



Currents

SUMMER 2012



A Gold LEED Certified building, General Funding Office Building is located in Miami.



General Funding Office Building
Educational sector
Heritage Park
Affordable green living

Centurion Air Cargo
Miami Design District
Coastal Cares

Welcome

to the first issue of Coastal Construction Group's newly designed "Currents," which features a cleaner, more contemporary look, while complementing our new corporate brochure, revised website, and presentation materials.

This issue highlights our most recently completed projects in a few of the sectors we serve. Featured on the cover is the General Funding Office Building (GFOB), completed in January and home to the corporate headquarters of International Finance Bank, owned by Grupo IF, a family owned enterprise.



Coastal continues to have a strong presence in the educational market, having just finished Phase Three of the complete replacement of Miami Central Senior High School. We are also building North Dade Middle and North Dade Center for Modern Languages Elementary Schools. Both of these K-12 projects are being constructed for Miami-Dade County Public Schools.

Coastal Construction Company added to the family-friendly environment of Sunny Isles Beach by building the four-acre Heritage Park. This tropical element provides recreational facilities and the adjacent Parking Garage will serve the parking needs of both the City and the public.

In Key West, Coastal constructed Poinciana Royale, a low-income housing facility for HIV positive residents of Monroe County, recognized for its "Green" elements and energy efficiency.

You will also hear of the work we are doing in the Miami Design District by providing pre-construction, construction phase and program management services to Dacra and L Real Estate for a mixed-use project. We are also providing services as program manager to Centurion Air Cargo for a cold storage and distribution warehouse located at Miami International Airport.

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

As always, 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". The signature is written in a cursive, flowing style.

Tom Murphy, Jr.
Chairman and CEO

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



An Illusion Of Water

Seven Story General Funding Office Building



NEW YORK FOCUS

Lobby

Located in the City of Miami and adjacent to the business center of Coral Gables, the General Funding Office Building (GFOB) was built by *Coastal Construction Company* for General Funding Corp of Bahamas / Rilea Group. It will be the new corporate headquarters of International Finance Bank (IFB).

Coral Gables-based Nichols, Brosch, Wurst, Wolfe & Associates was the architect of this Class-A commercial office building. A seven-story structure encompassing more than 158,500 square feet, it is wrapped in large missile hurricane impact window wall glass and Alucobond paneling. The exterior boasts two feature walls covered with exotic Blue Sodalite granite quarried from South Africa.

Egan / Simon Architecture of Los Angeles

functioned as Director of Design for both GFOB and IFB and designed the public spaces and office interiors. To provide the illusion of being underwater, an 8,000 square-foot undulating silver metallic ceiling was installed in the drive-thru. The flooring and wall cladding materials in public areas are made of sustainable recycled glass terrazzo, and the office spaces incorporate expansive glass partition walls.

A Gold Leed Certified Building, GFOB also features a sophisticated Lutron lighting control system integrated with high efficiency LED lighting, and a Lutron motorized window shade system with solar tracking. This auto-adjust system controls the shades and lighting levels based on the internal and external conditions in order to optimize the energy savings.

“My experience with Coastal in the construction of such a detailed and complicated building was very positive, with team work being the guiding factor of all meetings. The beautiful results speak for themselves.”

Alan Ojeda
President and CEO
Rilea Group

Coastal Makes The Grade In The Educational Sector



RODRIGUEZ AND QUIROGA ARCHITECTS CHARTERED

Miami Central Senior High School

“Both the North Dade Middle Center for Modern Languages and the Miami Central High School projects presented unique challenges of historically significant campuses and construction of a fully operational high school while adhering to a tight schedule. Coastal delivered these complicated projects and they are both once again a source of great community pride.”

Jaime G. Torrens
Chief Facilities Officer
Miami-Dade County
Public Schools

Coastal Construction Company will complete the third phase of the entire replacement of Miami Central Senior High School for Miami-Dade County Public Schools (MDCPS) in August, in time for the 2012-2013 school year.

The campus, located in Northwest Miami, was designed by Rodriguez and Quiroga Architects of Coral Gables. This final phase includes the construction of a new classroom building, renovation of the science building, new student and staff

parking lots, bus drop-off area, football practice field, basketball and tennis courts, and campus safety improvements.

Contending with a very confined construction site while classes were in session, Coastal worked double shifts for three months to meet the scheduled completion date.

The remaining scope of work for Phase Three involved the demolition of existing buildings, the re-roofing of other buildings, renovation of the auditorium, and completion of all exterior hardscape.

Breaking Ground On A Dual Campus



WOLFBERG ALVAREZ & PARTNERS

North Dade Middle / North Dade Center for Modern Languages Elementary School

Also scheduled for completion for the start of the 2012-2013 school year is a complete middle and elementary school campus in North Miami-Dade.

Constructed by Coastal Construction Company and designed by Wolfberg, Alvarez & Partners, Coral Gables, North Dade Middle and North Dade Center for

Modern Languages Elementary School is a 98,300 square-foot dual campus constructed for Miami-Dade County Public Schools (MDCPS). The project includes new classrooms, an administration building, dining room, gymnasium and media center building, as well as basketball courts, physical education shelter, and bus drop off area.



Heritage Park

Four Acres Of Tropical Paradise



Parking garage

Coastal Construction Company recently completed Heritage Park and Parking Garage in Sunny Isles Beach.

The four-acre Park, designed by AECOM of Coral Gables, includes a pavilion, event stage, memorial wall with water fountain, interactive water feature, playgrounds, basketball court, and dog park. It also features a two-acre lawn area with stone seat walls and lush, tropical landscaping.

The public now has access to additional parking in the adjacent six-story, 500-car parking garage.



Heritage Park playground

“Heritage Park was a complicated project that required an agile contractor who could adjust to changing client needs. Coastal provided us with a first rate product of which we are very proud.

Alan J. Cohen

City Manager

City of Sunny Isles Beach

Affordable Green Living

With A Community Focus



Poinciana Royale

A partnership between Reliance Housing Foundation and AIDS Help has resulted in Poinciana Royale, a low-income housing facility for HIV positive residents of Monroe County.

Recently completed by *Coastal Construction Company*, and located in Key West, Poinciana Royale consists of fifty units. The three-story structure of more than 47,500 square feet was designed by architect Thomas E. Pope, Key West.

The solar roof panel installation at Poinciana Royale, one of the largest in the city, contributes to Key West's energy needs, while earning the facility energy credits. In addition, this was the first Florida Green Building Coalition (FGBC) Platinum-rated multi-family building in Florida at the time of completion. All units received an FGBC "Certified Florida Green Home – Platinum" rating and certification as "an energy star qualified home."

The facility's landscaping earned a Gold Rating from the Florida-Friendly Landscaping Program.

Miami Design District

One Million Square Feet Of Luxury



Palm Court Plaza

Gables serves as the production architect.

This multi-phase project will range from two to fourteen stories in height, and when complete will be in excess of one million square feet of high-end luxury retail, hospitality, residential, restaurants, and associated parking.

The project has received a LEED ND (Neighborhood Development) distinction, having

Coastal Construction Company is providing pre-construction services, as well as acting as the program manager to Dacra and L Real Estate for a mixed use project in the Miami Design District.

ArandaLasch of New York is the lead design architect and SB Architects of Coral

met measurable standards that identify a development or proposed development to be environmentally superior by considering its location and access, its internal pattern and design, and its use of green technology and building techniques.

Air Cargo Center

State-Of-The Art
Cold Storage And
Distribution Warehouse



In September, *Coastal Construction Company* began providing services as program manager to Centurion Air Cargo – Miami Air Cargo Center. Transporters of flowers and food, Centurion brings in products from South America, where it is held at their warehouses until shipment to their distribution centers.

This state-of-the-art project is located on what could be the last significant airside development parcel at Miami International Airport (MIA) and involves a 400,000 square-foot cold storage and distribution warehouse. In addition, the Center will house 99,000+ square feet of office space and provide 500,000 square feet of exclusive ramp, on which up to eight wide-body aircraft, including 747's, can be parked.

Coastal is working with developer AeroTerm and its general contractor to coordinate our client's occupancy of the project from build-out to move-in.



In our last edition of "Currents," we introduced you to *Coastal Cares*, the philanthropic arm of our organization. Since that introduction, *Coastal Cares* along with our subcontractors and suppliers have rallied to support many local and national charities, three of which are highlighted in this issue.



BE A KID AGAIN!

On March 31st, Coastal was a Presenting Sponsor and joined fifty other community-minded businesses at the Miami Children's Museum "Be a Kid Again Gala." The Children's Museum is dedicated to enriching the lives of all children by encouraging a love of learning and enabling children to realize their true potential. These goals are accomplished through learning materials related to arts, culture, communication, and community programs and interactive exhibits.



REBUILDING TOGETHER

National "Rebuilding Together Day" was observed on Saturday April 28th across the country. Coastal and its team of employees joined with 320 local volunteers to revitalize twenty homes in Naranja. With an emphasis on residents who are elderly and disabled, the efforts of Rebuilding Together assist low income families to ensure they do not have to make the choice between vital necessities such as food or medicine, and replacing or repairing plumbing that does not work, or replacing a broken window.



HELPING THE LESS FORTUNATE

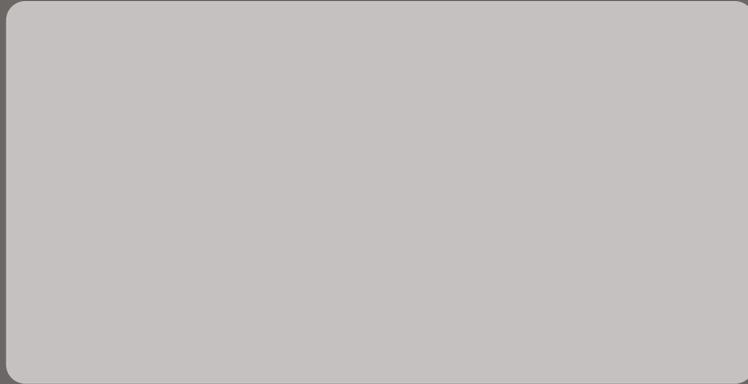
Coastal continued its long history of support to the United Way of Miami-Dade through its Platinum Sponsorship of the Mayor's Ball on June 2nd. Proceeds of this event benefit the local efforts of United Way, an organization that is synonymous with compassion as it continues its efforts to create a caring community for the less fortunate of Miami-Dade County.

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



This publication depicts projects built by the Coastal Family of Companies listed at CoastalConstruction.com