

**MIXED USE - HIGH RISE COMPANY PROFILE**

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**JAXI BUILDERS, INC.**

1629 NW 84th Ave. Doral, FL 33126

Ph: (305) 599-0700 Fax: (305) 592-3898

[www.jaxi.com](http://www.jaxi.com)



**JAXI**  
**BUILDERS, INC.**



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### 1- LETTER OF PRESENTATION

We thank you for the opportunity given to introduce our company to you.

JAXI Builders Inc. has proudly served as a general contractor for the last 35 years in both the private & public sectors.

Through that duration, the range of buildings we've built and sectors we have completed projects within include but are not limited to: ground-up commercial, commercial interior build-outs, commercial interior improvements, rehabilitations, retail spaces, restaurants, markets, tilt-up and pre-cast, multi-family, mid-rise, public-private partnerships, industrial, residential, supportive housing, law-enforcement and healthcare facilities.

Established in 1986 with the commitment of its principals to provide clients with a consistent caliber of excellence in construction, unwavering attention to clients' needs and concerns, and diligent control over budgets and schedules.

The dedication to these commitments has resulted in considerable aggregate time and cost savings for JAXI's clients and a reputation of consistently delivering the best results.

The members of the JAXI organization understand that principally our success is derived from the enduring bonds we have built with owners and clients.

Bonds formed through carrying out projects with only the highest standard of intentioned management & collaborative administration. We work together for the owner and maintain transparency in our responsibility to the ownership throughout each detail of payment applications, change orders and documentation.

The many employees who lend to our experience and know-how have grown with us through the years in their relationships with the variety of repeat business clients we encounter.

JAXI Builders is confident in the teams and departments carefully developed and organized to serve you on your next project and look forward to the opportunity to grow in unison with & your team as a future prospective client.

We thank you for your time and consideration given and look forward to the opportunity to meet in person to further discuss opportunities available for your upcoming projects and the ability to prove ourselves once again.

Sincerely,

**Abel Ramirez**  
President





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### ABEL RAMIREZ

**President and CEO**

LEED® AP

State of Florida General Contractor

License #CGC022734

## 2 - ABILITY AND EXPERIENCE

Abel Ramirez is the Founder and President of JAXI Builders Inc. Construction runs deep in his veins as he has been working the construction field with his father since his early teens, bringing more than forty-five years of direct experience value to the corporation. Going on to then acquire his General Contractor's license in mid-college, in the past thirty-five plus years Mr. Ramirez has propelled the company's growth to yearly revenue exceeding the hundred million mark. JAXI Builders now operates as a multi-faceted corporation exercising exponential growth & completing projects in the multi-family, mid-rise, ground-up commercial, public sector, rehab, commercial interior improvements, industrial, residential, retail spaces, affordable housing, and healthcare facilities, throughout the South and Western regions of Florida.

Mr. Ramirez's tenacity and perseverance have earned JAXI Builders a stellar reputation for delivering top-quality construction products for clients from "Foundation to Finish." Abel consistently involves himself throughout the inception, construction and closeout phases of each project undertaking awarded to JAXI Builders. This personal investment from the company leader perpetuates a company culture that examines the details closely & strictly adheres to planning initiatives to accomplish projects on-time & within budget parameters. You will find him in the fine details of early estimates & preliminaries ensuring the owner receives the best number for each of the trades, guiding project managers & superintendents on the elevated levels of expectation he has for their performance and always taking the initiative to put forth the owner's expectation as the guiding principle for each undertaking.

As JAXI Builders continues to expand, he still takes the time to connect with each of the individual employees who contribute to the company whether it be in the office, field management or support staff. Abel's accessibility by each of the employees, subcontractors, & clients JAXI interacts with elevates the ability for problem solving to be decisive and quick to resolution with his participation in the minute details. Previously named as one of the top homebuilders in Southeast Florida by the South Florida Business Journal, this is among the accomplishments characterizing the commitment he carries to heart. In addition to holding licensing in the construction and real estate industries, Mr. Ramirez holds a volunteer board member position in Miami-Dade County's Unsafe Structures Board, A position he has held for more than two decades. His forward-looking prerogative led him to complete the LEED certification at the pioneering phase of the accreditation & since the completion of various LEED accredited buildings in operation today.

Mr. Ramirez goes above & beyond to meet the clients' needs and expectations doing so with a personal touch. His ability to understand and think from the owner's mindset enables him to operate as a great beneficiary on behalf of the client, always weighing the perspective of the owner out in major & minor strategic decisions. Mr. Ramirez takes pride in his South Florida roots and is looking forward in anticipation to the company continuing to push its' potential and the pursuit of expanding his repeat business clientele!







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### EDUARDO CABALLERO

Vice President

LEED® AP

State of Florida General Contractor, License #CGC062738

## 2 - ABILITY AND EXPERIENCE

Eduardo Caballero, a resident of South Florida and an international businessman, brings a great deal of experience in management and construction to his role as the Vice President of JAXI Builders. Mr. Caballero has a plethora of educational development with previous experience as an architect, he always finds a way to craft creative solutions to difficult problems. Eduardo's nuanced & composite approach has contributed to the completion of projects in the following categories: historical preservation, luxury residential condominiums, retail centers, industrial & commercial warehouse parks, government buildings, health care facilities, multinational distribution centers, interior office and tenant buildouts, restaurants, custom home developments & multifamily mixed use apartment complexes.

After obtaining his General Contractor's license, he went on to serve in various hands-on management & executive oversight positions. The firsthand knowledge developed through the oversight of daily activities facilitates in the completion of our projects on time & within budget and most importantly to the high satisfaction of our growing & repeat customer bases.

Mr. Caballero furthermore brings a strict degree of professionalism centered on maximizing the bottom line for both the client & general contractor. His strict attention to detail and understanding of pricing as well as Value Engineering has led him to save clients millions in buydowns that are often shared between the client & contractor.

Eduardo co-shares responsibilities for the overall management & oversight of all JAXI Builder's projects and always adds value to the equation. His activities range from coordinating the initial design teams & preconstruction oversight, monitoring construction phases, attempts at buydown in material procurements, consistent evaluating of vendor/subcontractor performances and documentation management. The conglomeration of Mr. Caballero's involvement in these different facets ensures that JAXI is on target with each of the commitments made to our clients.



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### 3 - PROJECT PORTFOLIO



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"Quality...from Foundation to Finish!"





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### 3 - PROJECT PORTFOLIO

#### **17 ALLAPATTAH**

1569 NW 17TH AVENUE

MIAMI, FLORIDA

ARCHITECT: BEHAR, FONT & PARTNERS

13 STORY BUILDING - 192 UNITS

**UNDER CONSTRUCTION**







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### 3 - PROJECT PORTFOLIO

#### **EON FLAGLER PHASE II**

444 NE 7TH STREET  
 FORT LAUDERDALE, FLORIDA  
 ARCHITECT: COHEN, FREEDMAN, ENCINOSA  
 & ASSOC. ARCHITECTS, PA.  
 12 STORY BUILDING - 270 UNITS  
**UNDER CONSTRUCTION**







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### 3 - PROJECT PORTFOLIO



#### INTOWN

1900 SW 8TH STREET, MIAMI, FL  
THE ASTOR COMPANIES  
ARCHITECT: BEHAR, FONT & PARTNERS  
14 STORY, 2 TOWER BUILDING, 326 CONDO UNITS  
**COMPLETED**







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### 3 - PROJECT PORTFOLIO

#### **MERRICK MANOR**

301 ALTARA AVENUE CORAL GABLES, FLORIDA  
THE ASTOR COMPANIES  
ARCHITECT: BEHAR, FONT & PARTNERS  
10 STORY BUILDING, 227 CONDO UNITS.  
**COMPLETED**



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### 3 - PROJECT PORTFOLIO

#### **ALTA FLAGLER VILLAGE**

600 NE 4th AVENUE , FT. LAUDERADLE, FLORIDA

ALTA DEVELOPERS

ARCHITECT: COHEN, FREEDMAN, ENCINOSA & ASSOC.

12 STORY, TWO TOWER BUILDING, 208 CONDO UNITS.

**COMPLETED**







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### 3 - PROJECT PORTFOLIO

#### **KARIS VILLAGE**

11885 SW 216TH STREET, MIAMI, FL 33170  
CARRFOUR SUPPORTIVE HOUSING  
ARCHITECT: BEHAR, FONT & PARTNERS  
8 STORY BUILDING, 88 CONDO UNITS.  
**COMPLETED**







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### 3 - PROJECT PORTFOLIO

#### **CORONADO AT DORAL**

8899 NW 107 AVE., MIAMI, FLORIDA

DR. HORTON

ARCHITECT: PASCUAL PEREZ KILIDDJIAN & ASSOCIATES

16 - FOUR STORY CONDOMINIUM BUILDING - 345 UNITS

**COMPLETED**





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**3 - PROJECT PORTFOLIO**

**MAJESTIC PALMS**

11701 OLIVETTI LANE, FT. MYERS, FLORIDA  
 CEDAR AT MAJESTIC PALMS LLC.  
 ARCHITECT: WOOLF & ASSOCIATES  
 4 - FOUR STORY BUILDING, 80 UNITS  
**COMPLETED**



**STEPHEN E. CHAYKIN APTS.**

321-327 MICHIGAN AVE. MIAMI BEACH, FL  
 CARRFOUR SUPPORTIVE HOUSING  
 ARCHITECT: MATEU ARCHITECTS  
 1 - FIVE STORY BUILDING. 30 RESIDENTIAL UNITS  
**COMPLETED**







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### 3 - PROJECT PORTFOLIO

#### **BELLA CASA LUXURY CONDOMINIUMS**

13100 BELLA CASA CIRCLE, FORT MYERS, FLORIDA

CEDAR LAKES AT FT. MYERS LLC.

ARCHITECT: MARC WIENER

10 - FOUR STORY BUILDING - 200 UNITS

**COMPLETED**







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**3 - PROJECT PORTFOLIO**

**WOODSPRING SUITES**

MIAMI, NAPLES, MIRAMAR, NAPLES WEST, TAMARAC, DORAL

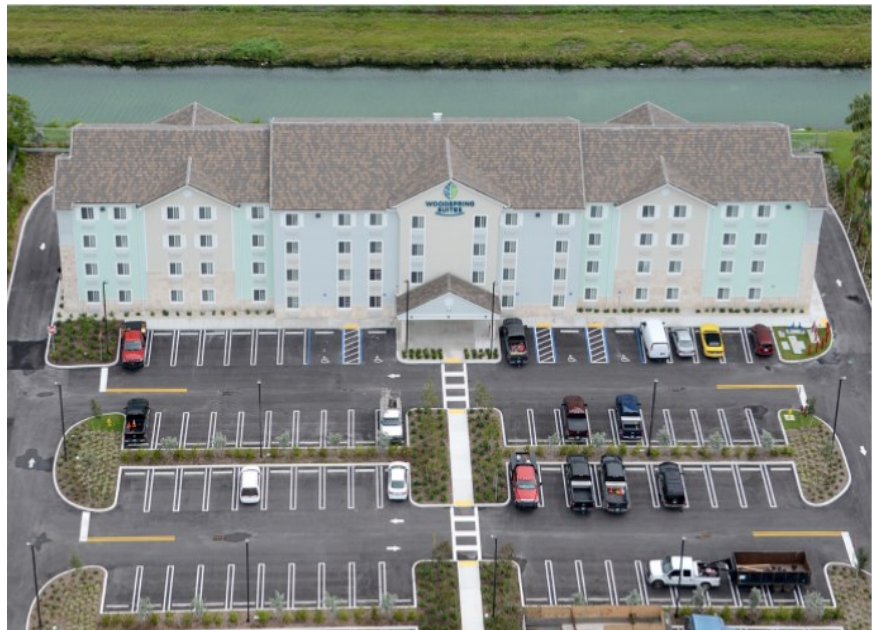
GOLD COAST PREMIER PROPERTIES

ARCHITECT: WOOLPERT

123 UNITS EXTENDED STAY HOTELS

**COMPLETED**

**MIAMI**



**MIRAMAR**





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**3 - PROJECT PORTFOLIO**

**WOODSPRING SUITES**

MIAMI, NAPLES, MIRAMAR, NAPLES WEST, TAMARAC, DORAL

GOLD COAST PREMIER PROPERTIES

ARCHITECT: WOOLPERT

123 UNITS EXTENDED STAY HOTELS

**COMPLETED**

**NAPLES**



**NAPLES WEST**







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## 3 - PROJECT PORTFOLIO

### **WOODSPRING SUITES**

MIAMI, NAPLES, MIRAMAR, NAPLES WEST, TAMARAC, DORAL  
 GOLD COAST PREMIER PROPERTIES  
 ARCHITECT: WOOLPERT  
 123 UNITS EXTENDED STAY HOTELS  
**COMPLETED**

### **TAMARAC**



### **DORAL**





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### 3 - PROJECT PORTFOLIO



## **PALMETTO SUNSET CARTAGENA** CARTAGENA (COLOMBIA) 42 STORY BUILDING - 118 UNITS COMPLETED



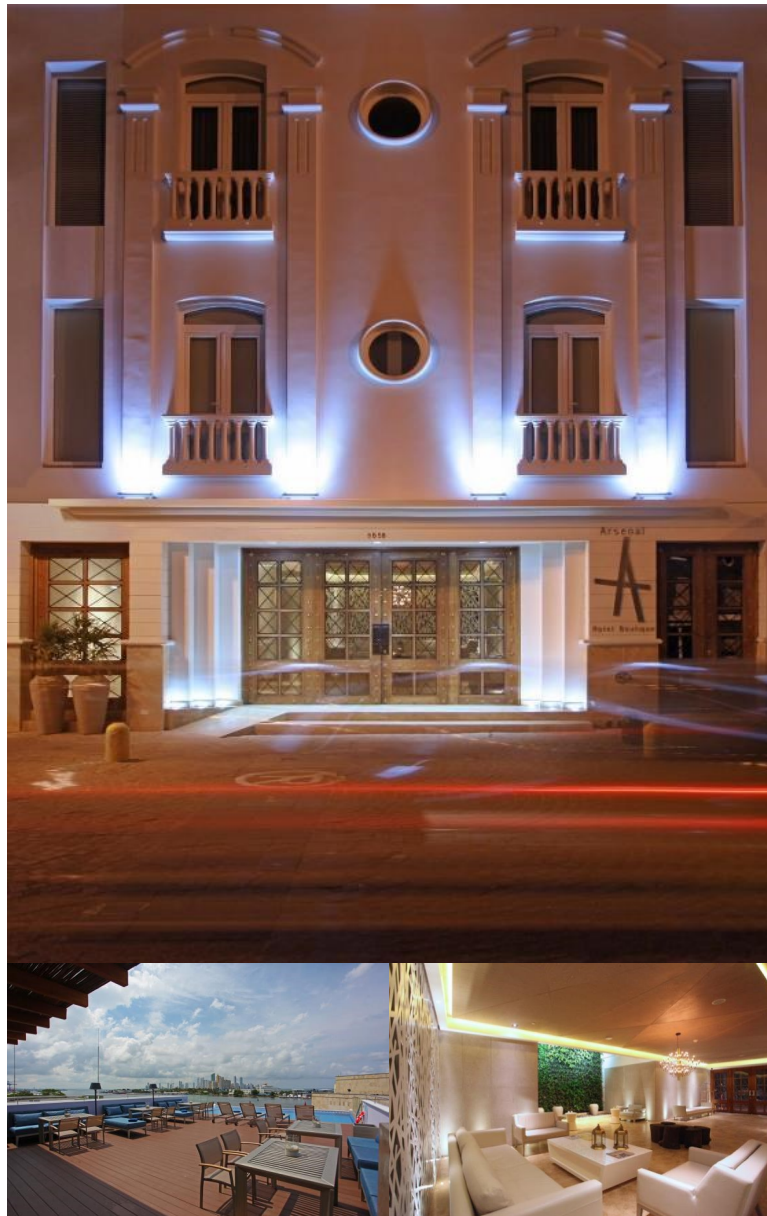




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3 - PROJECT PORTFOLIO

**ALLURE CHOCOLATE—HOTEL**  
CARTAGENA (COLOMBIA)  
80 BEDROOMS  
COMPLETED





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### 3 - PROJECT PORTFOLIO

#### **CENTRO COMERCIAL SAN FERNANDO** **CARTAGENA (COLOMBIA)** 4 STORY - 107,000 SQ.FT . 63 RETAIL SPACES, 6 - SCREEN MOVIE THEATER **COMPLETED**







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**3 - PROJECT PORTFOLIO**

**ALLURE**

2601 FIRST STREET, FORT MYERS, FLORIDA

CEDAR RIVER AT FORT MYERS LLC.

BERMELLO, AJAMIL & PARTNERS. P.A..

2 HIGH RISE - 25 STORY BUILDING- 325 UNITS

**IN PLANING**





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### 3 - PROJECT PORTFOLIO

#### **ONE CONDOMINIUM**

2583 FIRST STREET, FORT MYERS, FLORIDA  
CEDAR RIVER AT FORT MYERS II LLC.  
ARCHITECT: BEHAR, FONT & PARTNERS  
22 STORY BUILDING - 34 UNITS  
**IN PLANNING**







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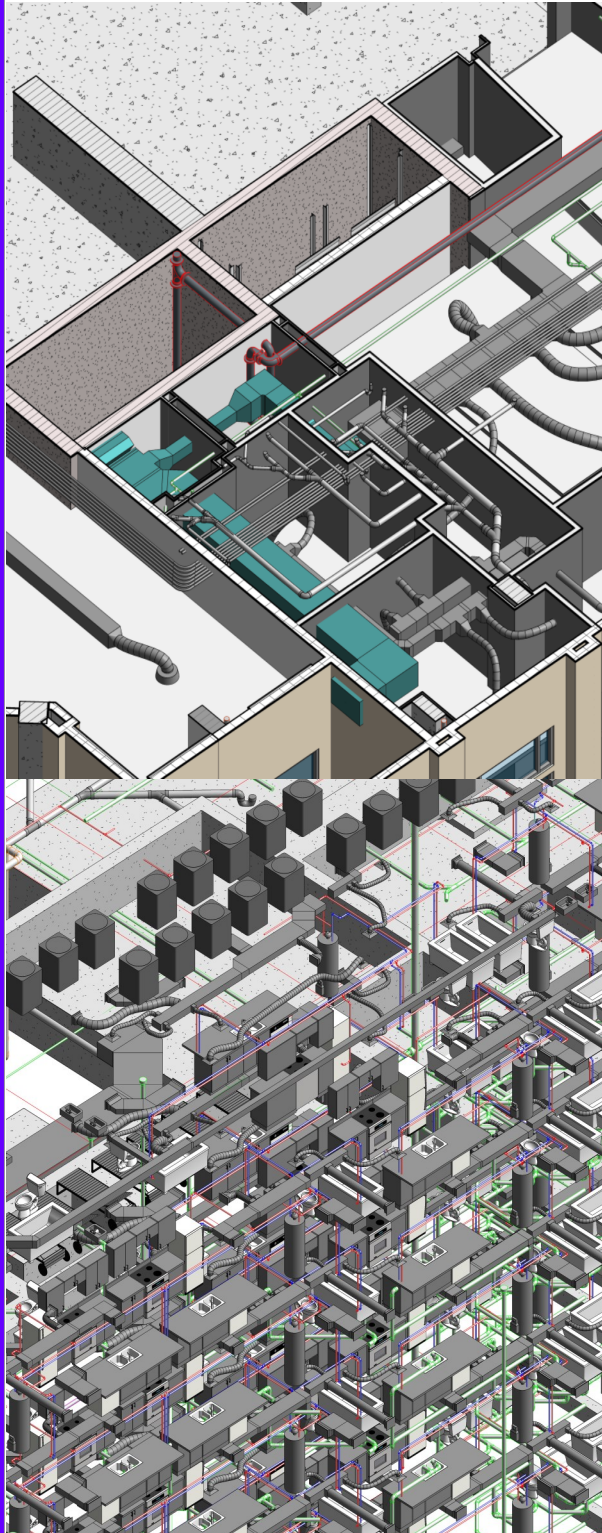
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## 4 - BUILDING INFORMATION MANAGEMENT (BIM)



### BUILDING INFORMATION MANAGEMENT (BIM)

**BIM is a new technology that is aimed to optimize the constructability of the projects, increasing competitiveness and productivity in construction companies**

JAXI Builders Inc. is always attentive to the adoption of new technologies like BIM that favor the construction process in order to transfer the benefits to our customers and stimulate the confidence and satisfaction of the client.

This tool encourages the collaboration between the different design and construction disciplines that interact in the execution of a construction project (architectural, structural, MEP systems, civil infrastructure, landscape, etc).

For this purpose, various types of computer programs are used simultaneously, dynamically, in three dimensions and in real time, increasing the efficiency in the management of resources during the different stages of the project. It can also include administrative processes, programming and budget.

In this way the information is integrated into a single model allowing changes and modifications to be executed simultaneously and instantaneously foreseeing the spatial relationship and the possible conflicts between the innumerable parts that make up a project, coordinating them all in real time using computers where previously work was done with drawings on paper.

## 5 - GREEN BUILDING CERTIFICATIONS



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## 5 - GREEN BUILDING CERTIFICATIONS



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### GREEN BUILDING CERTIFICATION INSTITUTE

HEREBY CERTIFIES THAT

# Eduardo Caballero

HAS ACHIEVED THE DESIGNATION OF

## LEED® ACCREDITED PROFESSIONAL

BY DEMONSTRATING THE KNOWLEDGE OF GREEN BUILDING PRACTICE  
REQUIRED FOR SUCCESSFUL IMPLEMENTATION OF THE LEADERSHIP IN ENERGY  
AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™.



*[Signature]*  
Chairman

February 28, 2009

Date Issued

*[Signature]*  
Peter Tompkins, President

Printed on 50% bamboo fibers / 50% post consumer fibers with vegetable based inks.



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## 5 - GREEN BUILDING CERTIFICATIONS



### AWARDS



**VERDE GARDENS FRESH MARKET**  
**HOMESTEAD, FLORIDA**






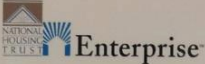
LEED SILVER CERTIFIED  
 LEED For New Construction  
 Certified January 2012


Sustainable Sites	13
Water Efficiency	12
Energy & Atmosphere	9
Materials & Resources	3
Indoor Environmental Quality	10
Innovation & Design	3
<b>Total LEED Points</b>	<b>50</b>


A component of the Verde Gardens Community in Homestead, Florida is the Fresh Market, where locally-harvested produce is sold. Adjacent to the community and market is a 22-acre farm where residents have the opportunity to work. The farm yields the produce to be sold at the Market, thus providing support to the entire community. The Fresh Market features a daylight, naturally ventilated marketplace.

Location	Homestead, Florida	22% Annual Energy Savings
Owner	Carrfour Supportive Housing	90% Annual Water Savings
Architect	Miami Homeless Trust	96% Construction Waste Diversion
Contractor	Jaxi Builders	\$4,153 Annual Operating Cost Savings
Completion Date	Fall 2011	
Area	4,435 Square feet	
Project Cost	\$2 Million	
Sequil Systems, Inc. - LEED Commissioning		










"Coming together is a beginning; keeping together is progress;  
 working together is success"

- Henry Ford


With Appreciation to

**Jaxi Builders, Inc.**

For Contributing to the Success of the Project



**Harvard House**  
 Grand Opening  
 March 19, 2013







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## 5 - GREEN BUILDING CERTIFICATIONS



### AWARDS





**6 - BONDING , INSURANCE**

JAXI Builders Inc. is fully bondable and licensed with A.M. A+ ratings for all of its insurance coverages (Bonding, General Liability, Excess Umbrella, Worker's Compensation, and Automobile policies).

JAXI carries its bonding coverage thru Berkley Insurance company having limits for single size jobs in the range of \$100 million and high aggregate limits..





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## 7 - REFERENCES

**CLIENT REFERENCES WILL BE PROVIDED UPON  
REQUEST**