



Currents

SPRING 2014



The Bond
Margaritaville
321 Ocean Drive
Miami Design District
Associates
Marina Palms
Yacht Club and
Residences
Renaissance At
Dadeland
Miami-Dade County
Public Schools
Coastal Cares



The Bond, Brickell Avenue

South Florida Continues To Lead The Nation's Recovery

Coastal Construction Group is pleased to present the first issue of "Currents", our quarterly newsletter, for 2014.

In this issue, our featured projects run the gamut from hospitality to retail to rental communities to condominiums to educational facilities.

On the cover is The Bond, a stunning luxury condominium being built by *Coastal Condominiums* on Brickell Avenue, and our fourth project for The Rilea Group, and MDR Toledo.

In Broward County, we are building the Margaritaville Hollywood Beach Resort with our joint venture partner, Tishman Construction of New York. We are very excited about this new alliance as we share family values and many other similarities, and look forward to a long and mutually beneficial relationship.

In the "SoFi" neighborhood of South Beach, *Coastal Condominiums* is building 321 Ocean Drive, a multi-family residential community which offers many of the amenities found at the finest hotels, as well as a lushly landscaped oasis, The Garden at 321.

You will also read about our continuing presence at the Miami Design District, where *Coastal Construction* is building the new retail space for renowned designers Hermès, Tom Ford and Cartier for Miami Design District Associates, another repeat client.

In northeast Miami, *Coastal Condominiums* is constructing Marina Palms Yacht Club and Residences, a twenty-five story multi-family tower with decorator-ready units and a full service marina.

In the Kendall area of Miami, near Dadeland Mall, *Coastal Construction* recently broke ground on Renaissance At Dadeland, a high-end rental community, our fourth project for Wood Partners.

We have also featured two of the many projects *Coastal Construction* has built for Miami-Dade County Public Schools: a dual campus for North Dade Middle School, and the complete replacement of a Miami senior high school, in northwest Miami-Dade.

Lastly, we are pleased to highlight two of the most recent beneficiaries of *Coastal Cares*, the philanthropic arm of Coastal.

We thank you for reading this issue of "Currents", and welcome and appreciate your comments and suggestions.



A handwritten signature in white ink that reads "Tom".

Tom Murphy, Jr.
Chairman and CEO

**"It's Not Just Business...
It's Personal."**

The Bond: A Relationship Of Trust



IMAGES BY ARX SOLUTIONS

Living Room

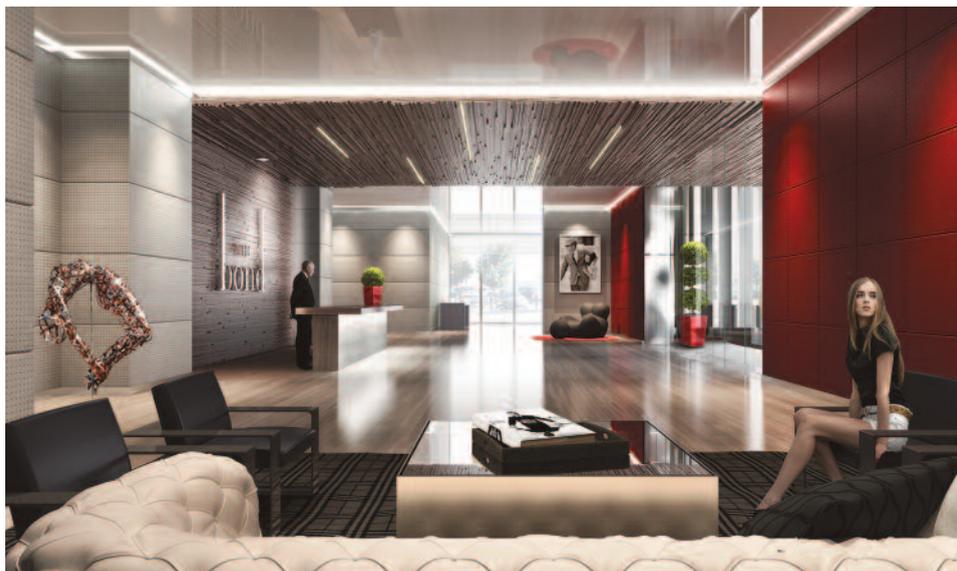
Our featured cover project, The Bond, is being constructed by *Coastal Condominiums* for Rilea Group and MDR Toledo. A 44-story luxury condominium tower located in the heart of the Brickell Financial District, this is our fourth project for Rilea Group. The Bond incorporates the best of classic British elegance with modern day amenities, and consists of 328 residences, ranging in size from studios, one-, two- and three-bedroom units, to exclusive lofts and penthouses, parking and 5,000

square feet of retail on the second floor.

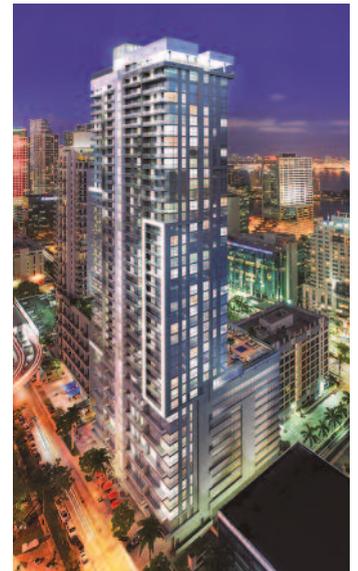
Designed by Nichols Brosch Wurst Wolfe & Associates of Coral Gables, The Bond is appointed with modern day conveniences including an amenities deck with pool, hot tub, cabanas, gym, library, steam and sauna rooms, kids' corner, business center and water feature wall, all located at the top of the podium. The residences feature designer cabinets, quartz countertops, 9' ceilings, and balconies with a view. Loguer Design of Miami is the interior designer.

"The Bond is my fourth building in the Brickell area. I have no doubt that Coastal will again honor the trust that we have placed with them in the past, with this most recent project."

Alan Ojeda
President and CEO
Rilea Group



Lobby



The Bond

Margaritaville Hollywood Beach Resort: Changes In Lattitudes

“The Coastal Tishman project team to-date has brought to the Margaritaville Hollywood Beach Resort project top notch professionalism, personal dedication, and above all a strong sense of teamwork since the beginning of the project. I am looking forward to a very successful completion and on-time opening with the Coastal Tishman team.”

Christopher Lumley
Project Director
Margaritaville
Hollywood Beach Resort



Margaritaville Hollywood Beach Resort

Residents and visitors to south Florida will soon have a new tropical playground. Coastal Tishman is building Margaritaville Hollywood Beach Resort on six acres of pristine beachfront property on the City’s Broadwalk, for Margaritaville Hollywood Beach Resort, L.P.

Designed by Adache Group Architects of Fort Lauderdale, the project involves the demolition of an existing parking garage

and the construction of a new 18-story, 943,000-square-foot structure containing an eight level parking garage. In addition to the 349 resort hotel rooms, there will be 30,000 square feet of meeting and convention space, themed pools and public amenities, including Jimmy Buffet’s Margaritaville Café, 5 o’clock Somewhere Bar and Changes in Attitude Lobby Bar. McBride Interiors and The Rockwell Group are providing the interior design.

We are pleased to announce that Coastal has formed a strategic alliance/joint venture arrangement with Tishman Construction of New York. Ideal partners, Tishman and Coastal are culturally alike in that we are both family businesses, put clients first, build similar types of projects and we see clients, employees and subcontractors as extended family members. Tishman’s mission in New York is similar to ours in south Florida – that is quality people that build quality projects. We are excited to be working with Tishman and look forward to building many projects together.

**Coastal
TISHMAN**

321 Ocean Drive: A Garden On South Of Fifth

Offering urban sophistication in arguably the most famous Miami Beach neighborhood, South of Fifth or “SoFi”, Coastal Condominiums is building 321 Ocean Drive for 321 Ocean Drive, LLC.

Designed by internationally acclaimed architect Enrique Norten, TEN Arquitectos of Mexico City and New York, 321 Ocean Drive consists of 21 residences, including two penthouses and 2 two-story beach villas.

Featuring both ocean and city views, each unit has floor-through layout, with east and west balconies, private elevator lobbies, floor-to-ceiling glass, modern kitchens and baths, and amenities such as beachfront infinity edged pool, direct beach access, fitness center and library. Residents will also have access to 24-hour concierge, valet parking, beach service and attendants, and The Garden at 321, a lushly landscaped urban oasis designed by Enzo Enea.

Reuelta Architecture International of Miami is the architect of record and the interiors are being created by Busta Studio of Tappan, New York.



321 Ocean Drive

“We are proud to be developing the last beachfront parcel South of Fifth and working hand-in-hand with Coastal to bring tremendous quality and craftsmanship to this exquisite building.”

Joshua Benaim
Partner
321 Ocean Drive, LLC

Miami Design District: High Fashion In Miami

Coastal Construction is building the new retail space that will house world renowned designers Hermès, Tom Ford and Cartier for Miami Design District Associates. The stores have been designed by SB Architects of Coral Gables.

This group joins the already eclectic group of designers, art galleries, restaurants

and urban residences in The Miami Design District. The once abandoned area of Miami which has been transformed by Dacra, a real estate company known for its development of creative communities, is now a vibrant neighborhood and shopping destination.

At 11,670 square feet, this will be the signature store for Hermès and will feature its famous Duc carriage with horse logo brand at the top of the building parapet. The Tom Ford store is almost 50,000 square feet. Its unique façade of GFRC panels were designed by the New York design firm of Aranda/Lasch, and its specialty lighting was provided by Speirs & Majors of London.

Cartier will be in an 18,500 square-foot space where it will showcase its world renowned watches, perfumes and accessories. All three buildings will have living roof gardens as a component to achieving LEED Certification.



Hermès

“The nature of the relationship between developers and contractors always involves fluidity and trust. Based on our experience and the high level of integrity at Coastal, when my partners and I started a major expansion in the Miami Design District, given the complexity of the project I could not imagine having selected another contractor.”

Craig Robins
President, Dacra



Cartier

Marina Palms Yacht Club and Residences: Aventura Luxury



Marina Palms Yacht Club and Residences

In North Miami Beach, *Coastal Condominiums* has broken ground on the Marina Palms Yacht Club and Residences for developer Marina Palms Residences North, LLC. The 25-story north tower is comprised of 234 decorator-ready units, pool, and fitness center. Phase II consists of the south tower, which is similar and, when complete, the

project will have a club room, bar, executive business lounge and conference space, as well as a full service marina with 112 boat slips.

Slattery and Associates of Boca Raton are the architects and the interiors are being provided by Interiors by Steven G of Pompano Beach.

“The Renaissance At Dadeland project has allowed Wood Partners to close on the fourth largest project in our portfolio history with the least amount of due diligence risk for this business cycle. Without Coastal Construction’s full focus from every level of their business, we would not have had the right team in place to achieve this goal.”

Will Chappell

Vice President of
Third-Party Construction
Wood Partners

Renaissance At Dadeland



Renaissance At Dadeland

To the south, *Coastal Construction* is erecting a high-end rental property next to Dadeland Mall in southwest Miami-Dade for Wood Partners. This is our fourth project with this client, one of the leading multi-family developers in the nation.

Designed by EDI International of Houston, Renaissance At Dadeland will be a 12-story structure with 432 units wrapped around a five-story parking garage. There will be a fitness center with saunas and the outdoor pool will be located on the 6th level.

Miami-Dade County Public Schools



North Dade Middle School



Miami Central Senior High School

Coastal Construction continues to provide educational facilities for K-12 students of south Florida. Constructed for Miami-Dade County Public Schools, the nation's top school district, Coastal Construction recently completed North Dade Middle/North Dade Center for Modern Languages Elementary School, a 98,300 square-foot dual campus designed by Wolfberg Alvarez & Partners of Miami.

Also recently completed for Miami-Dade County Public Schools is the last phase in the total replacement of Miami Central Senior High School, located in northwest Miami. To meet the scheduled completion date, Coastal fast-tracked the project by working double shifts for three months. This total replacement school was designed by Rodriguez and Quiroga Architects of Coral Gables.

Congratulations also to Alberto Carvalho on being named the nation's top School Superintendent.



Coastal Cares, the philanthropic arm of Coastal, continues to support organizations within the south Florida community. Two of these charities are highlighted in this issue.

"I Have a Dream"® Foundation
of Miami, Inc.



I HAVE A DREAM

The "I have a Dream Foundation of Miami," founded by Jules, Stephanie and Eddie Trump, makes a promise to its "Dreamers." Stay in the program, graduate from high school and we will provide you with a college education.

Each year the Foundation adopts an entire class at a low performing school in an economically disadvantaged area, and offers tutoring, mentoring, college prep classes and counseling to help them stay motivated and graduate from high school. Their success rate is tremendous with more than half of their "Dreamers" graduating from College and a few have even completed graduate school.

Involved since 2009, Coastal is proud to be part of the program and to have raised more than \$500,000 dollars for this very worthwhile organization.

For more information, go to www.ihaveadreamfoundationmiami.com.



THE GENERALS CLUB BOYS & GIRLS CLUB OF BROWARD COUNTY

Coastal has been a proud supporter of The Generals Club since 2007. With skilled and motivated workers in the construction industry an ongoing issue, The Generals Club, comprised of leaders from the construction and building trades industry, meets a two-fold need. It provides the kids who rely on the BGCBC with productive career goals, and the building industry with skilled and determined workers in the building trades. This is accomplished through a program which includes curriculum, training, internships and job placement for members of the BGCBC in the local building industry.

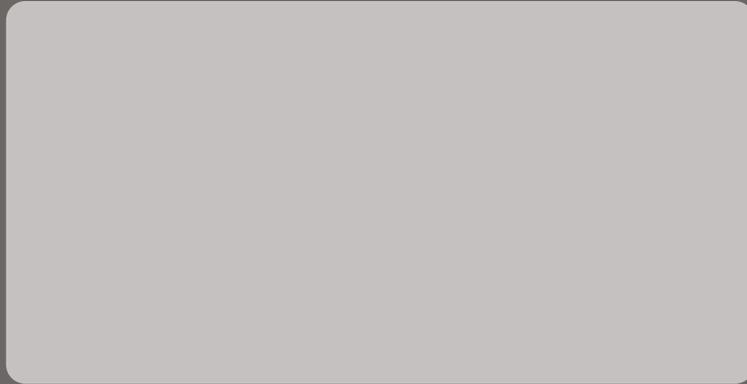
For more information, contact the Boys and Girls Club of Broward County at 954-537-1010.

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**“It’s Not Just Business...
It’s Personal.”**



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