

TOWNHOMES OF POMPANO

Presented by FD Construction

OVERVIEW- TOWNHOMES OF POMPANO

- **DEVELOPMENT IN THE CITY OF POMPANO BEACH'S HISTORICAL NORTHWEST COMMUNITY**
- **12 TOWNHOUSES**
- **AIMED TO CREATE: AFFORDABLE HOME OWNERSHIP, COMMUNITY BEAUTIFICATION, AND INCREASE OF PROPERTY VALUE**
- **WILL GENERATE NEW JOBS IN THE CONSTRUCTION SCHEDULE; EMPHASIS ON LOCAL BUSINESS PARTICIPATION**
- **INCREASES COMMUNITY INVESTMENT THROUGH SPONSORING EDUCATION ACTIVITIES AND TRAINING, LOCAL SPORTS TEAMS**

The benefits of land use planning are myriad: environmental protection, avoidance of urban sprawl, departure from impacts of transportation, promotion of compatible uses, and public health and safety considerations. Growth in the City of Pompano Beach will focus on innovating housing. These 12 townhouses are aim to create: generation wealth, home ownership, community beautification, and increase of property value. Providing affordable housing will enhance the opportunity to focus on the historical aspect of the northwest community. There are obviously costs related to growth. More people means increased needs for new facilities and infrastructure. The City undertakes careful long-term planning and capital budgeting to provide for the needs of a growing city.

We work alongside nonprofit organizations, local businesses, government and service agencies to address social and economic issues, assist in building inclusive economic prosperity and help more members of our communities benefit from the rewards of a growing economy as tax payers.

We make strategic and disciplined community investments in programs that seek to achieve three target outcomes:

Economic and Community Development

- Affordable housing
- Increase in property value
- Positive taxes
- Homebuyer education and retention
- Neighborhood revitalization and stabilization

Community Investment

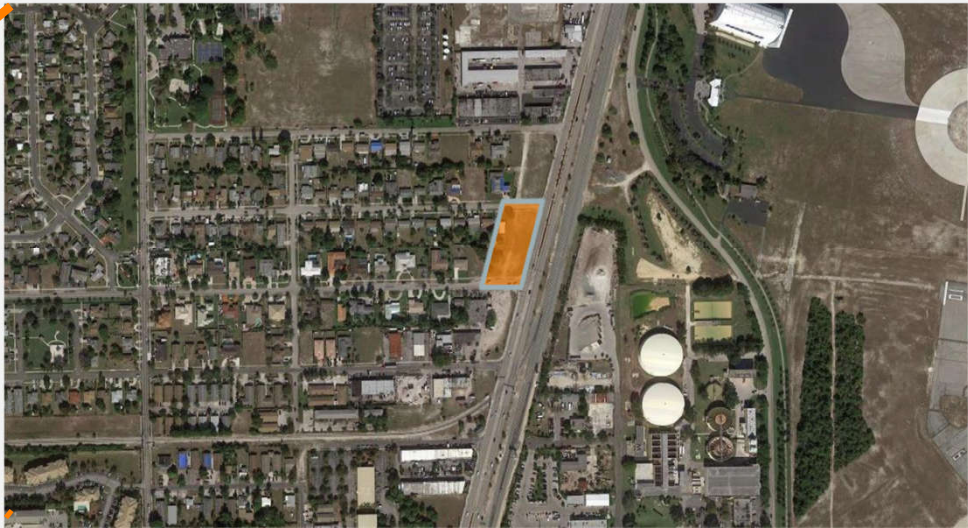
- Local business participation in building
- Sponsoring local sport team
- Sponsoring educational activities
- Educational training opportunity

Financial Wellness

- Financial education to youth, adults, and vulnerable populations
- Financial planning tools and resources, including
- Integrated asset-building

COMMUNITY BENEFIT FACTOR

LOCATION

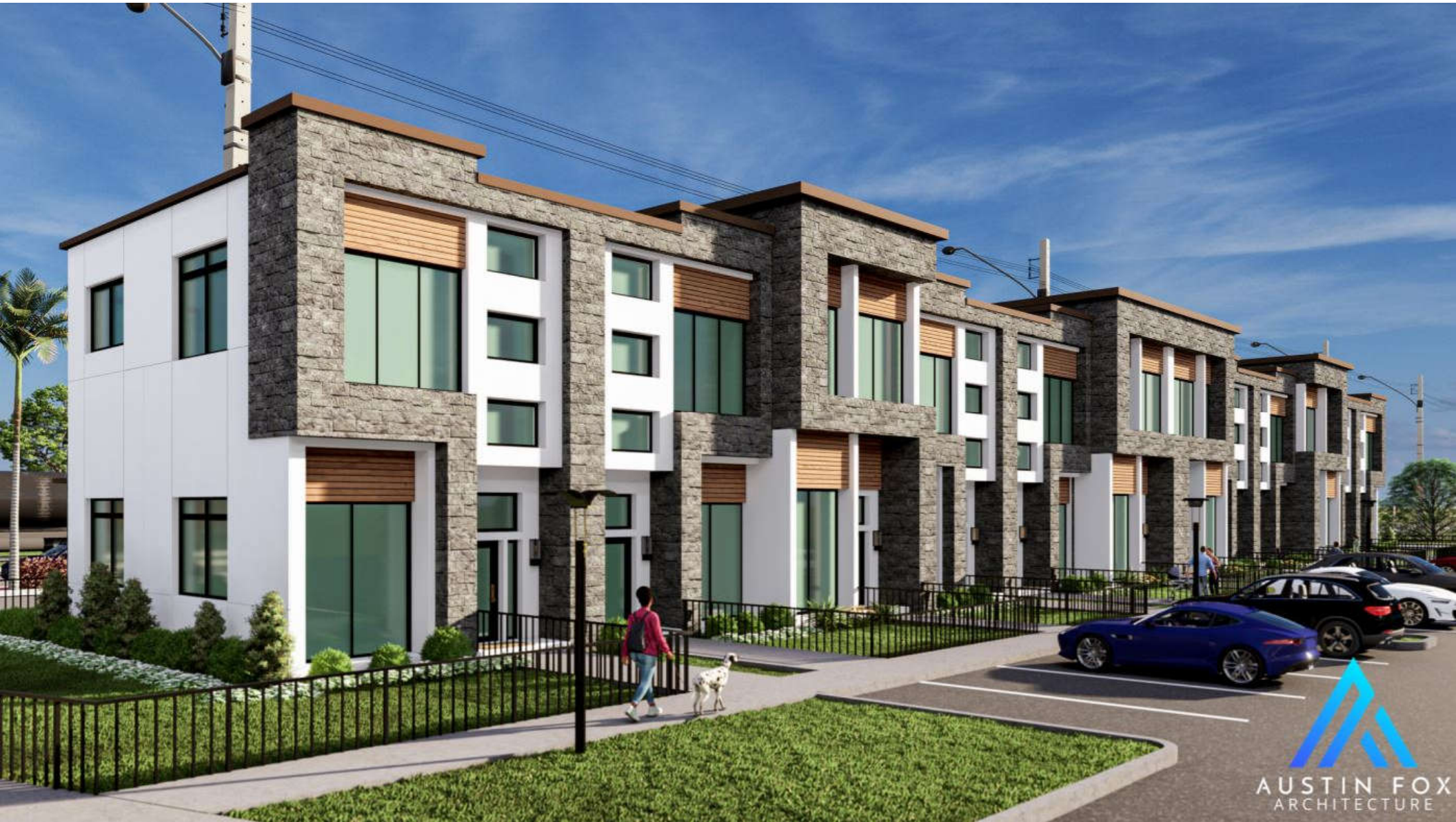




TOWNHOMES OF POMPANO

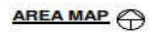
UNIT TYPE	TYPE I	TYPE II	TOTAL
UNIT COUNT	8	4	12
AC SQFT.	1,426	1,583	17,740







ADDRESS:
1531-1537 NORTH DIXIE HIGHWAY
POMPANO BEACH, FL 33060



ARCHITECTS	Contact: AUSTIN FOX, RA, UC-60614
AUSTIN FOX ARCHITECTURE	Tel: 817.762.2722
801 E LAS OLAS BLVD FORT WORTH, TEXAS, 76102	E-mail: info@fox-austin.com
EDMUND TAYLOR	
General Contractor	Tel: 761.233.8339
Dave Fernandez-Gallo Brenstone Construction, LLC	E-mail: Mccordbrenstone@gmail.com

801 E. LAKELAND BLVD
FORT LAUDERDALE, FL 33301
(954) 790-2700
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AUSTIN HOE AND ASSOCIATES.

price equivalent to the **ARCHITECT**.

PROJECT TITLE:

COKE TOWNHOMES

CLIENT:	
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BROOKSTONE CONSTRUCTION LLC

ADDRESS:

1831-1837 NORTH DIXIE HIGHWAY
POMPANO BEACH, FL 33060

SHEET CONTENTS:

COVER SHEET

SUBMISSION:

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DATE	
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1	2	3
4	5	6
7	8	9

2.4	2.5	2.6
2.7	2.8	2.9

Date	08
Location	AP

Drawn by: _____

Checked by	
Job No.	

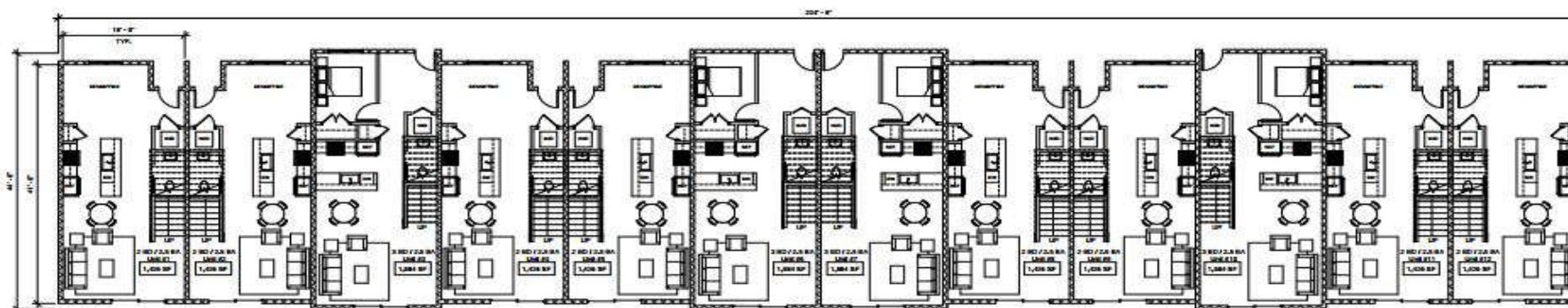
Drawing No.

A.

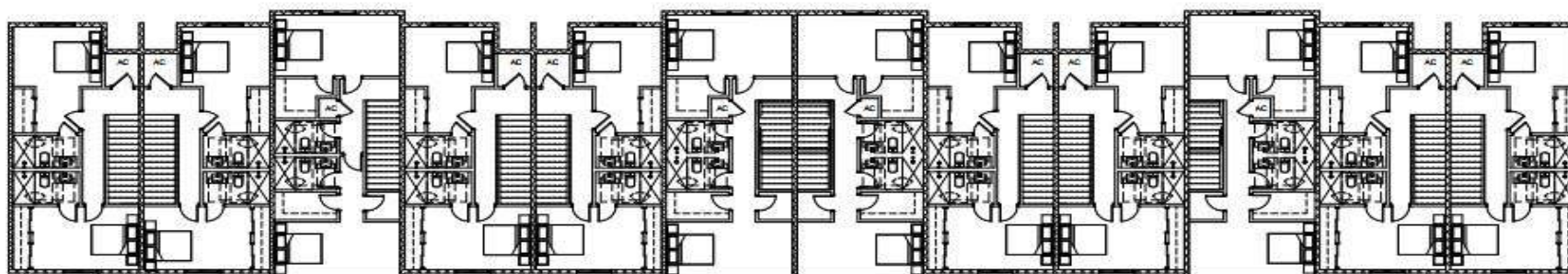
A-001

UNIT TYPE A - 2 BED / 2.5 BATH 1,406 SQ. FT.
UNIT TYPE B - 3 BED / 2.5 BATH 1,583 SQ. FT.

UNIT TYPE A - 8 UNITS
UNIT TYPE B - 4 UNITS
TOTAL UNITS-12 UNITS



1	OVERALL FIRST FLOOR PLAN
A-105	SCALE: 1/8" = 1'-0"



2 OVERALL SECOND FLOOR PLAN
A-101 SCALE: 1/8" = 1'-0"



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These drawings shall so describe the specific project location indicated within the Title Block, and shall not be used at any other location without written permission of the City.

CONSULTANT:

PROJECT TITLE:

COME TO THE SHOWS

CLIENT:

BROOKSTONE CONSTRUCTION LLC

ADDRESS:

1831-1837 NORTH DIXIE HIGHWAY
POMPANO BEACH, FL 33069

SHEET CONTENTS:

FLOOR PLANS-OVERALL

SUBMISSION:

[illegible]

Date	06/16/20
Scale	AS SHOWN
Drawn by	AF
Checked by	AF
Job No.	AF2130
Drawing No.	

A-101

MARKET FEASIBILITY ANALYSIS

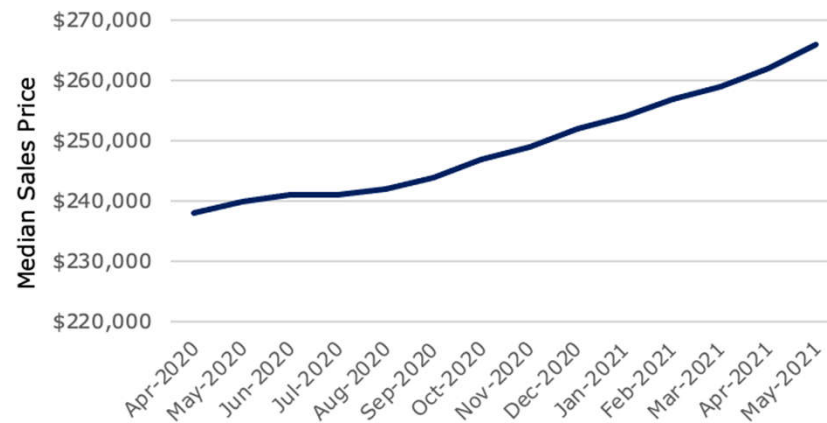
Pompano Beach Home Price

> \$600,000	8.30%
\$350,000 - \$600,000	18.20%
\$250,000 - \$350,000	20.80%
\$0 - \$250,000	52.70%
Total	100.00%

Unit Type by Market Share

Single-Family	29.80%
Townhomes	3.60%
Apt. Complexes	65.00%
Mobile Homes	1.60%
Total	100.00%

Pompano Beach Home Market Price Trend



POMPANO BEACH MARKET FEASIBILITY

Market Overview – All Home Types					
	1 Year Ago	% chg.	1 Month Ago	% chg.	Today
Active Inventory	1,074	-54%	497	-8%	457
Median List Price	\$273,499	10%	\$299,997	8%	\$324,900
Median Days Listed	100	-44%	56	-23%	43
Median Home Size	1,221	3%	1,261	-1%	1,250
Median Sale Price \$ /SF	\$231	14%	\$263	4%	\$274

Market Overview – Condo / Townhomes					
	1 Year Ago	% chg.	1 Month Ago	% chg.	Today
Active Inventory	791	-61%	311	-8%	287
Median List Price	\$249,000	8%	\$269,000	0%	\$270,000
Median Days Listed	103	-41%	61	-10%	55
Median Home Size	1,150	0%	1,146	-4%	1,100
Median Sale Price \$ /SF	\$229	4%	\$239	7%	\$255

INVESTOR FINANCIALS

10:22 AM
06/24/21
Accrual Basis

EMS Site Development LLC Balance Sheet As of May 31, 2021

	Dec 31, 20	May 31, 21
ASSETS		
Current Assets		
Checking/Savings	131,146.85	333,481.24
Accounts Receivable	438,898.00	1,429,475.69
Other Current Assets	503,008.65	558,230.17
Total Current Assets	1,073,053.50	2,321,187.10
Fixed Assets		
Equipment and Machinery	764,628.49	764,628.49
Vehicles	112,151.32	112,151.32
Accumulated Depreciation	-396,768.70	-396,768.70
Total Fixed Assets	480,011.11	480,011.11
Other Assets		
Accumulated Amortization	-500.00	-500.00
Organizational Costs	500.00	500.00
Total Other Assets	0.00	0.00
TOTAL ASSETS	1,553,064.61	2,801,198.21
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities	334,555.40	799,279.91
Long Term Liabilities	730,566.60	633,458.99
Total Liabilities	1,065,122.00	1,432,738.90
Equity	487,942.61	1,368,459.31
TOTAL LIABILITIES & EQUITY	1,553,064.61	2,801,198.21



LOAN TERM SHEET

July 1st, 2021

This letter will serve as a proposal to make a real estate loan secured by a first lien against the property at the location listed below. This loan is subject to verification of transaction details, standard lender due diligence, and requirements. The terms below are valid for 90 days from the date of this letter.

BORROWER	FD Construction Consulting Inc.
GUARANTOR(S)	Gery Fernandez-Davila
SUBJECT PROPERTY ADDRESS	15th & Dixie Townhouses, Pompano Beach, FL

TRANSACTION TYPE	Construction
PURCHASE PRICE	N/A
ESTIMATED AS IS VALUE (AIV)	TBD
LOAN AMOUNT	85% LTC

TERM	24 Month Balloon
INTEREST RATE	7.99%
Points	2.00
PROCESSING FEE	\$1,195.00
PROPERTY VALUATION FEE	TBD
3RD PARTY FEES	To Be Determined
PREPAYMENT PENALTY	TBD
ESTIMATED CLOSING TIME FRAME	30 business days from receipt of full submission package
ADDITIONAL NOTES	

Thank you for choosing CIVIC and providing us the opportunity to serve you. If you have any questions regarding the above information, please call me at 916-705-5025

Savannah Moroz

Phone: 916-705-5025

Email: Savannah.Moroz@civicfs.com

Signature _____

Name _____

Date _____

This Term Sheet is not a binding commitment to lend. Borrower acknowledges and agrees that this Term Sheet does not set forth all of the terms and conditions of the loan, but is intended as an outline of the major points of understanding between the parties that will be set forth in the final loan documentation which must be acceptable to CIVIC in all respects. Restrictions may apply. LTV limit is based on current, accurate appraised value. Civic Financial Services, LLC reserves the right to amend rates and guidelines. The Term Sheet does not present many of the terms, conditions, covenants, representations, warranties and other provisions that will be contained in the definitive legal documentation for the transactions contemplated thereby. Documentation will include, in addition to the provisions outlined in this Term Sheet and the provisions that are customary and appropriate for Civic Financial Services, LLC in this type of transaction, any other documentation that is required by Civic to consummate the loan. In addition, the effectiveness of the loan will be subject to, among other things, satisfactory due diligence, credit approval, management approval and execution of mutually acceptable definitive documentation. An Appraisal or BPO will be performed to support the value and condition of the subject property. ©2019 All rights reserved. All loans are made in compliance with Federal, State, and Local laws. Civic Financial Services, LLC is a California Finance Lender under DBO license #603L321, NMLS 1099109, AZ Mortgage Broker license #092863, ID Mortgage Broker/Lender License #MBL-8288, OR Mortgage Broker License #ML-5282, and WA Consumer Loan Company License #CL-1099109. Civic Financial Services, LLC is an equal opportunity lender.

CONSTRUCTION LOAN: SOURCES & USES

SOURCES			USES		
	\$	%		\$	%
CONSTRUCTION LOAN	\$3,124,672	85%	LAND	\$ -	
INVESTOR EQUITY	\$ 551,413	15%	CONSTRUCTION COSTS	\$ 2,139,620	58.2%
			SITE WORK	\$ 138,000	3.8%
			HARD COST CONTINGENCY	\$ 100,964	2.7%
			A&E	\$ 231,000	6.3%
			PERMITTING, GC & FEES	\$ 480,517	13.1%
			DEVELOPER & BUILDER FEES	\$ 319,993	8.7%
			FINANCING EXPENSE	\$ 225,991	6.1%
			OTHER SOFT COSTS	\$ 40,000	1.1%
TOTAL SOURCES	\$3,676,085	100%	TOTAL USES	\$ 3,676,085	100%

Project Budget		Unit Type I		Unit Type II		Total	
Item	\$	PSF	\$	PSF	\$	% of Total	
Land Basis	\$	-	\$	-	\$	0.0%	
Hard Costs							
Construction Costs	\$	1,398,688	\$	122.6	\$	58.2%	
Site Work	\$	92,000	\$	8.1	\$	3.8%	
Hard Cost Contingency (4%)	\$	65,600	\$	5.8	\$	2.7%	
Total Hard Costs	\$	1,556,288	\$	136.4	\$	64.7%	
Soft Costs							
Permits, General Conditions & Fees	\$	318,681	\$	27.9	\$	13.1%	
Architectual and Engineering Fees	\$	154,000	\$	13.5	\$	6.3%	
Taxes & Insurace	\$	26,667	\$	2.3	\$	1.1%	
Development Management Fee	\$	90,795	\$	8.0	\$	3.7%	
Builder Management Fee	\$	122,534	\$	10.7	\$	5.0%	
Interest Expense	\$	92,282	\$	8.1	\$	3.8%	
Loan Closing Expense	\$	58,326	\$	5.1	\$	2.4%	
Total Soft Costs	\$	863,284	\$	75.7	\$	35.3%	
Total Cost	\$	2,419,572	\$	212.1	\$	100%	

Construction Cash Flow

Project Period	Total	Month 1 - 14	Month 15	Month 16	Month 17	Month 18	Month 19	Month 20	Month 21	Month 22	Month 23	Month 24	Month 25	Month 26
<u>Project Timeline</u>														
Pre-Construction		Month 1 - 14												
Construction			Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
Draw			2.00%	3.00%	5.00%	7.00%	10.00%	11.00%	12.00%	15.00%	12.00%	10.00%	7.00%	6.00%
<u>Project Costs</u>														
Land	\$0													
<u>Hard Costs</u>														
Construction Costs	\$2,139,620	\$0	\$42,792	\$64,189	\$106,981	\$149,773	\$213,962	\$235,358	\$256,754	\$320,943	\$256,754	\$213,962	\$149,773	\$128,377
Site Work	\$138,000	\$0	\$2,760	\$4,140	\$6,900	\$9,660	\$13,800	\$15,180	\$16,560	\$20,700	\$16,560	\$13,800	\$9,660	\$8,280
Hard Cost Contingency	\$100,964	\$0	\$2,019	\$3,029	\$5,048	\$7,067	\$10,096	\$11,106	\$12,116	\$15,145	\$12,116	\$10,096	\$7,067	\$6,058
Subtotal Hard Costs	\$2,378,584	\$0	\$47,572	\$71,358	\$118,929	\$166,501	\$237,858	\$261,644	\$285,430	\$356,788	\$285,430	\$237,858	\$166,501	\$142,715
<u>Soft Costs</u>														
Permits, General Conditions & Fees	\$480,517	\$480,517	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Architectural and Engineering Fees	\$231,000	\$231,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxes & Insurance	\$40,000	\$21,538	\$1,538	\$1,538	\$1,538	\$1,538	\$1,538	\$1,538	\$1,538	\$1,538	\$1,538	\$1,538	\$1,538	\$1,538
Development Management Fee	\$136,192	\$0	\$11,349	\$11,349	\$11,349	\$11,349	\$11,349	\$11,349	\$11,349	\$11,349	\$11,349	\$11,349	\$11,349	\$11,349
Builder Management Fee	\$183,800	\$0	\$15,317	\$15,317	\$15,317	\$15,317	\$15,317	\$15,317	\$15,317	\$15,317	\$15,317	\$15,317	\$15,317	\$15,317
Interest Expense	\$138,423	\$5,288	\$2,383	\$3,077	\$4,099	\$5,452	\$7,300	\$9,322	\$11,520	\$14,218	\$16,449	\$18,372	\$19,822	\$21,120
Loan Closing Expense	\$87,489	\$87,489	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Soft Costs	\$1,297,421	\$825,832	\$30,588	\$31,282	\$32,304	\$33,657	\$35,504	\$37,527	\$39,724	\$42,423	\$44,654	\$46,576	\$48,026	\$49,325
Total Project Costs	\$3,676,005	\$825,832	\$78,159	\$102,639	\$151,233	\$200,158	\$273,363	\$299,171	\$325,154	\$399,210	\$330,084	\$284,435	\$214,527	\$192,040
Cumulative Project Costs		\$825,832	\$903,992	\$1,006,631	\$1,157,864	\$1,358,021	\$1,631,384	\$1,930,555	\$2,255,709	\$2,654,920	\$2,985,004	\$3,269,438	\$3,483,966	\$3,676,005
<u>Capitalization</u>														
Investor Equity	\$551,401	\$551,401	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction Loan	\$3,124,605	\$274,431	\$78,159	\$102,639	\$151,233	\$200,158	\$273,363	\$299,171	\$325,154	\$399,210	\$330,084	\$284,435	\$214,527	\$192,040
Total Capitalization	\$3,676,005	\$825,832	\$78,159	\$102,639	\$151,233	\$200,158	\$273,363	\$299,171	\$325,154	\$399,210	\$330,084	\$284,435	\$214,527	\$192,040
Cumulative Capitalization		\$825,832	\$903,992	\$1,006,631	\$1,157,864	\$1,358,021	\$1,631,384	\$1,930,555	\$2,255,709	\$2,654,920	\$2,985,004	\$3,269,438	\$3,483,966	\$3,676,005

Residential Unit Mix						
Unit Type	Unit Count	AC SF	\$ /SF	\$ Per Unit	\$ Total	
Unit Type I	8	1,426	\$ 238	\$ 339,000	\$	2,712,000
Unit Type II	4	1,583	\$ 220	\$ 349,000	\$	1,396,000
Total / Weighted Average	12	17,740	\$ 688,000	\$ 688,000	\$	4,108,000

Total Sellout Value	% Basis	\$ Basis
Gross Sellout Value		\$ 4,108,000
(Less) Commissions	8%	\$ (328,640)
(Less) Other Sales Expense	1%	\$ (41,080)
Net Sellout Value		\$ 3,738,280

Revenues	Month 1	Month 2	Month 3	Total
Residential Sales				
Unit Type I Sold	4	2	2	8
Unit Type II Sold	2	1	1	4
Residential Townhome Sales	\$ 2,054,000	\$ 1,027,000	\$ 1,027,000	\$ 4,108,000
(Less) Sales Expense (10%)	\$ (184,860)	\$ (92,430)	\$ (92,430)	\$ (369,720)
Subtotal	\$ 1,869,140	\$ 934,570	\$ 934,570	\$ 3,738,280

SPECIFICATIONS

TRADE	DESCRIPTION OF WORK	OTHER INFO
15TH AND DIXIE AFFORDABLE TOWNHOMES		
<i>Exterior</i>		
Roof	Flat Roof Tremco 350-351 Roofing System	Concrete
Driveway/Walkways	Asphalted	
Covered Patios	Broom Swept Concrete	Gray Cement
Irrigation	Master	
Landscaping	Trees and Shrubs	Per Plan
Fascia	N/A	
Soffit	N/A	
Soffit Venting	N/A	
Stucco	Skip Trowel/Smooth Bands	
Gutters	N/A	
Stone	Coronado Faux Stone	
<i>Interior</i>		
Cabinets		
Kitchen Cabinet Doors	Contemporary Look Flat Panel	Melamine
Kitchen Cabinet Height	36 " or 42" Upper Cabinets Per Plan	
Master Bath	Contemporary Look Flat Panel	Melamine
Master Vanity Height	34"	
Secondary Bath	Contemporary Look Flat Panel	Melamine
Vanity Height	34"	
Laundry Room	N/A	
Countertops/Vanity Tops		
Kitchen Countertop	Formica	
Backsplash	6" Formica	
Master Bath Vanity Top	Formica	
Secondary Baths Vanity Tops	Formica	

Window Sills		
Throughout	Carrera Marble	
Millwork/Mirrors/Shelving/ Shower Enclosures		
Interior Door	Two Panel	Height Per Plan
Closet Doors	Two Panel	Height Per Plan
AC Closet Doors	Louvered	
Baseboard and Casing Size	4-1/4" Base, 2 1/4" Casing	
Baseboard and Casing Profile	Flat Stock	
Crown	N/A	
Exterior Door Hardware	Dead Bolt and Lever Passage	
Interior Door Hardware	Levers	
Stairs	Wood prefabricated	
Stair Railing	Wood Prefabricated	Paint Grade
Mirrors	42" High	Across Vanity
Closet Shelving	Ventilated Wire Shelving	
Accessories	Ceramic	
Shower Enclosure	N/A	Per Plan
Drywall		
Drywall Finish Walls	Light Textured	Smooth in Baths
Drywall Finish Ceilings	Light Textured	Smooth in Baths
Wet Areas Drywall	Denshield	Shower to 7" AFF
Corners	Square	
Bath Tile		
Master Walls	12x12 Ceramic Tile	
Master Floor	18x18 Ceramic Tile	
Secondary Bath Floors	18x18 Ceramic Tile	

Secondary Bath Walls	12x12 Ceramic Tile	
Flooring		
Ceramic Tile	18x18 First Floor	Color TBD
Carpet	N/A	
Vinyl	Vinyl Planks in stairs and 2nd Floor	Wood Look
Pad	N/A	
Plumbing		
Kitchen Sink	Undermount one bowl	Stainless Steel
Kitchen Faucet	Moen Chateau or equal	Chrome
Disposal	1/3 HP Badger	
Master Tub	5' Briggs/American Standard Steel	White/Bisque
Master Tub faucet	Moen Chateau or equal	Chrome
Master Shower	Moen Chateau or equal	Chrome
Shower/Tub Combination	Moen Chateau or equal	Chrome
Master Sink Faucet	Moen Chateau or equal	Chrome
Master Sink	White Porcelain Overmount	White
Secondary Bath Shower/Tub Combo	Moen Chateau or equal	Chrome
Secondary Sink Faucet	Moen Chateau or equal	Chrome
Secondary Bath Sink	White Porcelain Overmount	White
Secondary Tub	Briggs 5' steel or acrylic	White
Toilets	Niagara Flaperless	White
Sewer System		
Water System		
Pedestal Sinks	Briggs	White or Bisque
Laundry Tub		
Laundry Tub Faucet		
Shower Pan		
Hose Bibs	2 Front and Back	Per Plan
Water Heater	Electric 40 Gal Minimum, Quick Recovery RHEEM	Or Equal
Insulation		
Ceilings	R-30 Batts	
Frame Walls	R-11 Batts for 2x4, R-19 Batts for 2x6	
Block Walls	Foil R 7.1 Perforated	

Windows and Exterior Doors		
Windows	Aluminum	Gray
Sliding Glass Doors	Aluminum	Gray
Front Door	Aluminum	Height per plan
Exterior Doors	Metal	Height per plan
Glass	Light Tint impact	Gray
Garage Door	N/A	Non-Insulated
Garage Door Opener	N/A	
Electric		
Electric Panel	150 AMP Square D or approved equal	
Brakers	Square "D" or approved equal	
Switches	Decora switches/Standard Outlets	
Fan Outlets	Pre-Wired All Bedrooms/Family	3 Wire
HVAC		
A/C Units	15 SEER Minimum or Per Plan	
Thermostats	Digital/Programable	
Bath Exhaust fans	Broan or Equal	White Trim
Light Fixtures		
Entry	Designer Lighting Package Seagull or equal	Color TBD
Terrace/Storage Ceiling	Designer Lighting Package Seagull or equal	Color TBD
Foyer/Hall	Designer Lighting Package Seagull or equal	Color TBD
Dining	Designer Lighting Package Seagull or equal	Color TBD
Breakfast	Designer Lighting Package Seagull or equal	Color TBD
Kitchen-Track + 3 Heads	Designer Lighting Package Seagull or equal	Color TBD
Terrace/Balcony Wall	Designer Lighting Package Seagull or equal	Color TBD
Master WIC	Designer Lighting Package Seagull or equal	Color TBD

18" Vanity	Designer Lighting Package Seagull or equal	Color TBD
24" Vanity	Designer Lighting Package Seagull or equal	Color TBD
36" Vanity	Designer Lighting Package Seagull or equal	Color TBD
48" Vanity	Designer Lighting Package Seagull or equal	Color TBD
60" Vanity	Designer Lighting Package Seagull or equal	Color TBD
Shower Tub Recess	Designer Lighting Package Seagull or equal	Color TBD
Shower Tub Recess	Designer Lighting Package Seagull or equal	Color TBD
Attic	Designer Lighting Package Seagull or equal	Color TBD
Garage	Designer Lighting Package Seagull or equal	Color TBD
Stairway Hunging	Designer Lighting Package Seagull or equal	Color TBD
Paint		
Exterior Primer	Sherwin Williams Loxon Primer	
Exterior Paint	Sherwin Williams Sun Coast Exterior Acrylic Flat	
	Sherwin Williams, Acrylic Primer 102, Sun Coast Exterior	
Fascia	Acrylic flat	
Exterior Doors	Sherwin Williams Super paint Exterior Latex High gloss	
	Pro Select Sher-MAX Urethanized Premium Elastomeric	
Exterior caulk	Sealant	
	Sherwin WilliamsInterior Walls,Optimus plus Interior Latex	
Interior Walls	Flat	
Wood Trim/Int Doors	Acrylic Primer 102, Super Paint Exterior Latex High Gloss	
Garage Floor	N/A	
Appliances		
Refrigerator	22 cf side by side GE White	
Dishwasher	GE 5.2 CF Slide in White	
Range	GE 5.2 CF Slide in White	
Microwave	1.9 CF over the range White	
Washer	Front Load White	
Dryer	Front Load White	
Low Voltage		
Security System	Pre Wire Only	
Structured wiring	None	
TV Outlets	All Bedrooms and Family Room	
Phone Outlets	All Bedrooms, Family Room and Kitchen	

GC DEVELOPMENT EXPERIENCE

PROJECT	TYPE	LOCATION	UNITS	VALUE
Superior Mannor	Midrise	Miami	149	\$ 15,750,000.00
Coquina Place	Garden	South Miami	140	\$ 11,258,000.00
Centerra Townhomes	Townhomes	South Miami	117	\$ 17,856,000.00
John and Anita Ferguson	Garden	Richmond Heights	79	\$ 9,273,000.00
Waterford Apartments	Midrise	Aventure	72	\$ 11,389,000.00
The Villages	Midrise	Miami	150	\$ 23,460,000.00
Solabella	Townhomes	Miami Gardnes	92	\$ 8,681,000.00
Sunset Pointe	Garden	Miami	146	\$ 15,275,000.00
Regency Pointe	Garden	Miami	104	\$ 11,814,000.00
Pelican Cove	Garden	Miami Gardnes	112	\$ 13,525,000.00
Valencia Pointe	Garden	Miami	146	\$ 13,019,000.00
The Preserves at Boynton	Townhomes	Boynton Beach	114	\$ 12,384,000.00
Villa Capri II	Townhomes/Patio Homes	Homestead	117	\$ 15,543,000.00
Villa Capri I	Garden	Homestead	220	\$ 22,251,000.00
Villa Capri III	Garden	Homestead	140	\$ 13,169,000.00
Captiva Cove I	Garden	Pompano Beach	264	\$ 21,858,000.00
Captiva Cove II	Garden	Pompano Beach	88	\$ 8,288,000.00
Mirabella	Garden	Homestead	206	\$ 19,289,000.00

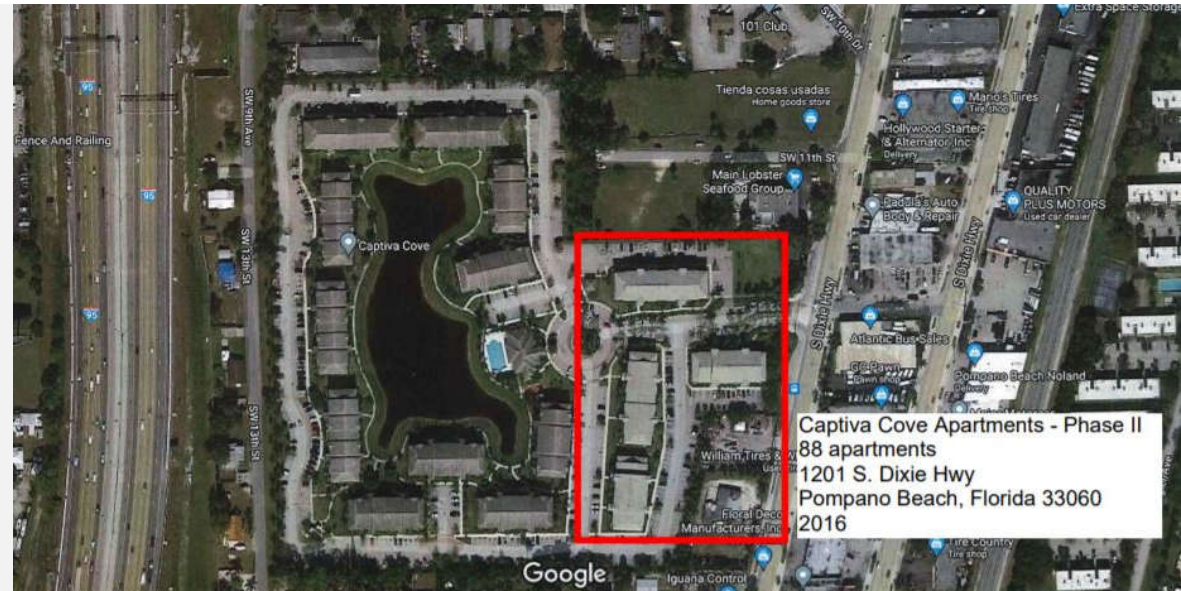
GC DEVELOPMENT EXPERIENCE

- **Name / Place:** Sunset
Pointe / Miami, FL
- **Units:** 146
- **Type:** Garden
- **Value:** \$15,275,000



GC DEVELOPMENT EXPERIENCE

- **Name / Place:** Captiva Cove
- **Units:** 344 (Phase I / II)
- **Type:** Apartments



GC DEVELOPMENT EXPERIENCE

- **Name / Place:** Laguna Pointe
- **Units:** 140
- **Type:** Apartments





888 South Andrews Avenue • Suite 300
Fort Lauderdale, FL 33316 • 954.680.3166
pmeengineering@comcast.net

CARLOS MORALES

PME ENGINEERING CORP. is a multi-discipline Consulting Engineering firm located in Fort Lauderdale, Florida. Founded by Carlos Morales, a motivated professional with the desire to create a dynamic firm which provides a high-level of client service, that desire has led to the steady growth of this firm with many new clients being directed to us by established clients. We provide a wide-range of services (Plumbing, Mechanical and Electrical) as part of our core services but our success lies in our extensive and seamless coordination between multiple disciplines. Our specialty is providing innovative and cost-effective solutions, designed with the highest standards and delivered promptly. We are always looking to expand our areas of expertise with a clear vision of the future.



QUALIFICATION STATEMENT

Robert F. Germain, Jr. and Carlos Morales have over 35 years each of practice and have been involved in all aspects of electrical, mechanical and plumbing engineering design. During this time our office has gained considerable experience with various project types ranging in complexity, both residential and commercial, new construction as well as renovation projects.

With early foresight Carlos Morales has recruited some of the most highly talented engineers, including Jose Suros, P.E. with many years of engineering experience. Mr. Suros, a Fire Protection Engineer who has a commitment to excellence, and expanding his knowledge in all areas of engineering.

Our firm is a 100% C.A.D. production staffed company, which enables us to provide the latest computer state-of-the-art plans. If you should have any questions or require further clarification please do not hesitate to call our office

PROFESSIONAL LICENSES AND ASSOCIATIONS

State of Florida – CA #26543
State of Florida – PE #42220
State of New York – PE #065403
LEED AP Certification
The National Society of Professional Engineers (NSPE)
The Florida Engineering Society (FES)
The American Society of Mechanical Engineers (ASME)
The American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)
The National Fire Protection Association (NFPA)

List of Projects provided upon request.

DIEGO A. FERNANDEZ-DAVILA

▪ 1402 Congressional Way Deerfield, FL 33442 ▪ (954) 494-6624 ▪
DFDAVILA520@GMAIL.COM

PROFESSIONAL EXPERIENCE AND INTERNSHIPS

- | | |
|--|---------------------|
| Orange and Blue Construction, Project Manager- Boca Raton, FL | Aug. 2020–Present |
| <ul style="list-style-type: none">▪ Managed the conventional shell construction of Water Tower Commons Phase II▪ Managed budget and bank pay applications for a \$5 million construction operation▪ Maintained Submittal, RFI, and Change Order Log | |
| Balfour Beatty, Assistant Project Manager- Ft. Lauderdale, FL | Feb. 2020–May 2020 |
| <ul style="list-style-type: none">▪ Assisted Project Manager on the Broward County Convention Center Expansion and Hotel▪ Assisted in overseeing budget for a \$897 million construction operation▪ Maintained Submittal, RFI, and Change Order Log▪ Laid off due to Covid-19 | |
| Current Builders, Assistant Project Manager- Pompano Beach, FL | Jul. 2017–Jan. 2020 |
| <ul style="list-style-type: none">▪ Assisted Project Manager on a 5 story conventional building with PT slabs▪ Assisted in overseeing budget for a \$22 million construction operation▪ Maintained Submittal, RFI, and Change Order Log▪ Ran weekly OAC meetings and Monthly Bank Inspections for Lender▪ Reviewed and approved payment applications for bank approval | |
| CSG Construction, Assistant Project Manager- Hollywood, FL | Aug. 2014–Jul. 2017 |
| <ul style="list-style-type: none">▪ Managed and closed out Captiva Cove II and Pelican Cove▪ Prepared schedules and managed all subcontractors▪ Prepared monthly budget reports and AIA documents▪ Managed all correspondence with Architect and Engineer▪ Attained General Contractors License while managing multiple jobs▪ Managed the permit expediting throughout the lifespan of each project▪ Assisted in the buyout of Superior Manors | |
| Altman Contractor's, Inc., Project Engineer- Boca Raton, FL | Jul. 2012–Aug. 2014 |
| <ul style="list-style-type: none">▪ Assisted Project Manager in the buyout of Sheridan Village▪ Assisted Project Manager in the construction of Sheridan Village▪ Managed all RFI's, submittals, and correspondence with Architect and Engineer▪ Assisted Project Superintendent in all field inspections done by the city and threshold inspector▪ Assisted Project Manager in the close out of Sheridan Village | |

EDUCATION

Bachelor's of Science in Building Construction

ME Rinker, Sr. School of Building Construction, University of Florida

SKILLS AND CERTIFICATIONS

Florida General Contractors License

CGC152403 – Issued 8/28/2016

Proficient computer background:

- Bluebeam Revu, Pro Core, and Primavera P6

Carlos Gerardo Fernandez- Davila
3701 Coral Way Apt # 1515, Miami Fl 33145
786-229-9938

Objective:

To join an established residential construction firm that promotes opportunity on the basis of work performance, quality management skills, team participation and customer satisfaction. In addition, to use my experience as well as my supervisory and project management skills to manage time, people and money to increase productivity and thereby enhance growth within the firm. Exceptional "Get It Done" attitude, effective problem-solving professional approach, and application of my 25 plus years' experience of successful for-sale market rate and affordable housing projects. Hands on experience in all aspects of construction, excellent relationship-building skills at all levels, (municipality, subcontractor and project team). Flexible, creative and precise execution of tasks to ensure timely, successful and profitable projects.

Skills Set:

Executive leadership	Bid Review	Value Engineering
Contract Negotiation	Feasibility Analysis	Specification Development
Sales/Margin Analysis	Scopes of Work Creation	Cost of Sales Analysis
Option Set Up/Pricing	Purchasing	Budget Preparation
Estimating	Preconstruction analysis	Land Development
Schedule management	Cost control and cash flow	Quality Control
Customer Service/Warranty	Dispute resolution	Team building

Experience:

The Estate Companies	Miami, Florida	2020 – Present
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Vice President of Construction:

In charge of Construction operations for GC division, create and update budgets, oversee, bidding purchasing and contract negotiation, review contracts, review monthly payment requisitions. Review and update processes and procedures, meet with design team consultants, involved in City approvals and permit process. Oversee construction of a 18 story 374 unit apartment building, broke ground on a midrise 240 unit building in the Miami River area, release a 360 unit midrise building in Dania for bidding. Pipeline includes a 23 story high rise in North Miami, 500 plus unit midrise project in Lauderhill, and 2 hotel/apartment conversions in Hialeah and Lauderhill

The Richman Group of South Florida	West Palm Beach Florida	2018 - 2020
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Vice President of Construction:

Start-up Construction division, from qualification to hiring the construction team, project manager, purchasing manager, contract admin and Superintendent for first project, implemented a purchase order system to track cost vs budget, requests for information, request for change orders, payments to subcontractors and scheduling. Set up processes and procedures, prepared conceptual budgets for three projects, The Landings in Homestead, Lucida in Miami Lakes and Magnolia And in Naples. Created a bid list and pre-qualified over 100 subcontractors prior to bidding. Buying out of lucida

Cornerstone Group	Hollywood, FL	2007 - 2018
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Vice President Construction:

Directly oversee all aspects of operations of purchasing department, land development and vertical construction. Responsible for field and office operations, plan review & coordination. Actively involved in pre-construction and bid process, subcontractor selection, and contract awarding and subcontractor conflict resolution. Responsible for land development, utility coordination and conveyance process. Projects included single family, patio homes, two and three story townhomes, garden style apartments and mid rise apartment buildings. Oversight of draw submissions, Davis Bacon certified payroll reporting, and Section 3 reporting. Also involved with consultants and building officials in the resolution of field issues at field level and municipality level. Responsible for project close out and turn over, quality control, customer service and warranty at completion of projects.

Cornerstone Group	Coral Gables, FL	2005 - 2007
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Director of Purchasing:

Overseeing all aspects of operations of Purchasing Department and Design Center. Managed a 12-employee purchasing team, implemented builder MT software for construction, created templates for purchasing contract tracking, and assisted in the integration of builder MT/Timberline software. Completed buy outs for projects totaling over \$350 million, created specification levels, specification books and scopes of work for multi- family and single family projects. Implemented a quality control and customer service process

WCI Communities	Coral Springs, FL	1999 - 2005
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Director of Purchasing:

Overseeing all aspects of operations of Purchasing Department and Design Center. Directly involved in the specification process for several levels of finishes for our single family and multifamily product, creation of budgets, review and qualification of bids, and contract negotiations. Created option matrixes for the design center and managed design center consultants. Responsible for option P/L and margin in all structural and design options.

Tate Contracting	Pembroke, FL	1997 -1999
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Purchasing Manager/Chief Estimator

Responsible for overseeing the operation of a millwork company.

Weitzer Homes	Miami, FL	1995 - 1997
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Purchasing Manager/Chief Estimator

Instrumental in compiling feasibility studies for new product. In charge of all bid review, value engineering and all contract negotiations

Education:

Florida State General Contractor, Orlando	2006
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Florida International University, Miami	1989
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B.S. Construction Management

Miami Dade Community College, Miami	1982
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A.A. Architecture

Colegio San Calixto, La Paz, Bolivia	1979
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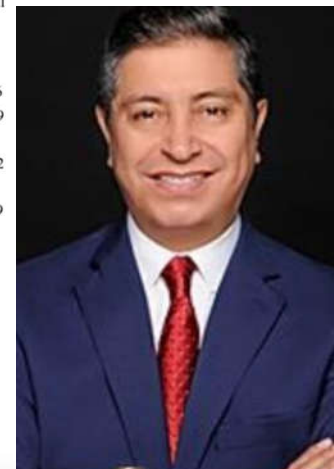
High School Diploma

Skills:

Proficient in Windows 2016 Vista, Excel, FAST (Production and scheduling modules for Builders), Jboss Job Costing and Scheduling Program, Primavera Scheduling Program, JD Edwards Accounting System, Builder MT, Power Point, Builder Trend and Smart Us

Professional Affiliations:

Builders Association of South Florida (BASF)



LUIS FERNANDEZ-DAVILA

5312 NE 6th Ave Unit A Fort Lauderdale, FL 33334 · (954) 675-3669

Lferna91@yahoo.com

My goal is to secure a Construction management position that will allow me to gain valuable experience in building industry operations and processes and continue to advance my experience with on-field communication, negotiation, organization and problem-solving skills.

EXPERIENCE

2019 - PRESENT

SUPERINTENDENT, THE ESTATE COMPANIES

- Responsible for walk through and unit turnover
- Managing and scheduling subcontractors for final punch out
- Coordinating and supervising inspections

2019 - 2020

SUPERINTENDENT, PIRTLE CONSTRUCTION

- Organization of job site logistics, field coordination.
- Maintain and update daily logs
- Manage job site safety, quality, and scheduling.

2014 - 2019

ASSISTANT SUPERINTENDENT, CSG CONSTRUCTION LLC / BROOKSTONE CONSTRUCTION

- Assist Superintendent with managing job site safety, quality, and schedule for assigned projects from pre-construction to closeout.
- Assist with setting up job site logistics, field coordination.
- Maintain and update project records including RFI's, PCO's and as-builts.

2010 - 2014

LEASING CONSULTANT, CORNERSTONE RESIDENTIAL MANAGEMENT

SEFAA Circle of Excellency Leasing Consultant of the Year (2011)

Maintained consistent occupancy of 99-100% at current property for entire tenure

- Presented properties and provided amenities in a positive light to prospective tenants
- Determined the needs, living standards and economic viability of prospect customers

EDUCATION

PRESENT

CONSTRUCTION MANAGEMENT, FLORIDA INTERNATIONAL UNIVERSITY

Currently attending part-time, around full-time work schedule.

2015

ASSOCIATES OF ARTS, BROWARD COLLEGE

SKILLS

- OSHA 30-hour certification
- Effective communicator
- Critical thinking and problem solving
- Experience with project management software (ex. Procore, CMiC, Primavera P6)
- Bilingual

DIEGO A. FERNANDEZ-DAVILA

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DFDAVILA520@GMAIL.COM

PROFESSIONAL EXPERIENCE AND INTERNSHIPS

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Altman Contractor's, Inc., *Project Engineer*- Boca Raton, FL

Jul. 2012–Aug. 2014

- Assisted Project Manager in the buyout of Sheridan Village
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M.E Rinker, Sr. School of Building Construction, University of Florida

SKILLS AND CERTIFICATIONS

Florida General Contractors License

CGC152403 – Issued 8/28/2016

Proficient computer background:

- Bluebeam Revu, Pro Core, and Primavera P6

MIKELANGE (MIKE) OLBEL, MS

Pompano Beach, Florida 33064
(954) 552-4571
mikelange.olbel@gmail.com

SUMMARY OF QUALIFICATIONS

Highly qualified Executive Manager and entrepreneur with several years of experience in organizational leadership and human services administration. Results oriented and multi-talented leader with proven ability to **engage and satisfy customers** (including persons served, funders, constituent groups, and community partners), **leverage community resources, convene large groups of stakeholders** to address a common cause, and **work well with a group of volunteer governance board members**. Exceptional leadership and management strengths in:

- Strategic Visioning
- Operations Management
- Resource Development
- Quality Assurance
- Human Resource Development
- Grants Writing
- Contract Management
- Community & Municipal Relations
- Strategic Partnerships
- Executive Coaching
- Outcomes Measurement
- Start-up Capacity Building
- Program/Contract Monitoring
- Finance, Budgeting and Cost Management

PROFESSIONAL EXPERIENCES

01/2014 – Present

CEO, Community Based Connections, Inc.

Recruited to turn around the organization's financial and operations performance, driving growth to achieve long-term sustainability. Charted an innovative direction in partnership with the Board, senior staff and key funding partners. Manage P&L and all core functions: operations, human resources, training and development, finance, technology systems, services and programs, fundraising, grant writing, marketing and public relations. Human services organization specializing in early childhood education, juvenile delinquency intervention and prevention, family strengthening, and community development services. **Key accomplishments include:**

- Eliminated agency \$60,000 deficit with-in (1) first year.
- Increase agency budget by 80% within two (2) years.
- Decrease agency turnover rate by 97%.
- Evaluate and manager employee performance and establish employee training and development plans that align with organization development philosophy.
- Develop and implement donor base outreach and fundraising.
- Manage and direct the organization toward its primary objectives, based on contractual obligations and under the leadership of the Board of Directors, by performing leadership and high-level management duties personally or through subordinate managers.
- Secured grants afterschool program that's actively working with school leadership, parents, and child care center directors to enhance the academic and behavior performance of students in grades K-12.
- Grew organization's annual budget from \$250,000 to \$1.8 million in three (3) years.

- Developed framework for Juvenile Prevention Initiative that establishes a continuum of resources to enhance the positive behavior performance of at-risk children and family in Broward County School.
- Establish strategic partnerships with numerous community based organizations, religious partnership, funding entities (i.e. Department of Juvenile Justice and Children Service Council), and community leaders to collaboratively address key community issues.
- Provide visionary leadership, personnel management, and professional development.
- Fiscal management; staff management and development; and volunteer development
- Assisted in creating and renewing policies for Eliminating Schoolhouse to Jailhouse pipeline through efforts of Circuit 17 Juvenile Justice Advisory Board as a Board Member.
- Secured \$120,000 in emergency funding for community COVID-19 Resiliency Funds to support Broward County residents food assistance, mortgage assistance, rent assistance, FPL assistance and utilities assistance.

08/2012 – 01/2014

Founder/CEO, Team Saving Our Youth, Inc.

Founder and Chief Executive Officer for 501(c)(3) human services organization specializing in early childhood education, juvenile delinquency prevention, family strengthening, and community development services. **Key accomplishments include:**

- Manage and direct the organization toward its primary objectives, based on contractual obligations and under the leadership of the Board of Directors, by performing leadership and high level management duties personally or through subordinate managers.
- Secured a \$250,000 grant for the Project SOY, Life Line and Transitional Transformation programs which all three programs is actively working with school leadership, parents, and child care center directors to enhance the academic and behavior performance of students in grades K-12.
- Grew organization's annual budget from \$0 to \$250,000 in 1 years.
- Developed framework for Project SOY Initiative that establishes a continuum of resources to enhance the positive behavior performance of at-risk children and family in Broward County School.
- Establish strategic partnerships with numerous community based organizations, funding entities (i.e. Department of Juvenile Justice and Children Service Council), and community leaders to collaboratively address key community issues.
- Provide visionary leadership, personnel management, and professional development.
- Assisted in creating and renewing policies for Eliminating Schoolhouse to Jailhouse pipeline.
- Works closely with management and employees to improve work relationships, build morale, and increase.
- Lead, mentor and guide development of talent within the team, which includes succession and development planning, performance management, and recognition.
- Provide active and engaged performance management and promotion of professional development.

01/2011 – 01/2012

Youth Educator, OIC of South Florida, Inc.

Responsible for planning and facilitating grant awarded of \$5 million dollars (over a period of 5 years). Evaluating educators and program outcome; marketing organizational federal grant program to possible partners; represented corporation in strategic community programs, community boards, governmental institutions and other organizations that advance the image and visibility of the corporation. **Key accomplishments:**



- Serves as an interface when needed for senior leadership with strategic community programs, business and community leaders.
- Providing group intervention for adults and at-risk youth ages 13-19; delivering the implementation of program's evaluation instruments, maintain statistics.
- Organized community activities and programs in order to develop and maintain linkages to other community-based organizations, faith-based organization and schools.
- Seeks and develops partnerships with local organizations, and develops new business strategies and relationships that enhance market share and overall performance of organization.
- Supports marketing objectives, plans, and strategies; provides guidance to various marketing efforts, and provides leadership to ensure that individual programs support the overall mission, goals, and objectives of the organization.
- Three years of Planning and Teaching Reducing the Risk curriculum at Coral Glades High School.
- Evaluating educators and program outcome.
- Marketing organizational federal grant program to possible partners.
- Represents organization in strategic community programs, community boards, governmental institutions and other organizations that advance the image and visibility of the organization.
- Serves as an interface when needed for senior leadership with strategic community programs, business and community leaders.
- Delivering the implementation of program's evaluation instruments, maintain statistics, and produce monthly reports on program activities.
- Responsible for evaluating and updating the health education curriculum for use in community-based organizations presentations.
- Over exceed grant numbers three years straight.

08/2012 – 05/2013

Adjunct Professor (Business Leadership), South Florida Bible College

Providing classroom instruction and support to undergraduate students but not limited to: Developed lesson plans and assign projects; developed business department structure; developed program curriculum; facilitated 26 weeks class session on Leadership Development; implemented policy and procedures and implemented and facilitated workshops for employees.

008/2008 – 05/2010 **Graduate Assistant, Iowa State University: Office of Multicultural Students Affairs**

Responsible for providing program evaluation/monitoring, organizational improvement, resource development, training services, business planning, marketing/promotions, and business credentialing services to new employees. Instructed four semesters of a first and second year seminar for Multicultural Vision. Developed and executes an integrated community relations plan that is cohesive, consistent, and effective in supporting the overall mission and strategic goals of university. **Key accomplishments:**

- In 2010, appeared on Iowa KCCI 8 News Network, Iowa State Daily newspapers and other media sources to help raise monetary aid and assisted in gathering clothing for the survivors of the devastating earthquake in Haiti.
- In collaboration with American Red Cross in raising \$30,000 for the relief efforts in Haiti.
- Provide leadership for 2 years over student scholars who consistently pass classes at a 98% passing rate
- Develops and executes an integrated community relations plan that is cohesive, consistent, and effective in supporting the overall mission and strategic goals.
- Instructed four semesters of a first and second year seminar for Multicultural Vision Program Scholars, provided a 98% passing rate consistently; developed weekly lesson plans for class lecture

concentrating on (Criminal Justice, Race, Class, Gender, Socioeconomic, Culture Identity and etc.).

- As an administrator I have developed and implemented programs and services for Multicultural Student Affairs; furthermore, these programs and services have a successful proficiency of 88%;
- Organized and administered hiring interviews for prospect employees; organized and facilitated staff retreat and personal training.

10/2007 – 09/2009

Youth Case Worker, Hillcrest Family Services.

Provided approximately 2 years of direct service and progressive leadership service to this nonprofit human services organization specializing in providing school readiness/early academic success assistance, community based behavioral health, family strengthening, juvenile delinquency prevention, and foster care services to troubled children and families. **Key accomplishments include:**

- Provided proven ability to establish and maintain a therapeutic environment for twelve adolescents diagnosed as exhibiting anti-social behavior; demonstrated skills in implementing and coordinating each individual's treatment plan as dictated by head psychiatrist.
- Implemented and coordinated each individual's treatment plans as dictated by head psychiatrist with 100% completion.
- Debriefing University Officials on classified information and providing positive elucidation to handle matter. Assessing client's needs and developed services plans; conducted group therapeutic intervention for clients to ensure support system and non-violence conflict operations; arranged and transport clients to daily recreation facilities and providing the highest level of security.
- Provided 100% daily case-log for head psychiatrist in charge and daily intervention notes of client's behavioral; provide new employees with on the job training; and administer individual's intervention with clients and providing program supervisor report of intervention.
- Assisted clients with self-confidence through intervention for school performance and life expectancy. Provided specialized services that may include detainment, interstate compact, post placement supervision and relative/non-relative caregiver home studies; and arranged and provided quality improvement process.

EDUCATION

Iowa State University, Ames, IA

Master of Science, *Magnum Cum Laude*, 5/2010

Interdisciplinary Graduate Studies: Business Administration, Public Administration & Psychology
Concentration: *Business Management, Public Relations, Public Policies, Human Resources, Business Leadership*
Creative Component (Thesis): Attitudes Towards Hiring Immigrants Among Iowa Small Business Owners and Managers

University of Dubuque, Dubuque, IA

Bachelors of Arts, *Cum Laude*, 5/2008

Major: Sociology & Criminal Justices; Minor: Psychology

Concentration: Social Perspective, Criminology, Attitudes & Behaviors.

BOARD/COUNCIL APPOINTMENTS

- Florida Restorative Justice Association
- Circuit 17th Juvenile Justice Advisory Board
- Housing Authority of Pompano Beach (Commissioner)





Austin Fox

RA, AIA, NCARB

Founder & Principal

Professional Registration

Florida

Professional Experience

10+ Years

Education

Florida Atlantic
University
Bachelors Degree
in Architecture

Professional Affiliates

American Institute
of Architects (AIA)

Since founding the firm, Mr. Fox has successfully moved the company into several diverse core markets. This has resulted in firms completion of a significant number of architectural works throughout the South Florida area. His focus is not only to increase the firm's presence in the South Florida market but to expand in nationwide markets.

Under Mr. Fox's leadership and creative direction, Austin Fox Architecture strives to achieve design excellence and to deliver innovate solutions. Mr. Fox is known for his unique ability to solve complex design issues which is evident by the vast type of experience of projects in different sectors.

Mr. Fox is a graduate of Florida Atlantic University School of Architecture; he is a member of the American Institute of Architects and holds a National Council of Architectural Registration Boards Certificate.



Corporate Information

Firm Corporate Name

Austin Fox Architecture, LLC

Date of Incorporation

11/14/2019

Federal ID:

84-5092949

State of Florida Architectural License

Austin Fox AR 101117 - Qualifier of the Firm

AIA Member No.

39263296

National Council of Architectural Registration Board Certificate No.

100820

Main Office Location

501 E Las Olas Blvd, Fort Lauderdale, FL 33301

Administration

Austin Fox, R.A., A.I.A., NCARB

Founder & Principal

Steve Fox

Chief Financial Officer

Maria Arevalo

Office Manager

Organization Size

Median 10+ Employees (4 in person / 6+ Freelancers on Call)

Years in Business:

3+



Corporate/Commercial Projects

Progressive Plastering and Painting, LLC

Warehouse Storage/General Office - Fort Lauderdale, Florida

Ricky's Takeout

Interior Buildout Restaurant - Delray Beach, Florida

Hook n Fish

Seafood Restaurant - West Palm Beach, Florida

Golden Krust Bakery

Jamaican Restaurant - Lauderdale, Florida

Charles A. Nichols, CPA

Accounting Office - Fort Lauderdale, Florida

State Farm

Interior Buildout - Sunrise, Florida

Abra Coffee

Cafe/Coffee Restaurant - Miami, Florida

Fox Flights

Airplane Hangar Development - North Perry Airport, Florida

Dr. Arevalo Offices

Dermatology Office Buildout - Fort Lauderdale, Florida

Debroh's Salon

Hair Dresser Buildout - Coral Springs, Florida

Gus Loft's & Offices

Coworking Offices & Lofts - Fort Lauderdale, Florida

Axis General Office

General Office Space Buildout - Fort Lauderdale, Florida

