



VINCE J. WHIBBS SR. COMMUNITY
MaritimePark™
PENSACOLA, FL

To: Honorable Ashton J. Hayward, III, Mayor
Honorable Andy Terhaar, Council President
Honorable Members of the Pensacola City Council

From: Mr. James J. Reeves, Chairman CMPA // JJR

Cc: CBRE, Inc.
CMPA Board of Trustees

Date: January 6, 2015

Re: Private Development Request for Proposals (RFP) Presentation

In 2014, at the recommendation of the City, the CMPA engaged CBRE, Inc. to study and market the available development parcels at the Community Maritime Park.

CBRE issued a RFP for the unleased parcels at the Maritime Park on September 18, 2014. The proposal deadline was December 3, 2014. Two (2) proposals were received by the RFP deadline. The two proposals are attached to this memorandum. Both proposals discussed various development concepts and possible uses. However, neither proposal committed to any specific development or any timeline for development. One proposal is for two specific parcels only, directly adjacent to the Community Maritime Park Stadium (parcel #3 and #9 – please see attached site map). This proposal has since been withdrawn by the proposer. The other proposal offers to serve as a “master developer” for all remaining undeveloped parcels.

CMPA has invited the remaining respondent to make a presentation to the CMPA at the January 28, 2014 Board meeting. As the City will ultimately enter into sublease agreements with any developer, I feel it is critical that the Mayor and members of Council be involved to provide direction and guidance to the CMPA regarding to the City’s level of interest in the proposal. We desire to respect the time, effort and expense of the respondent in preparing the written materials and presentation.

Thank you in advance for participating during this exciting time of growth in our Maritime Park.

STUDER COMMUNITY INVESTMENTS

NON-BINDING LETTER OF INTENT TO LEASE

November 14, 2014

Edward Spears, Executive Director
Community Maritime Park Associates, Inc.
City Hall
222 West Main Street, 5th Floor
Pensacola, Florida 32502

Re: Response to RFP Dated September 8, 2014 and
Letter of Intent to Ground Lease Parcels 3 and 9 of the
Vincent J. Whibbs Community Maritime Park

Dear Mr. Spears:

On behalf of Studer Community Investments or its assigns we are pleased and excited to respond to the Request for Proposals issued by CBRE at the Vincent J. Whibbs Community Maritime Park. Please accept this letter as a non-binding letter of intent to ground lease two Private Development Parcels within the Maritime Park.

Studer Community Investments sees a bright future for the Maritime Park and surrounding areas. The principals of Studer Community Investments, Quint and Rishy Studer, have demonstrated their commitment to creating a vibrant downtown community by bringing a AA Baseball team to town, contributing \$3,000,000.00 to the construction of the Multi-Use Facility, constructing the Maritime Place office tower, and the retail redevelopment of South Palafox. Studer Community Investments wants to build on this record of success and create additional community developments to enhance the value of the Maritime Park and downtown Pensacola.

Rather than focus on the challenges that exist with these parcels, Studer Community Investments sees tremendous opportunities to find complimentary uses on these parcels and new uses which will positively impact the value of the remaining Private Development Parcels. Although the grand vision of a vibrant mixed-use development has not yet come to fruition, the existing and planned improvements offer some exciting options for consideration, including:

Parcel 3:

With the success of the Maritime Place Office Building and the anticipated Rotary Playground, we believe Parcel 3 has tremendous potential as a location for a first floor child care center to serve the downtown workforce. The upper floor(s) of any structure

on Parcel 3 could be utilized as a sports museum which incorporates a venue for watching events inside the Multi-Use Facility.

In addition, under the appropriate economic conditions, Parcel 3 could be utilized for retail shops and restaurants similar to the new re-development at South Palafox and Government Streets.

Parcel 9:

The CMPA obtained a huge win in finding an affiliated AA baseball tenant. While the current Use Agreement provides for a AA franchise over the next seven years, there is no guarantee that the present affiliation with the Cincinnati Reds will continue. Affiliations are subject to change and relocation. The viability and value of minor league teams varies greatly based on these affiliations. In order to attract the very best franchises it is necessary to provide state of the art training facilities. Parcel 9 is a natural place to expand the training amenities of the stadium using private funds. This potential use increases the value of the stadium and the surrounding parcels.

In addition, under appropriate economic conditions, Parcel 9 could be utilized for a mixed-use residential/retail re-development similar to what is happening at South Palafox and Government Streets.

While we are unable to commit to any specific development or time-line for construction, we are not proposing any delay in the accrual of rent on these parcels. To the contrary, if we are able to agree to a Ground Lease, Studer Community Investments or its assigns would begin paying ground rent and CAM upon lease execution, and for the 54 years. This intent evidences our commitment to developing the parcels to their highest and best use and to the high development standards we have utilized in our other projects.

Any development will need parking. It is critical that a reasonable number of spaces in the existing surface lot be exclusively reserved for these 2 parcels. The specific number can be negotiated or based on the ultimate use employed. As agreed in the Maritime Place ground lease, we would consent to a future reconfiguration of any required parking if it makes sense for the overall park development, but these parcels will require a certain number spaces—no matter who develops these parcels.

CALCULATION OF GROUND RENT:

We propose utilizing the existing ground lease document between Maritime Place, LLC and CMPA as a template for a to-be-created lease agreement between the parties, with modifications made for deal-specific terms. Our methodology for proposed rental amounts and CAM assumes the parcel values provided by CMPA, and applies the same discount rates used for Maritime Place (7.25% for ground rent, .75% for CAM). CMPA gave Parcel 3 a fair value of \$285,000, and Parcel 9 a fair value of \$436,000. These fair values form the basis for the lease rates set forth below.

Further, we read the RFP to propose that any Lessee of these parcels should pay a commission to CBRE not just based on the value of the parcel, but also on future improvements developed. We found this to be highly unusual, and could not agree to this. We would be willing to pay a cashed out commission of 4% of the values of the parcels as described above.

Proposed Terms and Conditions:

Property: Parcel 3, approx. 12,927 SF (.29 ac)
Parcel 9, approx. 19,798 SF (.45 ac)

Lease Term: Primary Term to be approx. 54.5 years (Jan 1, 2015 through May 28, 2069).

Commencement Date: January 1, 2015

Transaction Timing: We are prepared to enter into lease agreements immediately

Earnest Money: Open to discussion

Source of Funds: All cash

Rent:

Parcel 3: \$20,633 per year, paid in monthly installments. Amount shall increase 7% every 5 years

Parcel 9: \$31,610 per year, paid in monthly installments. Amount shall increase 7% every 5 years

CAM:

Parcel 3: \$2,137.50 per year, paid in monthly installments. Amount shall increase 7% every 5 years

Parcel 9: \$3,270.00 per year, paid in monthly installments. Amount shall increase 7% every 5 years

Signage:

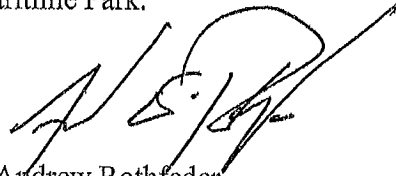
It is critical that these parcels be provided some signage on Main Street. It is our belief that at some point a significant marquee monument sign should be constructed at one of the entrances to the park, and that each private development parcel will have pro-rata representation on that sign. We would pay our pro-rata share. We believe it unlikely that other parcels deep into the site would not require same in order to lease.

Parking: Exclusive use of 50 spaces for Parcel 3, and 75 spaces for Parcel 9. Specific language to mirror Maritime Place ground lease parking language

Commission: 4% of parcel values, cashed out at execution of ground lease. \$11,400 for Parcel 3, and \$17,440 for Parcel 9.

References: Available upon request.

Thank you for the opportunity to submit this offer. We appreciate the work you and the CMPA have done, and look forward to playing a further role in the realization of original vision for the Community Maritime Park.



Andrew Rothfeder
Agent for **Studer Community Investments**

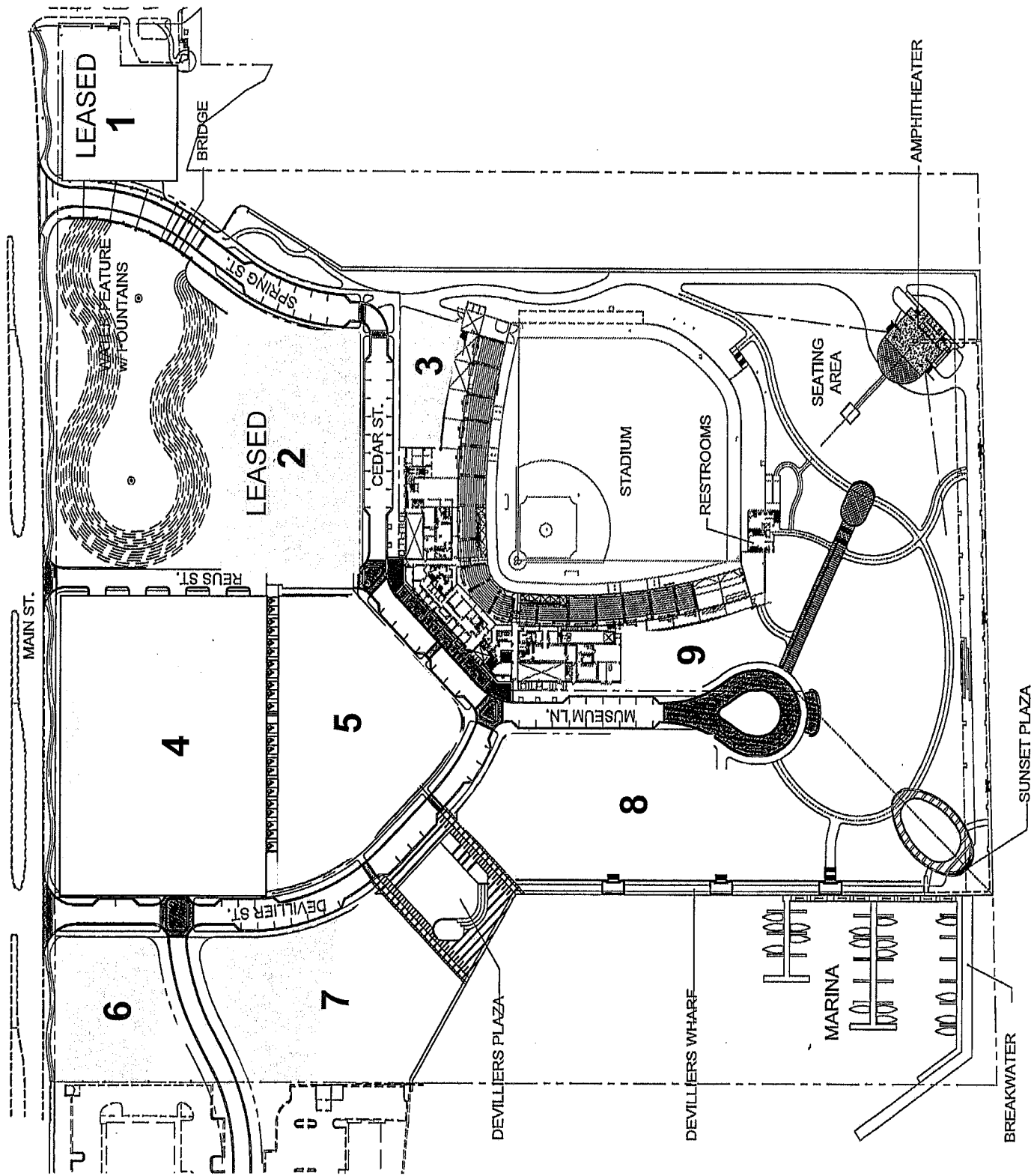
Addendum to Letter of Intent

Development Resume

Maritime Place	Pensacola, FL
The Artisan	Pensacola, FL
Bodacious Shops	Pensacola, FL
Five Sisters Blues Café	Pensacola, FL
DeVilliers Square Partners	Pensacola, FL

References

- 1. Bruce Vredenburg**
President of Pensacola, Hancock Bank
101 W Garden St
Pensacola, FL 32502
(850) 444-3217
- 2. Ashton Hayward**
Mayor, City of Pensacola
222 W Main St.
Pensacola, FL 32502
(850) 435-1626
- 3. Debbie Ritchie**
Operations Leader, Studer Group
350 West Cedar Street, Suite 300
Pensacola, FL 32502
(850) 439-5839





MARITIME PARK

A Development Proposal
for City of Pensacola's Waterfront

Submitted by
MCM-BAP, LLC
December 3, 2014

Cover Letter





30th Years Building Excellence

Bermello Ajamil & Partners, Inc.

December 3, 2014

Mr. Edward E. Spears
Executive Director
Community Maritime Park Associates, Inc.
City Hall
222 Main Street
Pensacola, Florida 32502

Re: Development Sources Sought: Invitation to Express Interest for the Development of Maritime Park in the City of Pensacola, Florida.

Dear Mr. Spears,

We are pleased to submit this Letter of Interest on behalf of MCM-BAP, LLC., (hereinafter "MCM-BAP"), a Florida Limited Liability Corporation, which represents a joint venture between Munilla Construction Management, LLC d/b/a MCM (MCM) and Bermello, Ajamil and Partners, Inc. (B&A) to develop "MARITIME PARK". MCM-BAP is also joined by the Winokur Group in this response as an associate investor.

JV Partners, MCM and B&A, have a long and successful history in Miami-Dade County. MCM, led by the Munilla brothers, is one of Miami's success stories, with annual revenues in excess of \$250 Million and with over \$1 Billion in bonding capacity. MCM, which has offices in Texas and is headquartered in Miami; and its principal shareholders all reside in Miami-Dade County. B&A led by Willy A. Bermello and Luis Ajamil, is a long standing Miami Architecture/ Engineering Firm; and the largest Hispanic-owned A/E Firm in Florida. Headquartered in Miami, and with branch offices in Ft Lauderdale and New York City, B&A has successfully completed numerous projects of similar or larger size.

In addition to the principal JV firms, the LLC development team also includes the following development consultants, advisors and lenders:

- A) P/P/P Consultant..... Dunlap & Associates, Inc.
B) Investment Banker..... Merchant Capital
C) Convention Center Planning & Design..... Donald Grinberg, FAIA
D) Structural Engineer..... DDA Engineers
E) MEP Engineering..... HNGS
F) Graphics/Signage..... Tom Graboski Associates
G) LEED Consultant & Commissioning..... The Spinnaker Group
H) Lender..... BA/Merrill Lynch
I) Legal..... Barron, Redding, Hughes. P.A.
J) Parking Consultants..... Walker Parking
K) Environmental..... EE&G Environmental
L) Housing Developer..... IDP Housing, LP & Stratford Capital

BACKGROUND AND EXPERIENCE ON SIMILAR PROJECTS

- MCM recently completed a \$140 Million design/build/finance project for the Florida Department of Transportation, financed by Sabadell Bank.
- B&A, through its affiliates have developed over \$500 Million in residential and mixed use projects between 2000 and 2007. Further details regarding these previous projects are included in the enclosed Project Concept document.
- Our PPP Consultant, Craig Dunlap of Dunlap & Associates, has over 40 years of experience as an economist and financial advisor. Mr. Dunlap's extensive experience includes: tax-exempt and taxable bonds, notes, and bank financings, derivative products, general obligation, utility system, public facilities, public improvement, and capital improvements to name a few. Dunlap & Associates, Inc. is the #1 ranked financial advisory firm in public financing in Florida.

In summary, the MCM-BAP joint venture brings together the combined expertise of seasoned contracting, design, and development firms with a history of organizing and completing projects of similar scope and character. If selected by the City, MCM-BAP will serve as the "Master Developer" and work hand in hand with the City to develop the 8 acre waterfront parcel located in the City of Pensacola, Florida, transforming the same into what is herein referred to as **MARITIME PARK**.

As Master Developer, MCM-BAP will master plan the property into distinct development parcels. We will develop as may be desired either "Turnkey design/Build/Finance project" or develop through joint development agreements with "niche-developers" for the following potential uses:

- i. Full Service Hotel
- ii. Specialty Retail Complex,
- iii. Dwelling units in a number as may be appropriate.
- iv. Parking to meet the requirements of the proposed development and as may be needed to support City activities on the waterfront.

Each niche developer will enter into a long term sub-lease agreement with MCM-BAP. The agreements will be based on a minimum annual rent and percentage rent based on blended percentages of gross revenues. Said land rental payment shall be shared on an 80/20 basis, between the City and MCM-BAP (i.e. 80% to City of Pensacola and 20% to MCM-BAP).

BA/Merrill Lynch will provide public finance for the project. In addition, with respect to the financing, the LLC joint venture will offer various financing structures which could include either tax-exempt or taxable debt options. A detailed narrative of these options is presented under Section 2 Financial Considerations.

The MCM-BAP joint venture offers the City of Pensacola benefits and advantages that merit its consideration and ranking as the preferred developer to both build "**MARITIME PARK**", and serve as the Master Developer for the balance of the City of Pensacola 8 acre property. The following is a summary of these benefits and advantages:

- 1. Financial Capacity to the Project.** BA/Merrill Lynch is one of the largest banking institutions in the country and a leader in public financing. It has provided the MCM-BAP team with an expression of interest in potentially providing financing..
- 2. Providing the City of Pensacola with Greatest Value.** In addition to BA/Merrill Lynch, the MCM-BAP team's financial advisor Dunlap and Associates and together with Merchant Capital have organized a team to procure fixed rate tax exempt bond financing which will yield annual savings to the City of Pensacola in the event that after a dialogue with City of Pensacola this is the preferred financing structure.
- 3. An Experienced Development Team.** MCM-BAP is joined in this effort by two very experienced

development teams that will round out the balance of the property's development as follows:

Lodging:

MHPA Group with Buffalo Lodging Associates Inc.

Student and Workforce Housing:

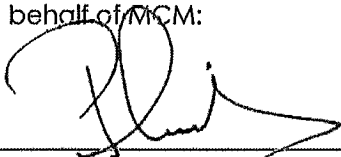
IDP Housing and Stratford Capital Group

4. **MCM-BAP is the Best Local Team for the City of Pensacola.** The principals in the MCM-BAP joint venture are established and respected businessmen, committed to working with local professionals and stakeholders in the community to assure the success of the waterfront's re-development.

Pursuant to the City's "Maritime Park Developers Sought Pamphlet", our proposal is more fully described in the remaining parts of this LOI. We look forward to having the opportunity to present our credentials in person and to discuss our proposal with you and the City Council at an appropriate forum.

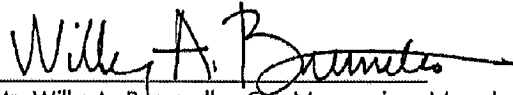
In the interim, if you have any comments or questions, in advance of our appearance before the City Council, please feel free to contact Willy A. Bermello at (305) 860-3701 on behalf of MCM-BAP:

On behalf of MCM:



Mr. Pedro Munilla
6201 SW 70 ST, 2nd Floor Miami, FL 33143
305.740.1028 | pmunilla@mcm-us.com

On behalf of B&A:



Mr. Willy A. Bermello, Co-Managing Member
2601 South Bayshore Drive, Miami, FL 33133
305.860.3701 | wbermello@bermelloajamil.com

Financial Considerations



2.A FINANCIAL CAPACITY

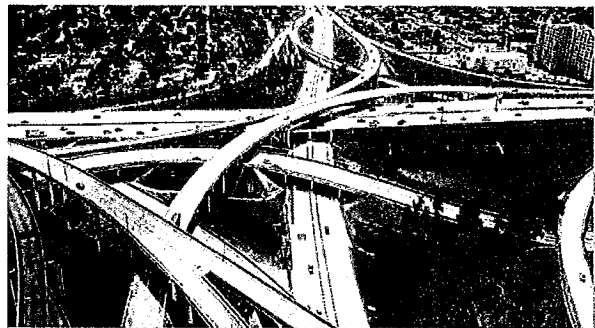
i. Financial References

Financial references for MCM-BAP are provided from the following sources:

- a. Maurici Llado, Executive Director, Sabadell Bank
- b. Adolfo Henriquez, Chairman, Gibraltar Bank
- c. Raul Valdes-Fauli Jr., President, Professional Bank
- d. Chuck Nielson, President, Nielson, Hoover & Associates
- e. Eduardo M. Balcazar, Sr. Vice President, Suntrust Bank

ii. Recent History on Financing Similar Projects

I-95 Managed Lanes a \$140 million PPP in 2009, MCM in a JV with FCC, financed a \$140+ million PPP roadway project for the State of Florida Department of Transportation (FDOT). The project involved the design/build/finance of 7 miles of I-95 road expansion from State Road 112 to the Golden Glades Interchange. The majority of construction on the project was funded by Sabadell Bank as the lead bank with Banco Santander as a substantial contributor. FDOT will complete paying off the finance in 2013.



Mercado Panama a \$135 million PPP, in 2012, MCM financed a \$135 million Public Market project in the City of Panama, Republic of Panama. Construction of the project was funded by Global Bank as lead bank with BICSA and BVBA as the remaining two members of the finance team. The project involved the redesign/build/finance of the public marketplace for the city of Panama, which will be completed in 2015, with the government of Panama repaying the finance.



iii. List of Projects in the Pipeline

MCM-BAP is a special purpose vehicle formed to represent the JV between MCM Contractors and B&A Architects & Engineers. As such, MCM-BAP's sole purpose is the planning/design/construction and finance of the **MARITIME PARK** project; and, to serve as master developer for the balance of the property.

iv. Real Estate Portfolio

The following is a sample of real estate projects by a B&A affiliate. All of these projects were either "for-sale" residential /commercial projects sold on a condominium basis; or, financed as market rental apartment and mixed-use projects under a pre-sale agreement with a publicly traded REIT and sold upon stabilization. These projects were developed between 2000 and 2007:



The Aston Miami, FL

89,746 SF
226 Units
18,000 SF Retail
15 Stories
Completion: 2004
Project Cost: \$40 Million
Project Sellout: \$52 Million
Architect: B&A
Contractor: Bovis Lend Lease
Lender: Regions Bank



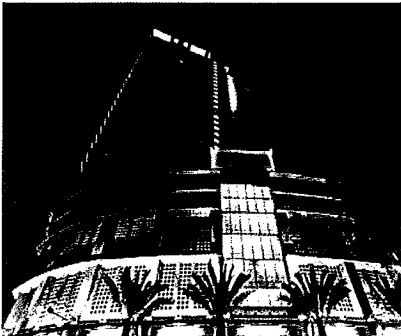
Douglas Grand Coral Gables, FL

3.14 acres
159 Rental Apartments
22,000 SF Office
47,000 SF Publix Market
8 Stories
Completion: 2003
Project Cost: \$30 Million
Architect: B&A
Contractor: BCA
Lender: BankAtlantic



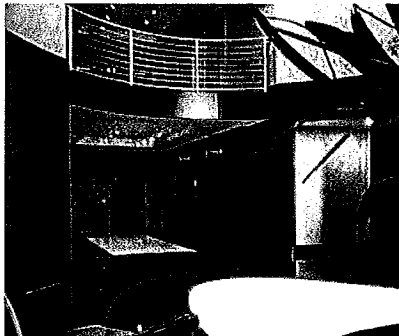
610 Clematis West Palm Beach, FL

93,000 SF Office
246 Units
12,000 SF Retail
8 Stories
Completion: 2005
Project Cost: \$65 Million
Project Sellout: \$80 Million
Architect: B&A
Contractor: Whiting-Turner
Lender: BankAtlantic



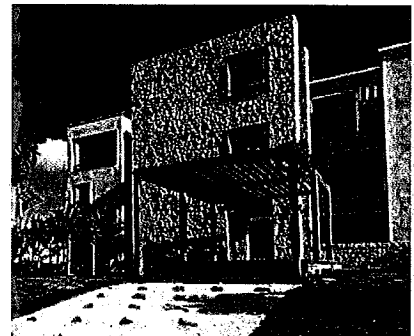
Brickell View Miami, FL

89,800 SF
323 Rental Apartments
16,000 SF Retail
37 Stories
Completion: 2004
Project Cost: \$75 Million
Architect: B&A
Contractor: Bovis Lend Lease
Lender: AmSouth Bank



Summitt Brickell Miami, FL

95,000 SF
405 Units
20,000 SF Retail
15 Stories
Completion: 2005
Project Cost: \$55 Million
Architect: B&A
Contractor: Bovis Lend Lease
Lender: Wachovia Bank



Los Altos, Casa de Campo

Dominican Republic
12 acres
116 Units
3 Stories
Completion: 2006
Project Cost: \$57.8 Million
Project Sellout: \$83 Million
Architect: Francisco Feaugas
Contractor: Mobiliaria Arena Gorda

2.B STRUCTURE OF PROPOSAL

MCM-BAP has structured the Proposal in two phases as more fully described below:

I. MARITIME PARK

In general: Execution of a 30 year lease - lease back agreement for the area designated for Phase 1, for a rental amount equivalent to the requisite amortization for the build out of the Phase 1 Improvements, (including hard and soft costs); we propose that the Lease back agreement will permit City of Pensacola to purchase the lease during its term for the amount that MCM-BAP would be required to pay off the creditor; otherwise the Lease-Lease Back will expire by its own terms at the end of 30 years.

Financing Options: There are numerous financing options for both tax-exempt and non-tax-exempt financing. We will be prepared to discuss in person a few that we consider realistic and which have been discussed with our Lender BA/Merrill Lynch and Financial Advisor, Dunlap and Associates together with Marshall Capital.

Financial Structure: MCM-BAP as master developer will enter into land lease agreements with two niche developers identified previously for the development of parcels "B" and "C". Those lease agreements will be based on a minimum annual rent payment plus a participation rent. MCM-BAP will share those annual land rents with City of Pensacola based on an 80/20 split (ie. 80% to City of Pensacola and 20% to MCM-BAP)

Experience of Offeror
and Key Personnel



3.A COMPANY BACKGROUND AND BUSINESS SUCCESS

Bermello Ajamil & Partners, Inc.

- i. **Primary type and nature of business:** Multi-Disciplinary Consulting firm providing Architecture, Engineering, Planning, Interior Design, Landscape Architecture and Construction Services
- ii. **Number of years in business:** Established in Miami in 1939. (Since 1992 under current name)

MCM Construction

- i. **Primary type and nature of business:** MCM is a closely held Miami-based Limited Liability Company specializing in public-private partnership, design-build, construction management and general contracting for the General Building Construction, Heavy Highway and Bridge Construction market sectors.
- ii. **Number of years in business:** Established in Miami in 1983 (Since 2008 under current name).

Greenberg Traurig

- i. **Primary type and nature of business:** Multidisciplinary Law Firm
- ii. **Number of years in business:** 46 Years

Dunlap & Associates, Inc.

- i. **Primary type and nature of business:** Financial Consultants
- ii. **Number of years in business:** 18 Years

Merchant Capital

- i. **Primary type and nature of business:** Investment Banker
- ii. **Number of years in business:** 27 Years

Donald Grinberg, FAIA

- i. **Primary type and nature of business:** Convention Center Planning & Design
- ii. **Number of years in business:** 37 Years

Walker Parking Consultants

- i. **Primary type and nature of business:** Parking Planning and Design Consultants
- ii. **Number of years in business:** 48 Years

DDA Engineers

- i. **Primary type and nature of business:** Structural Engineering Consultants
- ii. **Number of years in business:** 44 Years

HNGS Engineers

- i. **Primary type and nature of business:** M/E/P & Fire Protection Consulting Engineers
- ii. **Number of years in business:** 48 Years

Tom Graboski Associates

- i. **Primary type and nature of business:** Environmental Graphic and Signage Design Firm
- ii. **Number of years in business:** 33 Years

The Spinnaker Group

- i. Primary type and nature of business: LEED Consulting & LEED Commissioning
- ii. Number of years in business: 10 Years

EE&G Consultants

- i. Primary type and nature of business: Environmental Consultants
- ii. Number of years in business: 27 Years

Bank of America / Merrill Lynch

- i. Primary type and nature of business: Financial Services
- ii. Number of years in business: 5 Years

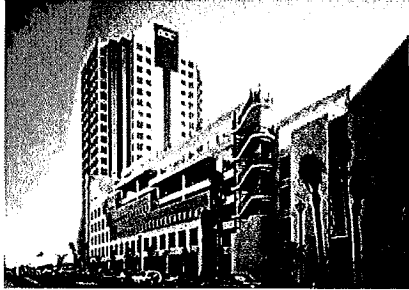
Winokur Group

- i. Primary type and nature of business: Real Estate Investments
- ii. Number of years in business: Newly formed in 2014

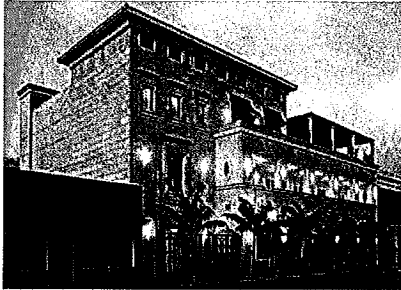
iii. SIMILAR PROJECT EXPERIENCE

The following is a sample of projects that are similar to that being proposed in this proposal, including multi-use complexes, marinas, hotel, retail, auditorium, or convention centers / conferencing venues and parking facilities;

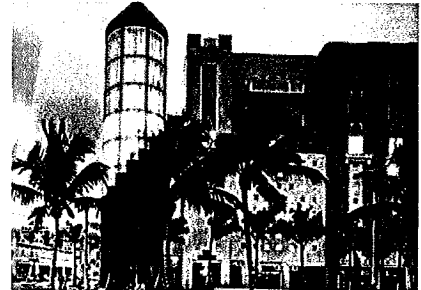
OFFICE & RETAIL



SBS Tower Miami, FL
 2.5 acres
 1,100 Parking Spaces
 15,000 SF Retail
 335,856 SF Office
 20 Stories; 16 Townhouse Units
 Project Cost: \$27 Million
 Client: Terremark



232 Andalusia Coral Gables, FL
 12,500 SF Site Area
 28,000 SF
 20,000 SF Office and Retail
 Project Cost: \$4.5 Million
 Client: Ralph Sanchez



404 Washington Miami Beach, FL
 159,887 SF
 38,000 SF Retail
 156 Parking Spaces
 3 Story Parking Garage
 7 Stories
 Client: Portofino Group

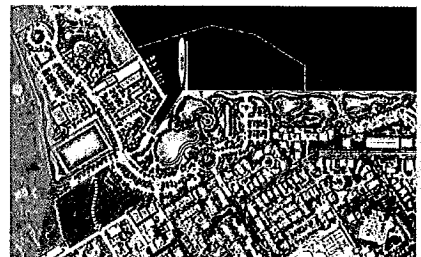
WATERFRONT PARKS & MARINA



Margaret Pace Park Miami, FL
 8.25 acres
 Project Cost: \$3 Million
 Client: City of Miami Community Redevelopment Agency



Bahia Mar Fort Lauderdale, FL
 Berthing Capacity: 100 Mega Yachts
 Full Service Marina
 Project Cost: \$1.5 Million
 Client: Hulzenga Holdings, Inc.



Harry S. Truman Presidential Park Key West, FL
 23 Acres
 Waterfront Development
 Project Cost: \$35 Million
 Client: Blackstone Merchant Services

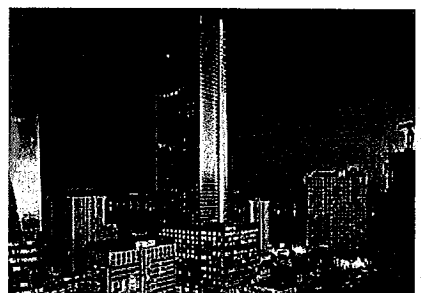
HOTELS



Fortune House Miami, FL
 1.26 Acre Site Area
 297 Units
 1,895 SF Retail
 1,440 SF Office
 342 Parking Spaces
 Project Cost: \$25 Million
 Client: Terremark Brickell Ltd.



Marriott Vacation Club Doral, FL
 12.58 Acre Site Area
 240 Units
 7 Buildings
 Project Cost: \$42 Million
 Client: Marriott Ownership Resort Group

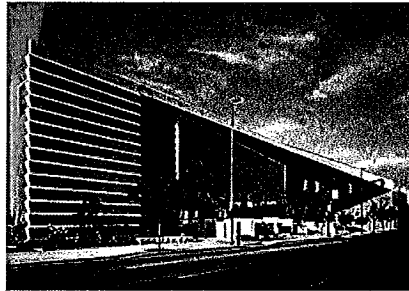


Four Seasons Hotel & Tower Miami, FL
 1.8 Million SF
 221 Hotel Rooms
 84 Residential Units
 1,000 Parking Spaces
 70 Stories
 Project Cost: \$225 Million
 Client: Millennium Partners

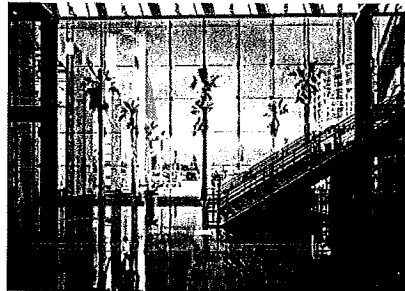
TOTAL PROJECTS BY TYPE: Number of projects by type built in Miami-Dade County

	Multi-Use	Educational	Medical	Hotel	Office	Retail	Auditorium	Conference	Parking
B&A	20	50	150	4	20	20	7	3	26
MCM	5	34	4	2	8	16	13	0	10

CONVENTION CENTERS & EXHIBIT HALLS



Grand Wayne Convention Center
 Ft. Wayne, IN
 160,000 SF
 Multi-purpose hall and renovation
 Project Cost: \$23 Million
 Client: Fort Wayne Allen County
 Convention and Tourism Authority



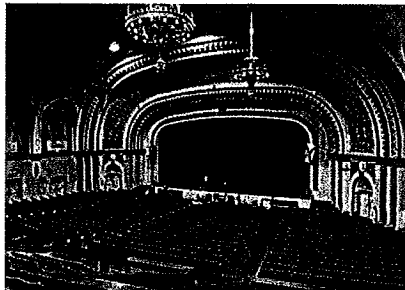
Ontario Convention Center Ontario, CA
 225,000 SF
 70,000 SF exhibit hall
 20,000 SF ballroom
 27,000 SF meeting space
 Project Cost: \$66 Million
 Client: City of Ontario, CA



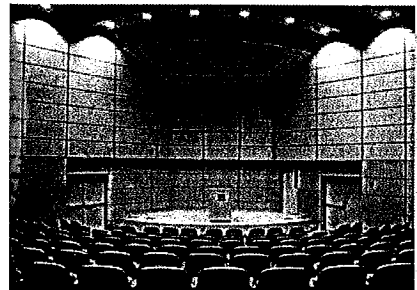
Santa Clara Convention Center Santa Clara, CA
 40,000 SF
 Expansion Includes a new ground-level ballroom
 of 22,400 SF
 Project Cost: \$37 Million
 Client: City of Santa Clara



University of Miami Ring Theatre
 Coral Gables, FL
 10,000 SF
 Project Cost: \$1.5 Million
 Client: University of Miami

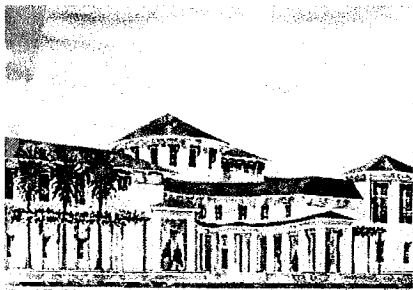


Miami Senior High Miami, FL
 365,000 SF
 94,000 SF Parking Garage
 204 Parking Spaces
 11,100 SF Auditorium, 1,132 Fixed Seats
 Project Cost: \$49 Million
 Client: Miami Dade County Public Schools



University of Miami Storer Auditorium
 Coral Gables, FL
 8,000 SF
 300-seat Auditorium/Classroom Addition
 Project Cost: \$3.2 Million
 Client: University of Miami

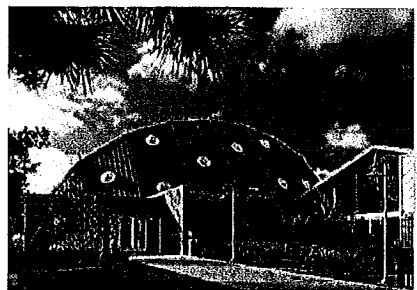
LIBRARIES



Boca Raton Library Boca Raton, FL
 46,000 SF
 Project Cost: \$10 Million
 Client: City of Boca Raton



White Plains Public Library White Plains, NY
 30,000 SF
 Project Cost: \$1.5 Million
 Client: White Plains Public Library

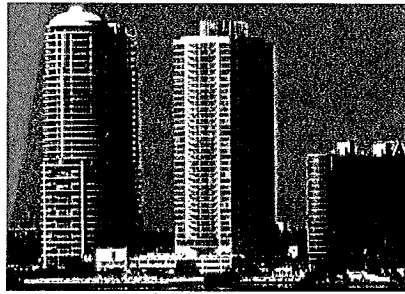


Centereach Public Library
 Centereach, New York
 Phase 1 - 2,000 SF
 Project Cost: \$168,000
 Client: Middle Country Public Library

RESIDENTIAL CONDOMINIUMS



610 Clematis Miami, FL
 2.1 acres/ 596,000 GSF
 Units: 259 Condominiums
 Retail: 11,000 SF
 Parking Capacity: 360
 Project Cost: \$40 Million
 Client: BAP Development



Skyline on Brickell Miami, FL
 3.37 acres
 Size: 35 Stories
 360 Units
 Project Cost: \$88 Million
 Client: Skyline Equities Realty, LLC.



Parc Lofts Miami, FL
 72 Loft Residential Units
 Project Cost: \$9 Million
 Client: Urban One Development LLC

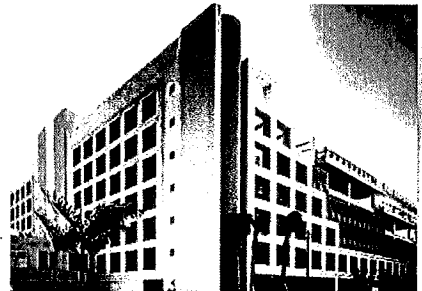
PARKING STRUCTURES



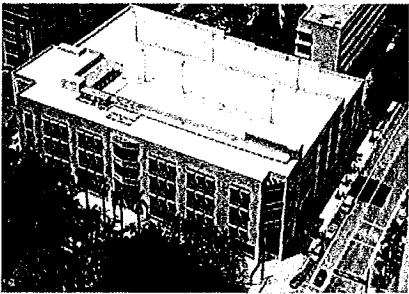
Museum Parking Garage Coral Gables, FL
 633 Parking Spaces
 8 Stories
 12,000 SF Retail
 Professional Design Award, 2008 (SARA)
 Project Cost: \$12 Million
 Client: City of Coral Gables



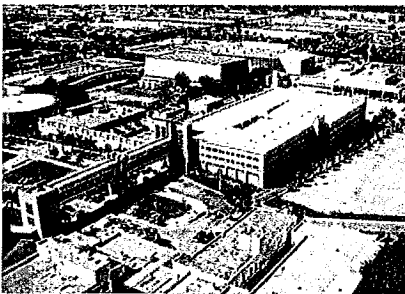
Port of Miami Parking Garage Miami, FL
 2 Acres
 720 Parking Spaces
 4 Stories
 Project Cost: \$4.5 Million
 Client: Miami-Dade County Seaport



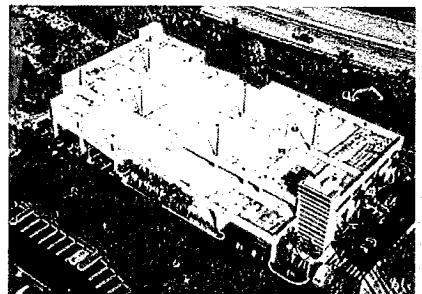
SBS Tower Parking Garage Miami, FL
 2.5 Acres
 1,100 Parking Spaces
 15,000 SF Retail
 335,856 SF Office
 20 Stories, 16 Townhouse Units
 Project Cost: \$27 Million
 Client: Terremark



West Lot Multi-Use Facility Miami, FL
 324,000 SF
 810 Parking Spaces
 10,000 SF Retail, 45,000 SF Office
 6 Stories
 Project Cost: \$15 Million
 Client: Miami-Dade ISD



JHS North Parking Garage Miami, FL
 281,000 SF
 702 Parking Spaces
 5 Stories
 Project Cost: \$17 Million
 Client: Jackson Health System



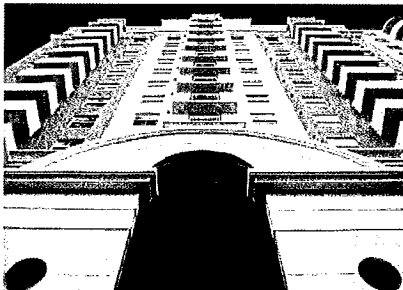
Government Parking Garage Aventura, FL
 90,512 SF
 207 Parking Spaces
 3 Stories
 Project Cost: \$3.8 M
 Client: City of Aventura

RENTAL HOUSING



Gables Grand Plaza Coral Gables, FL

115,000 SF
38,000 SF Retail
570 Parking Spaces
195 Units
Project Cost: \$17 Million
Client: The Related Group



Summit Brickell Miami, FL

20,879 SF Retail
15 Stories
4 Story Parking Garage, 536 Spaces
405 Units
Project Cost: \$55 Million
Client: BAP Development



Douglas Grand Coral Gables, FL

3.14 Acre Site Area
44,000 SF Retail (Publix Supermarket)
24,000 SF Office
418 Parking Spaces
159 Units
Project Cost: \$23 Million
Client: Douglas Road Partners, LLC



Keystone Villas I & II Coral Gables, FL

300,000 SF
310 Units
50,000 SF Retail
9 Stories
Project Cost: \$52 Million
Client: Keystone Holdings, LLC



Villa Majorca Coral Gables, FL

77,545 SF
38 Units
6 Stories
Project Cost: \$6.44 Million
Client: Florida East Coast Realty



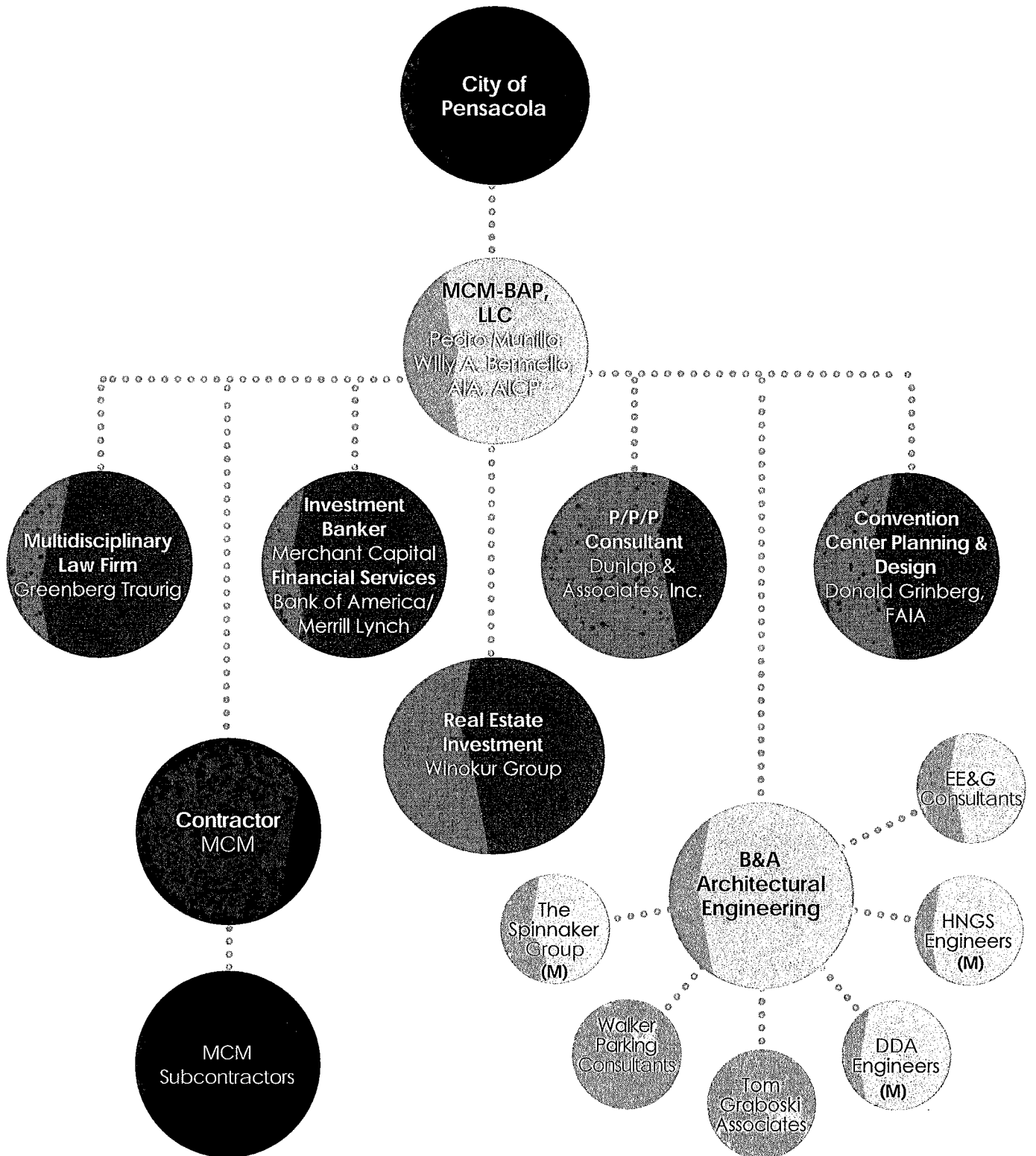
Joe Moretti Development Coral Gables, FL

198,024 SF
116 Units
13 Stories
Project Cost: \$10 Million
Client: The Related Group

FINANCIAL ADVISOR CLIENT SUMMARY (LAST 17 YEARS)

Market Sector	Education	Higher Education	Private	Public	Water & Sewer	Totals
# of Transactions	4	27	3	439	52	525
Transaction Volume (\$)	\$232,790,000	\$704,190,000	\$81,235,000	\$10,896,697,724	\$1,089,897,005	\$13,004,809,729

iv. ORGANIZATIONAL CHART



(M) - Minority Firms

v. TEAM QUALIFICATIONS Resumes of Bermello Ajamil & Partners, Inc.



Willy A. Bermello, AIA, AICP

Willy Bermello is Chairman of the Board and Principal of Bermello Ajamil & Partners. With over 30 years of experience, his background includes a broad base of public and private projects, including development of large commercial facilities, educational facilities, hospitals and mixed-use developments.

Mr. Bermello is recognized as one of the leading architects in South Florida. He has been involved with numerous state and local professional, civic and social organizations/institutions. He has received numerous honors and awards for his professional design work as well as his civic involvement within the community.

Mr. Bermello is the recipient of numerous architecture and urban design awards, among them the "Excellence in Architecture" award from the Florida Association of AIA, "Architect of the Year" award from the Latin Builders Association and the "Gold Medal in Architecture" from the Association of Cuban Architects.

Masters in Architecture & planning,
University of Pennsylvania, 1975
Bachelor in Architecture, University of
Florida, 1973
Registered Architect, State of Florida,
1974 - Reg. No. AR 0007200

v. TEAM QUALIFICATIONS Resumes of MCM Construction



Jorge Munilla, CGC

Jorge Munilla is the Co-Founder and President of Munilla Construction Management LLC (MCM). With over 35 years of construction and business experience, Jorge provides a full spectrum of leadership and executive support to the company in all areas of operations. He leads the company's Board of Directors and for the Medical Campus project will ensure that the company is meeting or exceeding its goals and the expectations of Miami Dade College.

Jorge's goal-oriented and client satisfaction mentality has ensured the continued growth and strength of MCM over the past 30 years. Under Jorge's direction and leadership, MCM has built itself into an industry leading builder in South Florida, as well as being an ENR Top 400 Contractor and ranked the 7th Largest Hispanic-Owned Construction Company throughout the United States by Hispanic Business Magazine.

Jorge is also actively involved in several organizations in the construction industry such as the Latin Builders Association, and he is a Board Member, and immediate past President of the South Florida Association of General Contractors. He is also an affiliate of the Greater Miami Chamber of Commerce and is a current member of The Dean's Council for FIU's School of Business.

Jorge graduated from Florida International University in 1997 with a Bachelor of Arts in Business Administration.

Florida Certified General Contractor,
CGC # 1513804



Pedro Munilla

Pedro is a Vice President and part owner of MCM. Upon joining MCM over 20 years ago, Pedro strengthened the core leadership of the company and led the strategic growth and business development programs within the organization. Part of the strategic growth of the company was to venture into development and revitalization projects throughout the area by constructing schools, housing buildings, and civil projects to strengthen local communities.

Pedro's initiative is also the driving force behind the national and international joint ventures MCM has formed over the years in business, financing, and real estate. Pedro's 30-plus years of experience in law and business helps the team foster relationships with current and future business partners, who are critical to the success of the Miami Dade College Medical Campus project.

A sense of community and civic involvement has always been important to Pedro and his family. He currently serves as a Trustee for the United Way of Miami-Dade County and serves on the Board of Directors for the Florida Transportation Builders Association and the Latin Builders Association. Pedro and his five Munilla brothers also created the Munilla Family Foundation, a philanthropic organization dedicated to supporting local charitable initiatives.

Pedro earned a Juris Doctor degree in 1982 from the University of Miami as well as a Bachelor of Arts in Business Administration in 1979.



Erick Valderrama, CGC

Erick Valderrama has 23 years of construction experience in the local South Florida market. He is a Civil Engineering graduate of Florida International University, is a Certified General Contractor and LEED Green Associate. He currently serves on Florida International University Alumni Association Board of Directors, and is Executive Board of Director with the Latin Builder's Association.

His diverse experience during his career includes management of construction operations, risk management, and estimating. Erick is currently the executive overseeing contract negotiations, estimating, and purchasing. He also collaborates with the project owner, government agencies, and design teams.

BS in Civil Engineering, Florida International University, 1995

Florida Certified General Contractor,
CGC # 060203

Civil Engineering Intern (E.I.), FL #497ET183

v. TEAM QUALIFICATIONS

Donald Grinberg, FAIA

Don Grinberg, FAIA

Don Grinberg, FAIA is one of the nation's leading architects specializing in the planning, programming and design of public assembly facilities. His work is especially known for its sensitivity to local context and urban settings, market and business success, and operational efficiency. He has worked on more than fifty convention and civic center or multi-purpose sports projects in the US and abroad, and has particularly strong skills in assisting clients with pre-design project start-up tasks such as site analysis and selection, feasibility studies, building programming, planning capital improvement expansion/renovation programs; and with the critical early conceptual and schematic design stages through to post-occupancy analysis. He also has experience in program management roles and as a participant on multi-disciplinary design/build teams.

All of his work is founded on a deep commitment to user and stakeholder participation as a critical feature of successful projects. His perspective on industry trends is regularly reported in the national industry press, and he is a frequent speaker on a variety of topics of concern to civic leaders, building managers and other industry participants. Since late 2010 Don Grinberg has been working as an independent consultant based in Boston and San Francisco.

He previously spent eighteen years as National Director of Convention Center Architecture for Kansas City-based HNTB where he was a Principal Architect. Before assuming his national role he began and managed HNTB's architectural practice in Boston. His career also has encompassed a number of urban design, mass transit, and aviation facility projects. He is a scholar of Dutch architecture and the author of the book *Housing in the Netherlands 1900-1940* and several articles about social housing in Holland where he received his second advanced degree in architecture.

Merchant Capital

Rhett J Holmes

As president of IDP Housing, Rhett is involved in business development, oversees all operations and finance of the company while cultivating strong and solid business relationships.

Prior to IDP Housing, Rhett was a principal in Ambling companies and its affiliates. He was directly responsible for the strategic direction and planning of its real estate acquisitions, development, and property management affiliates through his oversight of Ambling Property

Investments. Rhett holds a bachelor's degree in business administration with a major in finance from the University of Georgia. He currently serves on the board of directors for both the National Housing & Rehabilitation Association (NH&RA) and the Georgia Affordable Housing Coalition (GAHC).

v. TEAM QUALIFICATIONS Resumes of Greenberg Traurig



Lucia A. Dougherty

Lucia A. Dougherty, Co-Chair of the Miami Land Development & Zoning Practice of international law firm Greenberg Traurig, has wide-ranging experience as a land use and zoning attorney in Miami-Dade County. She concentrates her practice on administrative law, land development, government procurement and contracting, and property tax appeals. As a testament to her achievements and impacts on South Florida, she was named the "Empress of the Skyline" by South Florida CEO because of her representation of numerous high-rise projects throughout Miami and Miami Beach.

Lucia represents major developers in securing governmental approvals for large-scale residential, commercial, mixed use, and/or retail projects before various municipal and county governments. Lucia also represents clients seeking Certificates of Appropriateness for the development of historic properties or development within historic districts. She has extensive experience in securing liquor licenses, real property tax appeals, procurement matters and bid protests, special area plans, and various other government related approvals.

Lucia received a master of laws degree in 1980 in ocean and coastal law from the University of Miami School of Law, a law degree in 1975 from Oklahoma City University School of Law, a master's degree in library science in 1972 from the University of Oklahoma, and a bachelor's degree in 1971 from Syracuse University.

Florida Bar License #295477



Mario Garcia-Serra

Mario Garcia-Serra, Co-Chair of the Miami Land Development & Zoning Group of international law firm Greenberg Traurig, focuses his practice on local government law, particularly land use and zoning, and development law.

Mario routinely represents major developers before local government boards and regulatory agencies. In South Florida, he has been involved in obtaining the necessary development approvals for numerous major high-rise residential condominium and rental projects, commercial and institutional buildings, single-family residential developments, and public/private projects.

He has extensive experience with the governments of Miami-Dade County and with almost all of the municipalities within Miami-Dade County, including the cities of Miami, Coral Gables, Miami Beach, North Miami and Aventura, as well as regional agencies such as the South Florida Regional Planning Council and the South Florida Water Management District. As part of his deep involvement in local politics, he has served as a campaign fundraiser for various local and state elected officials.

Mario received a law degree, magna cum laude, in 2002 from the University of Miami School of Law. He received a bachelor's degree in political science, cum laude, in 1998 from Harvard University.

Florida Bar License #615099



Carlos R. Lago

Carlos R. Lago, an associate in the Miami Real Estate Practice Group of international law firm Greenberg Traurig, focuses his practice on land use, zoning and governmental affairs.

Prior to joining the firm, Carlos was the chief of staff for the largest hospital system in Florida, managing the health system's legislative agenda at the local, state and federal levels. He was also senior policy analyst for Miami City Commissioner Francis Suarez, working directly with the commissioner and city administration on legislative and policy items related to land use, planning, zoning and outdoor media.

Carlos' professional and community involvement includes serving as Director of Locust Projects and as a volunteer with the Lawyers' Committee for Civil Rights Under the Law.

He has received awards and accolades throughout his career. In recent years, these have included: Member, Winning Team, Chambers USA Award for Excellence, Real Estate, 2013; and Team Member, The Legal 500 United States, "Top Tier" Firm in Real Estate, 2013.

Carlos received a law degree in 2009 from Florida International University, a master's degree in business administration in 2005 from the University of Miami, and a bachelor's degree in 2003 from Florida International University.

Florida Bar License #76952

v. TEAM QUALIFICATIONS Resumes of Sub-Consultants

Dunlap & Associates, Inc.

Craig Dunlap

Mr. Dunlap has more than 43 years of experience as a economist, financial advisor and an underwriter. He is the most experienced financial advisor in the State of Florida. His expertise includes: tax-exempt and taxable bonds, notes, and bank financings, derivative products, general obligation, utility system, public facilities, public improvement, tax increment, capital improvement, guaranteed entitlement, public service tax, pooled loans, community redevelopment agencies, community development districts, counties, universities, convention center/hotel, public power, joint agency financing programs, airports, ports, health facilities, water and sewer, economic development, and school districts, to mention a few.

While employed at the State of Florida Division of Bond Finance, he was responsible for the issuance of Higher Education Bonds and several Parking, Housing, and other Auxillary debt on behalf of State Universities.

MBA, University of North Dakota
BA, Florida State University

DDA Engineers

Pedro DuQuesne, P.E.

Mr. DuQuesne has been part of DDA since 1973. His philosophy is to render structural engineering services in a comprehensive, creative and professional manner working with clients to achieve and exceed their expectations. His experience includes the design of numerous private, commercial and government projects including steel, concrete and composite structures some of which include the South Miami Hospital Clinical Expansion; UM Miller School of Medicine; UM Clinical Research Building & Parking Garage; MDC Hialeah Campus & Parking Garage; MDC Inter American Campus.

Bachelor of Science, Civil Engineering,
Louisiana State University 1971

Registered Professional Engineer
Florida, Reg. No. 22764

Walker Parking Consultants

Uday A. Kirtikar, P.E.

Uday Kirtikar serves as Vice President and Managing Principal of the Florida office of Walker Parking Consultants. He has more than 40 years of experience in the planning and design of parking structures. He has been individually responsible for design or restoration engineering of over 150 parking facilities and numerous parking studies. His experience includes project management, master planning, parking consulting, structural engineering, construction administration and the development of performance specifications for traditional design-bid-build and design-build projects.

Master of Business Administration,
Western Michigan University
Master of Science in Engineering,
University of Michigan
Bachelor of Technology in Civil
Engineering, Indian Institute of
Technology

Registered Professional Engineer in
the Florida, Reg. No. 45006

HNGS Engineers

Enrique J. Suarez, P.E.

Enrique Suarez has more than 41 years' experience providing M/E/P & Technical Consultation for projects such as health care facilities, office buildings, educational facilities, apartment buildings, hotels, and mixed-use developments. He joined HNGS in 1972 and has been a Principal in the firm since 1984.

Responsibilities include: Heating, Ventilation, A/C, Fire Protection and Plumbing design and construction management. Some of the special systems include Hospital Medical Gases, Solar Water Heating Systems and Energy Conservation Studies, and Sewage Disposal.

Bachelor of Science in Mechanical
Engineering, University of Miami, 1971.

Registered Professional Engineer in
the Florida, Reg. No. 15794

The Spinnaker Group

Rob Hink, LEED AP, BD+C/OM/ND

Rob Hink is the Principal and Senior Vice President at The Spinnaker Group; a firm that has been involved in the design of over 60 LEED certified projects and is currently involved in more than 200 LEED projects. The firm has also provided commissioning services on more than 500 million square feet of buildings. Rob is a Past President of the USGBC South Florida Chapter and has achieved the prestigious title of USGBC LEED Faculty. Rob has been involved with USGBC governance for more than 8 years. Rob has more than a decade of full-time green-design and commissioning experience, and more than 25 years experience in facilities management, project management and energy management, and control systems.

BS Mechanical Engineering, US Naval
Academy

LEED AP (#66512) BD+C, EB, ND

Tom Graboski Associates

Tom Graboski

Tom Graboski founded Tom Graboski Associates in 1980, specializing in wayfinding, environmental graphics, and signage design. He has developed environmental graphics programs for a broad range of clients, including Royal Caribbean International, Disney Development, Bascom Palmer Eye Institute, the Marriott Corporation, the University of Miami, Baptist Health South Florida, and various Cities.

A member of the Society for Environmental Graphic Design, the Industrial Design Society of America, and the American Institute of Graphic Arts, he has been the recipient of many local and national awards. His work has been published extensively, both nationally and internationally.

Masters In Urban Design, University of
Miami School of Architecture, 1977

v. TEAM QUALIFICATIONS Resumes of Sub-Consultants

**EE&G Environmental
Craig Clevenger, P.G.**

Mr. Clevenger is a Florida-registered Professional Geologist with over 20 years of experience in the environmental consulting field involving the management of Real Estate Due Diligence Assessments; Contamination and Site Assessments; design and implementation of remedial and monitoring systems; the preparation of professional CAP, CAR, SAR, RAP and MOP reports; RBCA Risk Assessments and Feasibility Studies; Expert Witness Testimony; Brownfields, and associated regulatory agency contact. Mr. Clevenger manages the Hazardous Substance Practice Area division of EE&G, which includes due diligence assessments, expanded site assessments, design/remediation of impacted sites, and Brownfields Redevelopment consulting. Mr. Clevenger has managed thousands of assessment projects across the State of Florida and southern United States.

BS Comprehensive Geology, South-west Missouri State University, 1987

Professional Geologist, Florida, 1994

**Bank of America/ Merrill Lynch
Ted Matozzo**

Senior Banking Coverage
Related Experience: Mr. Matozzo has over 16 years of municipal finance experience with specific focus on the non-profit and higher education market. Mr. Matozzo has extensive experience implementing a variety of financing structures and has provided in-depth credit review and analysis, strategic solutions, and quantitative analysis for BofAML's clients. He has served as banker on financings for: Florida State University, Woodruff Arts Center, New York University, Emory University, University of Pennsylvania, Florida Atlantic University, Regent University, Nova Southeastern University, Georgia Institute of Technology, Florida Institute of Technology, Barry University, and the University of Tampa, among many others.

M.B.A. – New York University; B.A. – Villanova University; FINRA Series 7 and 63 licensed.

v. TEAM QUALIFICATIONS Small Business & Minority Participation

The MCM BAP Team recognizes that we have a personal and professional responsibility to reach out to local City of Pensacola and minority-owned firms and is committed to providing development opportunities for them. The MCM-BAP Team continually works with local firms assisting them in professional development by providing support, guidance and a work flow knowledge that they can use to plan and grow their own business.

As the 7th largest Hispanic owned General Contractor in the United States whose roots began in Miami in 1983, the hiring of local small business and minority employees and subcontractors is an integral part of MCM's culture. As a Section 3 Certified contractor with a staff made up of more than 80% minority personnel, MCM actively engages in equal employment opportunities and initiatives when hiring at every position. MCM has designed its plan to build relationships at the community level, thus ensuring the success of hiring both local small and minority individuals and businesses as indicated in its proven track record.

B&A, originally founded in 1939 in Miami, is an outstanding minority-owned business and stands as an exemplary model for other minority firms to follow. B&A continues to be under ownership that is primarily 95% Hispanic and is ranked in the Top 300 Hispanic Owned Companies in the United States. B&A is a success story of minority programs and as such, we have a strong belief in supporting similar betterment programs even if there is no particular minority requirement on the projects we are pursuing. B&A commits to a minority participation for A/E consulting services on the Project.

v. TEAM QUALIFICATIONS Licenses & Registrations

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE & INTERIOR DESIGN

LICENSE NUMBER	
AAC000412	

The ARCHITECT CORPORATION
Named below IS CERTIFIED
Under the provisions of Chapter 481 FS.
Expiration date: FEB 28, 2015



BERMELLO, AJAMIL & PARTNERS, INC
2601 S BAYSHORE DR STE 1000
MIAMI FL 33133-5412



State of Florida

Board of Professional Engineers

Attests that
Bermello Ajamil & Partners, Inc.



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: 2/28/2015
Audit No: 228201502200

Certificate of Authorization

CA Lic. No:
6304

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ARCHITECTURE & INTERIOR DESIGN

LICENSE NUMBER	
IB0000810	

The INTERIOR DESIGN CORPORATION
Named below IS CERTIFIED
Under the provisions of Chapter 481 FS
Expiration date: FEB 28, 2015



BERMELLO, AJAMIL & PARTNERS, INC
2601 S BAYSHORE DR 10TH FL
MIAMI FL 33133



v. TEAM QUALIFICATIONS Licenses & Registrations

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



LICENSE NUMBER
LC0000261

The LANDSCAPE ARCHITECT BUSINESS
Named below HAS REGISTERED
Under the provisions of Chapter 481 FS.
Expiration date: NOV 30, 2015

BERMELLO, AJAMIL & PARTNERS, INC
2601 SOUTH BAYSHORE DRIVE SUITE 100
MIAMI FL 33133



AC# 6367709 STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD SEQ# L12091401823

DATE	BATCH NUMBER	LICENSE NBR
09/14/2012	118198654	CGC1513804

The GENERAL CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2014

MUNILLA, JORGE
MCM
6201 SW 70TH STREET
MIAMI FL 33143

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

THIS DOCUMENT HAS A COLORED BACKGROUND • MICROPRINTING • LINEMARK™ PATENTED PAPER

AC# 6367709 STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD SEQ# L12091401823

DATE	BATCH NUMBER	LICENSE NBR
09/14/2012	118198654	CGC1513804

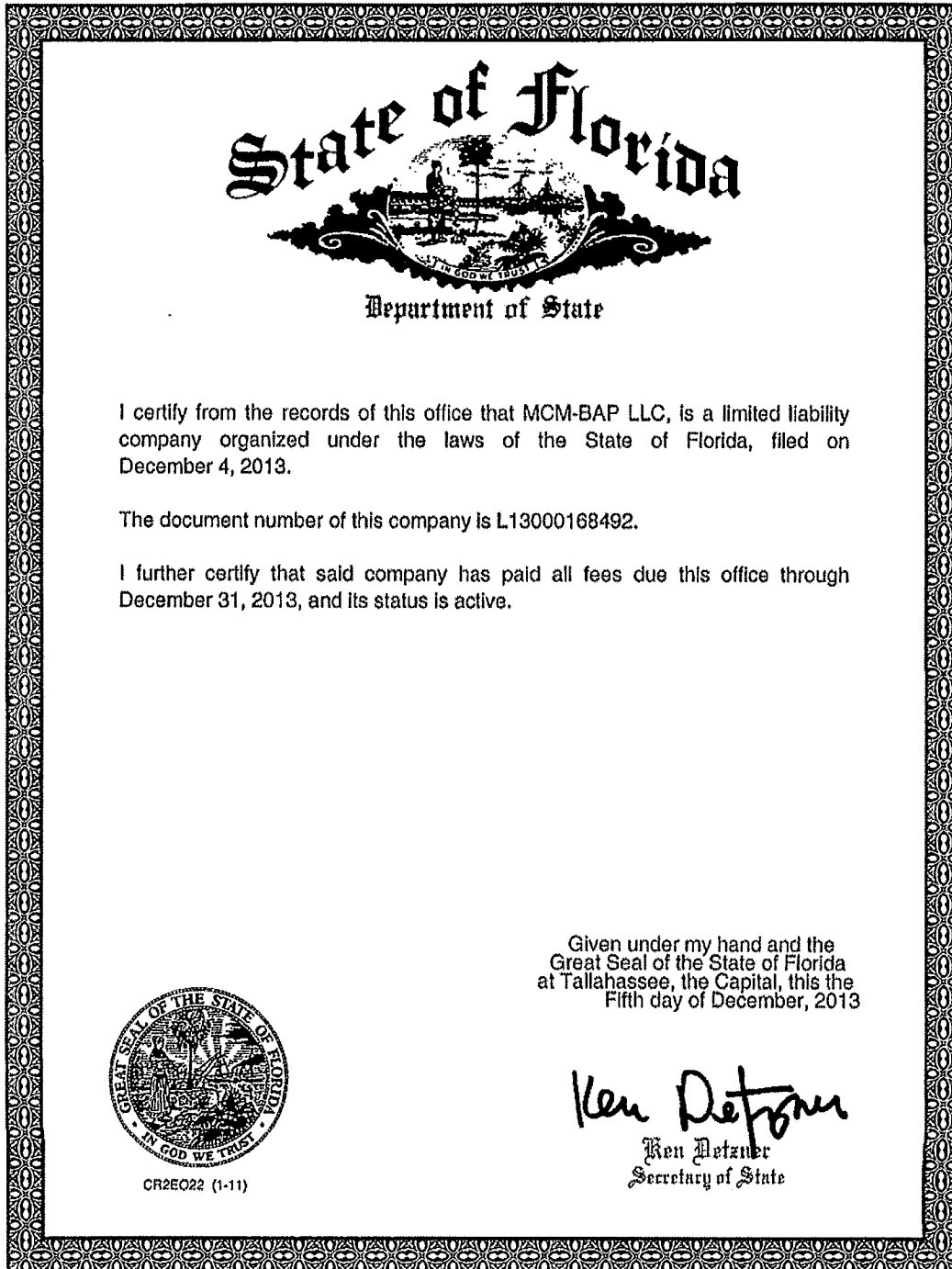
The GENERAL CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2014

MUNILLA, JORGE
MCM
6201 SW 70TH STREET
MIAMI FL 33143

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

v. TEAM QUALIFICATIONS Licenses & Registrations



v. TEAM QUALIFICATIONS Licenses & Registrations

State of Florida Department of State

I certify from the records of this office that BERMELLO, AJAMIL & PARTNERS, INC. is a corporation organized under the laws of the State of Florida, filed on February 28, 1977.

The document number of this corporation is 528526.

I further certify that said corporation has paid all fees due this office through December 31, 2014, that its most recent annual report/uniform business report was filed on January 2, 2014, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Second day of January, 2014*



Ken DeFina
Secretary of State

Authentication ID: CC0664936194

To authenticate this certificate, visit the following site, enter this ID, and then follow the instructions displayed.

<https://efile.sunbiz.org/certauthver.html>

v. TEAM QUALIFICATIONS Licenses & Registrations

State of Florida Department of State

I certify from the records of this office that MUNILLA CONSTRUCTION MANAGEMENT, LLC, is a limited liability company organized under the laws of the State of Florida, filed on May 15, 2008.

The document number of this company is L08000050123.

I further certify that said company has paid all fees due this office through December 31, 2013, that its most recent annual report was filed on March 5, 2013, and its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this is
the Fifth day of March, 2013*



Ken Deitzman
Secretary of State

Authentication ID: CC3940455415

To authenticate this certificate, visit the following site, enter this ID, and then follow the instructions displayed.

<https://efile.sunbiz.org/certauthver.html>



References

4 REFERENCES

Joint Venture References

Bill Johnson, Director
Port Miami/ Miami-Dade County
1015 N. America Way, 2nd Floor Miami, FL 33132
305.347.4844
BJ4@miamidade.gov

Mark Rosenberg, President
Florida International University (FIU)
11200 SW 8th Street, PC 528 Miami, FL 33199
305.348.2111
Mark.Rosenberg@fiu.edu

Alberto Carvalho, Superintendent
Miami-Dade County Public Schools
1450 N.E. Second Avenue, #912
Miami, FL 33132
305.995.1430
Superintendent'sOffice@dadeschools.net

Bermello Ajamil & Partners, Inc.

Peter J. Dolara, Sr. Vice President (Retired)
American Airlines
201 Alhambra Circle, Coral Gables, FL 33134
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