

## Rai A. Fernandez, AIA, LEED AP

Partner, Managing Director - New York



### EDUCATION

Master of Business Administration,  
Florida International University,  
1998

Bachelor of Architecture,  
University of Miami, 1985

### REGISTRATION

Registered Architect, State of  
Florida, Reg. No. AR0012637

Registered Architect, State of  
New York, Reg. No. 30386-1

Registered Architect, State  
of New Jersey, Reg. No.  
21A102059600

Registered Architect, State  
of Connecticut, Reg. No.  
AR1.0011562

Registered Architect, State of  
Massachusetts, Reg. No. 31136

NCARB Certification No. 58,886

LEED Accredited Professional

### PROFESSIONAL AFFILIATIONS

American Institute of Architects

Latin Builders Asso., Director

City of Miami Historic &  
Environmental Preservation  
Board: Chairman, 2000 - 2003

Leadership Miami, 1996-Present

### Professional Experience

Rai Fernandez, practicing architecture since 1985, has in-depth experience in managing, coordinating, designing and master planning a variety of project types. His past experience includes numerous award-winning projects including: New York City Cruise Terminal - Brooklyn Pier 12, American Airlines Admirals Clubs at Miami International and Mexico City International Airports, Four Seasons Hotel in Downtown Miami, and 1800 Club in the Miami-Omni District. Other notable projects include the world-class Homestead Motorsports Complex in Miami, Warren Cromartie Baseball School, a City of Miami Beach master plan for 20 parks, and the Univision Network Offices and Television Studio.

### HOSPITALITY EXPERIENCE

**Four Seasons Hotel and Towers, Miami, Florida** - Design Architect. The tallest structure in the southeastern United States. Integrates a five-star hotel with luxury residential condominiums, timeshare units, a fitness facility, and Class A office space. Tower is clad in a glass and metal skin, with a low-rise podium of stone and pre-cast panels enclosing the parking garage. The base acts as an elevated ground plane while providing for retail uses that energize the surrounding area.

**Wai Hotel, Panama City, Panama** - The Wai Hotel is located in Panama City, Panama. This 40 room boutique hotel houses a state-of-the-art full service spa and gym including the cutting-edge vichy shower and hydro-massage bathing suites, a rooftop pool along with a restaurant, event and meeting rooms and a premier restaurant at the ground level. This should be Panama's first LEED Certified hotel building. The design of this project responds to Panama's tropical climate with its typical afternoon rain storms and hot sunny days by managing water and minimizing heat gain. The exterior skin of the building is layered with a vertical façade of indigenous flowering plants providing shade and fragrance for hotel guest. The landscaped façade although an integral part of the building's exterior creates visual diversity by the natural range of colors, textures and movement caused by Panama's gentle tropical winds.

**South Beach Boutique Hotel, Miami Beach Florida** - This 40-unit boutique hotel is located on Ocean Drive South of Fifth in the exciting and glamorous South Beach area in Miami Beach. Given the site constraints and the water front views of the Atlantic Ocean the building was organized as single loaded corridor building with all units facing towards the ocean. The pool deck was located on the roof along with a fruit and juice bar while the ground floor included a restaurant and reception space. A gym, business center and coffee shop were located on the second floor overlooking the lobby.

### RESIDENTIAL EXPERIENCE

**Glass 120, Miami Beach, Florida** - Architect of Record. Includes a 17-story residential tower situated on the southern tip of Miami Beach. The building is a response to its site, context, and environment and features floor to ceiling glass walls.

**Louver House, Miami Beach, Florida** - Architect of Record. Luxury residential condo consisting of 5 floors and 12 units featuring glass walls and silver, travertine columns.

**18 Sunset Mixed-Use Building** - Architect of Record. This is a mixed use building with retail space on the ground floor, a second level of parking, two levels of offices, a complete penthouse floor with access to a roof top garden and pool area. The project is located in the Sunset Harbor neighborhood in Miami Beach. The unique architectural design features include column free space for the office and private penthouse levels, twelve to fourteen foot cantilevered balconies with floor to ceiling glazing along the entire perimeter of each floor.

**3900 Alton Road, Miami Beach, Florida** - Architect of Record. Design consultant for facade, interior design, and landscaping of 78-unit multi story condominium.

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**Kallisto, Miami Beach, Florida** - This project is unique to South Florida market in that it only has ten super luxurious condominiums each taking up an entire floor plate, with two of these units being designated on two levels.

**Palacio de la Bahia, Panama City, Panama** - Mixed-use high-rise residential, hotel, retail and office complex tower. A challenging design project that required fitting this impressive 88-story building within a property of fairly limited size. B&A was the design architect. The final documentation will be prepared by a local Panamanian architect.

**Olive Point Residential Villas, Dubai, United Arab Emirates** - This golf course community is located in Dubai's Jumeirah Golf Estates. This project consisted of designing five high-end single family residential villas to be distributed on forty-three rolling hill sites.

**SOHO, Miami, Florida** - Architect of Record. An 86-unit residential building north of NE 23<sup>rd</sup> St. between NE 6<sup>th</sup> - 7<sup>th</sup> Ave. The project was design on a very narrow lot. The podium parking garage had to be buffered by residential use. This was achieved by placing three story walk up townhomes along the pedestrian street.

**The Colonnade, Miami, Florida** - Located just north of Dadeland Mall; part of the newly zoned Downtown Kendall Urban Center. Creates a pedestrian-friendly environment with landscaped promenades, parks, arcades, buffered parking garages, habitable spaces fronting sidewalks, and building setbacks above 5-story podium levels to reduce the scale.

**1800 Club, Miami, Florida** - Design Architect. Mixed-use high-rise located on Biscayne Bay in Miami's Performing Arts Center neighborhood. Design solution incorporates an L-shaped plan with asymmetrical tower heights responding to the different scales of the surrounding neighborhood. Cylindrical corner beacon links two towers with a 9-story parking garage, restaurant/outdoor café. Two office and five townhouse floors, and a pool deck with open breezeway to the bay.

**Brickell Bay Village, Miami, Florida** - A 34-story residential building located at 2101 Brickell Avenue. Provided coordination, field visits, approved shop drawings, response to RFI's and completing all the necessary forms from the different agencies, and obtained permits from the relevant governing agencies.

**Brickell on the River, Miami, Florida** - Complex includes residential and hotel units, offices, a gymnasium, meeting rooms, a parking garage and restaurant, adhering to Special District (SDF-7) zoning requirements for the City of Miami. Two independent, slender-profile towers rise from grade and buffer a parking structure in the center of the site. The hotel and restaurant entrances are located along the street, activating pedestrian circulation to and from the Metromover station. The residential tower is located to the rear of the site to provide greater privacy.

**Quayside Lake Townhomes, Miami, Florida** - This project consists of 18 luxury townhouse units along Biscayne Bay and 32 lakeside townhomes. Mr. Fernandez is responsible for the overall design and project management of this project.

### EDUCATIONAL EXPERIENCE

**Gulliver Academy and Preparatory Schools Renovations and Additions, Miami, Florida** - Three new buildings for private school group, one for the elementary school and two for the high school. A two-story building for the high school included six classrooms for 20 students each, plus a small auditorium that could be converted into three classrooms by retracting partition doors.

**Cromartie Baseball School, Miami, Florida** - Home of the nation's premier baseball training program for youth. Developed preliminary plans, programming and scheduling for the park, including architectural and landscape architecture services.

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**Miami Northwestern Senior High School, Florida** - Project Designer. Replacement high school with an enrollment of over 3,000 students. The high school included a full range of educational spaces, media center, cafeteria, machine shops, gymnasium, football, track field, basketball courts and tennis courts).

### MARITIME EXPERIENCE

**Cruise Terminal at Pier 12, Brooklyn, New York** - The first of three projects identified in the Master Plan that defined the revitalization of the Manhattan Cruise Terminals and the expansion of cruising into Brooklyn. Converting what was originally a single-story waterfront cargo warehouse into Brooklyn's Pier 12, an efficient contemporary embarkation and debarkation passenger terminal. Recently received recognition as the Editor- In-Chief Awards "Best New U.S. Home Port" by Porthole Cruise magazine.

**Cruise Terminal at Piers 88/90, New York, New York** - Multi-disciplinary team of professionals involved in the master planning, design, and engineering of enhancements to the City of New York's Manhattan cruise facilities. Prepared a comprehensive facility inspection and engineering survey; completed a cruise market assessment and financial plan; developed a long-range master plan for a phased redevelopment of terminals, piers, and ground transportation areas. Negotiated all long-term cruise contracts and tariffs on behalf of the NYCEDC.

### MIXED-USE EXPERIENCE

**Crossroads Corporate Center, Framingham, Massachusetts** - Architect of Record. Responsible for the feasibility study and schematic design of this 436,000 SF commercial office development. Working closely with the U.S. Green Building Council, this project has been designed with green building strategies at the forefront in order to ensure a LEED rating. Two buildings are linked by a 3-story, translucent glass/atrium. A parking structure blends into the topography minimizing its presence. The multi-dimensional glass façade will offer a seamless walk from the parking facility into a transparent gallery which further spills into the atrium space. Along the gallery is a public plaza which includes restaurants and a gym. At a 90% efficient core in the center of each building, the surrounding open space encourages flexible and efficient configurations of office or laboratory space, all of which will be afforded a panoramic view of the beautiful New England countryside.

**Mazaya Qatar Waterfront Jebel Ali, Dubai, United Arab Emirates** - This facility was designed for the Waterfront development adjacent to Jebel Ali, Dubai. The building integrates ground level retail with podium units and a residential tower. The building's exterior facade is veneered in local sandstone and double glazed windows to minimize heat gain.

**Mazaya Jebel Ali Four Towers, Dubai, United Arab Emirates** - This complex of buildings take up entire city block with the Waterfront residential development district. The mix use towers are being glazed with different color glass. The perimeter streetscape is activated with specialty shops, restaurants and entrances to the individual buildings. Two levels of basement parking provide adequate spaces for all users and visitors, podium level units face the perimeter street. Above the podium different height towers are strategically located to maximize external views.

**Dubai Maritime City Parcel D-7 & D-8, Dubai, United Arab Emirates** - A part of a huge reclaimed land project designed to serve as the new center for maritime business and commerce. This grouping of five office tower projects with retail areas served as the catalyst for the overall development of this land.

**Michigan Avenue Office Building, Miami Beach, Florida** - Includes a 4-story office/retail complex with a 4 story garage located on Fifth Street in Miami Beach. The developer selected B&A to complete the design, coordinate all finishes and provide construction administration services to complete this project.

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**Kleman Plaza, Tallahassee, Florida** - This project includes a restaurant, gymnasium, over 75,000 square feet office space and 210 residential units in downtown, Tallahassee, Florida. The site is part of Kleman Plaza. The restaurant, gym and entrance to the office and residences will be from the plaza level.

### PARKS & RECREATIONAL EXPERIENCE

**Homestead Motorsports Complex, Homestead, Florida** - This racing facility which featured the Busch Grand National Finale in November of 1995, and the Grand Prix of Miami in March of 1996, was a unique design opportunity. The project includes a 1.5 mile quadoval and a 2.2 mile road course which have been designed to serve a venue of different events. Each course will provide the necessary turns, straight-aways and other features deemed necessary to obtain a world-class racing facility that is both interesting and challenging. The central component of each course is the pit and paddock area, housing garages, hospitality suites, ancillary buildings, and entertainment and concession areas. As part of Phase I there are 55,000 permanent bleacher seats, a Race Control tower with 20 corporate suites, administrative offices and a press area. Future phases will include industry garages, corporate condominiums, a main street and racing village entertainment areas. The construction cost of the first phase of the project was over \$58 million. The Motorsports Complex represents a \$70 million investment.

**Grand Prix of Miami, Miami, Florida** - Project Manager. This racing facility was unique because once again racing took place within the streets in downtown Miami. The requirements were to design a facility that would be erected once a year for Indy Style racing. As project manager, Mr. Fernandez was responsible for the coordination between all State, County, City agencies and racing associations to bring this project to completion.

**Aruba International Motorsports Complex, Oranjestad, Aruba** - Project Manager. Mr. Fernandez was involved from initial feasibility studies through site selection and design documents. The project required innovative engineering approaches for not only the 2.72 mile Grand Prix Circuit, but also infrastructure development at a remote, undeveloped location.

**Gansevoort Recycling Transfer Station and Environmental Park, New York, New York** - Partner-in-Charge. Developed preliminary design and client presentation and served as main liaison between the firm and the client. As a part of New York City's Waste Management Plan, the Recycling Transfer Station and Park encourages the public to actively participate in recycling. Located on the waterfront of the Hudson River, the station's translucent exterior allows visitors to enjoy the view while learning about the various recycling programs that New York City enforces. The park allows for visitors to view creative works of art made from recycled materials while educating them on ways that recycled objects can be reused.

**City of Miami Beach Parks Master Plan, Miami Beach, Florida** - Responsible for improvements to six of the city's parks, as well as for acting as owner's representative for construction/budgetary monitoring of other consultants' work on the remaining 15 parks. Improvements include upgrading all existing buildings to meet code and ADA guidelines. Coordinating to ensure parks remain open throughout construction.

**North Shore Park, Miami Beach, Florida** - Prepared the master plan as well as architecture and engineering services. Created a new community/recreation center which provides indoor and outdoor activities. New buildings consist of recreation center, tennis center, community center, basketball pavilion. Also renovated existing amenities.

**Lummus Park, Miami Beach, Florida** - Provided architecture, engineering, landscape architecture, environmental, surveying, and project management. Located on the corners of the historic Art Deco district and the Atlantic Ocean on Miami Beach. Known as the signature park of Miami Beach, frequently visited by regional and international patrons.

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### AVIATION EXPERIENCE

**American Airlines Admirals Club, Mexico City, Mexico** - Intended for business travelers and international passengers, the Admirals Club in Mexico City combines upscale finishes with practical amenities expected by all visitors.

**American Airlines D-30 Flagship Lounge at Miami International Airport, Miami, Florida** - At just under 45,000 SF, the American Airlines Flagship Lounge at Miami International Airport (MIA) establishes a unique, tropical flavor through contemporary finishes, modern furniture, and stylish lighting and produces innovative lounge products for use by American Airlines and its One World Alliance partners. Located adjacent to an existing Admirals Club in the North Terminal at MIA, the new \$18 million Premium Lounge and First Class Dining Room feature a new design that incorporates stone, mosaic tile, wood, wall coverings, millwork, resin panels, glass partitions, and custom lighting. B&A provided complete design services for the state-of-the-art combined facilities, which will accommodate over 600 passengers in three district areas. Additional components of the project include a new reception area, a fullservice kitchen, five shower rooms with laundry facilities, a business center with a cyber counter, private phone booths, a children's area, a meeting room, and restrooms.

**Taca Airlines Cargo Facility at Miami International Airport, Miami, Florida** - Project Manager. Responsible for the design of a new cargo facility and executive offices for Grupo TACA, an alliance of several airlines including Taca International Airlines, Aviateca, Copa, Lacs, and Nica. The scope of work included the location of freezers and offices on the ground-level cargo area and space planning of 9,100 square feet of office space on the mezzanine level. B&A was responsible for programming, space planning, contract documents and contract administration.

**American Airlines Admirals Club: Concourse E at Miami International Airport, Miami, Florida** - Transformed the Dade County Aviation Department executive offices into the new American Airlines Admirals Club. Design concepts included use of natural materials, tropical greenery to recreate casual elegance of South Florida ambiance and a 2,000 SF atrium terrace lounge.

**Ft. Lauderdale/Hollywood International Airport Connector, Ft. Lauderdale, Florida** - Project included the design of a connector between Terminals 2 and 3 and extension to Concourse E. Airfield improvements included ramp expansion at Concourse F giving parking space for five narrow-body aircraft.

**Freeport International Airport Passenger Terminal Master Plan, Freeport, Grand Bahamas** - Collaborated in master plan designs for passenger terminal at Freeport International in Grand Bahamas. Overall, eight schemes were developed and evaluated within a 30-day fast-track time frame.

### LIBRARY EXPERIENCE

**Middle County Public Library, Selden, New York** - Director of Design. Alteration and expansion of the Middle Country Public Library branch location at Selden. The design includes integration of RFID solutions for the implementation of self service models at the Library entrances (self-return, self-check, and reserve claim). The design also expands the lobby and administration areas to support the RFID installation and revised service model, including sorting equipment and related hardware.

**White Plains Public Library, White Plains, New York** - Director of Design. Master Plan design of alterations to existing library main floor including configuration and general organization, furniture locations, collections, and additions of special features. Design included the addition of a dedicated "teen" reading and activity center as well as identification of potential lighting enhancements to both Lobby and Teen Areas. Responsibilities included preparation of a strategic implementation plan, including detailed budget estimates for building improvements and furniture and equipment requirements. Master Plan was integrated into a 5-year Capital Improvements Plan.

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**Centereach Public Library, Centereach, New York** - Director of Design. Alteration and expansion of the Middle Country Public Library at Centereach. The design includes integration of RFID solutions for the implementation of self service models at the Library entrances (self-return, self-check, and reserve claim). The design also includes upgrades to back of house areas to support the RFID installation and revised service model, including sorting equipment and related hardware. This includes alteration and expansion of the Library delivery entrance to accommodate the new service model and to solve other ongoing staff concerns. A new staff services area and winter garden conservatory is also included in the program.

### **THEATER & STUDIO EXPERIENCE**

**Miami Entertainment Complex, Miami, Florida** - Project Manager. B&A framed and authored the Design Criteria Package used by the Owner (Miami CRA) to solicit and advertise for proposals from Design-Build teams. The resulting B&A Design Criteria Standards Manual outlined a suitable design solution for the Owner's program as well as the requirements for a facility that fulfilled the intended User's and industry expectations. The Design Criteria Package also served to identify and address early in the pre-design process critical project development concerns related to regulatory and permitting agency restrictions, community stakeholder interests, and the vetting of cost-effective and practicable design solutions. The complex will offer 70,000 SF of studio space, including two soundstages, 15,000 SF and 12,000 SF, as well as offices, editing suites and accessory rooms intended to facilitate a wide variety of movie, TV, digital, commercial and other productions.

**Spanish Broadcasting System/Mega TV Broadcasting Center, Miami, Florida** - Renovation of an existing building into the new home for Mega TV's radio and television studios. Developed the programming requirements, preliminary pricing and full documentation.

**Miami Beat Records, Miami Beach, Florida** - Project Manager. A state-of-the-art recording studio. B&A was the lead design firm managing a team of experts from design through construction of an existing art deco building located in Miami Beach's Art-Deco District into a premier recording studio. B&A was also responsible for the design of the top floor corporate offices and a ground level restaurant.

**Miami Northwestern Senior High School Theater, Miami, Florida** - Architect. Mr. Fernandez designed the theater (seating and stage) associated with this project. The stage was complete with lighting grid, catwalks, proscenium and orchestra area.

**Univision Network Addition Offices, Studios & Editing Rooms, Miami, Florida** - Architect of Record. A new two story 36,000 SF office addition which includes editing rooms and technical areas. The project also includes a new television recording studio, make-up rooms, changing rooms and green rooms.