



Location: Boca Raton, Florida

Owner: Boca Lake Acquisitions, LLC
848 Brickell Avenue, Suite 1100
Miami, FL 33131

**Construction
Manager:** CRAFT Construction Company
480 S. Andrews Avenue, Suite 103
Pompano Beach, FL 33069
(954) 372-1017

Dated: April 13th, 2020



April 13th, 2020

Mr. Pedro Querejeta
Key International
848 Brickell Avenue, Suite 1100
Miami, FL 33131

Re: CRAFT Qualification Package

Dear Mr. Querejeta,

We appreciate the opportunity for Craft Construction to provide a Qualification Package for the Boca Beach House Project. We feel particularly qualified to provide exceptional construction management services for your new project. Below are a few highlights from our Proposal of why Craft is the right choice to become your Construction Partner:

1. Craft has the skills, experience, constructability knowledge, experienced professionals and qualified subcontractors to exceed the Boca Beach House expectations.
2. Craft has the financial wherewithal and our surety's confidence to guarantee performance.
3. The Project Team also understands the importance of maintaining a positive experience for the area and understand the importance of image at all times.
4. Knowledge of the City of Boca Raton Building Department allows for an accurate and clear path to obtaining a building permit in the shortest amount of time.
5. My sincere promise to provide you with my personal attention if the need should arise for any project matters.

Craft is confident that our ability to successfully complete your project on time and within budget; and our team will provide the expertise needed to build the new Boca Beach House.

I thank you in advance for your consideration.

Barry Craft

Barry Craft
President

CRAFT

CONSTRUCTION COMPANY



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

"Building on Experience and Integrity"

<http://www.craftconstruction.com>



Company Overview

Craft Construction Company is a privately held construction management firm led by seasoned construction industry professionals that have held key executive and management positions with some of the nation's most recognized Top 50 and Top 100 ranked construction firms.

Craft's approach to the construction process is fair-minded; open book and transparent; collaborative; and focuses on providing value added solutions from concept through the design process. Using advanced technologies and time-tested best practices; we help our clients build safely, cost effectively, on budget, on time, and to the highest degree of quality - all while maximizing our clients' investment.

Through our tireless efforts, we earn the trust of our clients. We become someone they rely on to help make critical construction decisions that positively impact their project and investment. We keep score, track results and apply "lessons learned" techniques from past projects to ensure the project meets or exceeds our client's expectations with No Excuses!

The following are the key differentiators that make Craft the right choice for your Construction Partner to perform as the General Contractor and Construction Manager on your project:

Over \$4 Billion of Commercial Construction

With well over 150 years of combined industry experience, our construction professionals have collectively completed over \$4 billion of commercial, residential and institutional construction. Our expertise with projects of varying size and complexity will ensure your project is:

- ✓ Priced Accurately
- ✓ Sequenced Properly using a proactive CPM schedule
- ✓ Managed Safely, Efficiently and with the Industry's Best Practices
- ✓ Built on Budget and On Time
- ✓ Built to the Highest Quality Requirements

Nearly 90% of the work we do is in Miami-Dade and Monroe Counties. We take a "hands-on" approach to every aspect of each project which will ensure that your project has:

- ✓ Collaboration and effective communication between the owner, architect and design team, contractor, subcontractors and governmental agencies
- ✓ Unsurpassed Qualified Subcontractors that have already worked for Craft on projects at Ocean Reef
- ✓ Smooth project transitions from the notice to proceed to certificate of occupancy
- ✓ Barry Craft's personal attention to the details when the need arises for any project matters

Comparable Projects

Project Descriptions, Project Type, Project Size, Project Photos:

- Adagio
- Ocean Reef Residences
- Four Seasons at Parkland
- Clubhouse at Watercrest
- Frenchman's Creek Club Expansion
- Boca West Spa and Sport Pavilion

Other project reports or communications: Craft Construction uses Procore software that streamlines communication by connecting our jobsite with our main office and our clients via a mobile platform. Procore allows our clients, architects and design team to gain access to critical project information and to stay connected with Craft throughout the life cycle of the project.



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.



Four Seasons at Parkland

9330 Noor Blvd., Parkland, Florida

PROJECT TYPE

Clubhouse, Hospitality
Recreation, Community
Center & Gym

PROJECT SIZE

24,000 SF
1 Stories

CLIENT

K. Hovnanian
Ron Yutter
954.404.0096

ARCHITECT

Fieldstone Architecture &
Engineering
Brandon Peak
813.466.3310

PROJECT ROLE

Construction Manager at Risk



DESCRIPTION

A Grand Ballroom, billiard rooms, Art & Crafts room, catering kitchen, virtual sports area were all constructed with in this 24,000 square foot world class clubhouse with fitness room and movement studio.

The one-story structure, which sits atop spread footings and a slab-on-grade, consists 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, Adora Summit Series storefronts and sliding glass doors. Wood floor trusses, wood/bamboo flooring, carpet tile, ceramic tile, crown moulding, wood baseboards and chair railings, wood fascia and out lookers, acoustical caulk at round walls and EIFS decorative foam mouldings, 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.



CLUBHOUSE AT WATERCREST

8 7 9 0 Watercrest Circle West, Parkland , Florida

PROJECT TYPE

Clubhouse, Hospitality,
Recreation, Restaurant
Community Center

PROJECT SIZE

16,775 SF
1 Story

CLIENT

Standard Pacific Homes
David Povid
772-284-1169

ARCHITECT

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

PROJECT ROLE

Construction Manager
at Risk



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.

The one story structure, which's sits a top 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 a t 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 molding, wood baseboards and chair railings, wood fascia and out lookers, 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.



FRENCHMAN'S CREEK CLUB EXPANSION

13495 Tournament Drive, Palm Beach Gardens, Florida

PROJECT TYPE

Clubhouse, Hospitality
Fitness Spa, Restaurant

PROJECT SIZE

36,500 SF
1-2 Stories

CLIENT

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



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 consist 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.



BOCA WEST SPA AND SPORTS PAVILION

20583 Boca West Drive, Boca Raton, Florida

PROJECT TYPE

Clubhouse, Hospitality,
Restaurant, Spa Fitness

PROJECT SIZE

92,000 SF
1-2 Stories

CLIENT

Boca West Country Club
Matt Linderman
561-756-6104

ARCHITECT

Architects Design Group
Wade Setlife
407-415-7731

PROJECT ROLE

Construction Manager
at Risk



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.

Bonding Company Letter

Craft is prepared to provide a 100% Performance and Payment Bond for the entire Project.

CRAFT POSSESSES THE 3C'S OF SURETY BONDING which are the key elements of decision making in surety bond underwriting:

- **Character:** Craft has a strong credit history reflecting good character and will meet its obligations.
- **Capacity:** Craft has the skills, experience, constructability knowledge, experienced professionals and qualified subcontractors to perform and exceed our contract obligations, and client's expectations.
- **Capital:** Craft has the financial wherewithal to successfully complete the project and address any issues that arise.



NHC NIELSON, ROSENHAUS & ASSOCIATES
A NIELSON HOOVER GROUP COMPANY

March 23, 2020

Ocean Reef Club, Inc.
35 Ocean Reef Drive, Suite 200
Key Largo, FL 33037

RE: Craft Construction Company, LLC
Project: Ocean Reef Club's Clubhouse
Contract Amount Estimate: \$25,000,000

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

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Craft's Construction Management Process



Preconstruction Services

Craft has an excellent reputation for bringing in projects on budget; quite often when other contractors cannot. We work with the design professionals to identify alternatives for the systems and materials going into the final design. By considering these cost savings alternatives during design, we can incorporate the most cost-effective means and methods; systems and materials for every area where there are alternatives to be considered. Our competitive hard bidding record provides us with market knowledge of current trends and prices. Consequently, our preliminary budget is produced quickly and with extreme accuracy.

Design Review

Our design review process includes phased reviews of the working documents for cost control, constructability, and life cycle cost analysis. We compare the original design schemes and working drawings to inform the owner of changes that may exceed previously established budgets or life cycle expectations.

BIM Technology

Craft uses BIM to design and document building and infrastructure designs. Every detail of a building is modeled in BIM. The model can be used for analysis to explore design options and to create visualizations that help the project stakeholders understand what the building will look like before it is even built. The model can then be used to generate the design documentation for construction.

Budget Estimating

This category begins from the project's conception and continues through schematic design, progress drawings into the final construction documents. We continually update our estimates based on the latest available information. This process results in a complete set of construction documents with a clear concise price for the building defined by those documents.

Value Engineering

Craft has a strong reputation for turning projects around when other Construction Managers are unable to bring it into budget by finding alternatives that are equal to or better than existing costs of materials. Our proven method provides for both continuous improvement and design enhancements. Our value engineering optimizes the allocation of limited funds in the budget without reducing the quality of the project. We also look at the different ways to sequence the work, including early start work, that benefits the project with a shorter schedule and quicker turnover of the project.

Permitting

Craft knows that getting a building permit can be a long and frustrating process especially if you do not know how to navigate the building department's systems. Craft is extremely efficient in the permitting process due to the number of projects we have built in Monroe, Miami-Dade, Broward and Palm Beach counties. Prior to submission, we have a thorough review of the plans and know the expectations of each municipality, county or other agency required for approval. We provide a Expeditor familiar with the municipality or county to help obtain all permits.



Prequalification of all bidders

Craft prequalifies all subcontractors prior to each bid to ensure they have maintained their financial stability and resources to complete the job. We are continually adding to our subcontractor database. All bidders are prequalified for the project including their financial, bonding and insurance status, available workforce, current workload, backlog, project experience, safety record and references. Their qualifications are reviewed and evaluated to make sure that the bidder's background fits the project.

Confirming accuracy and competitive pricing

After the bidders have been prequalified, the bid documents are sent out and we work with the bidding subcontractors to make sure they have the same understanding for the scope of work as we do. In addition to the bid documents, we will send out other pertinent information related to the project. Our philosophy is the more information subcontractor has about logistics, scheduling, terms and conditions, the less contingencies for unknowns they will need to include in their bids. While the subcontractors are working on their bids, our estimating department is preparing detailed scope sheets for each trade. When the subcontractor's bids come in, each subcontractor is called to review their quote as well as a line by line review of our scope sheets. Any discrepancies are reconciled through additional pricing by the sub or by Craft's estimator. This allows a comparable bottom line comparison. Once all the spreadsheets have been rolled up into our estimate summary, we are then ready to review the package in its entirety with the client. The client will have access to all subcontractors' quotes.

Quality Control begins in Pre-construction

An acceptable baseline quality level must be established before any effective quality control can be achieved. Our baseline level has been defined and developed from hundreds of successfully completed projects. Our staff is well-versed on Craft's standards and clearly communicates our expectations to our subcontractors prior to construction. Our standards are well known to our subcontractors as many of them have been providing services to Craft for many years. The subcontractors that we will be using on your project at Ocean Reef Club not only know Craft's standards but understands what is expected of the subcontractors when working at the Ocean Reef Club. During construction, we will ensure quality through our daily inspections along with weekly job site meetings. Our weekly meetings include subcontractors.

We schedule Precon Meetings with the Building Officials prior to starting construction to set expectations. We collaborate with the Building Officials throughout construction in order to keep the project moving forward. In that way, we can head off problems before they become an issue by making the Building Officials part of the team.

Safety is Embedded in Our Culture

Safety is the first thing we think about before embarking on any site. We expect a zero-incident environment on every project. A safer and cleaner jobsite ensures projects stay on schedule, adhere to budgets, meet quality requirements and avoid delays due to unsafe practices.



Safety Qualifications Experience Modifications Rate

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



WWW.CRAFTCONSTRUCTION.COM

CRAFT

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