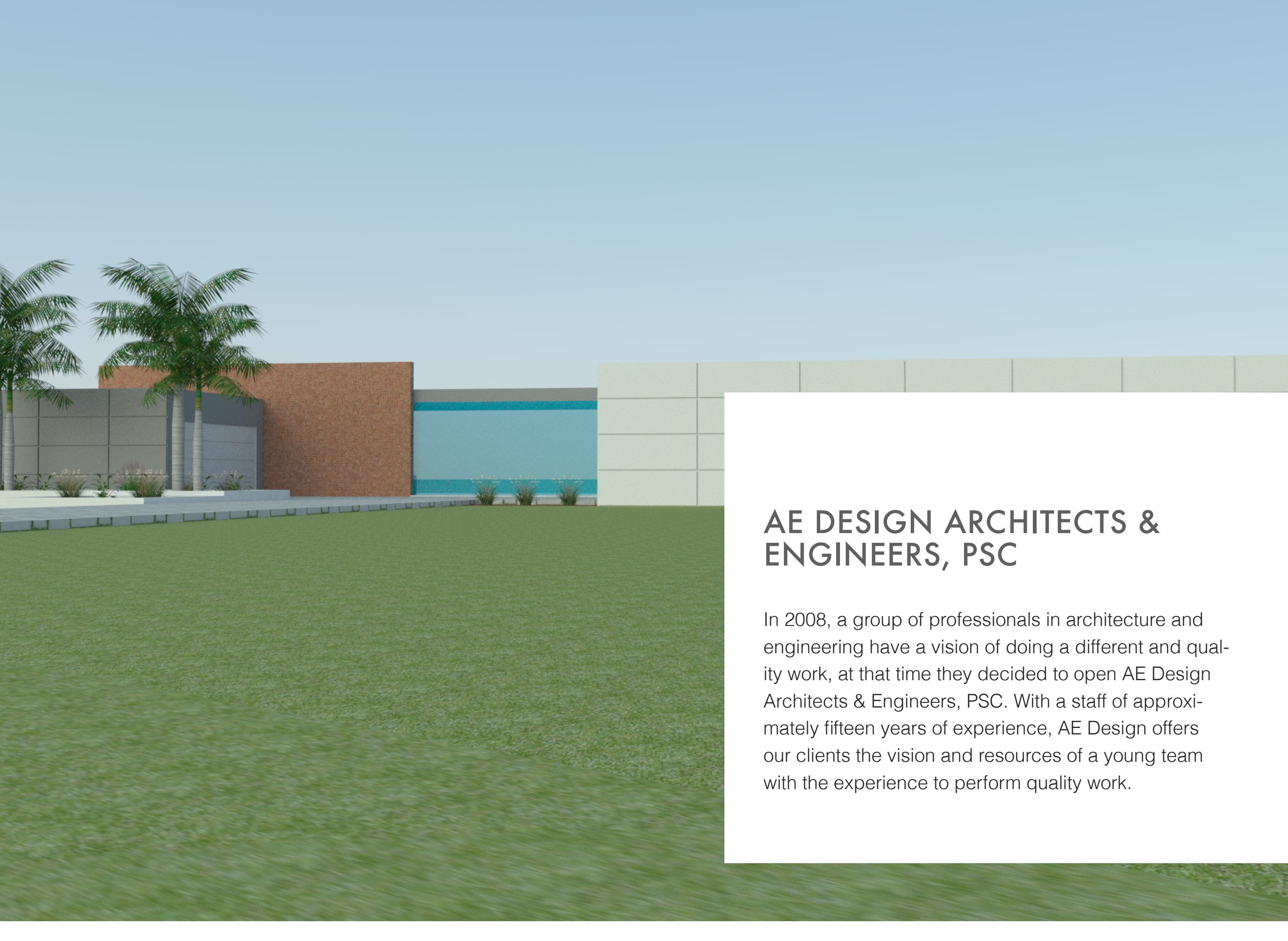




AE DESIGN ARCHITECTS & ENGINEERS, PSC.
COMPANY PROFILE



AE DESIGN ARCHITECTS & ENGINEERS, PSC

In 2008, a group of professionals in architecture and engineering have a vision of doing a different and quality work, at that time they decided to open AE Design Architects & Engineers, PSC. With a staff of approximately fifteen years of experience, AE Design offers our clients the vision and resources of a young team with the experience to perform quality work.



AE DESIGN

AE Design is a multi discipline, design based and client oriented company dedicated to achieving a higher standard of projects. Our approach is based on the idea of creating spaces through a spirit of place. This idea is demonstrated by our philosophy that both architecture and engineering disciplines have become a mirror of societies aspirations to thrive and achieve the highest quality of life. In turn, we settle on inherent priorities that harmonize design factors and approach to construction means and methods; client's programmatic needs and their monetary concerns.

Due to our convictions, as expressed before, we handle every project singularly. AE Design believes that every project must be dealt individually in leu of repetition for the sake of repetition. Every project offers distinct tasks, obstacles and possibilities, and so should the design response to the programmatic issues at hand in our client's projects. We believe every project has the same importance, no matter the size, budget or clientele. In the end, every project shares the same thing: a user that will use, feel and experience the spaces created with a given sense of place.

We provide our client base with services that commence from the conceptualization of the idea to construction documents and guide our client through the turbulent construction process. We offer the perfect nesting ground for ideas and reality to merge by offering architecture and engineering under one roof. AE Design team has experience in projects from all ranges and uses; from a contemporary low income house to an upper class condominium and from recreational facilities to a fine arts center.

From our aforementioned beliefs that design is a reflection of contemporary society, we offer all our clients the highest standard of care in a wide variety of services in the industry. We are dedicated ourselves completely to projects and our clients need in order to ensure a timely project delivery with contemporary construction means and methods while incorporating new ideas that best suit our clients' needs.

With the acknowledgement that clients deserve their ever growing needs, expectations and budgets met, AE Design works following the Integrated Project Delivery Method. This method does not follow the traditional method of handling and delivering projects where the design is finished and passed to someone else to finish it. Instead, we involve everyone during the process so as to eliminate pitfalls, time delays and miscommunication from the traditional method.

As part of AE Design ongoing pursuit of bringing the highest standard in project servicing, we offer all our clients the following services:

Pre Design and Project Programming

Master Planning

Civil, Architectural, Structural, Mechanical and Electrical Design

Space Planning

3-D Modeling (Building Information Modeling) in Architecture and Civil Designs

Permitting

Construction Services

We can offer our services together or separately, but rest assured, our clients need not look any further with the team assembled. For all things stated above, AE Design will deliver the clients vision and necessity with ease and confidence. We act as an umbrella where architecture and engineering disciplines can meet and complement each other and maintain the focus of our clients' needs.

AE Design Personnel



Efrain Hernandez | PE

Professional Engineer License

PR 21504, FL 85623

With sixteen years of experience on all phases of engineering operations include design, inspection and supervision. Experience on residential, commercial, institutional & infrastructure project. Among their qualities are highlights the capacity of leadership, good management of engineering programs and their ability to solve problems. He is an active member of the College of Engineers and Surveyors Puerto Rico and authorized by the State of Florida & State Department of Puerto Rico to work as professional engineer.



Eduardo Colon-Zavala | RA

Professional Architect License #17922

With sixteen years of experience on residential, commercial & institutional projects, Arch. Colon thrives on achieving the highest quality and efficient results. His philosophy on gaining the desired product is based on harmonizing all aspects of the project such as use, durability, ease of maintenance and dealing with restrictions. At the end, the finished product should surpass the expectations of the client.



Kenneth Velez | BSCE

Project Management

With sixteen years of experience in all types of construction, Kenneth Velez has a degree in science of civil engineering from the Polytechnic University of Puerto Rico. He has the leadership of having more than fifty employees working on a project. Among its qualities is the ability to make correct decisions under pressure and to have all project documents in order and on time.



SERVICES

The following is a list of services per phase that AE Design will provide for any project at hand. Although the client can decide which services are needed, it is our recommendation that all services be handled by AE Design.

Civil, Architectural, Structural, Mechanical & Electrical Design

Architecture and engineering design are the containers of the design intent at hand. It is for this reason that the design professional is important and should provide an insurmountable standard of care. AE Design provides our clients such service in order to provide our clients needs as they are best fit.

Design services are composed of two stages; the actual preparation of construction documents illustrating the design intent of the project and the process of permitting, which is composed submitting and obtaining the required government approvals.

Construction Documents

All projects, regardless of the leading design discipline, encompass the same basic execution. AE Design has the capabilities to execute all projects no matter the principle discipline. They are executed in the following:

Schematic Phase

This phase enables the designer to analyze code and zoning research in order to identify those legal parameters affecting the size, height, and other basic building elements. Once these issues are identified, a conceptual layout is developed which show relationship to codes, zoning and its site. Once basic spatial/ programmatic relationship are defined, developed and agreed upon, an illustration is prepared. This illustration takes the form of CAD drawing. A basic volumetric estimate is established to verify budgetary concerns. It is understood that major changes to the program will not be altered.

Preliminary Phase

Once this phase begins, concerns about design issues are further studied. Relationships are reinforced with supporting disciplines being incorporated into the approved schematic plans. All disciplines involved will contribute while maintaining design intent and clients needs. By the end of this phase, the client will receive a set of plans with accompanying disciplines and an updated preliminary cost estimate. This phase should resolve critical issued between design intent and supporting discipline and basic finishes and /or construction methods and building systems presented.

Construction Documents Phase

A immense amount of work goes into details and coordination occurs. The lead design discipline and it's supporting discipline work together to enhance the project. The resulting documents from this phase will account as a base for the relationship between the owner and contractor of the desired project. The documents are composed of set plans and their accompanying technical specifications. The documents should be composed of the following:

- Civil Plans and Specifications
- Architectural Plans and Specifications
- Structural Plans and Specifications
- Mechanical, Fire Protection and Plumbing Plans and Specifications
- Electrical Plans and Specifications
- Permits / Approvals

Permits should commence as early as possible. Due to the highly logistical nature of the permitting process, AE Design cannot guarantee an exact timetable of the agencies granting any permit requested. AE Design can guarantee at which time the permitting process will begin and it's submission dates. However, to date, we have yet to find any difficulty in obtaining permits in a timely manner.

Permitting/Approval Clarification

AE Design services during the permitting process spans from general coordination and client assistance to certification of all required plans and specifications by their respective specialists. Should the permitting process require the collaboration of any specific specialists in order to complete any agency's requirements, their services shall be considered additional services.

Construction Supervision/ Inspection

AE Design extends our services into the construction phase by representing the client's needs by becoming the construction supervisor or inspector. Our experience has led us to enter this field since it is the most critical and due to unforeseen condition changes may oc-

cur. Our Project Manager visits the site to ensure that the service expectations and project milestones are met and coordinate any special management needs..

INSPECTIONS SERVICES

- Visits continued to field in all phases of construction to verify that the work done by the contractor of the construction is in strict accordance with plans and technical specifications and the construction
- Conducting weekly meetings between the Contractor, designer and owner or his representative. We keep minutes of those meetings.
- Inspection of work in all phases required under the Contract for Construction. Do not supply the contractor with new information not present in the construction documents. If we believe the drawings and other documents are inadequate, it should ask the designer additional details.
- Make and keep a complete list of drawings and dated off shop drawings, submittals and other appendages to submit as required. To receive and refer recommendation for approval to the designer of such documents in a timely manner.
- Overseeing the field-testing of materials and equipment installed by the Contractor. Filing copy of these tests and submit a copy to the owner. Maintaining strict control of all tests carried out in the building and may require the contractor performing new evidence not originally envisaged in the construction documents.
- Prepare a monthly report of progress in compressed form showing the work done so far and the time taken for each phase of work

and submit to Owners no later than the third (3rd) day next month. The Inspector will prepare a report or additional reports related to the project as required or deemed necessary.

- Review and evaluation of Change Order submitted by the Contractor. Ensuring the proper processing of these documents from the contractor, designer and owner. Advising the Owners on costs and methods or other alternatives available on such documents.
- Receive Certification for the Contractor's partial payments for public review and recommend approval of the Designer. Verify and revise if necessary, together with the contractor and the representative of Owners adjustments to such payments.
- To conduct a final inspection of all the work to recommend the approval of the Owners, Substantial Completion and the subsequent final acceptance on the part of Owners.



DESIGN
PROJECTS



CIUDAD EDUCATIVA

Ciudad Educativa Dr. Roque Diaz Tizol | Yabucoa, PR

Client: SEM & Assossiate

Location: Yabucoa, PR

Estimated Construction Cost: \$20,000,000.00

Completion Date: 2011

Services: Civil Design

Summary:

The project consisted in the construction of a new school in mountainous terrain with more than 50 acres. The topography was used to place the buildings efficiently to use the largest possible area. Our services included design services of civil plan. Also, construction supervision for the duration of the construction phase of the project.





CASA DE CULTURA Y TURISMO

Casa de Cultura y Turismo | Vega Baja, PR

Client: Municipio de Vega Baja

Location: Vega Baja, PR

Estimated Construction Cost: \$300,000.00

Completion Date: 2018

Services: Structural Design

Design Offices: Ark Studio + AE Design

Summary:

The project consists of the remodeling of a historic building in the municipality of Vega Baja. In this building will be located the offices of culture and tourism of the municipality. Our services included design services of architecture, structure, site, mechanical and electrical.





RESIDENCE YOUNG

Residence Young | Vieques, PR

Client: Mr. Young

Location: Vieques, PR

Estimated Construction Cost: \$300,000.00

Completion Date: 2019

Services: Architecture, Civil, Electrical,

Mechanical & Structure

Design Offices: Ark Studio + AE Design

Summary:

The project consists of a two-level residence with living room, dining room, kitchen, family, 3 bedrooms and 3 bathrooms. It also has a terrace with pool and gazebo. What makes this residence different from the others is that it was designed in a system of foam molds that will remain inside the structure after the concrete is placed. This helps with the temperature inside the residence. Our services included design services of architecture, structure, site, mechanical and electrical.





AXON 698

Axon 698 | Isabela, PR

Client: Ark Studio

Location: Isabela, PR

Estimated Construction Cost: \$1,500,000.00

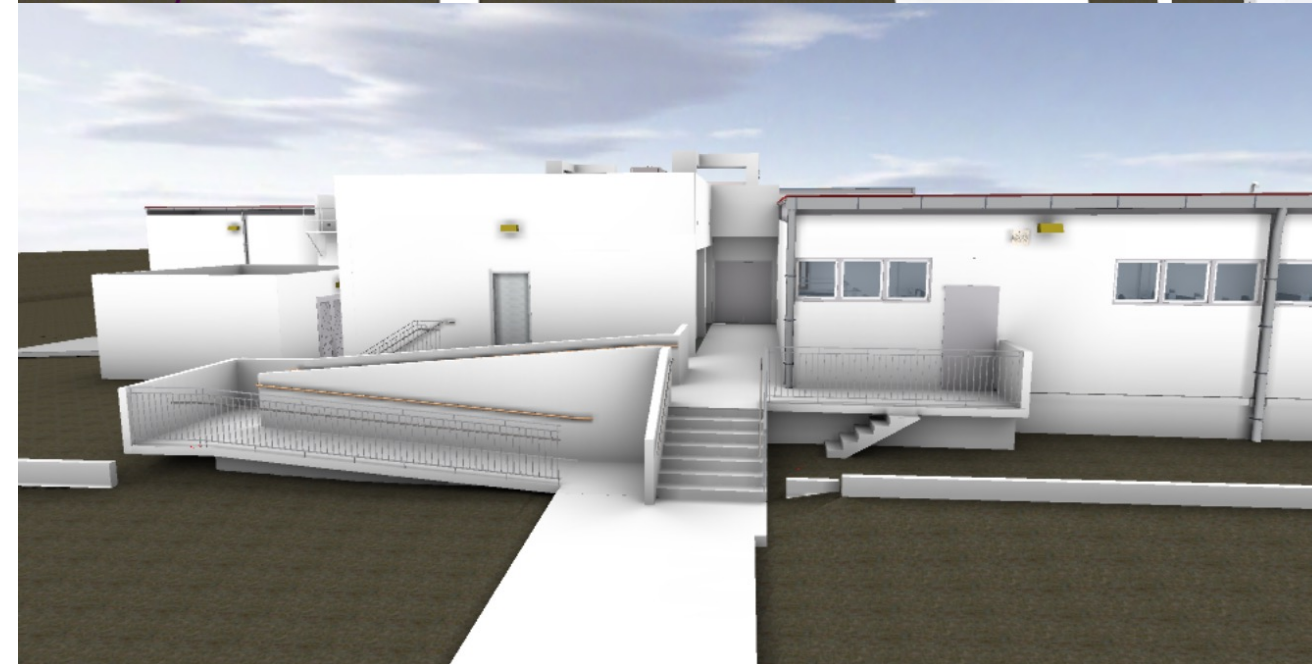
Completion Date Estimated: 2019

Services: Civil & Structural Design

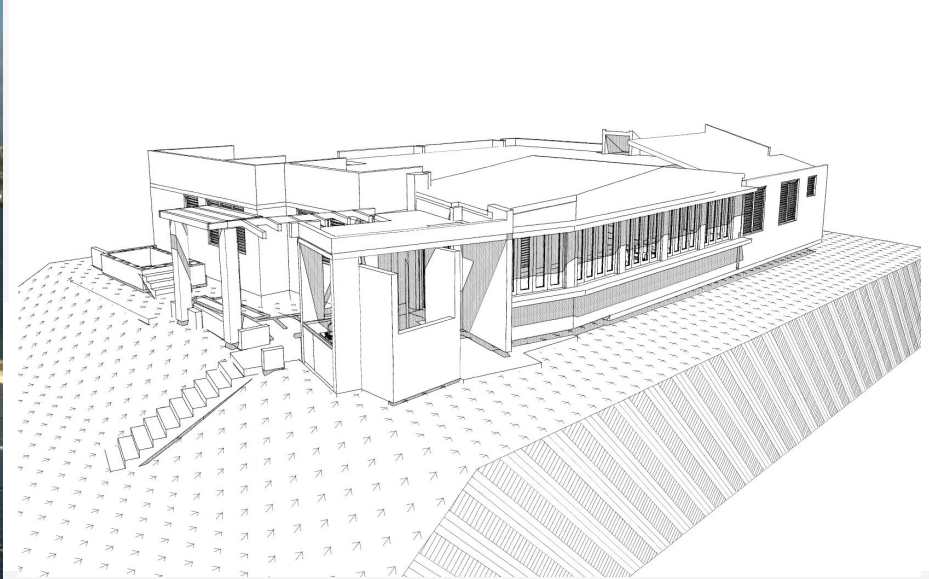
Design Offices: Ark Studio + AE Design

Summary:

The project encompasses the design and accommodation of 360 work stations and other new facilities in an existing building with approximately 30,000 sq. f., for CSC PR. The design incorporates client area needs for workstations, conference room, administrative staff office, cafeteria, bathroom and supporting spaces while updating building infrastructure and amenities to comply with current building codes. Our services included design services of architecture, structure, site, mechanical and electrical.



OTHER DESIGN PROJECTS



A large green concrete pump truck with a long articulated boom is pouring concrete into a rectangular structure made of rebar. The structure is supported by wooden formwork and red metal bracing. In the background, there is a dirt road, several vehicles including a white pickup truck and a dark sedan, and a hillside with sparse vegetation under a cloudy sky. The pump truck's boom has the text "MATOS Concrete Pumping, Inc." and "776-2992" visible.

PROJECT MANAGEMENT & INSPECTION



SEWER LINE RELOCATION

Sewer Line Relocation “El Coqui Land Fill” | Humacao, PR

Client: RO Rental

Location: Humacao, PR

Estimated Construction Cost: \$1,800,000.00

Completion Date: 2016

Services: Project Management

Summary:

The project consisted in the relocation of a sanitary line of gravity to a sanitary line per pump. It had to intercept the sanitary line and build a pump station which would take the flow to its final destination. Our services for this project was the management of the construction and consisted in the preparation of work schedule, submittal, letters, RFI, the breakdown for payment, appropriate Plan CES design and inspections.





ELEMENTARY SCHOOLS

Elementary Schools | Morovis & Corozal, PR

Client: Ark Studio

Location: Morovis & Corozal, PR

Estimated Construction Cost: \$5,000,000.00

Completion Date: 2012

Services: Inspection

Summary:

The project consists of the remodeling of two public schools located in the municipalities of Corozal and Morovis. It was a project of rapid impact since it had to be done in 6 months. Our services included the verification and approval of the plans, the approval of the payment certifications, the approval of the materials, the inspections, the weekly meeting and the preparation of the minutes, the daily report, the weekly report and the monthly report.





PISTA ATLETICA DE JUANA DIAZ

Pista Atletica de Juana Diaz | Juana Diaz, PR

Client: RO Rental

Location: Juana Diaz, PR

Estimated Construction Cost: \$1,800,000.00

Completion Date: 2012

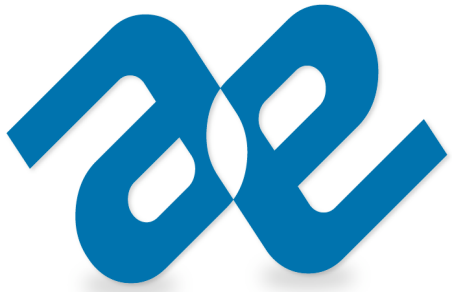
Services: Project Management

Summary:

The project consists of the construction of a new athletic track with parking area, cafeteria, bathroom and gazebo. Our services for this project was the management of the construction and consisted in the preparation of work schedule, submittal, letters, RFI, the breakdown for payment, appropriate Plan CES design and inspections.







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