33060	Michael Phillips
Engineering	Bryntesen Engineering 3045 N Federal Hwy, Fort Lauderdale, FL 33306	Murray Bryntesen
Other Key Member	JWR Construction 1311 W Newport Center Dr # C Deerfield Beach, FL 33442	Mr. Jerry DuBois
Other Key Member	Keith & Associates 301 E Atlantic Blvd Pompano Beach, FL 33060	Mark Castano - Civil Eng.
Other Key Member	Gallo Herbert Architects 1311 W Newport Center Dr # A Deerfield Beach, FL 33442	Alain Dezii
Other Key Member	Becker & Poliakoff 1 East Broward Blvd. - Suite 1800 Ft. Lauderdale, Florida 33301	Bernie Feldman

(use attachments if necessary)

COMPLETE THE PROPOSER INFORMATION FORM ON THE ATTACHMENTS TAB IN THE EBID SYSTEM. PROPOSERS ARE TO COMPLETE FORM IN ITS ENTIRITY AND INCLUDE THE FORM IN YOUR PROPOSAL THAT MUST BE UPLOADED TO THE RESPONSE ATTACHMENTS TAB FOR THE RFP IN THE EBID SYSTEM.

PROPOSER INFORMATION PAGE

RFP _____, L 40-16 11 Acre Parks and Recreation Site Development
(number) (RFP name)

To: The City of Pompano Beach, Florida

The below named company hereby agrees to furnish the proposed services under the terms stated subject to all instructions, terms, conditions, specifications, addenda, legal advertisement, and conditions contained in the RFP. I have read the RFP and all attachments, including the specifications, and fully understand what is required. By submitting this proposal, I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this proposal.

Proposal submitted by:

Name (printed) Franck Gotsman Title Vice President

Company (Legal Registered) Azur Equities / Floridians FC

Federal Tax Identification Number 47-2114634

Address 300 South Pine Island Road - Suite 309

City/State/Zip Plantation, Florida 33324

Telephone No. 305-984-9535 Fax No. _____

Email Address gotsman@aol.com

LOCAL BUSINESS EXHIBIT "A.1"
CITY OF POMPANO BEACH, FLORIDA
LOCAL BUSINESS PARTICIPATION FORM

Solicitation Number & Title: L-40-16 / 11 Acre Parks and Recreation Site Development

Prime Contractor's Name: Azur Equities

Name of Firm, Address	Contact Person, Telephone Number	Type of Work to be Performed	Contract Amount
Keith & Associates	Dodie Keith 954-788-3400	Engineering	+ - 10%
Cemex	(954) 972-4358	Concrete Materials	TBD

LOCAL BUSINESS EXHIBIT "A.1"

LOCAL BUSINESS EXHIBIT "B.1"
LOCAL BUSINESS
LETTER OF INTENT TO PERFORM AS A LOCAL SUBCONTRACTOR

RFP Number L-40-16

TO: Azur Equities
(Name of Prime or General Bidder)

The undersigned City of Pompano Beach business intends to perform subcontracting work in connection with the above contract as (check below)

- ☐ an individual
- ☑ a corporation
- ☐ a partnership
- ☐ a joint venture

The undersigned is prepared to perform the following work in connection with the above Contract, as hereafter described in detail:

Develop Sports complex facility supplemented by residential uses, ancillary sports related infrastructures

at the following price: _____

June 22, 2016
(Date)

JWR (CM)
(Name of Local Business Contractor)

1311 W NEWPORT CENTER DR #C
(address)

DEERFIELD BEACH, FL 33342
(address City, State Zip Code)

BY: FRANCK GOTSMAN
(Name)

LOCAL BUSINESS EXHIBIT "C.1"
LOCAL BUSINESS
UNAVAILABILITY FORM

RFP # L- 40-16

I, Franck Gotsman, Vice President
(Name and Title)

of Azur Equities, certify that on the 22 day of June (Month), 2016 (Year), I invited the following LOCAL BUSINESSES to bid work items to be performed in the City of Pompano Beach:

Business Name, Address	Work Items Sought	Form of Bid Sought (i.e., Unit Price, Materials/Labor, Labor Only, etc.)
Keith & Associates		
Delta G		
JWR		
Gallo Architects		

Said Local Businesses:

- ☐ Did not bid in response to the invitation
- ☐ Submitted a bid which was not the low responsible bid
- ☑ Other: participation TBD

Name and Title: Franck Gotsman VP

Date: June 22, 2016

Note: Attach additional documents as available.

LOCAL BUSINESS EXHIBIT "D.1"
GOOD FAITH EFFORT REPORT
LOCAL BUSINESS PARTICIPATION

RFP #L-40-16

1. What portions of the contract have you identified as Local Business opportunities?

Engineering / Architecture

Construction

Construction Materials

FFE

2. Did you provide adequate information to identified Local Businesses? Please comment on how you provided this information.

TBD - Target 15%-20%

3. Did you send written notices to Local Businesses?

☐ Yes ☑ No

If yes, please include copy of the notice and the list of individuals who were forwarded copies of the notices.

4. Did you advertise in local publications?

☐ Yes ☑ No

If yes, please attach copies of the ads, including name and dates of publication.

5. What type of efforts did you make to assist Local Businesses in contracting with you ?

Will work with the CRA and Chamber of Commerce as well as Business Resource Center

7. List the Local Businesses you will utilize and subcontract amount.

_____ $_____

_____ $_____

_____ $_____

_____ $_____

_____ $_____

LOCAL BUSINESS EXHIBIT "D.1" – Page 2

8. Other comments: _____

_____

_____

_____

_____

Note: Please attach the unavailability letters with this report.

CITY OF POMPANO BEACH, FLORIDA
SMALL BUSINESS ENTERPRISE
PARTICIPATION FORM SBE EXHIBIT "E.1"

Solicitation Number & Title: L- 40-16 _____ Contractor's Name: Azur Equities

Name of Firm, Address	Contact Person, Telephone Number	Type of Work to be Performed	Contract Amount
Delta G			

(BIDDER SHOULD INCLUDE CERTIFICATES FOR ANY FIRMS LISTED ON THIS PAGE)

FOR CITY USE ONLY

Total Contract Amount TBD about 2%

Total SBE Contract Amount_____

Are documents requested submitted accordingly

☑ YES ☐ NO

EXHIBIT "E.1"

LETTER OF INTENT TO PERFORM AS A SBE SUBCONTRACTOR SBE EXHIBIT "F.1"

RFP Number L 40-16

TO: Azur Equities
(Name of Prime or General Bidder)

The undersigned intends to perform subcontracting work in connection with the above contract as (check below)

- ☐ an individual
- ☑ a corporation
- ☐ a partnership
- ☐ a joint venture

The undersigned is prepared to perform the following work in connection with the above Contract, as hereafter described in detail:

TBD

Subject to bidding

15% - 20% Participation

at the following price: _____

June 22, 2016
(Date)

_____
(Name of SBE Contractor)

_____
(address)

_____
(address City, State Zip Code)

BY: _____
(Name)

SBE EXHIBIT "F.1"

SMALL BUSINESS ENTERPRISE (SBE)
UNAVAILABILITY FORM SBE EXHIBIT "G.1"

RFP # L-40-16

I, Franck Gotsman
(Name and Title)

of Azur Equities, certify that on the 22 day of

June, 2016, I invited the following SBE CONTRACTOR(s) to bid work
(Month) (Year)

items to be performed in the City of Pompano Beach:

SBE Contractor Address	Work Items Sought	Form of Bid Sought (i.e., Unit Price, Materials/Labor Labor Only, etc.)

Said SBE CONTRACTOR(s):

☐ Did not bid in response to the invitation

☐ Submitted a bid which was not the low responsible bid

☑ Other: TBD

Name and Title: Franck Gotsman

Date: June 22, 2016

Note: Attach additional documents as available.

SBE EXHIBIT "G.1"

GOOD FAITH EFFORT REPORT SBE EXHIBIT "H.1"

RFP #L-40-16

1. What portions of the contract have you identified as SBE opportunities?

15% - 20% of design, construction and procurement of Construction materials

2. Did you provide adequate information to identified SBE? Please comment on how you provided this information.

Direct affiliation to project.

3. Did you send written notices to SBEs?

☐ Yes ☑ No

If yes, please include copy of the notice and the list of individuals who were forwarded copies of the notices.

4. Did you advertise in local publications?

☐ Yes ☑ No

If yes, please attach copies of the ads, including name and dates of publication.

5. Did you contact any organizations with large constituents of SBE members for possible sub-contractors? Please attach list of resource organizations used.

6. What type of efforts did you make to assist SBEs in contracting with you ?

Firms selected have been retained as partners in the project to perform selected task as necessary

SBE EXHIBIT "H.1" – Page 2

7. List the SBEs you will utilize and subcontract amount.

Delta G	$200,000
	$
	$
	$
	$

8. Other comments: _____

Note: Please attach the unavailability letters with this report.

SBE EXHIBIT "H.1"

APPENDICES B

State of Florida

Board of Professional Engineers

Attests that

Chen Simon Leow , P.E.

FBPE

Is licensed as a Professional Engineer under Chapter 471, Florida Statutes

Expiration: 2/28/2017

Audit No: 228201720335

P.E. Lic. No:

77070

State of Florida

Board of Professional Engineers

Attests that

Bryntesen Structural Engineers

FBPE

is authorized under the provisions of Section 471.023, Florida Statutes, to offer engineering services to the public through a Professional Engineer, duly licensed under Chapter 471, Florida Statutes.

Expiration: 2/28/2017

Audit No: 228201701225

CA Lic. No:

5099

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BUILDING CODE ADMINISTRATORS & INSPECTOR

LICENSE NUMBER	CATEGORY
BN4557	BLDG

The STANDARD INSPECTOR
Named below IS CERTIFIED
Under the provisions of Chapter 468 FS.
Expiration date: NOV 30, 2017

DRAPER, CLIVE JOHN
1631 NE 26TH TERRACE
POMPANO BEACH FL 33062-3242

ISSUED: 08/31/2015

DISPLAY AS REQUIRED BY LAW

SEQ # L1508310001827

State of Florida

Board of Professional Engineers

Attests that

Mark A. Castano , P.E.

FBPE

Is licensed as a Professional Engineer under Chapter 471, Florida Statutes

Expiration: 2/28/2017

Audit No: 228201723882

P.E. Lic. No:

75644

State of Florida
Board of Professional Engineers
2639 North Monroe Street, Suite B-112
Tallahassee, FL 32303-5268

Murray Garth Bryntesen
3045 N. FEDERAL HIGHWAY BLD 80
FORT LAUDERDALE, FL 33306

State of Florida
Board of Professional Engineers
Attests that
Murray Garth Bryntesen , P.E.
Is licensed as a Professional Engineer under Chapter 471, Florida Statutes
Expiration: 2/28/2017
Audit No: 228201712296
P.E. / SI Lic. No:
37162 740
SPECIAL INSPECTOR

NOTICE

Pursuant to a change in Rule 61G15-22.006, F.A.C., FBPE no longer requires that continuing education be reported by the provider. Instead, licensees will be subject to a random audit no more than every four (4) years. If you are selected for the random audit, you must provide verification of four (4) hours of Area of Practice and four (4) hours of Florida Laws & Rules, all taken prior to February 28, 2015. Any CE hours taken after February 28, 2015 will result in a $100 delinquent fee and your license being placed in a delinquent status until the additional fee is paid.

State of Florida
Board of Professional Engineers
Attests that
Murray Garth Bryntesen , P.E.
Is licensed as a Professional Engineer under Chapter 471, Florida Statutes
Expiration: 2/28/2017
Audit No: 228201712296 SI
P.E. / SI Lic. No:
37162 740
SPECIAL INSPECTOR

State of Florida
Board of Professional Engineers
2639 North Monroe Street, Suite B-112
Tallahassee, FL 32303-5268

Keith & Associates, Inc.
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FL 33060

Each licensee is solely responsible for notifying the Florida Board of Professional Engineers in writing the licensee's current address.

Name changes require legal documentation showing name change. An original, a certified copy, or a duplicate of an original or certified copy of a document which shows the legal name change will be accepted unless there is a question about the authenticity of the document raised on its face, or because the genuineness of the document is uncertain, or because of another matter related to the application.

At least 90 days prior to the expiration date shown on this license, a notice of renewal will be sent to your last known address. If you have not yet received your notice 60 days prior to the expiration date, please call (850) 521-0500, or write, Florida Board of Professional Engineers, 2639 North Monroe Street, Suite B-112,Tallahassee, FL 32303-5268 or e-mail: board@fbpe.org. Our website address is http://www.fbpe.org.

State of Florida

Board of Professional Engineers

Attests that

Keith & Associates, Inc.

FBPE

is authorized under the provisions of Section 471.023, Florida Statutes, to offer engineering services to the public through a Professional Engineer, duly licensed under Chapter 471, Florida Statutes.

Expiration: 2/28/2017
Audit No: 228201703599

CA Lic. No:
7928

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF LANDSCAPE ARCHITECTURE
1940 NORTH MONROE STREET
TALLAHASSEE FL 32399-0783

(850) 487-1395

KEITH AND ASSOCIATES, INC.
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH FL 33060

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

LC26000457 ISSUED: 09/10/2015

LANDSCAPE ARCHITECT BUSINESS
KEITH AND ASSOCIATES, INC.

HAS REGISTERED under the provisions of Ch.481 FS
Expiration date: NOV 30, 2017 L1509100001512

DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF LANDSCAPE ARCHITECTURE

LICENSE NUMBER
LC26000457

The LANDSCAPE ARCHITECT BUSINESS
Named below HAS REGISTERED
Under the provisions of Chapter 481 FS:
Expiration date: NOV 30, 2017

KEITH AND ASSOCIATES, INC.
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH FL 33060

ISSUED: 09/10/2015 DISPLAY AS REQUIRED BY LAW SEQ # L1509100001512

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF LANDSCAPE ARCHITECTURE
1940 NORTH MONROE STREET
TALLAHASSEE FL 32399-0783

(850) 487-1395

PHILLIPS, MICHAEL J
470 NW 8TH STREET
BOCA RATON FL 33432

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto **www.myfloridalicense.com**. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

LA0001540 ISSUED: 11/22/2015

REGISTERED LANDSCAPE ARCHITECT
PHILLIPS, MICHAEL J

HAS REGISTERED under the provisions of Ch.481 FS.
Expiration date NOV 30, 2017 L1511220001613

DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF LANDSCAPE ARCHITECTURE

LICENSE NUMBER
LA0001540

The LANDSCAPE ARCHITECT
Named below HAS REGISTERED
Under the provisions of Chapter 481 FS
Expiration date: NOV 30, 2017

PHILLIPS, MICHAEL J
470 NW 8TH STREET
BOCA RATON FL 33432

ISSUED: 11/22/2015 DISPLAY AS REQUIRED BY LAW SEQ # L1511220001613

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

February 10, 2015

MICHAEL MARK MOSSEY
301 E ATLANTIC BLVD
POMPANO BEACH, FL 33060-6643

SUBJECT: Professional Surveyor and Mapper License # LS5660

Your application / renewal as a professional surveyor and mapper as required by Chapter 472, Florida Statutes, has been received and processed.

The license appears below and is valid through February 28, 2017.

You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

Florida Department of Agriculture and Consumer Services
Board of Professional Surveyors and Mappers

LS5660

Professional Surveyor and Mapper
MICHAEL MARK MOSSEY

IS LICENSED under the provisions of Ch. 472 FS
Expiration date: February 28, 2017

Detach Here

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: **LS5660**
Expiration Date February 28, 2017

Professional Surveyor and Mapper License

Under the provisions of Chapter 472, Florida Statutes

MICHAEL MARK MOSSEY
301 E ATLANTIC BLVD
POMPANO BEACH, FL 33060-6643

ADAM H. PUTNAM
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500
800HELPFLA(435-7352) or (850) 488-2221

February 10, 2015

MICHAEL MARK MOSSEY
301 E ATLANTIC BLVD
POMPANO BEACH, FL 33060-6643

SUBJECT: Professional Surveyor and Mapper License # LS5660

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You are required to keep your information with the Board current. Please visit our website at www.800helpfla.com/psm to create your online account. If you have already created your online account, you can use the website to maintain your license. You can also find other valuable information on the website.

If you have any questions, please do not hesitate to call the Division of Consumer Services, Board of Professional Surveyors and Mappers at 800-435-7352 or 850-488-2221.

Detach Here

Florida Department of Agriculture and Consumer Services
Board of Professional Surveyors and Mappers

LS5660

Professional Surveyor and Mapper
MICHAEL MARK MOSSEY

IS LICENSED under the provisions of Ch. 472 FS
Expiration date: February 28, 2017

Detach Here

Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: **LS5660**
Expiration Date February 28, 2017

Professional Surveyor and Mapper License

Under the provisions of Chapter 472, Florida Statutes

MICHAEL MARK MOSSEY
301 E ATLANTIC BLVD
POMPANO BEACH, FL 33060-6643

ADAM H. PUTNAM
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

AZUR EQUITIES

AGC of America

THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA

Quality People. Quality Projects.

Certificate of Management- Building Information Modeling

This Certificate is hereby presented to

Traci Scheppske

in recognition of the successful completion of the BIM Education Program and CM-BIM examination.

The AGC Certificate of Management-Building Information Modeling (CM-BIM) is an assessment-based certificate credential that denotes knowledge of concepts related to BIM adoption, practice and process transformation outlined in the AGC BIM Education Program.

November 19, 2012

Date

Chief Executive Officer,
AGC of America

The CM-BIM designation is valid for five years from the exam date.
Exam date: November 1, 2012

LEED AP BD+C

GREEN BUILDING CERTIFICATION INSTITUTE CERTIFIES THAT

Traci Scheppske

HAS ATTAINED THE DESIGNATION OF

LEED ACCREDITED PROFESSIONAL

with a Building Design + Construction Specialty

by demonstrating the knowledge and understanding of green building practices and principles needed to support the use of the LEED® Green Building Rating System™.

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CREDENTIAL ID

07 DEC 2010
ISSUED

06 DEC 2016
VALID THROUGH

GAIL VITTORI, GBCI CHAIRPERSON

MAHESH RAMANUJAM, GBCI PRESIDENT