

# CRAFT

## CONSTRUCTION COMPANY

[craftconstruction.com](http://craftconstruction.com)



Our professional approach to construction is completely open book and transparent and focuses on providing value added solutions to project challenges from the onset of design. By implementing time tested processes and advanced technologies we help our customers build safely and efficiently, while saving time and money.



Design-Builder  
General Contractor  
Construction Manager  
Owner's Representative  
Preconstruction Consultant

Building on Experience and Integrity



## COMPANY OVERVIEW

Headquartered in South Florida, Craft Construction is a privately held firm led by seasoned construction industry professionals that have held key executive, officer and management positions with some of the nation’s most recognized top 50 and 100 ranked construction firms.

Our professional approach to the construction process is open book, transparent and collaborative and focuses on providing value added solutions from the onset of design. Through the use of advanced technologies and time-tested processes, we help our clients build safely, cost effectively, efficiently, and to the highest degree of quality -all while maximizing their investment.

At Craft, we believe that it takes more than just showing up to get a desired result. To that end, we continually train our professionals to maintain focus and to think “outside the box” to bring valuable solutions to project challenges.

Through our tireless efforts, we earn the trust of our customers. We become someone they rely on and count on to help make critical decisions that positively impact their development and investment. We keep score, track results and apply “lessons learned” techniques from past projects to ensure projects meet or exceed customer expectations - No Excuses!

## Top Differentiators that Make Us Right for You

The items below summarize key differentiators we believe make us the best fit for your development and exemplifies our ability to perform as your General Contractor and Construction Manager.

### \$4 BILLION OF COMMERCIAL CONSTRUCTION

Many of the executives and staff at Craft have worked together for over a decade. With well over 150 years of combined experience, our professionals have collectively completed \$4 billion of commercial, residential and institutional construction. Our expertise with projects of varying size and complexity will ensure your development is:

- Priced Accurately
- Sequenced Properly
- Managed Efficiently
- Built to the Highest Quality Requirements



### \$3 BILLION OF SOUTH FLORIDA PROJECTS

The executives and staff at Craft have built over \$3 billion of diverse project types in Florida. Nealy 90% of the work we do is in South Florida’s Tri-County area. Our understanding of the local codes and pre-established relationships with key subcontractors and governing agencies, will ensure your project has:

- Smooth Project Transitions
- Best Qualified Local Subcontractors
- Access to Key City Building Officials
- Principal Attention with all Project Matters



# CRAFT

## CONSTRUCTION COMPANY

### PROJECT TEAM FOR BOCA BEACH HOUSE



Barry Craft,  
President

#### Estimating/Precon



Derek Murphy,  
Chief Estimator

Oversees  
Estimating / Precon

#### Field Operations



Mark Parelo,  
General Super

#### Project Management



Michelle Lombardo-Rice  
Sr. Project Manager

- Mario Martinez  
Project Manager
- James Bobb  
Asst. Proj. Mgr.
- Marilia Rodrguez  
Project Coordinaor

Billy Mitchell  
Superintendent #1

Cory Green  
Superintendent #2

Steven Murphy  
Interior Superintendent

Rene Caceres  
Asst. Superintendent

Vincent Parelo  
Site Superintendent

#### Accounting/Coordination



Shannon Haithcock,  
Project Accountant

Boca Beach House  
Project Administrator

#### Business Development



Michael Dagen,  
Vice President  
Business Development



## RITA GARDENS MEDICAL OFFICE CENTER

10305 NW 58th Street, Doral, Florida

### Project Type

Commercial  
Office Medical  
Cafe, Garage

### Project Size

Office 71,764 SF  
Garage 92,337 SF  
220 Spaces  
7 Story

### Client Contact

Rapid Investments  
Alfredo Riviati  
305-316-5868

### Architect

Cristina Fandino AIA  
Cristina Fandino  
786-877-3179

### Project Role

Construction Manager  
at Risk



### Project Description

When complete in Fall 2015, this two building commercial campus will include a 71,764 sq. ft. Class "A" medical office building with rooftop cafe and 92,337 sq. ft. garage. Both structures, which sit atop a spread footing foundation system, required dewatering at the elevator pits before going vertical. A SG3 StormTech Chamber system was also installed to control retention.

The office structure's modern design includes cast-in-place concrete with post tension decks, and a combination of masonry infill, scored stucco, punched windows and glass window wall along the south and east elevations that has a 6% slope in sections. The building, which has accented with metal fins and aluminum trellis, also includes a split DX mechanical system with racks of ground and roof level, and two 3500 lb 140 RPM car traction elevators. Interior finishes include marble tile and stone walls at the lobby, ceramic tile in all corridors, acoustical ceilings, and recessed backlit lighting. The 7 level garage, capable of accommodating 220 vehicles and 23 bicycles, is made of precast concrete joists and beams, masonry infill and a mix of tension cable and glass railings.

As construction manager, Craft worked with the owner and design consultants through an extensive preconstruction period to ensure budget and schedule items were met prior to commencing work. Extensive logistics planning and coordination was required as work takes place around adjacent commercial buildings.



## **GARDENS POINTE OFFICE BUILDING**

**3505 Kyoto Gardens Drive, Palm Beach Gardens, Florida**

### **Project Type**

Commercial  
Office, Bank  
Interiors

### **Project Size**

37,500 SF  
4 Story

### **Client Contact**

Kolter Group  
Hector Gomez  
561-906-0422

### **Architect**

Glidden Spina Partners  
Keith Spina  
561-684-6844

### **Project Role**

Construction Manager  
at Risk



### **Project Description**

As construction manager, Craft built the core and shell of this 37,500 sq. ft. office building on time and in budget in just 5 months. Its 4 story structure features painted concrete tilt wall panels, foam accent bands, fixed impact windows, exterior balconies with metal railings, and a combination of a mansard and flat roof. It also includes a roof mounted chilled water mechanical system and hydraulic elevators.

Interior finishes consist of porcelain and ceramic tile in the main lobby and elevator cores, carpet in the corridors, recessed ceilings and cove lighting. Elaborate landscaping and paving was added and a pedestrian bridge was also built connecting the office complex to Downtown at the Gardens Mall located across the lake. Under separate contracts, Craft also completed \$2.9 million in tenant improvements including: 20,079 sq. ft. for Edward Angells Law, 11,383 sq. ft. for Merrill Lynch, and 6,403 sq. ft. for Key Bank on the first level.

As construction manager, Craft's team spent several months in preconstruction providing budget updates, systems reviews, constructability analysis, schedules and logistics plans. The \$6.9 million office building represented one of three buildings that Craft constructed on this mixed-use development site. A 6 story Hilton Garden Inn was built adjacent to the north and a one level Regions Branch Bank sits to the east. All work was sequenced while keeping adjacent buildings fully operational.



## LONDON SQUARE

13550 Southwest 120th Street, Kendall, Florida

### Project Type

Retail, Restaurant  
Medical Office  
Mixed-Use

### Project Size

154,000 SF  
1-3 Story

### Client Contact

Woolbright Development  
Stephen Page  
954-898-4561

### Architect

Lawrence Alcoser  
Associates  
Lawrence Levinson  
713-850-7660

### Project Role

Construction Manager  
at Risk



### Project Description

Located on a 20 acre parcel in South Miami, this commercial mixed-use development encompasses 154,000 sq. ft. and features three 1 and 2 story retail buildings totaling 90,000 sq. ft. and a 3 story, 64,000 sq. ft. medical office and bank building.

All structures, which sit atop a monolithic slab foundation, consist of painted concrete tilt-wall panels, foam and EIFS accent bands, single ply TPO roof membrane and hurricane impact windows. The office building includes a chilled water and heat pump mechanical system with a split DX system used at the retail locations. Marble tile, carpet and millwork were among the finishes in the core portion of the office building. All tenant spaces were left exposed for future buildout.

As construction manager, and while working under a negotiated contract, Craft provided cost, schedule and logistical analysis and updates during the preconstruction period and prior to commencing work in the field. Field crews then worked under a fast track schedule completing all building construction and site work in just 6 months. Extensive coordination with incoming retail and office tenants and the developer's leasing representatives was required. Craft also built out 25 of the retail stores and restaurants in the development.



## AC HOTELS BY MARRIOTT

20805 Biscayne Boulevard, Aventura, Florida

### Project Type

Hospitality, Hotel  
Restaurant

### Project Size

190,888 SF  
9 Story, 233 Rooms  
Garage - 56,416  
SF  
4 Levels, 147 Spaces

### Client Contact

Norwich Partners  
David Leatherwood  
603-643-2206

### CBRE

John Smotryski  
305-428-6345

### Architect

Zyscovich  
Mario Suarez  
305-372-5222

Group One Partners  
Harry Wheeler  
617-268-7000

### Project Role

Construction Manager  
at Risk



### Project Description

When complete in the Fall 2016, this 233 room lifestyle hotel will stand 9 stories tall and include an attached 4 level, 147 space garage with amenity deck consisting of gazebos, cabanas and 1,452 SF pool. A fitness studio, business center, meeting rooms, gift shop, cafe and full service restaurant with commercial kitchen are among the additional hotel amenities. Wood plank flooring, wood veneer ceilings, and glass barn doors are among the unique finishes used in each guestroom.

Built atop a landfill necessitated exporting 7,800 cubic yards of contaminated soil from the site, replacing it with suitable fill and then stabilizing through a soil mixing and remediation process. The structure, which is supported by 202 auger cast compression piles 18" in diameter and 54' in length, required dewatering all utility and elevator shaft locations. It consists of cast-in-place concrete and post tension decks at the hotel and garage, 8" masonry block and fill cells, painted stucco and single ply TPO roof with rubber membrane.

Fixed impact windows, window walls, full height storefront and mullions, chilled water mechanical system with fan coil units, energy efficient lighting and controls and (6) 350 FPM traction elevators are also included. As construction manager, Craft provided several months of preconstruction consulting services that resulted in \$1.1 million of accepted cost savings options. The \$30.3 million project is scheduled to be complete in just 18 months.



## TWO CITY PLAZA

701 South Olive Avenue, West Palm Beach, Florida

### Project Type

Residential, Condo  
Retail, Garage

### Project Size

1,231,171 SF  
21 Story  
467 Units  
Garage 8 Story  
650 Spaces

### Client Contact

Kolter Group  
Hector Gomez  
561-906-0422

### Architect

BC Architects  
Larry Cohan  
305-663-2958

### Project Role

Construction Manager  
at Risk



### Project Description

Situated in downtown West Palm Beach, this urban mixed use facility stands 21 stories tall and features 467 condominiums, an 8 level 650 space garage, street level retail, rooftop pool, and 9th level amenities consisting of fitness, spa, lounge and theatre. High speed elevators, key fob security access and smart wiring for temperature and lighting are among the building's featured amenities.

Built on a two acre parcel of land, and surrounded by occupied commercial buildings, required field crews, which grew to over 350 during the peak of construction, to carefully orchestrate each aspect of the \$142.8 million project. The structure, which is supported by auger cast piles and pile caps, includes cast-in-place concrete with post tensioned decks, block infill and stucco; floor-to-ceiling height sliders, punched operable windows and aluminum railed balconies.

As construction manager, Craft worked through a 5 months of preconstruction providing cost, schedule and logistical analysis at specified design intervals and assisted with the permit and approval process before guaranteeing a final GMP and commencing construction. All work was completed safely, on time and in budget while minimizing impact to the community. Members of Craft built the adjacent One City Plaza, a \$65 million, 16 story, 350 unit residential tower.



## ADAGIO ON THE BAY

1110 Seminole Drive, Fort Lauderdale, Florida

### Project Type

Multi-Family, Residential  
Condo, Garage

### Project Size

55,450 SF  
6 Story  
12 Units

### Client Contact

Grupo Alco  
Leonardo Coll  
857-205-2353

### Architect

Garcia Stromberg GS4  
Jorge Garcia  
561-478-5855

### Project Role

Construction Manager  
at Risk



### Project Description

Built along the Coral Bay in Fort Lauderdale, this boutique residential building includes 12 condominiums each with panoramic views of the Intracoastal Waterway and Atlantic Ocean. The building's modern and elegant design features three different floor plans, an 8-slip private marina, relaxation pool with water treadmill, fitness center, private storage and two covered parking spaces per unit with electric vehicle charging outlets.

Each unit includes 10-foot ceiling heights, private elevators, expansive living room terraces with summer kitchens, European-styled kitchens with natural quartz countertops and stainless steel Gaggenau appliances, Grohe European fixtures, natural stone bathroom finishes with Duravit vanities, roman tubs and bidet, spacious walk-in closets and laundry room.

The 6 story structure, which is supported by 168 auger cast piles 14" in diameter drilled 50' deep and 30 pile caps, consists of cast-in-place concrete with post-tensioned decks, concrete block and masonry infill, Coronado stone and stucco skin, floor-to-ceiling height impact windows and glass railings. Field crews carefully coordinated construction around adjacent residential buildings. As construction manager, Craft worked closely with the owner, architect and design consultants through a 6 month preconstruction period to ensure an on time and in budget completion. Craft also completed 6 custom unit buildouts in the building.



## HYATT HOUSE

91 Southwest 18th Avenue, Dania Beach, Florida

### Project Type

Hospitality, Hotel  
Restaurant

### Project Size

110,337 SF  
6 Story  
149 Rooms

### Client Contact

OTO Development  
Janice May  
803-325-4168

### Architect

Lohan Anderson  
Dirk Lohan  
312-998-7800

### Project Role

Construction Manager  
at Risk



### Project Description

Located south of the Fort Lauderdale International Airport and Cruise Terminal, this 6 story extended stay hotel features 149 one and two bedroom suites with full kitchens, built-in cabinetry and vanities, walk-in showers with glass enclosures, wet bar, lap desk, WiFi, 42" flat panel HDTV and sofa bed. A fitness studio, outdoor pool, business center, meeting rooms, gift shop, cafe and full service restaurant with commercial kitchen are among the hotel's amenities.

Built atop a 10 acre landfill necessitated exporting 25,000 cubic yards of contaminated soil from the site, replacing it with suitable fill and then stabilizing through a dynamic compaction process. A methane venting system was installed under the slab and exhausted through the roof to ensure environmental compliance. The u-shaped structure, which is supported by 650 stone columns and a 36" mat foundation, required dewatering all utility and elevator shaft locations. It includes 8" hollow core plank, 2" grout topping, load bearing masonry walls and single ply TPO roof with rubber membrane.

Fixed reflective impact windows, brick veneer, stucco, full height storefront, 24' cantilevered Novum glass panel porte cohere, VTAC mechanical system, energy efficient InComm lighting and controls and 150 FPM traction elevators are also included. As construction manager, Craft provided preconstruction consulting and then staggered work with the adjacent Hyatt Place hotel. The \$15.9 million project was completed on time and in budget in just budget in 14 months.



## HYATT PLACE

91 Southwest 18th Avenue, Dania Beach, Florida

### Project Type

Hospitality  
Hotel

### Project Size

87,991 SF  
6 Story  
143 Rooms

### Client Contact

OTO Development  
Janice May  
803-325-4168

### Architect

Lohan Anderson  
Dirk Lohan  
312-998-7800

### Project Role

Construction Manager  
at Risk



### Project Description

Situated south of the Fort Lauderdale International Airport and Cruise Terminal, this 6 story business hotel includes 143 rooms each with lap desk, WiFi, 42" flat panel HDTV, built-in cabinetry and vanities, and a combination of tubs and walk-in showers with glass enclosures. It features a fitness studio, outdoor pool, business center, meeting rooms, gift shop, cafe and commercial laundry.

Built on a former 10 acre landfill required exporting 25,000 cubic yards of contaminated soil and replacing it with suitable fill. The site was then dynamically compacted for stabilization and dewatered at all utility locations. The structure, which is supported by 625 stone columns and a 36" mat foundation, includes 8" hollow core plank with 2" grout topping and load bearing masonry walls. To ensure environmental compliance, a methane venting system was installed under the slab and exhausted through the roof.

A single ply TPO roof, and combination of fixed impact windows, brick veneer, painted stucco, reflective Novum glass wall and glass panel porte cohere, are among the exterior elements. Interiors include PTAC HVAC units, energy efficient InComm lighting and controls and 150 FPM traction elevators. As construction manager, Craft provided preconstruction consulting that returned \$1.2 million in cost savings to the owner. The \$12.8 million project, which was completed on time and in budget in 14 months, is one of two hotels built on the same site in a staggered sequence for this national developer.



## HYATT PLACE

295 Lakeview Avenue, West Palm Beach, Florida

### Project Type

Hospitality, Hotel  
Garage, Restaurant

### Project Size

165,286 SF  
6 Story  
165 Rooms  
220 Spaces

### Client Contact

Kolter Group  
Hector Gomez  
561-906-0422

### Architect

PFVS Architects  
Greg Portman  
404-503-5000

### Project Role

Construction Manager  
at Risk



### Project Description

This 6 story business class hotel, which is located in the center of downtown West Palm Beach, wraps a 220 space garage and includes 165 hotel rooms each with wet bar, lap desk, WiFi access and 42" flat panel HDTV. The hotel's amenities feature a fitness studio, indoor pool, 1,800 sq. ft. eco-friendly event space with state-of-the-art audio/visual equipment, business center, meeting rooms, boardroom, gift shop, lobby bar, lounge, bakery cafe and restaurant with full commercial kitchen.

Due to the hotel's proximity to adjacent buildings, a vibrofloatation process was implemented to stabilize the soils before beginning vertical construction. Its structure, which is supported by a 3' thick mat foundation, includes cast-in-place concrete with post tension decking, masonry infill, painted stucco, fixed impact windows and built-up modified roof. A PTAC mechanical system, energy efficient InComm lighting and controls and 150 FPM traction elevators are also included. Recessed ceilings, cove lighting, granite and marble tile, carpeting and millwork are among the hotel's finishes.

As construction manager, and prior to commencing construction, Craft spent several months in preconstruction providing budget updates, systems and value analysis, constructability reviews, schedules and logistics plans as design progressed. The \$20.7 million project, which required careful planning and coordination, was completed on time and in budget in 14 months.



## HILTON GARDEN INN

3505 Kyoto Gardens Drive, Palm Beach Gardens, Florida

### Project Type

Hospitality, Hotel  
Restaurant

### Project Size

115,145 SF  
6 Story  
175 Rooms

### Client Contact

Kolter Group  
Hector Gomez  
561-906-0422

### Architect

PFVS Architects  
Greg Portman  
404-503-5000

### Project Role

Construction Manager  
at Risk



### Project Description

Located in downtown Palm Beach Gardens, this Hilton branded hotel offers panoramic lakefront views and includes 175 guest rooms and suites each with lap desk, 37" flat panel HDTV, WiFi access, refrigerator and microwave. Amenities include a fitness studio, outdoor pool, ballroom, business center, meeting rooms, gift shop, cafe, lounge and restaurant with full service commercial kitchen.

The hotel's 6 story, 115,145 sq. ft. structure sits on a spread footing foundation and includes cast-in-place concrete with post tension decks, masonry infill and stucco skin, fixed impact resistant windows, built-up modified roof with mansard trusses, and PTAC mechanical system. Recessed lighting, marble and granite tile, carpeting, and millwork are among the interior finishes. High efficiency energy management system with lighting controls and occupancy sensors and resort style landscaping, paving and drainage systems were installed.

As construction manager, Craft spent several months in preconstruction providing budget and system analysis, schedules and logistics plans. The \$20.1 million project, which was completed on time and in budget in 14 months, was one of three buildings that Craft built on site. The others included a 4 story office and branch bank outparcel.





## HAMPTON INN AND SUITES

5701 Madison Avenue, Tamarac, Florida

### Project Type

Hospitality, Hotel  
Restaurant

### Project Size

69,413 SF  
5 Story  
113 Rooms

### Client Contact

OTO Development  
Janice May  
803-325-4168

### Architect

BSW International  
Robert Workman  
918-582-8771

### Project Role

Construction Manager  
at Risk



### Project Description

Situated off the Sawgrass Expressway in western Fort Lauderdale, this extended stay Hilton branded hotel is recognized as a One Palm Green Lodging hotel by the Florida Green Lodging Program and received the 2014 Trip Advisor Certificate of Excellence. Encompassing 69,413 sq. ft., it includes 113 hotel rooms and suites and features a fitness center, outdoor pool, business center, meeting rooms, gift shop, laundry facilities and a limited service dining area. Each of the guest rooms offer a lap desk, WiFi access and a 32-inch HDTV while the suites also include a sofa bed, microwave, refrigerator and wet bar.

The hotel's 5 story structure, which sits on a spread footing foundation, includes a concrete block anplank, masonry infill and stucco exterior, fixed impact resistant windows, PTO flat roof, and PTAC mechanical system. Recessed lighting, marble tile, millwork and carpeting are among the finishes. Extensive landscaping, paving and drainage systems were installed.

As construction manager, Craft worked through several months of preconstruction providing budget updates, schedules and logistics plans prior to commencing work in the field. The \$8.4 million project, which was completed on time and in budget in 11 months, represents the third built for this national developer.





## WYNDHAM GARDEN INN

129 North Federal Highway, Dania Beach, Florida

### Project Type

Hospitality, Hotel  
Restaurant

### Project Size

102,426 SF  
7 Story, 142 Rooms  
Garage - 31,609 SF  
3 Levels, 110 Spaces

### Client Contact

AD1 Global  
Alex Fridzon  
954-434-5001

### Architect

Adache Group  
Todd Perrodin  
954-5258133

### Project Role

Construction Manager  
at Risk



### Project Description

When complete in the Fall 2016, this 142 room limited service hotel will sit on just under an acre of land and include 78 double, 58 king, and 6 ADA accessible guestrooms. A detached 3 level garage capable of accommodating 110 vehicles will be connected to the hotel by a porte cochere canopy. A 22,887 square foot amenities deck located atop the third level of the hotel will feature a resort style pool and fitness studio. In addition to back-of-house offices, workrooms, housekeeping, storage and guest laundry areas, the hotel will include a business center, a meeting room, gift shop, lobby bar and breakfast food service area.

The 7 story hotel, which will be supported by spread footing foundations, will consist of a block and plank structure, varied gray and blue paint accents on scored stucco, dynamic blue exterior cladding, simulated stone panels, full height storefront at street level, and fixed blue gray non-reflective glass with black plastic louvers. A single ply TPO roof with rubber membrane, PTAC mechanical system, energy efficient lighting and controls and (2) 350 FPM traction elevators are also included.

As construction manager, Craft provided several months of preconstruction consulting services that resulted in \$500,000 of accepted cost savings options. The project, which is scheduled to be complete in just 14 months, will require extensive planning, coordination and meticulous sequencing to ensure safe and uninterrupted conditions to adjacent properties.



## CLUBHOUSE AT WATERCREST

8790 Watercrest Circle West, Parkland, Florida

### Project Type

Clubhouse, Hospitality  
Recreation, Restaurant  
Community Center

### Project Size

16,775 SF  
1 Story

### Client Contact

Standard Pacific Homes  
Steven Dassa  
954-575-7315

### Architect

A.B. Design Group  
George Santayana  
954-482-0957

### Project Role

Construction Manager  
at Risk



### Project Description

Built to support recreational activities for a 288 acre master planned community, this 16,775 square foot clubhouse includes over 5,000 square feet of covered terraces surrounded by lakefront cabanas, a resort-style pool and splash park, amphitheater, floating dock and outdoor sports complex featuring basketball and tennis courts. A fitness center; aerobics and yoga studios; men's and women's steam rooms, showers and lockers; a great hall; children's room; pool room; bar and lounge; and party/event room with catering kitchen area among the additional amenity areas found in the community center.

The one story structure, which sits atop spread footings and a slab-on-grade, will consist of 8" masonry block, bond beams and lintels, steel columns, wood truss mansards, barrel tile roof, painted stucco, concrete pavers at terrace and breezeways, metal spire at main entry, and a combination of window wall, Aldora Summit Series storefronts and sliding glass doors. Wood floor trusses, Mohawk Hilea wood/bamboo flooring, Milliken's "Roulette max" carpet tile, ceramic tile, crown moulding, wood baseboards and chair railings, wood fascia and outlookers, acoustical caulk at sound walls and EIFS decorative foam moldings, are among the facility's finishes.

As construction manager, Craft coordinated all work within an active residential community while also overseeing all sitework components including pool, amenities and landscaping that were contracted directly by ownership. The \$3 million project is scheduled to be complete in just 10 months.



## JENSEN DUNES RESIDENTIAL CARE

1537 NE Cedar Road, Jensen Beach, Florida

### Project Type

Senior Living  
Healthcare  
Multi-Family Rental

### Project Size

100,172 SF  
2 Story  
110 Units, 130 Beds

### Client Contact

Heartland Communities  
Joe Hummel  
561-451-7328

### Architect

Garcia Stromberg GS4  
Jorge Garcia  
561-478-5855

### Project Role

Construction Manager  
at Risk



### Project Description

When complete in Fall 2015, phase I of this planned three phase senior living campus will include 110 independent, assisted and memory care units. Administrative offices, full service kitchen, indoor/outdoor dining, multi-purpose and recreation rooms, a theatre, chapel and two open air courtyards with meditation garden and activities area are among the facility's amenities.

The building's 2 story structure will sit on spread footings and consist of structural steel, hollow plank, concrete block, masonry, painted stucco and banding. It will include a highly efficient split VRF mechanical system, impact resistant glass, and a combination of standing seam metal and TPO flat roof with mansard trusses, decorative louvers and stone caps. Interior finishes will feature carpet tiles in units and corridors, porcelain tile and vinyl wood plank in select lobby and common areas, porcelain, vinyl wood plank, and carpet tiles. Each unit is equipped with kitchenettes.

As construction manager, Craft worked closely with the owner and design consultants through a 12 month preconstruction period to ensure all budget, schedule and logistical items were addressed prior to commencing field work. Field crews were required to import fill onto the 12 acre site, construct a 1000' access road and work around adjacent environmentally protected dunes and endangered gopher tortoise. All work is expected to be completed in 12 months.



## REGIONS BANK AT GARDENS POINTE

3505 Kyoto Gardens Drive, Palm Beach Gardens, Florida

### Project Type

Bank, Retail  
Commercial

### Project Size

4,980 SF  
1 Story

### Client Contact

Regions Bank  
Oscar Herrera  
561-697-8756

### Architect

BDG Architects  
Chris Kirschner  
813-323-9233

### Project Role

Construction Manager  
at Risk



### Project Description

Built as an outparcel within a commercial mixed-use development in downtown Palm Beach Gardens, this 4,980 sq. ft. branch bank features multiple teller windows, modular and private offices, money vault, restrooms, exterior cash machines and drive through teller lanes.

Its one story structure, which sits on a spread footing foundation, consists of concrete block and masonry, painted stucco and impact glass. It contains a wood truss and barrel tile roof and split DX mechanical system with air handlers. Recessed lighting, marble tile, carpeting and millwork are among the interior finishes used throughout the bank. Field crews tied-in new utilities into existing services at the site and coordinated equipment installation with outside vendors. New landscaping and paving was installed.

As construction manager, Craft provided preconstruction consulting and construction management services. The bank, which Craft built as part of a three building campus that also included a 4 story office building and 6 story Hilton Garden Inn, was completed on time and in budget while keeping adjacent commercial buildings remained in full operation.





## REVOLUTIONS BOWLING, BAR AND GRILLE

477 South Rosemary Avenue, West Palm Beach, Florida

### Project Type

Hospitality, Restaurant  
Entertainment, Retail  
Recreation

### Project Size

35,000 SF  
1 Story

### Client Contact

Frank Entertainment  
Bruce Frank  
561-776-2340

### Architect

ADW Architects  
Bob Lauer  
704-379-1919

### Project Role

Construction Manager  
at Risk



### Project Description

Winner of ABC's quality workmanship award, this \$4 million, 35,000 sq. ft. entertainment venue features a stadium seating sports amphitheatre and lounge, 20 bowling lanes, video arcade, pool hall and a full service restaurant with 2,000 sq. ft. commercial kitchen supporting indoor and outdoor dining. Its unique design includes polished concrete floors, carpet tiles, exposed ceilings with spiral ductwork, intricate soffit design, Okite bar with backlit onyx countertops and state-of-the-art sound and low voltage Lutron lighting systems.

Work entailed demolishing 12 existing retail stores and rebuilding all exterior and interior spaces. Structural steel headers, impact glass storefront, split faced brick and a Nano Wall system were added to the exterior. A 40 ton chilled water system with new air handlers and 600 amp electrical service were installed. Builtup poured in place decking with foam insallation was constructed for the lanes. Isolated and suspended acoustical hangers were added. Tie-in of new sanitary, electrical and floor drain systems also necessitated night work. Craft's team coordinated AV, sound, lighting and lane installation with outside vendors.

As construction manager, Craft worked through a 5 month preconstruction period, coordinated owner and long lead procurement items, and then completed all work in budget and on time in just 10 months. Built along the first level of City Place in downtown West Palm Beach required careful planning and coordination with adjacent tenants, on site management, subcontractors and City officials.



## FRANK THEATRE AT CORAL SQUARE 8

770 Riverside Drive, Coral Springs, Florida

### Project Type

Theatre, Retail  
Entertainment

### Project Size

20,000 SF  
1 Story  
8 Screens

### Client Contact

Frank Entertainment  
Bruce Frank  
561-776-2340

### Architect

ADW Architects  
Bob Lauer  
704-379-1919

### Project Role

Construction Manager  
at Risk



### Project Description

Built on time and in budget, this entertainment venue features 8 new theatre screening areas each with state-of-the-art digital surround sound systems, projection screens and stadium style seating. Built in just 4 months while working under a fast track schedule, each screening area was turned over and ready for viewing every two weeks upon the completion of demolition.

Scope of work entailed, demolishing all interior theatre spaces including carpet, tile, seating and wall covering and reconfiguring all entry points. In addition to coordinating the installation of new screens and equipment, field crews installed conduits and raceways to accommodate the new sound and fire alarm system. Light gauge metal framing and corrugated metal decking with 4" topping slab was added to support the new stadium seating arrangement. Acoustical wall panels and flooring membranes were also installed.

As construction manager, Craft worked with the owner during several months of preconstruction to ensure a well orchestrated project. All work, which took place while keeping the existing theatre in operation, required field crews to set up temporary interior partitions separating the public from the work area. Proactive scheduling, flexibility in sequencing and daily communication with on site management ensured smooth and safe transitions. The project represents one of several completed for this developer.



## BOCA WEST SPA AND SPORTS PAVILION

20583 Boca West Drive, Boca Raton, Florida

### Project Type

Hospitality, Spa  
Fitness, Clubhouse  
Restaurant

### Project Size

92,000 SF  
1-2 Story

### Client Contact

Boca West Country Club  
Herb Romanow  
561-756-610  
4

### Architect

Architects Design Group  
Ian Reeves  
407-415-7731

### Project Role

Construction Manager  
at Risk



### Project Description

This \$23.5 million country club expansion included two components - a 28,000 sq. ft. renovation of the Sports Pavilion and Fitness Center and new 62,000 sq. ft. world class spa facility.

The spa structure, which sits on spread footings includes concrete, masonry and stucco; a flat concrete roof; and 225 ton chilled water mechanical system capable of changing air temperatures five times per hour. Its features three Swiss and Delluges showers and a rainwater pool requiring a 10,000 gallon tank and sumps pumps. Imported stone, millwork, carpet, marble tile and Lutron lighting controls are among the upscale finishes.

The renovated sports pavilion includes state-of-the-art equipment, aerobics studio, cardio room, freeform pool with bar and restaurant with full commercial kitchen. All windows, roofing, electrical, mechanical and plumbing systems were installed. Built-up and recessed flooring and acoustical membranes were added. Interior wood trusses and exposed ductwork were constructed in the new enclosed dining area overlooking the golf course. As construction manager, Craft's team worked through a 5 month preconstruction period to ensure cost, schedule and logistical items were addressed prior to commencing construction. All work was completed on time and in budget while keeping the main club operational.



## FRENCHMAN'S CREEK CLUB EXPANSION

13495 Tournament Drive, Palm Beach Gardens, Florida

### Project Type

Hospitality, Fitness  
Spa, Clubhouse  
Restaurant

### Project Size

36,500 SF  
1-2 Story

### Client Contact

Frenchman's Creek  
Beach and Country Club  
Achal Goswami  
561-775-6400

### Architect

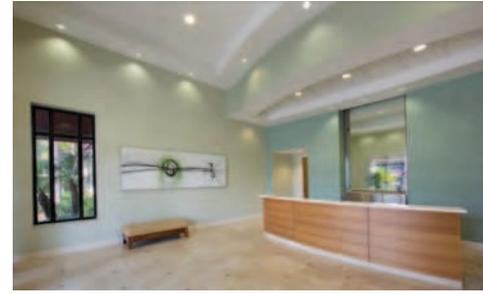
Fitness and Spa  
Sun Design  
Richard Sun  
561-746-7706

Back of House  
Jeffrey Ornstein  
AIA

Jeff Ornstein  
561-747-8904

### Project Role

Design/Builder



### Project Description

Built in phases while working with different designers over a 13 month duration, Craft expanded and renovated various components of this prestigious club including the fitness center, back of house areas and covered walkways.

The 20,500 sq. ft. expanded fitness center includes a gym, cardio studios, locker rooms, steam rooms, sauna and spa areas. Its 1 story structure sits on a slab on grade foundation and consists of a concrete block and stucco skin, barrel tile roof and split system mechanical system. Recessed ceilings, cove lighting, marble tile and faux paint are among the featured finishes.

The 10,000 sq. ft. renovated back of house located in the 2 story main clubhouse includes new employee dining and cafeteria style kitchen along with expanded cold storage and loading dock areas. Approximately 5,000 sq. ft. of covered walkways with steel columns, wood trusses and concrete pads were also added.

As construction manager, Craft worked under separate negotiated contracts while providing preconstruction consulting and construction services and then completing each project on time and in budget. All work, which totaled \$5.2 million, took place while keeping existing club facilities fully operational. Detailed schedules and logistics plans were developed to ensure safe operations and smooth sequences. Extensive coordination was required during the reconstruction of docks and tie-in of utilities into the main club and proshop.



## 24 HOUR FITNESS

1775 North Congress Avenue, Boynton Beach, Florida

### Project Type

Retail, Recreation  
Wellness, Fitness

### Project Size

45,000 SF  
1 Story

### Client Contact

24 Hour Fitness  
Marshall Stewman  
925-543-3100

### Architect

SBLM Architects  
James Cohen  
305-412-9187

### Project Role

Construction Manager  
at Risk



### Project Description

Built in budget under a fast track schedule in just 6 months, this state-of-the-art sports club, fitness and training facility encompasses 45,000 sq. ft. and features a large weight room area, multiple racquetball courts, regulation sized basketball court, yoga and spinning studios, children's day care, olympic sized indoor pool, and spa in the men's and women's locker areas.

Selective demolition and modifications to both the exterior envelope and interiors were required as the sports club replaced an existing Best Buy electronics store that occupied the space. The building's storefront, roof and mechanical, electrical and plumbing systems were replaced. New sanitary, paving and landscaping was also added. Special acoustical and floor membranes were installed in the gym, and basketball areas. Humidifications equipment was included in the spa and pool area. AV equipment installation was coordinated with outside vendors.

As construction manager, and while working under a negotiated contract, Craft worked closely with the architect and design consultants during the final stages of preconstruction to ensure the owner's tight budgeting constraints were met while also properly coordinating drawings and pre-ordering long lead items. Proactive scheduling, and well orchestrated sequences, ensured an expedited project delivery as well as a safe environment for patrons of neighboring retailers, which remained operational during construction.



## SUN RECYCLING HEADQUARTERS

3251 SW 26th Terrace, Davie, Florida

### Project Type

Office, Industrial  
Interiors

### Project Size

12,000 SF  
2 Story

### Client Contact

Southern Waste Systems  
Tony Badala  
888-800-7732

### Architect

Jeffrey Ornstein AIA  
Jeff Ornstein  
561-747-8904

### Project Role

Design/Builder



### Project Description

This 12,000 sq. ft. corporate headquarters was rebuilt in two phases while portions of the existing space remained fully operational. Work included renovating both the exterior facade and two levels of interior office space. All interior elements were completely gutted and rebuilt with multi-layer soffits, recessed lighting, carpeting, marble and granite. Both modular and private offices were constructed. New AV systems including projection screens and video conferencing equipment were installed.

Exterior modifications entailed adding an encased elevator shaft at the front entry to meet ADA code requirements, and replacing all windows with laminated tinted impact glass. A new RTU rooftop mechanical system was installed, stucco was repaired and painted, and parking lots were patched, paved and resealed. A new firemain, backflow prevention and sprinkler system was also installed.

As design/builder, Craft worked closely with the owner and design consultants during a 4 month preconstruction period to ensure all budget, scheduling and logistical items were addressed before commencing work. Field crews carefully and proactively planned each sequence of the work to ensure a safe, productive environment while construction progressed. Daily communication was critical to maintain an uninterrupted workflow. Built on time and in budget, the \$1.5 million renovation represents one of 7 projects completed for this owner.

## GENERAL REFERENCES



### RELIABLE PERFORMERS

"We worked with Craft on City Plaza I and II, a \$207 million urban condominium. From the initial planning to the final buildout, their team was exceptional to work with. They responded immediately to solve challenges and their attention to detail regarding all project aspects is the best I have encountered."

Lawrence Cohan  
**BC ARCHITECTS**  
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Principal

**RAPID INVESTMENTS**  
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City Manager

**CITY OF SUNNY ISLES BEACH**  
18070 Collins Avenue  
Sunny Isles Beach, Florida 33160  
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Project Director  
**BREFRANK INC.**  
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Achal Goswami  
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1221 Brickell Avenue  
Miami, Florida 33131  
979-204-9601

# BONDING CAPACITY



**NHC** NIELSON, ROSENHAUS & ASSOCIATES  
A NIELSON HOOVER GROUP COMPANY

December 11, 2019

RE: Craft Construction Company, LLC  
Statement of Bondability

To Whom It May Concern:

This letter verifies that our office provides Bid, Performance and Payment Bonds for Craft Construction Company, LLC. They are a highly regarded and valued client of ours and their surety is Berkley Insurance Company, which carries an A.M. Best Rating of A+ XV and is listed in the Department of the Treasury's Federal Register.

Based upon normal and standard underwriting criteria at the time of the request, we should be in a position to provide Performance and Payment Bonds for projects up to \$80,000,000 for a single bond and \$200,000,000 in the aggregate. We obviously reserve the right to review final contractual documents, bond forms and obtain satisfactory evidence of funding prior to final commitment to issue bonds. We cannot assume liability to any third party, including you, if we do not execute said bonds.

Craft Construction Company, LLC is an excellent contractor that has always demonstrated a history of stable management, successful operations and an ability to manage projects of varying size and complexity. We hold them in the highest regards, are confident in their capabilities and encourage you to offer them an opportunity to execute your upcoming development as well as those you might be planning for the future.

Please note this letter is not an assumption of liability, nor is it a bid or performance bond. It is issued only as a bonding reference requested by our client. If you have any questions, please do not hesitate to give me a call.

Sincerely,

Brett Rosenhaus  
Florida Licensed Agent

220 Congress Park Drive  
Suite 100  
Delray Beach, FL 33445  
Main: 561.454.8210  
Fax: 561.454.8170  
[www.nielsonbonds.com](http://www.nielsonbonds.com)

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WWW.CRAFTCONSTRUCTION.COM

## SAFETY QUALIFICATIONS



# 0.860

Craft's current Experience  
Modifications Rate (EMR)

Craft Construction has a strong commitment to conduct all of its operations in the safest manner possible. This commitment begins with the principals of the company and is continually reinforced at all levels. At Craft Construction we recognize that safety is an integral part of the construction process, on an equal basis with production and quality.

- Weekly foreman safety meetings
- Regular safety inspections by in-house safety staff
- Required and documented weekly safety toolbox talks
- All CRAFT personnel can stop unsafe acts
- Preventative measures
- Formal job start-up checklists
- Pre-planning and pre-selection of subcontractors
- Insurance claim mitigation



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# CRAFT

## CONSTRUCTION COMPANY



[WWW.CRAFTCONSTRUCTION.COM](http://WWW.CRAFTCONSTRUCTION.COM)

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