

Construction Management Services



Prepared by

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NAI Merin Hunter
Codman, Inc.

Commercial Real Estate Services, Worldwide.

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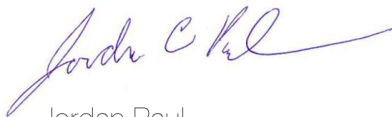
NAI Merin Hunter Codman,
Inc. is pleased to have the
opportunity to present **you**
with an overview of our
qualifications to provide
**construction
management services.**

Longevity, the True Measurement of Success.

In the construction industry longevity is a true measurement of success. Over the course of NAI/Merin Hunter Codman's three decades of providing construction management and development services, we have established a reputation for attention to detail, commitment to excellence and professionalism. The end result is that our clients are consistently delivered high quality projects that are completed on time and on budget. Our pursuit of excellence inspires us in the work we do, the ideas we create, and the services we provide.

To exceed our client's expectations, is NAI/Merin Hunter Codman's definition of excellence. This is more than a goal to be met, but rather an attitude instilled from within. The quality of the finished project is our legacy.

Ultimately what separates us from others is our ability to execute. *Let us execute for you.*



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Construction Management/ Development Services

From Concept to Completion

The company offers comprehensive development services from concept to completion. We provide a single source that will oversee the entire process from site selection and feasibility analysis, to zoning, construction management and building design.

- Preconstruction Services – Our expert team will analyze project goals and documentation, coordinate plans and drawings, establish a cost-sensitive budget which includes proven vendors, impact and permit fees then finalize schedules of work.
- Construction Services – The construction team will attend weekly job site meetings to review the work in place. All construction activities are monitored closely to ensure progress, accuracy, and compliance with the schedule. Monthly and final accounting updates of construction costs along with coordinating the receipt of final approvals for Certificate of Occupancy are supplied, as well as preparation of the final punch list.
- Post Construction Services – Our team will obtain all of the necessary project close-out documentation and will remain available to the client on an as needed basis after the project is complete to assist with any construction related items or issues.

This same team works with our leasing agents and property managers to coordinate the efficient completion of all capital and tenant improvements.

Projects



Jupiter Medical & Technology Center

1701 North Military Trail
Jupiter, FL 33458

Project: Building Roof Replacement

Size: 186,000 SF

Cost: \$775,500

Description: Replacement of entire property roof with energy efficient system



Golden Bear Plaza

11760, 11770, 11780 US Highway One
Palm Beach Gardens, FL 33408

Project: North Tower, Penthouse

Size: 11,286 SF

Cost: \$1,200,000

Description: Tenant buildout included contemporary executive offices, open office space, collaborative work spaces, a large break room and more



951 Yamato

951 Yamato Road
Boca Raton, FL 33431

Project: Main Office Park Entry Culvert Replacement

Cost: \$240,000

Description: Replacement of culvert with 72" pipe

Projects



Fountain Square

Fountain Square

2600, 2650, 2700 North Military Trail
Boca Raton, FL 33431

Project: 2650 Building Unify/Siemens
Interior Tenant Improvement

Cost: \$1,500,000

Description: Included installation of 45 ton Chiller,
18 HVAC units and 100 KVA UPS
for IT purposes



Sabadell

Sabadell

1645 Palm Beach Lakes Boulevard
West Palm Beach, FL 33401

Project: 2nd, 3rd, 4th & 5th floors, 11 Spec suites

Size: 20,000 SF

Cost: \$967,000

Description: Remodel of multiple floors of tenant
spaces to create 11 "Spec Suites" for
immediate occupancy



5400

5400

5400 East Avenue
West Palm Beach, FL 33407

Project: Construction management of five
building remodel

Size: 78,000 SF

Cost: \$2,000,000

Description: Retained by out-of-town lender to
oversee tenant contractor's scope of
work and billing for a detox center's full
5-building remodel, which included an
intake facility and living quarters

Richard Havens

Vice President, Construction & Engineering



Scope of Services

As the Vice President of Construction and Engineering, Mr. Havens is responsible for the overall success of NAI/Merin Hunter Codman's:

- Construction management of capital & tenant improvements for managed properties
- Engineering operations
- Vendor relations
- Due diligence support for acquisitions
- Landlord/tenant representation for 3rd party clients
- Estimating

Background & Experience

Mr. Havens started his construction and engineering career in 1995 and joined NAI/Merin Hunter Codman, Inc. in October 2009 and has successfully held positions as Director of Engineering and then as Director of Property Operations. Prior to joining the firm, Mr. Havens worked in engineering and construction positions for prominent national and international companies including Jacobs Engineering, Taylor Woodrow Development and US Towers.

Construction Experience:

- Commercial Building and Office Space
- Retail Shopping Centers and Retail Space
- Medical Buildings and Surgical Centers
- Industrial
- Parking Lots and Structures

Education

Bachelor of Science, Civil Engineering, Florida State University/FAMU College of Engineering, Tallahassee, Florida

Professional Affiliations & Designation

American Society of Civil Engineers

Amateur Athletic Union Youth Travel Baseball Coach / Manager

Company Overview

NAI/Merin Hunter Codman, Inc. is one of South Florida's leading commercial real estate services firms with over three decades of experience advising clients on strategic acquisitions and dispositions and providing landlord representation, tenant representation, property management and construction management services. The firm has expertise in all commercial property sectors including office, retail, industrial, multifamily, hotels and land. NAI/Merin Hunter Codman's client base includes some of the nation's most prestigious institutional and private equity investors. Operating as part of the NAI Global network, NAI/Merin Hunter Codman can facilitate property transactions around the nation and the world, serving as a single point of contact for its clients' counsel and execution.

The company brings each client a diversified set of skills designed to achieve an outstanding level of real estate performance for both the long and short term. The distinguished professionals of the firm continue to maintain cutting edge knowledge through their participation in organizations representing the owners and occupants of office buildings, industrial and office parks, and shopping centers. On a local level, members of the firm stay up to date on the latest developments in real estate through their activities in organizations like the National Association of Industrial & Office Parks (NAIOP), Building Owners and Managers Association (BOMA), the International Council of Shopping Centers (ICSC), the Palm Beach County Business Development Board, as well as local chambers of commerce and many other local business organizations.

The company currently employs approximately 80 people including a veteran team of brokers specializing in commercial leasing and sales. The brokers are supported by property management, construction management and engineering departments. Many of NAI/Merin Hunter Codman's principals and brokers have earned prestigious designations from the Society of Industrial and Office Realtors (SIOR) and as Certified Commercial Investment Members (CCIM), which are awarded to the industry's most knowledgeable, experienced, and successful commercial real estate brokerage and investment specialists.

NAI/Merin Hunter Codman's approach to providing maximum value to commercial property owners is accentuated by its broad based team approach. Professionals skilled in all aspects of real estate are able to integrate marketplace demands and customer needs into a plan that provides exceptional day-to-day oversight of a client's valued assets. Pension fund managers, Fortune 500 companies, financial institutions, partnerships and individuals all can be found on NAI/Merin Hunter Codman's satisfied client list.

As one of South Florida's leading commercial real estate firms, headquartered in West Palm Beach with regional offices in Boca Raton, Palm Beach Gardens and Wellington, NAI/Merin Hunter Codman, Inc. continues to be on the cutting edge in the delivery of commercial real estate services.



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