"MARGATE CRA (MCRA) CITY CENTER DEVELOPMENT"

REQUEST FOR QUALIFICATIONS (RFQ)

RFQ MCRA 2015-03







Creating Housing Solutions for South Florida's Expanding Workforce.

RFQ MCRA 2015-03

REQUEST FOR QUALIFICATIONS (RFQ)

"MARGATE CRA (MCRA) CITY CENTER DEVELOPMENT"

February 11th, 2015

ahs® Development Group: 12895 SW 132™ Street, Suite 202 • Miami, FL 33186 • p: +1.305.255.5527 • www.ahsdevelopment.com

CONTACT INFORMATION

DEVELOPER:

Primary Contact HUNTER HALTEN Director of Planning & Development

AHS® DEVELOPMENT GROUP

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BUILDER:

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ARCHITECT:

LAWRENCE KRAMER

President & Partner

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INTRODUCTION LETTER

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02/11/2015

Margate Community Redevelopment Agency c/o City of Margate Purchasing Division Patricia Greenstein, Purchasing Manager 5790 Margate Blvd Margate, FL 33063-3699

Dear Ms. Greenstein,

AHS Development Group is pleased to provide the enclosed response to the City of Margate's Request for Qualifications for the MCRA City Center Development project.

Having worked closely with municipalities around South Florida, AHS understands the value of leadership in driving the smart growth of urban and suburban centers, and in partnering with the right groups to bring about positive development for our communities.

AHS was founded in 2012 with the goal of delivering luxury multi-family rental communities to the South Florida workforce. As the attached response submittal will demonstrate, AHS is uniquely qualified to execute on this vision, through a vertically-integrated organization of real estate development, construction, and property management professionals.

AHS is a developer of market-rate housing products. Our projects do not rely on tax credits, government subsidies or other "affordable housing" programs. We believe so strongly in the demand presented by the middle-income market that we invest our own capital and underwrite our projects using strictly market assumptions, in creating the best and newest multi-family product of its kind in the region.

Backed by the financial strength of one of the hemisphere's most prolific housing developers, and guided by a simple, humble investment approach, AHS drives value creation and quality control at every step of the development process, leading to patient returns for our shareholders and an outstanding living experience for our residents.

Above all, our company is successful when our residents are happy with the product and services we provide. This commitment extends to our neighbors and the greater community wherever we conduct business. As an investor for the long haul, we build each project with the intent to hold, becoming along the way a part of the communities we help build.

On behalf of AHS Development Group, thank you for the opportunity to participate in the RFQ solicitation in connection with the Margate CRA City Center Development. We hope to contribute to the potential of Margate's City Center in the weeks and months ahead.

Sincerely,

Ernesto Lopes, President AHS Development Group, LLC



ahs® Development Group: 12895 SW 132ND Street, Suite 202 • Miami, FL 33186 • p: +1.305.255.5527 • www.ahsdevelopment.com



Section 1. QUALIFICATIONS AND EXPERIENCE

a. Corporate Philosophy & Overview

As one of the largest metropolitan areas in the U.S., South Florida is a strong and vibrant community offering a world of opportunity for an expanding workforce. Our goal is to develop and maintain exceptional, multi-family housing and to build prosperous neighborhoods near a strong base of employment, schools, public transportation, and residential amenities for medium-income families.



About AHS[®]

AHS Development Group, LLC is based in Miami, Florida, and focuses on developing South Florida's housing market. Established in 2012 by a dynamic group of real estate development experts, with over 100 years of combined experience, we bring an innovative vision and new opportunities to South Florida's workforce families and professionals. We believe so strongly that middle class families help drive market activity and generate capital for our community that we fund all our projects through private equity and project financing. There are no government subsidies, grants, or public finances involved. Our deep industry knowledge includes project entitlements, construction completion, and asset management providing all of the necessary expertise for full-service housing solutions. From acquiring land to developing and managing properties, we are able to provide economic growth for communities and a stable living environment for medium income families. Our experience in developing housing, access to private financing, reinvestment program, and community engagement ensures the creation of long-lasting, vibrant communities.

ahs[®] Development offers a comprehensive approach to the real estate development industry and a new vision for South Florida's growing Workforce Market through:

- A deep understanding of strategic urban planning and development, and recognition of exceptional market opportunities in the right areas.
- Deep knowledge of the overall dynamics of South Florida and its real estate market.
- Taking a full-service approach by overseeing and controlling all aspects of our projects from land procurement, project entitlements, pre-construction, general contracting, and property management.
- Independent financial strength and investment capacity no government subsidies, grants or public financing.



OUR GOALS

- Acquire land near a solid base of employment, schools, and public transportation to build prosperous neighborhoods with economic growth potential.
- Develop exceptional multi-family housing and provide strategic community planning for medium income families.
- Manage and maintain strong multi-family communities to ensure stability for residents with affordable rents and superior quality of life.

WHY AHS[®]?

ahs® is uniquely positioned to take full advantage of a booming Workforce Rental Market through:

- A Comprehensive knowledge of the overall dynamics of South Florida and its real estate market
- Qualified team of professionals
- Solid land banking with properties located in strategic areas
- Independent financial strength with investment capacity



WHO WE ARE

- I. Full Service Real Estate Company
 - Real Estate Developers
 - Equity Investors
 - General Contractors
 - Property Managers
- II. Managed by a group of experienced professionals with extensive experience in the Real Estate Industry
- III. Founded by a private real estate equity group from Brazil



OUR APPROACH

- We invest our own cash.
- We do not seek public subsidies.
- We do not require bank financing.
- We design our communities to be affordable to a modest middle-income market.
- Our communities are not government-sponsored, tax credit, "affordable housing" projects.
- We invest for the long term.
- We do not "flip".
- We plan, develop, build, lease-up and manage for the sustainable long-term success of our projects and the surrounding community.
- As a for-profit entity, we make money when our residents are happy!



How we do it

- We have refined two design concepts.
 - Garden apartment concept
 - Urban mixed-use concept
- We <u>understand our market</u>.
- We serve a modest-income demographic, whose demand for housing is not met in the marketplace and which receives little attention from the development community.
- Our investment approach is simple.
 - We are a well-capitalized, patient investor with a long-term view
 - We command every step of the development process
 - We create value
- We have the expertise to put it all together.

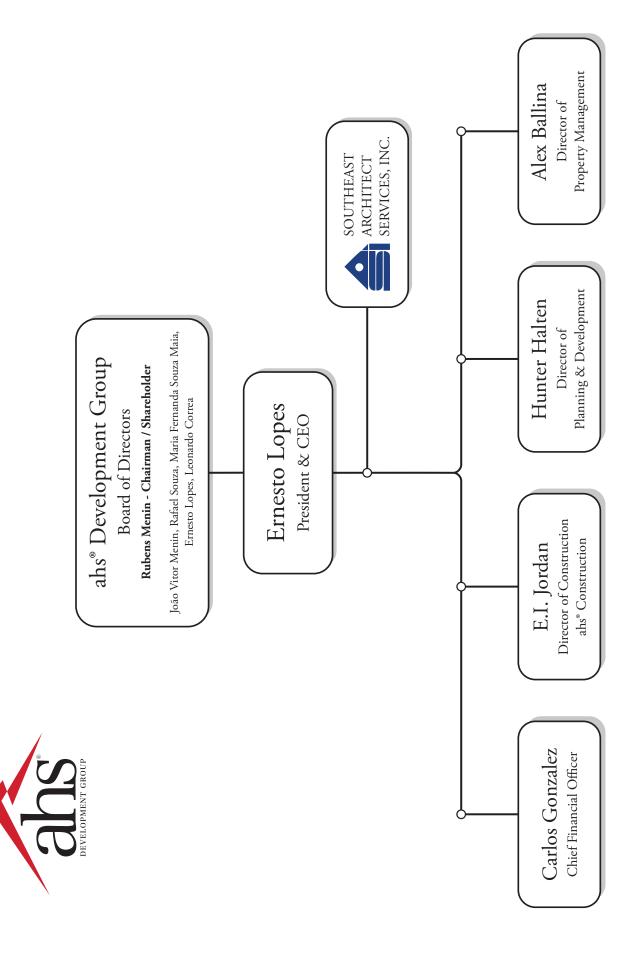


b. AHS[®] CORPORATE ORGANIZATIONAL CHART & KEY PERSONNEL RESUMES

At ahs development, we work hard to recruit and retain professional talent. Our dedicated development team offers years of experience in construction management, general contracting, architecture, and real estate to ensure excellence in our work and efficiency from start to finish.

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RUBENS MENIN TEIXEIRA DE SOUZA Chairman of the Board

Rubens Menin Teixeira de Souza brings over 35 years of experience in real estate development and construction to AHS Development Group, and is a founding member and Chairman to several other significant and successful development groups and companies. Mr. Souza is a founding partner of the MRV group and currently serves as both CEO and Chairman of the Board of Directors. MRV is Brazil's largest real estate development company, which is focused on the low-income housing segment. Currently, MRV sells and builds around 40,000 residential units per year and manages more than 300 construction sites simultaneously. He is also a founding partner of Bank Intermedium, which holds \$550 million in total assets and 120 Million in equity. Furthermore, Mr. Souza has been a Chairman of the Board of Directors since 1994 for LOG Commercial Properties, a property company dedicated to developing, building, and leasing commercial properties. As of today, the LOG portfolio totals approximately 15.4 million square feet of gross leasable area.

Rubens Souza holds a Civil Engineering Degree from the Federal University of Minas Gerais in Brazil.





ERNESTO LOPES President and CEO

Ernesto Lopes brings over 27 years of experience in the engineering and development industry to South Florida, as President and CEO of AHS Development Group, LLC. Mr. Lopes has had a global career, working on high profile projects in Latin America, Europe, and the United States. Starting as a structural engineer in Brazil, he worked on many significant operations, including formwork and shoring system designs for bridges, high rises, and formwork systems for the ITAIPU Hydroelectric Power Plant - the world's largest hydroelectric power plant. Since 1996 he has been a partner of ERGIL Construções Ltda, an affordable housing development and construction company in Brazil, responsible for the construction of more than 4,000 residential units. He has also held key positions with the Swiss-based Nussli Company and the Olympus Group, which led him to become involved in the planning, development, and expansion of hundreds of stadiums for events and organizations such as the Winter Olympic Games in Sarajevo and Lillehammer, the Summer Games in Barcelona, the 1996 Olympic games of Atlanta, the 1998 World Cup, and the Lockhart Stadium, home of the Miami Fusion MLS soccer team. In 1999, he became a Certified General Contractor in the State of Florida and founded Portland Services, Inc., which rapidly became a major player in Miami's construction market. From 2002 to 2010 Mr. Lopes also served as President and CEO of the Greenwich Development Group where he was responsible for more than \$450 Million in commercial, industrial, and residential development projects throughout Florida. Later, he became Construction Director for Odebrecht Construction, a \$60 billion, multinational construction conglomerate, managing contracts with the US Army Corps of Engineers in the state of Florida. He was also Project Director for the Herbert Hoover Dike Rehabilitation Program in Central Florida, where the company currently has a \$50 Million contract to remove and replace Culverts 1 and 1A. As of today, Mr. Lopes has overseen more than two million square feet of industrial, residential, and commercial construction in Florida.

Ernesto Lopes holds a Civil Engineering Degree from the University of São Paulo, Brazil, and is a Certified General Contractor in the State of Florida.

elopes@ahsdevelopment.com 305.338.6398





CARLOS E. GONZALEZ, JR. Chief Financial Officer

Carlos E. Gonzalez, Jr. serves as the Chief Financial Officer for AHS Development, responsible for the financial management of the company, with over 15 years of experience in commercial real estate financing.

Formerly, Mr. Gonzalez was Vice President and Senior Relationship Manager for BankUnited, N.A.'s Corporate Banking Division - overseeing and managing over \$250 million in commercial and construction loans primarily to large contractors and middle-market companies located in South Florida.

From 1999 to 2009, Mr. Gonzalez held the position of Vice President and Relationship Manager for SunTrust Bank's Commercial Real Estate Group. During his time at SunTrust, he specialized in providing construction loan financing to commercial real estate developers and investors related to multifamily, retail, office, and residential single-family home projects.

Moreover, his main area of expertise in finance management and lending includes a multi-million dollar portfolio spanning real estate and development sectors across South Florida. Mr. Gonzalez's extensive industry knowledge and experience working as a commercial lender in l banking is an asset to AHS.

Mr. Gonzalez holds a Masters in Science in Finance from Florida International University and a Bachelors of Science in both Finance and Real Estate from Florida State University.



cg@ahsdevelopment.com 786.218.0732



E.I. JORDAN Director of Construction

E.I. Jordan is the Director of Construction for AHS Development Group, LLC. For 25 years, he has contributed to the growth of prestigious companies around the country in development, public, private and governmental sectors. He is responsible for oversight of all operations including pre-construction, field operation, and estimating.

From 2005 to 2014, E.I. Jordan was Vice President of Construction Operations for Group VI, Construction, LLC. in Peachtree City, Georgia. He was accountable for two branch offices and directed company growth from \$50M to \$150M in operations. Additionally, E.I. Jordan has held various titles ranging from Senior Project Manager to his current role as Director of Construction. He has extensive knowledge in the field having managed over 60 projects of various scopes and sizes, strategically planning multimillion dollar budgets, and developing and overseeing hundreds of employees. His expertise and problem solving skills are a valuable asset to AHS Development.

E.I. Jordan holds a Bachelors of Science in Civil Engineering from Ohio State University and a Florida State General Contracting Certification.



eijordan@ahsdevelopment.com 305.498.2157



HUNTER HALTEN Director of Planning & Development

Hunter Halten serves as Director of Planning & Development for AHS Development Group, bringing 10 years of experience in structural engineering, business development, real estate development, and project planning.

Mr. Halten's responsibilities include all elements of development, from land acquisition and due diligence, to project entitlements, design coordination, and owner's representation, leading finally to project close-out and turnover to Property Management.

Prior to joining AHS Development Group, Mr. Halten worked for the Coral Gables, FL office of Brazilian construction giant Odebrecht S.A. There, Mr. Halten held the position of Project Manager for Airport City at Miami International Airport—a \$512 million multi-phase, transit- and aviation-oriented Public-Private Partnership, featuring a 400-room upper-upscale hotel and conference center, office park, and retail center. He prior worked as Associate of Business Development & Real Estate for the Miami Downtown Development Authority. Additionally, Hunter Halten served as a structural designer for Nishkian Menninger Structural and Consulting Engineers in San Francisco, CA. Mr. Halten also interned with Skanska UK, at the Swedish multinational's office in London, England.

Hunter Halten is an active Young Leader member of the Urban Land Institute's Southeast Florida and Caribbean Council, a non-profit organization providing leadership in the responsible use of land and in creating and sustaining thriving communities worldwide. In 2013, he served on the jury panel for the District's annual Southeast Florida and Caribbean Vision Awards.

Mr. Halten holds a Masters of Real Estate Development & Urbanism from the University of Miami, and a Bachelor's of Science in Civil Engineering from Duke University.

hhalten@ahsdevelopment.com 305.570.8426





ALEX R. BALLINA Director of Property Management

Alex R. Ballina is the Director of Property Management for AHS Development Group, supervising and directing initiatives relating to the organization's diverse residential portfolio.

Prior to joining AHS Development Group Mr. Ballina has held key leadership roles including Community Development Specialist for the City of Miami Beach and Director of Asset Management for the Public Housing and Community Development Department of Miami Dade County. His responsibilities were multifaceted including the management of 9,500 apartments and the administration of specialized housing programs for over 30,000 residents throughout Miami Dade County.

Mr. Ballina is a performance-driven executive with 15 years' experience in the administration of Real Estate and Asset Management operations for Private and Public Sector organizations. By consistently implementing sound operational processes, he is able to identify and capitalize on business transformation strategies in order to maintain high occupancy rates, enhance property maintenance and increase cash flows to effectively maximize return on investment capital.

Mr. Ballina holds a Bachelors of Arts in Liberal Studies from Florida International University along with several licenses and certifications including a Florida Real Estate license, various U.S. HUD certifications, Florida Department of Financial Services- Insurance license, and a Resident Rights & Reporting Abuse, Neglect & Exploitation certification.



aballina@ahsdevelopment.com 305.505.4109



c. SOUTHEAST ARCHITECT SERVICES, INC

We are architects, designers and planners founded on the philosophy of Design Excellence. We are sensitive to each client's special needs, we assure Partner participation in each project through construction, and our project management team is dedicated to service assuring cost control and schedules.

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South East Architect Services has provided quality architectural services to this community for over 36 years. This success is backed by having completed projects totaling over \$1,000,000,000.00 dollars worth of construction during the firm's history. Of major significance is the number of repeat clients who we have worked for.

SOUTHEAST ARCHITECT SERVICES, INC Notable Projects

Some of the notable projects South East Architect Services, Inc. have completed with the 36 years include:

- Village at Lake Worth, 2220 Lake Worth Road, Lake Worth, FL 33461 216 residential units.
- The Place at Dania Beach, 180 E Dania Beach Blvd, Dania Beach, FL 33304 144 residential units & 6,000 sq.ft. retail.
- Village at Lake Osborne, 2340 Lake Worth Road, Lake Worth, FL 33461 118 residential Units.
- Village at Crystal Lake, 3800 Crystal Lake, Deerfield Beach, FL 126 residential units.
- Sunshine Medical Office Building, 8305 S Military Trail, Boynton Beach, FL 8,000 sq.ft.
- Mural Plaza,
 6500 N University Drive,
 Tamarac, FL
 32,000 sq.ft.
- Riverside Promenade, 103 Riverside Drive, Pompano Beach, FL Two restaurant and a retail space.

- Lincoln Park Shopping Center– Town of Davie.
- Pembroke Park Center Shopping Plaza.
- Thunderbird Swap Shop in Ft. Lauderdale.
- Community Hospital Professional Building in Punta Gorda.
- Town Plaza at Davie in the Town of Davie.
- Water Place Apartments in the City of Tamarac.
- Somerset Lakes Condominium in Lauderdale Lakes.
- Island Point Condominium in Deerfield Beach.
- Officers Housing West Point Military Academy.
- Ford Motor Company Facilities in Queens New York.
- Mercury Lincoln Facilities in Brooklyn New York.

South East Architect Services, Inc. has been recognized for design excellence by some of the leading critics in the design profession and has received numerous awards. This striving for design excellence coupled with comprehensive services to our clients has made the firm a leader in the architectural field.



SOUTHEAST ARCHITECT SERVICES, INC **BACKGROUND INFORMATION**

FIRM NAME: SOUTHEAST ARCHITECT SERVICES, INC. **LOCATION:** 4310 West Broward Boulevard, Plantation, FL 33317 YEAR ESTABLISHED: Established in 1966 in Queens, New York. As Lawrence D. Kramer, Architect P.A. Opened its offices in Florida in 1973. Changing the name to Southeast Architect Services, Inc. in 1989. (954) 797-2821 (Office)

(Fax)

(E-Mail)

(E-Mail)

TELEPHONE NUMBER:

WEB SITE:

SERVICES:

ARCHITECTURE:

ldk@searchitects.com

julio@searchitects.com

www.searchitects.com

(954) 797-2847

Concept Development Schematic Design Preliminary Design Construction Drawings Specifications Cost Control LEED Engineering Coordination

PLANNING:

Site Selection Site Planning **Building Programming** Master Planning Space Planning Traffic Flow Planning Feasibility Studies Environmental Impact

CONSTRUCTION ADMINISTRATION:

Contractors Selection Bidding Review Construction Administration

INTERIORS DESIGN & GRAPHICS:

Space Planning Finished materials, Furniture, Equipments, Color Selection Signage



We work together with our customers to achieve theirs needs. We are Managers and also investors on several of our projects on the private sector.



SOUTHEAST ARCHITECT SERVICES, INC LEADERSHIP: LAWRENCE KRAMER President & Partner

Registered Architect, AIA State of Florida, New York and New Mexico Practiced in New York State 1966-1973 Practicing in Florida 1973 to Present. Practicing in New Mexico 2005 to Present.

EDUCATION:

Bachelor of Arts in Architecture Pratt Institute, Brooklyn, N.Y. 1962 Studies in Planning, Masters Program, Pratt Institute.

REGISTRATION:

N.C.A.R.B. Certification #13637 N.Y.S. Registration #9406 Florida State Registration #6273 New Mexico Registration #4021





SOUTHEAST ARCHITECT SERVICES, INC L. JULIO GONZALEZ MONTANER Treasurer & Partner

Registered Architect. State of Florida, AIA # 30444154 Certified General Contractor. State of Florida Arquitecto UNBA (1984)

EDUCATION:

Colegio Nac. de Buenos Aires (1971-1977) Facultad de Arquitectura y Urbanismo(1985) Revalidation Architect Title (2007).

REGISTRATION:

N.C.A.R.B. #127564 C.G.G., Fl. # 1512046 AR, Fl # 97318



SOUTHEAST ARCHITECT SERVICES, INC CONSULTANTS

The following consulting engineering firms are utilized by Southeast Architect Services, Inc. We have established working relationships with each firm.

Electrical, Pluming, Fire Sprinkler, Fire Alarm & Mechanical:

Buchanan P.E. Consulting

Mr. Raja Buchanan 6191 W Atlantic Blvd. Suite #2 Pompano Beach, FL 33065 (954) 590-3300

International Consulting Engineers & Design, Llc. Joe Spasovski, P.E.

4310 West Broward Blvd. Plantation, FL 33317

Structural Engineering:

Solver Structural Partnership, Inc.

Denis K. Solano, P.E. 950 NW 22nd Avenue, Miami, FL 33125 Ph: (305) 643-8699 Fax: (305) 643-8692

ABTECH Engineering Inc.

Babu Varghese, P.E. 10396 W. State Road 84, Suite 108, Ft. Lauderdale, FL 33324 Ph: (954) 472-6050 Fax: (954) 475-0000

Landscape Architect:

Ms. Kimberly Moyer, A.S.L.A.

4808 N.E. 16th Avenue, Oakland Park, FL 33334 Ph: (954) 492-9609

Civil Engineering:

Globe Engineering Inc.

Mr. Martin Pilote, P.E., LEED AP 4839 S.W. 148th Avenue, Suite 507, Ft. Lauderdale, FL 33330 Ph: (954) 316-7628 Fax: 888-566-7740





d. AHS[®] DEVELOPMENT

Successful development begins with understanding the markets and submarkets within a defined geography. Demographics, lifestyle trends, job creation and development costs fuel a perpetual balancing act of supply and demand, moving rental rates and occupancies from cycle to cycle. As an active local participant in the idiosyncratic South Florida real estate environment, AHS Development Group draws on a deep knowledge of the forces that move markets. This in turn drives the identification, vetting, and acquisition of strategic land assets.

AHS views the preparation of land for development as a key source of value creation, and a crucial element in the successful delivery of high-end workforce housing products. As a full service developer, AHS often acquires raw land with the intent of securing all required entitlements, including but not limited to: land use amendments, zoning changes, temporary and final platting (land development), drainage and environmental approvals, granting of access and/or utility easements, traffic impact mitigation, asbestos remediation, coordination of utility service contracts, provision of public works, negotiating, drafting, and recording of restrictive covenants, management of relationships with neighbors and neighboring property owners, and coordination of architectural and engineering design, ultimately leading to site plan approval and building permits. Executing on these activities requires a broad skillset, a knowledge of specific municipal review processes, genuine relationships, and a great deal of perseverance.

Once approved, AHS further shepherds its projects through the construction phase. Engaged in oversight of construction activities, AHS development staff serve as Owner's Representatives to each construction project, creating a healthy dynamic of checks and balances within the organization. At the conclusion of construction, Owner's Reps assist in coordinating Certificates of Occupancy and project turnover, setting the stage for Property Management to successfully leaseup and operate the property.



e. AHS[®] CONSTRUCTION

As a vertically integrated organization, AHS houses its own internal construction group, AHS Construction—affording the company and our partners significant advantages.

An essential tenet of the AHS business model, in-house construction expertise is one of several keys to the successful delivery of new-build luxury living products to the workforce. Harnessing the power of this central component of the development process, AHS adds value where traditional developers cannot.

Having construction management internal to the company means that constructability and efficiency are part of the design process from the beginning. AHS Project Managers are involved in design and construction coordination from an early stage, pushing for cost savings without compromising quality. Value engineering leads to more economical structures and systems, and shortens construction schedules. Coordination in the field is streamlined. Crucially, the profit traditionally taken by a third party General Contractor is eliminated from the process, passing savings to our residents in the form of attainable rents—and ensuring high occupancies and profitable operations for AHS investments.

continue on next page.

Construction activities undertaken by AHS span pre-construction, construction, and post-completion phases. These include, but are not limited to:

- Detailed line-item project budgeting
- Participation in design review meetings
- Construction scheduling
- Value engineering
- Plan review and construction coordination with Building Officials
- Development of General Conditions
- Development of cash flow projections and draw schedules
- Pre-qualification of subcontractors and suppliers
- Receiving and analyzing of competitive contract bids
- Awarding of trade contracts
- Establishment of field office; layout of staging areas and site access
- Scheduling and directing of trade contractors
- Conducting of regular meetings with both trades and ownership
- Review of shop drawings
- Coordination of Building Inspections
- Development of regular project reports to ownership
- Compilation of monthly draw requests, drafting of monthly lien releases
- Maintenance of As-Built drawings
- Management of trade contractor punch lists
- Preparation of close-out documents
- Coordination with Building and Zoning Departments to obtain Final Certificates of Occupancy



(i.) Contractor's Qualification Statement

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Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO:

ADDRESS:

SUBMITTED BY: AHS Construction, LLC

NAME: Ernesto Lopes

ADDRESS: 12895 SW 132nd Street, Suite 202 Miami, Florida 33186

PRINCIPAL OFFICE:

] Corporation

- Partnership
- [] Individual
- [] Joint Venture
- X Other LLC

NAME OF PROJECT (if applicable): The Village at Lake Worth

TYPE OF WORX (file separate form for each Classification of Work):

- [X] General Construction
- [] HVAC
- [] Electrical
- [] Plumbing
- [] Other (please specify)

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ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form, An Additions and Deletions Report that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

§ 1. ORGANIZATION

and the second second second

§ 1.1 How many years has your organization been in business as a Contractor? 2

§ 1.2 How many years has your organization been in business under its present business name? 2

§ 1.2.1 Under what other or former names has your organization operated? None

§ 1.3 If your organization is a corporation, answer the following: § 1.3.1 Date of incorporation: 11/01/2012

§ 1.3.2 State of incorporation: Florida

§ 1.3.3 President's name: Ernesto Lopes

§ 1.3.4 Vice-president's name(s) N/A

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§ 1.3.5 Secretary's name: N/A § 1.3.6 Treasurer's name: N/A

§ 1.4 If your organization is a partnership, answer the following: § 1.4.1 Date of organization:

§ 1.4.2 Type of partnership (if applicable):

§ 1.4.3 Name(s) of general partner(s)

§ 1.5 If your organization is individually owned, answer the following: § 1.5.1 Date of organization;

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§ 1.5.2 Name of owner:

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals: Single member LLC owned by AHS Development Group,LLC. Rubens Menis, individual shareholder - 100%

§ 2. LICENSING

and the second second

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

State of Florida Certified General Contractor - CG-C061741

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

§ 3. EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.

Shell and concrete structural work, interior finishes & painting

§ 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)
§ 3.2.1 Has your organization ever failed to complete any work awarded to it?

None.

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

No.

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- § 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?
 - No.

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

No.

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

None

§ 3.4.1 State total worth of work in progress and under contract:

\$18.6M

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

None.

§ 3.5.1 State average annual amount of construction work performed during the past five years:

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

Please see attached Bio for Ernesto Lopes

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§ 4. REFERENCES § 4.1 Trade References:

Adonel Concrete - 305-392-5416 GProulx - 954-922-1429 Westwind Contracting - 954-961-7200 Snowden Electric - 561-841-9344 South Florida Concrete Block - 305-408-3444

§4.2 Bank References: Sunstate Bank 2901 S. Le Jeune Road Coral Gables, FL 33134

Ines Rodrigues 305-567-5528

§ 4.3 Surety:

§ 4.3.1 Name of bonding company: None.

§ 4.3.2 Name and address of agent:

N/A

§ 5. FINANCING

§ 5.1 Financial Statement.

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items: Numbers reflect financial statement as of 12/31/13

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses); \$239,526.41

Net Fixed Assets; \$49,124.84

Other Assets; \$12,802,121.86

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes); \$13,671.337

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings). \$13,077,101.78

§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof: EF Alvares & Company

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5

- § 5.1.3 Is the attached financial statement for the identical organization named on page one? NO.
- § 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).
 - Parent Company AHS Development Group, LLC.
- § 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

§ 6. SIGNATURE § 6.1 Dated at this 26th day of June, 2014

Name of Organization: AHS Construction, LLC

By: Ernesto Lopes

Title: President

Yes.

§ 6.2

being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

26 day of June 2014 Subscribed and sworn before me this Notary Public: 0 4/17/17 DOMINGA RIVERA My Commission Expires: MY COMMISSION # FF 009524 EXPIRES: April 17, 2017 Bonded Thru Budget Notary Services

6

(ii.) Contractor's Licenses and Insurances



STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION



CONSTRUCTION INDUSTRY LICENSING BOARD 1940 NORTH MONROE STREET TALLAHASSEE FL 32399-0783

(850) 487-1395

LOPES, ERNESTO PEREIRA AHS CONSTRUCTION LLC 12895 SW 132 STREET UNIT 202 MIAMI FL 33186

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

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

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



STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CGC061741 ISSUED: 06/08/2014

CERTIFIED GENERAL CONTRACTOR LOPES, ERNESTO PEREIRA AHS CONSTRUCTION LLC

IS CERTIFIED under the provisions of Ch.489 FS. Expiration date AUG 31, 2016 L1406080001426

DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CONSTRUCTION INDUSTRY LICENSING BOARD

LICENSE NUMBER

CGC061741

The GENERAL CONTRACTOR Named below IS CERTIFIED Under the provisions of Chapter 489 FS. Expiration date: AUG 31, 2016

> LOPES, ERNESTO PEREIRA AHS CONSTRUCTION LLC 12895 SW 132 STREET UNIT 202 MIAMI FL 33186





DISPLAY AS REQUIRED BY LAW



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

IMPORTANT: If the	certificate holder ions of the policy	is an ADI , certain p	ERTIFICATE HOLDER. DITIONAL INSURED, the policies may require an e										
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Howard Leasing, I	nc.			INSURER C : Catlin Syndicate - Lloyds - Best Rating "A"									
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City of Margate 5790 Margate Blvd Margate FL 3306	1.			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.									
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ACORD 25 (2014/01)

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PAN AMERICAN INSURANCE GROUP

Insurance • Bonds

February 10, 2015

City of Margate Purchasing Division Office 5790 Margate Blvd Margate, FL 33063

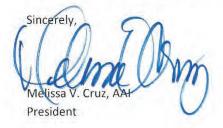
Re: RFQ MCRA 2015-03 – MCRA City Center Development General Contractor: AHS Construction, Inc.

To Whom It May Concern:

Please allow this letter to confirm that AHS Construction, Inc. can comply with the insurance requirements for the above reference project as possibly outlined in the captioned project bid documents Insurance Requirements of General Terms and Conditions (including but not limited to General Liability, Excess Liability, Auto Liability, Workers Compensation, Professional Liability and Builders Risk) as required at such time.

Insurance requirements for Builders Risk will be procured upon job being awarded to AHS Construction, Inc. If Professional Liability is required for type of work being performed by AHS Construction, Inc. this coverage can also be obtained. "If relevant to the Project/Contractors Work" Pollution, Environmental Impairment, and/or Asbestos Pollution liability coverage will be obtained.

Should you have any questions, please do not hesitate to contact our office.



150 Alhambra Circle • Suite 925 • Coral Gables, Florida 33134 Ph: 305.445.6441 • Fax: 305.445.6469 www.panaminsgroup.com



Section 2. SAMPLE PROJECTS AND REFERENCES

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a. PROJECTS

Currently, AHS' growing portfolio of properties totals seven development sites, comprising over 40 acres, \$11 million in acquisition costs, and a development pipeline in excess of 1,200 multi-family units.

AHS acquires property throughout Miami-Dade, Broward, and Palm Beach Counties. Typically a site will lend itself to one of two AHS product types: Garden Apartments, or Urban Mixed-Use.

Examples of each type may be found in the following pages. Our first completed project, Village at Lake Worth, opened early 2015 in Lake Worth, Palm Beach County. Two additional properties, The Place at Dania Beach in Dania Beach, Broward County and Princeton Groves, southern Miami-Dade County, are now under construction. Each of these projects is scheduled for opening in the second quarter of 2016.

Further complementing our track record of success, AHS President and CEO Ernesto Lopes has extensive prior experience in development and construction of both private and public-private projects throughout the State of Florida. Two such projects, Lake Cecile and Annie Coleman Garden, are offered as additional qualification of AHS professional capabilities.





(i.) Village at Lake Worth

THE "VILLAGE AT LAKE WORTH" is located at the N.W. Corner of Lake Worth Road and Boutwell Road. The project site is 7.647 acres (333,095 square feet) zoned MF-40/RPD and is a "Planned Residential Development" with 216 units (28.25 units per acre).

The project design provides for 7 Key West style three story structures. The building design elements are; metal standing seam roofs with large overhangs and decorative entry features and detailing designed to carry out our concept. The buildings front on to either Lake Osborne to the South or our onsite lake which will be developed at the center of the site.

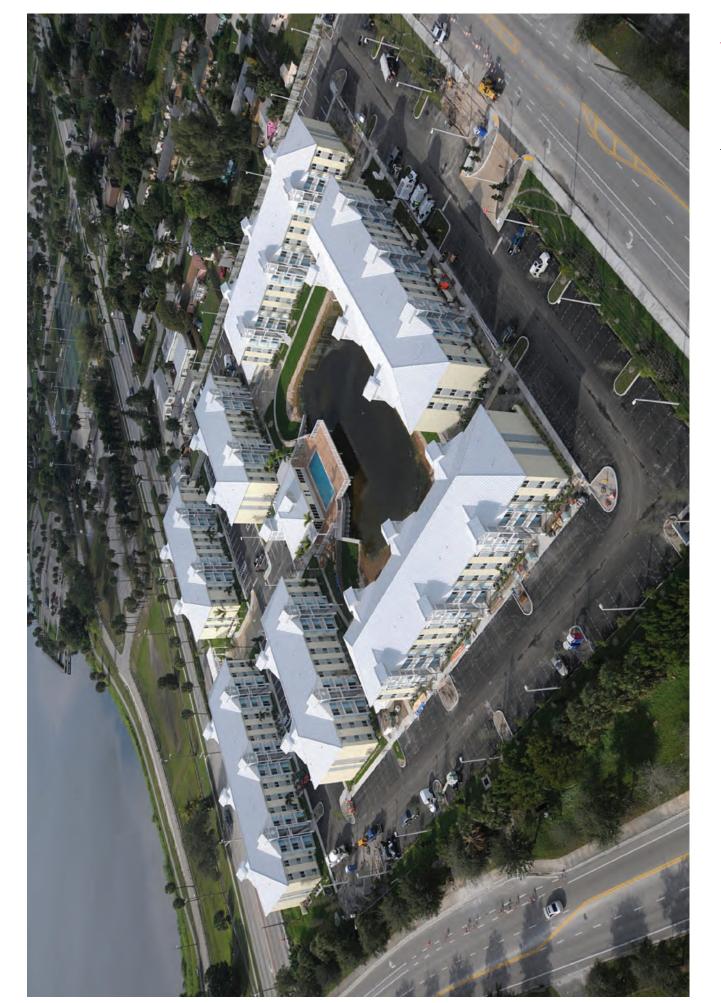




VILLAGE AT LAKE WORTH Provides for the following:

- 7 three-story residential buildings
- Club House (expansive multi-purpose room, gym, rest rooms and offices)
- Swimming Pool and canopy area
- Tot lot play area and canopy
- Barbeque areas with canopies
- Landscaping exceeding current and proposed code standards
- Lake, nearly one acre in size with surrounding walking trail
- Development of a 6' high decorative pre-cast concrete wall at the west property line
- Bus stop pavilion with bike racks
- Entrance features off Lake Worth Road consisting of decorative concrete entry drive, entry trellis, entry signage and landscape features.
- City of Lake Worth sign at the corner of Lake Worth Road and Boutwell Road







VILLAGE AT LAKE WORTH



• AN ans rental community •

(ii.) The Place at Dania Beach

The proposed project "THE PLACE AT DANIA BEACH" is located at the S.E. corner of east Dania Beach Boulevard and S.E. 2nd Avenue and the S.W. corner of S.E. 2nd Avenue and S.E. Park Street. The project site is 1.93 acres zoned EDBB-MU [East Dania Beach corridor mixed use district]. The project is a mixed use residential and retail commercial development with 144 residential units and 8,000 square feet of retail commercial space.

"THE PLACE AT DANIA BEACH" will play a key role in the new urban planning concept adopted by the city of Dania Beach for the East Dania Beach Boulevard corridor. This project will create a new urban experience within in the city of Dania Beach, taking advantage of the existing infrastructure, shops, transit, and pedestrian traffic, making for a vibrant local community.

The design for "THE PLACE AT DANIA BEACH" integrates two levels of retail development on east dania beach boulevard, town home style residences on S.E. 2nd avenue and 5 floors of residential units and a parking garage for 243 cars. The urban design concept addresses pedestrian traffic at street level and a well-scaled structure fronting both streets and the adjoining community. The building's geometry emphasizes a circular lobby, step backs, geometrical shapes, balconies and detailing that accomplishes a contemporary design concept. The building's special features and amenities will provide for an exciting living experience including expansive gym, recreation room, roof top pool, sundeck, barbeque area and bar, and street-level shops. Residents will enjoy a beautiful and exciting environment at this landmark new development, The Place at Dania Beach.

Groundbreaking for "THE PLACE AT DANIA BEACH" occurred in Q4 2014, with construction completion scheduled for Q2 2016.

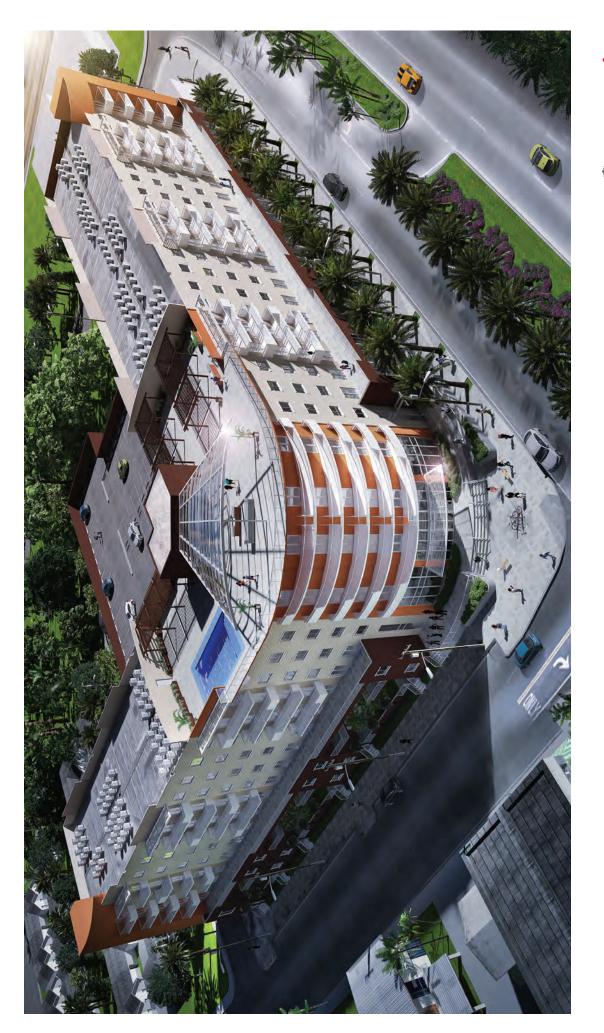




THE PLACE AT DANIA BEACH Provides for the following:

- 7 story residential building with 1,2 & 3 bed room units
- Multi-purpose room
- Gym
- Roof top swimming pool, sundeck, canopy area, bar and fire pit
- Roof top barbeque areas with canopies
- Retail for restaurants and shops
- Bus stop pavilion with bike racks
- Parking garage for 243 spaces
- Charging stations for 6 EV
- 17 on street parking spaces
- 58 Enclosed bicycle spaces
- Sustainable Building Practices which will be incorporated into the building design, construction and management of the project.







THE PLACE AT DANIA BEACH



(iii.) Princeton Groves

"VILLAGE AT PRINCETON GROVES" is located at 13000 SW 248th Street in Miami Dade County, Florida. The project site is 7.93 acres and zoned Princeton Charrete and is a "Planned Residential Development" with 216 units (27.25 units per acre).

The project design provides for 5 New Urban – Garden Style three story structures. The building design elements are; metal arch canopies at the roofs with large overhangs and decorative entry features and detailing designed to carry out our concept.

The project "VILLAGE AT PRINCETON GROVES" is a planned residential development consistent with the Princeton Charrette as a pedestrian- and transit-friendly community. The site is a short walk to the Miami Dade Transit Busway, connecting South Miami Dade County to Dadeland Station and from there all the way to Downtown Miami via the Metrorail. Surface parking is set behind the structures, achieving an attractive, urban aesthetic. SW 131st Avenue will be extended to the South along the boundary of the project, with street lighting, landscaping, and on-street parallel parking along the length the of the adjacent, scenic canal.

Groundbreaking for "VILLAGE AT PRINCETON GROVES" occurred in Q1 2015, with construction completion scheduled for Q2 2016.





PRINCETON GROVES Provides for the following:

- 5 three-story residential buildings
- Club House (expansive multi-purpose room, gym, rest rooms and offices)
- Swimming Pool and canopy area
- Tot lot play area and canopy
- Landscaping exceeding current and proposed code standards
- Entrance features.







PRINCETON GROVES



(iv.) Lake Cecile (under Ernesto Lopes)

Everglades Circle, Kissimmee FL, 34746

72 single-family units spread out in 9 two-story townhouses. The complex will also possess a clubhouse with pool, basketball, tennis, and volleyball courts. Each building consists of four 3 bedrooms units with 1,448 s.f. and four 4 bedroom units with of 1,652 s.f.

Project Owner: Lake Cecile Resort Homes, LLC.

Mr. Roberto Sherer - Phone: (305) 341-3430

Project Architect: Scott Partnership

General Contractor: Portland Services, LLC





(v.) Annie Coleman Gardens (under Ernesto Lopes)

6601 NW 24th Street, Miami FL, 33147

Annie Coleman Gardens is a public housing project owned by the Miami-Dade Housing Agency. This project consisted of a complete remodeling (interior and exterior) of 5 apartment buildings totaling 53 apartments.

Project Owner: Miami Dade Housing Agency

Contact: Mr. Jorge Zaldivar - Phone: (305) 644-5214

Project Architect: Cazo-Jarro Architects PA

Date of Completion: December 2007.

Contractor: Portland Services, LLC (Ernesto Lopes)



b. Public Sector References

()



(i.) Jeremy Earle Executive Director | Dania Beach CRA

p. (954) 924-6801 email: jearle@ci.dania-beach.fl.us

> 100 W Dania Beach Blvd Dania Beach, FL 33004



(ii.) William Waters Director for Community Sustainability | City of Lake Worth

C

p. (561) 586-1634 email: wwaters@lakeworth.org

> 1900 2nd Ave North Lake Worth, FL 33461





Section 3. FINANCIAL CAPACITY AND CAPABILITY

 \bigcirc

a. Method and Structure

Once more, the vertical integration of the AHS organization allows the company significant advantage, including that associated with the financial strength and internal financial expertise of the company.

The financial strength of AHS Development Group is a direct result of its funding—in the form of private equity investment from Brazil. Rubens Menin Teixeira de Souza, Chairman of the Board of AHS Development Group, is also a founding Partner of MRV Group, Brazil's largest real estate developer and producer of approximately 40,000 residential units annually. Mr Souza is also a founding partner of Bank Intermedium, a financial institution holding \$550 million in total assets and \$120 million in equity.

Production of luxury housing for the American workforce demographic is made possible, in part, by AHS' depth of patient capital. AHS targets reasonable return rates from the company's investments, while exhibiting an ability and inclination to self-fund part or all of deserving projects up-front and until construction financing becomes economically compelling.

AHS draws on its internal expertise and experience in structured finance to negotiate and execute construction and permanent debt for its development projects. Traditionally, this has meant debt ratios of roughly 60-70% of invested capital, with AHS funding its contribution first, through its own resources. The Group's financial partners have found this approach extremely attractive, as AHS shows a willingness to "put skin in the game" by funding projects in their early stages, when construction risks are greatest to lenders.

AHS Development Group is pleased to entertain any viable structure that adds value to its projects, and which frees equity with which to pursue opportunities in the South Florida multi-family housing sector. In the context of a Public-Private Partnership ("P3"), such a structure may include a long-term land lease in which the Public Sector is fairly compensated for land through a ground rent + revenue share arrangement. A sufficiently long lease term may be financed similarly to a traditional land holding, and may present certain tax benefits. Alternatively, the public entity may desire to procure new civic facilities or community space, by negotiating access to land in exchange for certain built improvements on related or auxiliary sites. Certainly, the availability of well-located public land enhances the likelihood of bringing successful Public-Private development projects to fruition.

MCRA will be pleased to know that AHS Construction Group is currently in good standing will all creditors, partners, and affiliated entities. AHS is not subject to pending bankruptcies, disbarments, law suits, or loan defaults of any kind.



b. CURRENT STANDING



(*i.*) Certificates

C



State of Florida **Department of State**

I certify from the records of this office that AHS DEVELOPMENT GROUP, LLC, is a limited liability company organized under the laws of the State of Florida, filed on August 16, 2012.

The document number of this company is L12000105824.

I further certify that said company has paid all fees due this office through December 31, 2015, that its most recent annual report was filed on January 23, 2015, and its status is active.



Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-third day of January, 2015

Ken Deton Secretary of State

Authentication ID: CC3921837433

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

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

State of Florida **Department of State**

I certify from the records of this office that AHS CONSTRUCTION LLC, is a limited liability company organized under the laws of the State of Florida, filed on November 1, 2012.

The document number of this company is L12000139156.

I further certify that said company has paid all fees due this office through December 31, 2015, that its most recent annual report was filed on January 23, 2015, and its status is active.



Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-third day of January, 2015

Ken Deton Secretary of State

Authentication ID: CC7625907049

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

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

(ii.) Bank Letters





January 13, 2015

Patricia Greenstein Purchasing Manager City of Margate Purchasing Division 5790 Margate Blvd. Miami, FL 33063

Re: AHS Development Group

Dear Ms. Greenstein:

Citi Community Capital, an affiliate of Citibank, N.A. ("CITI"), is pleased to be one of AHS-Development Group's (or affiliates thereof) premier financing partners. Over the past year or so, CITI has closed or is in the process of closing debt financings totaling over \$40 million for the new construction of multifamily housing communities in Palm Beach, Broward, and Miami-Dade. All of these properties will serve the important purpose of providing high quality workforce housing to the residents of these counties.

We have enjoyed working with AHS Development Group. They are well capitalized, well organized and are diligent in their development efforts. Their leadership is strong, capable and focused.

We have been impressed by the high quality of their properties and we are looking forward to working with AHS Development Group on additional opportunities.

If you have any questions, please don't hesitate to call me at (561)347-3254.

Sincerely, Citi Community Capital

Barry Krinsky Director

Citi Community Capital 798 S. Federal Highway Suite 150 Boca Raton, FL 33432



STATE OF THE ART BANKING

January 28, 2015

Patricia Greenstein

Purchasing Manager

City of Margate Purchasing Division

5790 Margate Blvd.

Miami, FL 33063

Ref: AHS Development Group LLC

Dear Ms. Greenstein:

It is my pleasure to introduce our client, AHS Development Group LLC, and its subsidiary companies.

They have been good clients of Sunstate Bank since 2012. As of December 31st, 2014 the consolidated balance of their accounts was US\$6,945,227.62.

The accounts are in good standing and they have always conducted their banking relationship with us in a proper fashion.

I trust this information will be useful to you.

Very truly yours,

Marcos Pereira

Senior Vice President - Premier Banking

14095 South Dixie Highway Miami, Florida 33176-7222 Phone 305 256-0900

20351 Old Cutler Road Cutler Bay, FL 33189-1831 Phone 305 238-0925

2901 S. Le Jeune Road Coral Gables, FL 33134-6690 Phone 305 567-0600

www.sunstatefl.com

c. FINANCIALS



(*i.*) 2013 Financial Statement





Section 4. Estimated Timeline for Development of Proposal

a. Proposed AHS[®] Development Timeline

AHS estimates that initial due diligence and conceptual planning for its Margate City Center proposal will require 30 days. This analysis will include a market study, technical evaluation of the site, zoning analysis, development of a preliminary site plan, massing schematic, and preliminary pro forma. This pro forma will make certain financing assumptions to be negotiated in greater detail with MCRA in subsequent discussions.

From this point, should AHS be named among the Preferred Developers, we estimate that approximately 3 months would be required to negotiate a contract with MCRA under which AHS would secure the land and settle on a financing structure amenable to both AHS and MCRA. Of course, this process will be driven by both parties and their needs—AHS will be prepared to move quickly so as to accelerate this phase of development. This three-month schedule proposes end of Q2 2015 for completion of negotiation between the parties.

Once the land is secured and agreements are in place, we estimate a total of six months will be required to achieve Site Plan approval, to prepare and submit construction documents to the City, County, and other relevant authorities, and finally to obtain the necessary environmental approvals and construction permits for Phase 1 of the project. This implies a fully entitled and permitted project may be achieved by the end of 2015. Within 30 days of achieving construction permits, AHS will mobilize construction activities on-site.

To provide at least a sketch outline of the development plan envisioned, AHS first imagines two phases of development to be undertaken on the MCRA-controlled Site A, the "Swap Shop" site. Phase 1 would focus on the southern portion of Site A. At this location, AHS contemplates the development of approximately 300 residential units in a Garden Apartment layout to be consistent with the City's design intent for the site. Our design team led by South East Architect Services will deliver this product within the context of Margate City Center, while leveraging transit access, providing adequate parking ratios, and linking the project to the surrounding neighborhood.

The rental apartment community proposed will be a fully "market rate" community, targeting a workforce demographic including households with annual income of roughly \$45,000 to \$75,000. Subsequent to opening of the first apartment community, AHS proposes Phase 2 to include construction of the community park and amphitheater sought by the MCRA at the northern end of the site, together with a retail or commercial outparcel located in the vicinity. AHS notes that greater specificity on the part of MCRA about the desired size of and amenities at the public park and amphitheater will be needed in future planning discussions.



Construction of the 300-unit garden apartment community is envisioned to require 18 months. Within 6 months of Certificate of Occupancy, we target completion of the community park, amphitheater, and outparcel.

AHS Development Group sees successful development of Site A as the catalyst for subsequent development at Margate City Center. With new high-quality housing in place, an enhanced property tax base for the city, and influx of residents with disposable income to spend in the area, the potential for sites across State Rd 7 only grows.

With new demand in place, an urban mixed-use development incorporating both residential and street-level retail uses into a mid-rise structure becomes an attractive opportunity north and west of State Rd 7. Pending successful completion of the Garden Apartments at Site A, AHS envisions potential to construct a mixed-use residential and retail mid-rise tower at Site D, to break ground around mid-2017.

A more detailed timeline for the development of Sites A and D, as well as a potential master timeline for the Margate City Center as a whole, is provided in the following chart.



b. POTENTIAL MASTER DEVELOPMENT SCHEDULE

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REQUEST FOR QUALIFICATIONS (RFQ)

"MARGATE CRA (MCRA) CITY CENTER DEVELOPMENT"

February, 11th, 2015



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