APPENDIX A
Team

Vessup Operations, LLC (VO)
AMS Hospitality (AMSH)
Applied Technology & Management (ATM)
Jaredian Design Group (JDG)
Edge of Architecture (EOA)
Design District Architects (DDA)
Harris Civil Engineers (HCE)
Paul Ferreras, P.E. (PFPE)
Bioimpact, Inc. (BI)
Vessup Operations, LLC (VO)
Company Overview
Vessup Operations, LLC (VO)
Company Overview

Vessup Operations LLC (VO) is a single purpose entity created to manage the redevelopment of the Latitude 18 Marina. The result of this redevelopment will be a landmark facility that will help the US Virgin Islands recapture revenues from the marine industry that have previously been generated outside of the territory in neighboring islands while providing much needed opportunities for Virgin Islanders in the marine industry.

Vessup Operations LLC is managed by Virgin Islands businessman Lee Steiner who is a lifetime resident of the Virgin Islands and represents one of four generations of his family who have resided in the territory since the 1950's. Mr. Steiner is the founder and owner of USVI Sotheby's International Realty which has done business in the territory for over a decade. He is also the principal of multiple businesses engaged in real estate development and management in St. Thomas. Mr. Steiner is active in the community that he cares about deeply and has served on several boards including the Downtown Revitalization Initiative and the Virgin Islands Port Authority.
AMS Hospitality
Company Overview

AMS Hospitality (AMSH) is a hotel development firm that represents a strategic joint venture of two premier real estate owners and developers, Stormont Hospitality Group (SHG) and The Allen Morris Company (AMCO), who have partnered to develop and acquire strategically-located hospitality properties throughout the U.S.

The partnership of AMS Hospitality leverages the key strengths and expertise of both firms across development, construction, capital markets, and asset management.

(1) Combined projects between Principals of Stormont Hospitality Group and The Allen Morris Company
Jim Stormont
Vice Chairman

As Vice Chairman of AMS Hospitality, Jim Stormont acts in an advisory role with specific focus on strategy, finance, public/private partnerships, and new business development.

Jim Stormont’s 30+ year career in hotel development and finance brings a unique understanding and appreciation of the various components of the hotel investment business, having achieved success in numerous hotel cycles, including a national reputation for public/private hotel development expertise. Before starting AMS Hospitality, Jim re-established Stormont Hospitality Group (SHG) in 2012 to respond to the market’s renewed demand for hotel development projects, serving as president and lead principal.

Prior to this, Jim served for five years as principal of Grove Street Partners, a multi-product real estate development company, during which time he led the development of the hotels totaling 1,154 rooms. Jim’s career also includes positions as CFO and Principal of Stormont Trice Corporation, Executive Vice President of Noble Investment Group, LLC and President of Stormont Hospitality Group, LLC, and several years of hotel operations experience at Marriott International. Throughout his hotel career, Jim Stormont has gained substantial experience in all aspects of the development, operation, and ownership of hotels, conference centers and resorts. He has played an instrumental role in the successful structuring, financing, and development of more than $2 billion of prominent hotel properties, including some of the most successful public/private hospitality projects in the U.S. A majority of these hospitality projects have involved structuring economically feasible, complex public/private partnerships requiring extensive legal and financial negotiations. Jim has been an active member of the Rotary Club of Atlanta for over twenty years and is a long-time member of the Atlanta Country Club.

Education
B.A., Economics, Middlebury College
M.B.A., Cornell University

Peter DiCorpo
President

As President of AMS Hospitality, Peter DiCorpo oversees all activities of the company, including underwriting, finance, accounting, design & construction, asset management, and all hotel operating activities before and after opening. His focus is on streamlining the company’s processes and procedures, and on positioning the company for planned growth; both in its existing lines of business as well as in new ventures. Additionally, he manages the process for capital raising and reporting. Peter has more than 24 years of experience in real estate, investment, and operations. He served as Chief Operating Officer of Waypoint Residential where he managed corporate and property operations focused on the rental housing sector. During his tenure, he oversaw significant growth in the firm’s portfolio, expanded the property management division to include student housing and significantly upgraded infrastructure operations using emerging technology solutions. Prior to that, Peter served as President of the $10 billion U.S. Core Investment Platform at CBRE Global Investors and as Chief Administration Officer of AG Global Real Estate. Peter also serves as Board of Director and Treasurer of the Westchester Land Trust and as Board Member and prior Chairman of the National Association of Real Estate Investment Managers (NAREIM).

Education
B.A.M. Athematical Economics, Colgate University
M.B.A. Professional Accounting, New York University
M.B.A. Accounting, University of Hartford

John Cooper
Chief Development Officer

As Chief Development Officer of AMS Hospitality, John Cooper is responsible for all construction, budgeting, design, and development activities. John’s career in hospitality spans more than 27 years in all phases of the hotel development and renovation process. Prior to his role as Chief Development Officer at AMS Hospitality, John served as Senior Vice President of Design and Development at Rockbridge, Principal & Executive Vice President of Noble Development Group, LLC, and Vice President of Design and Construction of Stormont Trice Corporation. John has had a senior role in the development, renovation, programming and design of over $2B of high-profile, full-service and lifestyle hotel, conference center and resort properties throughout the U.S. John’s expertise in budgeting, scheduling, negotiating and construction have resulted in the consistent on-time and on-budget delivery of his hotel projects.

Education
B.S. Construction Management, Arizona State University
Ken Martin, AIA NCARB
Project Manager

Ken Martin currently serves as Development Project Manager at AMS Hospitality. Ken’s 27+ year career in hospitality programming, planning and design has included leadership positions at several global design firms such as Principal and Hospitality Leader at DLR Group, Kansas City; and most recently as Vice President and Managing Principal of Leo Daly’s Dallas office, which specialized in hospitality and mixed use design. Ken has been involved in over 60 hospitality projects resulting in over $1 billion in construction and representing all major hotel brands across the country. Having worked on projects in over 20 states including Hawaii, Ken brings a broad range of knowledge in both jurisdictional approvals and working with communities. His experience in programming and planning hotels has led to working directly with numerous ownership groups on hotel brand and site selection. These collaborations focus on developing specific criteria based on guest demographics, hotel service levels and location to inform the design and achieve a successful project for all. Throughout his career Ken has lead teams in the delicate balance of design, budget and the overall guest experience to produce the highest return on investment for owners and to achieve the best product in any location.

Will Woodworth
Vice President of Investments

As Vice President of Investments, Will Woodworth is responsible for all aspects of the debt origination process, including sourcing, underwriting, brand and management relations and financial structuring. Will Woodworth brings over 10 years of experience to his role as Vice President of Investments. He previously held an acquisitions position at Rockbridge, a hospitality private equity firm based in Columbus, Ohio where he originated debt and equity investments totaling over $500M across the United States. Additionally, Will worked as a relationship manager with the Hospitality Finance Group at Wells Fargo Bank in Charlotte, North Carolina, where his core responsibilities included portfolio management and new business development with private developers, owner/operators, private equity funds and public REITs throughout the U.S. Will has managed the sourcing, structuring, and underwriting processes for hotel opportunities, deploying capital via debt and equity vehicles, with experience evaluating opportunities across the U.S. and representing over $1.5B in debt originations and $500M of asset value in equity investments across hotel segments and brands. Will serves as Treasurer for the Atlanta Hospitality Alliance, a non-profit group supporting the Atlanta-area hospitality community.

Elizabeth Bryan
Vice President of Finance & Administration

As Vice President of Finance & Administration, Elizabeth manages corporate accounting, finance, administration, and human resources at AMS Hospitality. In addition, she oversees asset management and project accounting for the hotels. Her focus is on improving process and reporting efficiencies and optimizing system automation. Elizabeth brings six years of real estate experience to the team. Before joining AMS, Elizabeth was the Director of Program Management for the Global Real Estate and Procurement department at RELX, a FTSE 100 company based in London. Most notably, Elizabeth led the global implementation of the new lease accounting standard for RELX’s property portfolio, consisting of 350+ leases across 40+ countries. Elizabeth started her career in assurance services at Ernst & Young and amongst her audit clients was a multinational hotel company. Elizabeth is a Certified Public Accountant, holds a Six Sigma Green Belt Certification and achieved the CoreNet Global MCR (Master of Corporate Real Estate) designation.

Steve Laski
Vice President of Construction

As Vice President of Construction at AMS Hospitality, Steve Laski is responsible for oversight of all construction-related activities, including maintaining project schedules and budgets. Steve has over 30 years of construction and development experience and has built a reputation for successful management and execution. His reputation has resulted in his becoming an industry resource and consultant for numerous top hospitality ownership groups and franchisers. Prior to joining AMS, Steve co-founded Acumen Development Partners, a national provider of turn-key real estate development services with extensive expertise in upscale and mid-scale hospitality. Steve remains involved in overseeing field operations and providing oversight to corporate business functions, as a principal at Acumen. His project bandwidth ranges from $1 million to $250 million dollars in project size. Steve also served as Vice President of Construction with Noble Investment Group, and began his career as a project director with JA Jones Construction.
W. Allen Morris
Chairman & CEO
The Allen Morris Company

W. Allen Morris has led AMCO since 1980, after taking the helm of the real estate company his father established in 1958. Today, the company is one of the largest diversified real estate companies in the southeast with offices around Florida and Georgia, and over 80 successful development projects to its credit. Some of his key projects have won resounding praise, such as the landmark Aflahmbra Towers in Coral Gables named the “Top Commercial Project in Florida,” among 8 other awards. Allen is a recognized leader in commercial real estate having won numerous awards including; 2019 Lifetime Achievement Award by the Greater Miami Chamber of Commerce; 2014 Business Leader of the Year Award from The Coral Gables Chamber of Commerce; 2011 REAL Trend Setter Award from the Greater Miami Chamber of Commerce; and 2009 South Florida Business Leader of the Year Award in Real Estate.

Allen is also Executive Chairman of AMS Hospitality (AMSH).

Spencer Morris
Chief Investment Officer
The Allen Morris Company

As Chief Investment Officer of The Allen Morris Company, Spencer Morris is responsible for overseeing the company’s $1.2 billion development pipeline. His focus is on strategic planning, acquisitions, as well as structuring and financing mixed-use projects throughout the Southeast. Since joining the firm in 2016, Spencer has acquired and developed key assets in Georgia. Previously, Spencer served as Assistant Project Manager on the 58-story, 1.3 million square foot SLS LUX-Brickell hotel and condominium as well as on other projects with The Related Group in Miami, Florida. Spencer was born and raised in Coral Gables. He graduated with an International Baccalaureate diploma from The American School in Switzerland.

Spencer is also an active Principal of AMS Hospitality (AMSH).

Education
B.A. Business Psychology
Georgia Institute of Technology
Executive MSA, Harvard University

A Partnership between Industry Leaders

Our vision is to create differentiated and impactful projects, memorable experiences for both our guests and the surrounding community, and to provide long-term value for our shareholders.

A Mission Statement we live by:
Inspire people with the beauty of our projects
Impress them with the excellence of our service
Improve the quality of life of all those we touch

The Allen Morris Company (AMCO)
The 62 year-old, family-run real estate firm specializes in commercial, multi-family and mixed-use developments, leasing and brokerage as well as property management. With offices throughout Florida and Georgia, The Allen Morris Company has served its business and investment clients with over 85 projects. Allen Morris has a build-to-own mentality and currently has a development pipeline of $1.25 billion.

Stormont Hospitality Group (SHG)
Led by Jim Stormont, SHG has partnered in, executed, and launched more than $2 billion in prominent hotel properties over the past 30 years. The principals of SHG bring their inclusive approach and best-in-class management style to every project: from branding, design, engineering, construction and project management to financing, accounting, legal, and operations. SHG has successfully led and completed over 12 hotel and conference centers through Public-Private Partnerships.

Education
B.S. Political Science and Spanish, Boston University
# Development Track Record of Principals

<table>
<thead>
<tr>
<th>Service Type</th>
<th>Property</th>
<th>Year Complete</th>
<th>Location</th>
<th>Keys</th>
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<tr>
<td>Full-Service/Conference</td>
<td>UNC Charlotte Marriott Hotel &amp; Conference Center</td>
<td>2021</td>
<td>Charlotte, NC</td>
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<td></td>
<td>The Hotel at Avalon (Autograph Collection)</td>
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<td>Alpharetta, GA</td>
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<td></td>
<td>Renaissance Atlanta Airport Gateway</td>
<td>2017</td>
<td>College Park, GA</td>
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<td></td>
<td>Atlanta Airport Marriott Gateway</td>
<td>2010</td>
<td>College Park, GA</td>
<td>403</td>
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<td>Macon Marriott City Center</td>
<td>2009</td>
<td>Macon, GA</td>
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<td></td>
<td>Raleigh Marriott City Center</td>
<td>2008</td>
<td>Raleigh, NC</td>
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<td>Sugar Land Marriott Town Square</td>
<td>2005</td>
<td>Sugarland, TX</td>
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<td></td>
<td>Baltimore Waterfront Marriott</td>
<td>2001</td>
<td>Baltimore, MD</td>
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<td></td>
<td>Franklin Marriott Cool Springs</td>
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<td>Franklin, TN</td>
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<td>Hyatt Regency Wichita</td>
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<td>Renaissance Portsmouth Hotel and Waterfront Conference Center</td>
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<td>Emory Conference Center</td>
<td>1995</td>
<td>Atlanta, GA</td>
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<td></td>
<td>Marriott Norfolk Waterside</td>
<td>1991</td>
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<td>Resort</td>
<td>JW Marriott San Antonio Hill Country Resort</td>
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<td>The Lodge and Spa at Callaway Gardens</td>
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<td>Horseshoe Bay Resort Marriott</td>
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<td>Brasstown Valley Resort</td>
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<td>Young Harris, GA</td>
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<td>Hyatt House Atlanta Cobb Galleria</td>
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<td>Aloft Hotel Charlotte Uptown</td>
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<td>SpringHill Suites Atlanta Airport Gateway</td>
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<td>Fairfield Inn &amp; Suites SeaWorld</td>
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<td>Orlando, FL</td>
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<td>SpringHill Suites Orlando at SeaWorld</td>
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<td>Orlando, FL</td>
<td>200</td>
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<td>Courtyard Birmingham Downtown at UAB</td>
<td>2005</td>
<td>Birmingham, AL</td>
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<td>Hilton Garden Inn Suffolk</td>
<td>2005</td>
<td>Suffolk, VA</td>
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<tr>
<td></td>
<td>Courtyard Baltimore Downtown/Inner Harbor</td>
<td>2000</td>
<td>Baltimore, MD</td>
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<tr>
<td></td>
<td>Residence Inn Gwinnett Place</td>
<td>1997</td>
<td>Atlanta, GA</td>
<td>131</td>
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<tr>
<td></td>
<td>Residence Inn Lenox Park</td>
<td>1997</td>
<td>Atlanta, GA</td>
<td>150</td>
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<td>Urban Boutique</td>
<td>Midtown Union Hotel</td>
<td>2022</td>
<td>Atlanta, GA</td>
<td>230</td>
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<td></td>
<td>SLS LUX Condo-Hotel</td>
<td>2018</td>
<td>Miami, FL</td>
<td>84</td>
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Jaredian Design Group (JDG)
Company Overview

The Jaredian Design Group is a St. Thomas based Architectural and Engineering Firm formed in 1992 by Messers, John P. Woods, AIA, NCARB and LeRoy V. Smith Jr., P.E. Our Qualification Statement and list of current projects show the diversity of the project base we have developed over the past 28 + years. The Jaredian Design Group is well known and respected in the Virgin Islands construction industry as a leader in public and private sector development.

Some of our projects have included the Roy Lester Schneider Hospital, Omar Brown Fire Station, GERS Head Quarters Building on St. Croix, Charles W. Turnbull Regional Library, Veterans Drive Development, Main Street Enhancement, Christiansted Board Walk, etc. Our Collective Team is anchored by local Virgin Islands professionals with many years of experience.

We have a design presence on the three major islands in the Territory.
John P. Woods  
Principal of Jaredian Design Group (JDG)

Professional Experience
Total Years: 30
Years with JDG: 29

Education
Bachelor of Architecture, 1979
Cooper Union for the Advancement of Science and Art, Cooper Square, New York City, NY

Diploma
Salutatorian, 1974
Charlotte Amalie High School, Charlotte Amalie, St. Thomas, U.S. Virgin Islands

Registration
Registered Architect, United States Virgin Islands/No. 437A

Experience
October 1992 through Present — Principal of Jaredian Design Group, St. Thomas, U.S. Virgin Islands

December 1989 through September 1992 — Associate Principal, deJongh Associates, St. Thomas, U.S. Virgin Islands

July 1989 through September 1992 — Deputy Program Manager, deJongh/Williams, St. Thomas, U.S. Virgin Islands

July 1982 through November 1989 Staff Architect, deJongh Associates, St. Thomas, U.S. Virgin Islands


November 1979 through December 1981 — Graduate Architect, Juan Montoya Design Corporation, New York, USA

Summer 1974 through 1978 — Architect Intern, deJongh Associates

Selected Project Experience
October 1992 through Present
Jaredian Design Group
St. Thomas, U.S. Virgin Islands
Principal of a seven (7)-person architectural/engineering firm providing comprehensive architectural/engineering design and management services throughout the Virgin Islands. Specific duties include management of architectural design activities from project concept development through project closeout. Directly responsible for the management of the design studio. Some of our most accomplished design work includes the noteworthy award-winning presentations for architectural design for the Quarters “B” project and the Roosevelt Park Renovations.

Employment Highlights Cont’d
July 1989 through September 1992
DeJongh/Williams Joint Venture
St. Thomas, U.S. Virgin Islands
Associate Principal of a 50-person architectural/engineering firm providing comprehensive architectural/engineering design and management services throughout the Virgin Islands. Supervised the firm’s project architects, as well as engineering and CAD support personnel. Deputy Program Manager for joint venture of two (2) architectural/engineering firms providing Program Management Services on a $330 million Capital Improvement Program for the Government of the Virgin Islands. Directly responsible for management of Project Managers, Project Engineers and inspectors, as well as activities of the Program Controls Group. The Program Controls Group provided project reporting, cost tracking and scheduling services.

September 1982 through June 1989/DeJongh Associates – Architects, Engineers and Planners
St. Thomas, U.S. Virgin Islands
Director of Architecture and Associate for a 30-person architectural/engineering firm providing comprehensive architectural/engineering design services. Directly responsible for the management of the design studio.

January 1982 through August 1982
Daniel Goldner & Associates
New York, USA
Graduate Architect for an architectural/engineering firm specializing in residential and commercial renovations. Directly responsible for design development and production coordination.

November 1979 through December 1981
Juan Montoya Design Corporation
New York, USA
### Leroy V. Smith, JR., PE
Principal of Jaredian Design Group (JDG)

#### Professional Experience

**Total Years:** 35+  
**Years with JDG:** 29

#### Education

- Bachelor of Science, 1973  
  Illinois Institute Of Technology For Mechanical and Aerospace Engineering  
  Chicago, Illinois

#### Miscellaneous Training

- Bell System School For Technical Education  
  Lisle, Illinois:  
  1973 – Basic Building Design  
  1974 – Building Mechanical Design  
  1975 – Building Electrical Design  
  1976 – Engineering Economics

#### Educational Training

- Inter-American University, San German, Puerto Rico

#### Diploma

- Charlotte Amalie High School, Charlotte Amalie,  
  St. Thomas, U.S. Virgin Islands 1968

#### Registration

- Registered Professional Engineer, United States Virgin Islands/No. 556E

#### Experience

- October 1992 through Present – Principal of JAREDIAN DESIGN GROUP, St. Thomas, U.S. Virgin Islands
- June 1990 through September 1992 – Project Manager, deJONGH ASSOCIATES, St. Thomas, U.S. Virgin Islands
- October 1988 through May 1990 – Site Engineer/Area Manager, 3D International Dar Al Riyad, Riyadh, Saudi Arabia
- May 1984 through March 1987 – Senior Mechanical Engineer, LEO A. DALY CO., (Stationed in Saudi Arabia), Omaha, Nebraska
- August 1981 through February 1983 – Senior Mechanical Engineer, T-CAS INC., Falls Church, Virginia
- July 1973 through July 1981 – Construction Engineer (USA), ILLINOIS BELL TELEPHONE COMPANY, Chicago, Illinois
- February 1979 through October 1979 – Construction Engineer, WESTERN ELECTRIC INTERNATIONAL, Riyadh, Saudi Arabia

#### Selected Project Experience

**October 1992 through Present**  
**JAREDIAN DESIGN GROUP**  
**St. Thomas, U.S. Virgin Islands**

Principal of an eight (8)-person architectural/engineering firm providing comprehensive architectural/engineering design and management services throughout the Virgin Islands. Specific duties include management of Quality Control of Architectural Design Activities from Project Concept Development through Project Closeout, as well as management of construction activities from Bidding through Project Closeout.

**June 1990 through September 1992**  
**deJONGH ASSOCIATES**  
**St. Thomas, U.S. Virgin Islands**

Project Manager for Architectural/Engineering firm providing Program Management Services on a $300 million capital improvement program for the Government of the Virgin Islands. Directly responsible for the renovation/reconstruction of all major health facilities in the United States Virgin Islands as part of the Government $300 million Capital Improvement Program and post Hurricane Hugo reconstruction effort. Provided overall technical and administrative management, from project inception to project completion, of several ongoing hospital construction/renovation projects in the $15-$25 million range. Supervised several Project Engineers and Project Inspectors.

**Dar Al Riyadh, Saudi Arabia**

Site Engineer/Area Manager for International Architectural/Engineering firm providing inspection and Engineering Services for the U.S. Air Force on a USA to Saudi Arabia, foreign military sales contract. Responsible for implementation of the Inspection and Engineering services contract in the western region of Saudi Arabia on the Royale Saudi Air Force Peace Shield project. Duties included monitoring the construction of all Peace Shield Facilities in the western region of Saudi Arabia. These facilities included four long range radar stations, four HF communications sites and a main underground sector control and operations center. The total dollar value of these construction projects is in excess of $150 million.

**May 1987 through October 1988/3D-International**

Dar Al Riyadh, Saudi Arabia

Mechanical/Electrical Engineer for International A/E firm providing inspection and Engineering Services for the USAF on a USA to Saudi Arabia, government foreign military sales contract. The total cost of the above listed projects is approximately 50 million U.S. dollars.

**March 1984 through February 1987**  
**Leo A. Daly Company Saudi Arabia**

Senior Mechanical Engineer for consultant team supervising design and construction of Saudi Arabian National Guard Military Cities at Khamis Al An and Dirir consisting of 5,000 soldiers Villas and all infrastructure. Heid overall responsibility for all mechanical works associated with the above. Headed-up Mechanical Department and directly supervised one Mechanical Engineer and Mechanical Inspector.

**August 1981 through February 1983/T - CAS Inc. Nigeria, Africa**

Senior Mechanical Engineer working in the Federal Ministry of Communications, Lagos, Nigeria. Reported directly to the Project Manager/Contracting Officer for national communications projects. Main responsibilities were to advise and assist the project manager and his local staff on the mechanical aspects of various projects. These aspects included the standby power generators, fire protection systems, air-conditioning systems and piping systems.

**July 1977 through July 1981/ILLINOIS Bell Telephone Company, United States of America**

Construction Project Engineer Working in the Real Estate Engineering Department of Illinois Bell Telephone Company. Coordinated and supervised the design and installation of mechanical, electrical and structural facilities for building construction projects and buildings. Worked with architects and contractors during the design and construction phases of each project, to solve design and on-site engineering problems. Handled all administrative items associated with each project, including total responsibility for all architectural and construction activities from the birth of the project to contract award through the final ac-ceptance of each project.
Veterans Drive
St. Thomas, U.S. Virgin Islands

Client
GVI

Project Data
2-mile Road/Highway

Services
CZM Permits,
Hardscape, Landscape

Completed
Phase I Design: Completed
Construction: 80%
Phase II Design 90%
Construction: TBD

Providing local project coordination and urban and architectural design for the Virgin Islands Government-Department of Public Works Veterans Drive Improvement Project. The final project will be approximately three miles long when it is completed and will be the largest road project undertaken in the Territory. This project has included an extensive Public Involvement Program.

The Jaredian Design Group is part of the project team, which includes the internationally renowned Engineering firm of PB Americas, Inc. as the prime contractor. Construction of the Phase I portion of the project started in May 2019 and it is almost completed. Phase II is expected to start shortly after. The entire Construction Cost is estimated to be 120 Million Dollars.
The Villa “Whydah”  
St. Thomas, U.S. Virgin Islands

Client
Tom Hudson

Project Data
19,000SF
4.4 acres

Services
Full Architectural Permitting, Design, Construction Management

Completed
2012

The Jaredian Design Group is the Architect-of-Record for Villa “Whydah.” The Jaredian Design Group led a design team for this exclusive residence that included interior design by Twila Wilson, kitchen design by Clive Christian, and landscape design by Springline Architects. Villa “Whydah” is located on the secluded western tip of St. Thomas in the 397-acre gated community of The Preserve at Botany Bay. Whydah has 270 degree views over the surrounding cays, two exquisite half moon bays and the meeting place of the Atlantic Ocean and Caribbean Sea. This private, top-of-the line 19,000 square foot home has six bedrooms, eight bathrooms, a caretaker house and two guest cottages along with a four car garage, custom tiled pool and spa, and a large formal kitchen.

The main building upper level consists of the master suite, children’s room, great room, formal dining room, and a large formal kitchen. The lower level contains an in-law suite and laundry room. On the upper level of the pool house, decks extend where you will find a full outdoor kitchen, bar and gas grill. To note, the Jaredian Design Group received the highly commended award for “Architecture Single Residence” by the International Property Awards – Caribbean Properties 2013-2014.
Edge of Architecture (EOA)
Company Overview & Case Studies
Edge of Architecture (EOA)
Company Overview

Our aim with every project is to design empathetically. Our focus is linear, goal-oriented. It is about strong branding and clear direction. It is about strategy, about understanding all the factors which influence the decision-making process. It is about operations, about back of house, about fluidity of movement, about symbiosis of spaces. It is about maximizing the guest experience, cinematically, emotionally. It is not just about amazing design, but about maximizing the clients’ returns - designing with clear, realistic and targeted budget parameters while strongly focusing on revenue generation.

I, Malcolm Berg, founded EoA, Inc. in 2008. The name, Edge of Architecture, was derived from the obvious need in the Hospitality industry to revert back to a design process which encompassed all disciplines within the boundary (Edge) of Architecture. To develop a group that would intimately choreograph all phases of design, from Master Planning to Art consultation, with equal degree of care and diligence. The Mission is unequivocally about the product, about providing outstanding quality and tremendous value to our clients - value not only in aesthetics, but also in Return on Investment. Our cadre is comprised of highly seasoned professionals. We are, to that end, not just a group of Architects and Interior Designers - we are a group of thinkers who happen to excel at Architecture and Interior Design.

All work we do is carefully considered, thought through and choreographed with the surroundings. We design very much in context, both physical, financial and conceptual. Our work is not only conceived, but is carefully detailed to make sure it is executed to follow design intent. We are relentless in defending the Owner’s vision, but extremely malleable and inclusive of other team members’ input. When Ian Schrager’s office saw a lack of coordination between their Architects and Interior Designers on a major project, they called on us, specifically to intervene and bridge the gap. We see the fact that our team is comprised of Architects and Interior Designers as a tremendous asset, as our architecture and interior designs are conceived in term of sensorial experience, not simply iconic recognition.

Although it might be hard to quantify the intangible contributions, our Philosophy states them well.

We believe in taking Architecture and Design to the edge, in exploring and unifying the boundaries of all the design disciplines which shape our surroundings and populate our senses. We believe Landscape, Art and Architecture are meant to establish dialogues that are not only visual, tactile and generally sensorial, but also inextricably emotional. We aim to blur the conventional margins denoting interior and exterior spaces, to embrace literal and theoretical thresholds and apply them in a fluidly cinematic experience.

We seek to be challenged with problems requiring innovation, to be engaged in experimentation and to be fully immersed in the boundaries of convention. We believe it is this which keeps us, and our clients, ahead of a world of accelerating change.

We offer a comprehensive approach to project ideation, design and execution. Each project is unique, as is every client, therefore our process is routinely adapted to specific situations - our consistency lies in the delivery of projects which are exemplary, which not only realize but rather exceed our clients’ programmatic needs and visionary expectations. In today’s environment, where non-complacent competition is the norm, we aim to deliver value beyond the expected. Beyond the predictable implementation of programmatic staples lie the intangible contributions, the narratives, the overt gestures and subtle nuances which solidify the link between individual, place and moment. We believe design is, ultimately and primarily, a human experience.
Malcolm Berg
Design Director of Edge of Architecture (EOA)

Professional Experience
Total Years: 30 Years
Years with EOA: 13 Years

Education
Harvard University, Boston, MA - Master of Architecture, 1999
Massachusetts College of Art, Boston, MA - BFA, Architecture, 1993

Registration
AIA # 30172116
NCARB

Affiliations
American Institute of Architects
NCARB - National Council of Architectural Registration Boards
International Interior Design Association
NEWH – Hospitality Industry Network
Hospitality Design Leadership Team
AOPA – Aircraft Owners & Pilots Association

Biography
Malcolm Berg is the founder, President and Design Director of EoA, Inc. Malcolm received his Master of Architecture degree from Harvard University’s Graduate School of Design, and his Bachelor of Fine Arts degree, with Concentration in Architecture, from the Massachusetts College of Art. His strong visual arts background, paired with a Master’s thesis which eroded thresholds between architecture and landscape, developed into a strong career in experiential design. To that end, Resort Hospitality design emerged as a distilled medium to bring Architecture, Landscape and Interior Design into one experiential discipline: His focus on design is unequivocally about the narrative, about the human element – about the intimate relationship people have with their environment.

“There’s a story in every project, or at least there should be. The story is not about the Architecture, nor about the furniture or the artwork. It is about the dialogue, about the synergy created by disparate components in any landscape. It is about cinema envelopment, about sensory stimulation - about creating a mental image of a liquid moment. To that end I founded Edge of Architecture, to bridge the gap between disciplines, to bring the focus back to narrative, to the human element - and to intimate relationship people ultimately have with their environment.” Malcolm Berg

Selected Project Experience
Hilton Marco Island, Marco Island, FL
Renovation, Lobby, Restaurant, Bars, Ballroom/Meeting Rooms, Guestrooms & Pool Terrace

Hyatt Confidante, Miami Beach, FL
Renovation of Ballroom, Pool Deck refresh and New Restaurant Arch. & Interiors

Sheraton Key West/La Capitana, Key West, FL
Complete renovation of Guestrooms and Common Areas, Arch. & Interiors

JW Marriott Marco Island, Marco Island, FL
New 400,000 SF Resort Conference Center and Guestroom Tower, Arch. & Interiors

Royal Caribbean Cruise Lines, Miami, FL
Izumi Restaurant

Ritz Carlton Bal Harbour, Bal Harbour, FL
Softgoods renovation, Interior Design

JW Marriott Marco Island, Marco Island, FL
PIC for Guestroom, 700+ keys, Presidential Suite softgoods renovation, Arch. & Interiors

Infinite Energy Center, Atlanta, GA
PIC for renovation, Interiors

Miami Marlins Diamond Dax Club, FL
PIC for renovation, Interiors

Autograph, Daytona Beach, FL
PIC for full Hotel renovation, Interiors

Dewar’s Lounge Club, American Airlines Arena, FL
PIC renovation, Arch. & Interiors

Canopy Hilton, West Palm Beach, FL
New Hotel, Rooftop Pool and Restaurant, Branding, Interior Design & Arch. Consultation

Wild Dunes, Isle of Palms, SC
New Condo/hotel Resort Conference Center and Tower, Master Planning, Arch, Design & Interior Design

Hilton Resort Aruba, Palm Beach, Aruba
Renovation, 600 keys, Arch. & Interior Design

Shore Club, Turks & Caicos
New Hotel Resort Conference Center and Guestroom Tower, Interior Design & Arch. Consultation
MARK WALLACE  
Senior Architect & Project Manager of Edge of Architecture (EOA)

**Professional Experience**

**Total Years: 35 Years**

**Years with EOA: 3 Years**

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**Education**

University of Florida, FL, Graduate Studies, School of Architecture, 1993  
University of Florida, FL, Bachelor of Architecture with High Honors, School of Architecture, 1986

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**Professional Background**

EOA Group, Miami, FL  
2019–Present, Senior Architect

Gensler, Miami, FL  
2015–2019, Senior Project Manager

EOA Group, Miami, FL  
2014–2018, Senior Architect

Wallace + Perdomo, Miami, FL,  
2002–2014, Vice-President

Universal Realty & Development, Miami, FL  
1998–2002, V.P., Planning & Development

McDevitt Street Bovis, Miami, FL  
1997–1998, Planning and Development Coordinator

Jonathan Andrew Construction, Inc., Miami, FL  
2009–2011, Senior Project Manager

MDM Services, Inc Miami, FL  
1996 – Jul 1997, Project Manager

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**Selected Project Experience**

1 Hotel, South Beach – New outdoor Beachside Bar, Retail, Private Club, and Event Space and Penthouse

Broward County Convention Center Hotel, FL  
Interior Design for 800 keys Hotel

Jungle Island Park, FL  
Master Planning and Pool Resort Design

Infinite Energy Center Westin Hotel, GA  
Interior Design Guestrooms and all Common Areas

Bacardi Ocho, American Airlines Arena, FL  
PIC renovation Architecture and Interiors

Washington Hotel Park, FL  
Renovation of 182 key hotel

Edition Hotel South Beach, FL  
Hotel remodel of a historic building

Newport Marriott, Newport Rhode Island  
Renovation of 320 guest rooms, suites and public areas

JW Marriott Marco Island Resort, Marco Island, FL  
PIC, $3 Million renovation of Mtg. Rms., Lobby and Lobby Lounge, A&I

Southeast Bank Prototype, FL – Developed three prototype building for free standing banks

Tew Garcia Predosa, FL  
Intercontinental building in downtown Miami, interior remodel

City Of Westpoint Downtown, GA  
Urban architecture

Encore, Tampa, FL  
Oversaw implementation of $35M for infrastructure improvements.
The Shore Club
Long Bay Beach, Turks & Caicos

Client
The Hartling Group

Project Data
Lobby
Pools & Outdoor Amenities
Cabanas
Bar & Restaurants

Services
Master Planning
Interior architecture
Interior Design

Completed
2017

Turks and Caicos offers spectacular beaches and crystalline waters, but also provides a consistently idyllic climate. The unceasing ocean breezes promote a lifestyle of openness, a state of relaxed, carefree placidity. An environment conducive to thought, to introspection, to story-telling and story-writing. Where community supersedes technology, where conversation and laughter drown out thoughts of faraway, tumultuous places. Upon describing it one would use terms like utopian, Babylonian. According to legend Nebuchadnezzar built the Hanging Gardens of Babylon for his wife, Queen Amytis, as a gesture of love and devotion. Regardless of the story’s veracity, these gardens were a product of a dreamer’s imagination, an attempt to create a poetically nurturing space.

The space was to be self-referential, contemplative, luxurious yet consciously un-pretentious. To that end we embraced the notion of Hanging Gardens, of building an understated palace for a deserving queen. Rather than building architecture in conventional form, our intention was to start with the open space – to create a series of patios, a garden which happened to host a series of disparate functions.
JW Marriott
Marco Island, Florida

Client
Barings Hotel Group

Project Data
New Guest tower
Ballroom
Pools & Oceanfront Amenities
Bar & Restaurants

Services
Master Planning
Architecture
Interior Design

Completed
2010 – Current

The property, in its inception, was conceived as an “Island within an island” – a Balinese inspired, self-referential resort nestled in the vast sandy beaches of Marco Island. Passing years, multiple owners, and changing fashions layered the initial intent, leaving behind a diluted version of the initial concept. We were asked to consolidate thoughts, to distill the property’s essence and define the design direction. To that end, we steered all further design towards the modern Indonesian aesthetic. This property is not meant to be a cartoonish replica of a Balinese establishment, but rather a progressive, welcoming, upscale interpretation of modern Balinese Architecture and Interior Design.

To that end, the Porte Cochere was expanded from a simple A-frame, which emulated alpine architecture, to a sweeping, gestural structure. We added curved, natural wood rafters to support the roof’s lateral expansion, allowing air to flow freely through the previously stifling space. Upon entering the lobby, the wood rafters continue rhythmically inwards, the rafter tails becoming the supports for the sculptural pendant light fixtures. The intention was to infuse the space with natural materials, natural expressions, taking our cues from an organic world in harmony with otherwise relentless, linear architecture. The main A-frame rafters are spanned by a hovering, backlit perforated metal pattern. These panels emulate a magnified, desiccated leaf structure. The entire choreography is intended to allow the guest to enter the space and immediately view the spectacular pool and expansive beaches beyond. The lobby is now a moment of reflection, a moment of pause in anticipation of what lies ahead.
Design District Architects (DDA)
Company Overview
Design District Architects (DDA)  
Company Overview

Design District, PLLC is a Virgin Islands based architectural firm with global experience and specialized designers. Our culture encourages the exploration of possibilities and makes room for great ideas to flourish. Our holistic approach to problem solving, our refined use of technology, and our commitment to transparency give our clients the edge in making critical decisions about their projects.

Clarence E. Browne, RA, AIA  
Founding Principal of Design District Architects (DDA)

Professional Experience
Total Years: 16  
Years with DDA: 2

Crucian architect, Clarence Browne, leads this firm with over 13 years experience as a design professional. Since obtaining his Masters in Architecture from Andrews University, he has worked on a wide range of public and private sector projects within and outside of the territory. From a $230M hotel and apartment complex in the heart of Washington, D.C., the masterplanning of a resort on St. Croix, installation inspection for the territory’s fiber optic network, to the rehabilitation of hurricane damaged homes in the territory, he has a proven record of design and delivery. Mr. Browne is responsible for design management, client and stakeholder management, project delivery and management of the firm’s resources.

Education
Masters in Architecture, Andrews University, Berrien Springs Michigan 2006  
Bachelors in Architecture, Andrews University, Berrien Springs, Michigan 2005

Professional Experience
Project Architect, Cooper Carry, Inc. | Atlanta, GA | August 2014-2019  
Architect, Jaredian Design Group | St. Thomas, VI | March 2010- August 2014  
Intern Architect, Springline Architects | St. Thomas, VI | 2004-2006  
Independent Designer/Architectural Consultant | 2004-2010

Skills & Qualifications
Registered Architect - U.S. Virgin Islands  
Over 13 years professional experience in Design & Construction Industry  
Experience with large scale complex construction projects  
Experience with Public & Private sector projects  
Excellent graphic and presentation skills  
Proficient in multiple CAD and BIM programs  
Analytical, pro-active and resourceful  
Lived and worked in both St. Croix and St. Thomas-St. John districts  
Technical Skills in CAD/BIM, PM Software, Adobe CS, Microsoft Office, Prezi-Powerpoint
Applied Technology & Management (ATM)
Company Overview & Case Studies
Since 1990, we have provided services on more than 4,000 waterfront and coastal projects throughout the U.S. and internationally, involving a spectrum of planning, feasibility, engineering, design, permitting, and environmental investigations. Our 36 domestic employees include 15 licensed professional engineers, four PhD-level scientists, a licensed professional coastal geologist (PG), a licensed professional surveyor and mapper (PSM), a certified land planner (AICP), and two engineering interns (EI). More than half (26) of our employees have advanced degrees in a coastal engineering or related science discipline. ATM’s workforce is notably stable, with an average company staff tenure of over 12 years. This stability is further mirrored in our five managing principals, who together have over 110 years of collective experience working for ATM.

ATM’s overall mission is focused on water-related design, consulting, and engineering. Our technical diversity allows us to provide effective studies and solutions for any water-related issue. From projects involving coastal construction to marina design, we provide customized planning, design, permitting, engineering, and environmental solutions. Waterfront Engineering and Marina Development.

The complexity of waterfront projects typically involves hydrodynamic loading, potential ecological impacts, market drivers and functional requirements, state and federal resource permitting, sovereign submerged lands authorization, and construction limitations due to wetlands, critical resources, etc. ATM’s 37 years of working in and around the marine environment provides our team with valuable insight and experience throughout project planning, design and construction. Further, ATM team members (15) possess advanced degrees in coastal/ocean engineering, each with a distinct understanding of the technical issues that are required for design. ATM’s engineers and supporting technical professionals provide practical experience in marina market studies, planning, financial studies, design and construction oversight. ATM has been involved in the construction phases of waterfront projects valued at nearly $400 million.

We are recognized as an international leader in the development and design of marinas and waterfront structures. Our waterfront engineering capabilities include shoreline stabilization (seawalls, revetments, breakwaters, bulkheads, and living shorelines); planning, design, permitting and construction phase services of marinas, fixed and floating docks, boat ramps and fishing piers; and inspection of waterfront and coastal facilities, including boardwalks, dune walkovers, overlooks, trails, and mooring facilities. ATM Principal, Timothy Mason, PE, is a co-author of ASCE’s Manual of Practice 50 (2012) “Planning and Design Guidelines for Small Craft Harbors”. Associate Principal Esteban L. Blondi is the Chairman of the Recreational Navigation Commission of PIANC (The World Association for Waterborne Transport Infrastructure) - the marina group within the most prestigious professional organization dedicated to developing international guidelines for the design of navigation infrastructure.

Marina Planning/Feasibility Studies

ATM has developed a proven, holistic approach to fully understand project feasibility and successfully applies it to waterfront developments around the world. While each location brings unique factors into play, an integrated approach to assessing the feasibility of waterfront development answers key questions critical to moving forward. Local market factors are analyzed, and demand is forecasted. Physical and environmental conditions/constraints are assessed from an engineering perspective. Regulatory constraints are evaluated, and regulatory agency input is sought. Utilizing this information, an optimized facility layout is created. Finally, financial feasibility is evaluated using ATM’s proprietary economic projection models developed specifically for the recreational marine industry. The feasibility effort results in a marina development plan that is optimized for the market, technically sound, environmentally conscious, and tested for economic viability.

Waterfront/Marina Market Analysis

As part of the marina planning/feasibility process, ATM conducts market research on recreational marina projects throughout the country (and beyond). Our market analysts pioneered this field of research and developed a formal, proven approach to marina market analysis. This approach is continually evolving as the marine industry reacts to global, national and regional economic and demographic changes. We remain at the forefront of the field and many industry consultants attempt to emulate our approach to market analysis.
“ATM specializes in coastal engineering studies and design, including numerical modeling to evaluate hurricane impacts (storm surge and waves)”

Waterfront/Marina Planning
ATM is regarded as one of the leading marina/waterfront planning specialists in the industry. Our planning process involves a holistic approach to the integration of upland and waterside elements of any given project. Careful circulation analysis of these intertwined elements, segregation of user groups (including motorized and non-motorized vessels, shore-based fishermen, pedestrians, etc.) and thoughtful location of upland amenities can reduce conflict and vastly increase safety, efficiency and user enjoyment of waterfront property. Our planning efforts incorporate the findings of our marina market evaluations, environmental and regulatory considerations, operational factors, engineering assessments, and financial planning tools to develop the most efficient and economical plan for our clients.

Financial Analysis and Pro Forma Modeling
Building upon our expansive knowledge of marina design, waterfront development and operations, ATM developed a pair of proprietary pro forma analysis tools that can be modified for specific marina/waterfront projects. These models can project income and expenses over time (usually 10 to 20 years) to determine cash flow and key financial indicators such as projected annual revenue and internal rate of return. The model maintains the flexibility to include a wide variety of input assumptions and revenue streams. We have successfully adapted our models to numerous municipal marina projects and have included detailed analysis of bond funding and other debt service tools.

Hydrodynamic and Water Quality Modeling Capabilities
ATM specializes in performing hydrodynamic and water quality monitoring and modeling of receiving waters and watersheds. We have a long history of developing, applying and reviewing hydrodynamic modeling systems to predict circulation and transport in the coastal and estuarine environments, as well as freshwater river, lake and reservoir environments. Our expertise covers all areas of surface water monitoring and modeling, including hydrologic and hydrodynamic, stormwater, pollutant transport and water quality, and natural resource impact. We provide both screening-level and detailed dynamic evaluations of watershed hydrology, hydraulics and pollutant loadings.

Wave Modeling and Coastal Risk Analysis
ATM specializes in coastal engineering studies and design, including numerical modeling to evaluate hurricane impacts (storm surge and waves), as well as increased flooding and erosion impacts resulting from sea level rise. These studies provide design parameters for marine and coastal structures, as well as planning recommendations for resilient upland development in coastal zones.

Industry Affiliations
ATM is associated with a number of industry organizations to keep current with trends in the waterfront/marina development industry. Our affiliations include:
- PIANC (The World Association for Waterborne Transport Infrastructure): ATM is an active corporate member in PIANC, the global organization providing guidance for sustainable waterborne navigation infrastructure. This organization provides a forum for global professionals and develops technical guideline documents on cost-effective, reliable and sustainable navigation infrastructure. ATM staff hold leadership roles in the organization and participate in recreational navigation working groups and events.
- AMI (Association of Marina Industries): An organization that provides “the independent voice for the marina industry at the national level on all related legislative and regulatory issues.”
- NMMA (National Marine Manufacturers Association): A trade organization that represents the U.S. recreational boating industry.
- ASCE (American Society of Civil Engineers): ATM waterfront staff are among the authors for ASCE publication 50, “Planning and Design Guidelines for Small Craft Harbors.”
- ULI (Urban Land Institute): ATM staff are active members of this professional organization that is dedicated to “provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.” ATM staff is member of national and regional product councils and serve in committees focused on the Caribbean and coastal resilience.
- SOBA (States Organization for Boating Access): ATM is an active member and our staff are regularly featured speakers at SOBA’s national conferences. We also contribute to SOBA publications on public water access and grant funding.