

November 6, 2012

Brett J. Gelsomino  
Development Manager  
ZOM Florida  
200 E Broward Blvd, Suite 1200  
Fort Lauderdale, FL 33301

Re: Casa Palma – 350 Units

Dear Mr. Gelsomino:

Thank you for the opportunity to provide ZOM Florida with the following proposal for Florida Green Building Coalition (FGBC) Green Home Certifying Agent services. You will find within this proposal an experienced green building team that is dedicated to improving the way buildings are designed, constructed and operated. Abney + Abney Green Solutions is a qualified leader in sustainable development and are more than capable of handling your green needs on any project. We look forward to working with you and your staff on this project and establishing a successful working relationship.

## Part 1. Service Fees\*

FGBC Green Home Certifying Agent	\$100/unit**
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\*The above service fees do not include any of the below:

- FGBC registration or certification fees
- Energy rating registration fee with Provider (FSEC)
- ENERGY STAR® certification fees
- Energy Rater Services

\*\*Certifying Agent fees are based on conducting a minimum of 20 unit verifications per site visit. A \$250 travel charge will be billed for site visits that result in less than 20 units being ready at the time of verifications.

## Part 2. Qualifications & Experience

- Licensed General Contractor – CGC1513130
- Over Twelve Years of Green Building Leadership + Expertise
- Florida Green Building Coalition Certifying Agent
- NGBS Accredited Green Verifier
- LEED Accredited Professional with Homes Specialization
- Certified LEED for Homes Green Rater
- Florida Certified Class 1 Energy Rater

## Firm Background

Abney + Abney Green Solutions is a full-service, commercial and residential, green building consulting firm dedicated to the field of sustainable design and construction.

Through our extensive knowledge and affiliations with both the U.S. Green Building Council and the Florida Green Building Coalition we offer tailored services to meet the goals for your commercial or residential project. We have over 10 years of project management experience in the construction field on both large scale commercial projects and residential buildings. By integrating our traditional construction background with our comprehensive understanding of the green building certifications, Abney + Abney Green Solutions is able to add immediate value to any green building team.

We promote sustainable business practices through the entire life cycle of the building process. From the earliest stages of design, through construction and into the operation phase, we will guide and support you to make the best decisions for your project.

## Kyle M. Abney, Principal

Kyle Abney is a LEED Accredited Professional (AP) with both Building Design & Construction (BD&C) and Homes specializations. He is also a state-licensed general contractor. As the Principal of Abney + Abney Green Solutions, Kyle brings a unique perspective to green building and sustainable development. He represents in his work and approach the successful merger of his design education and work experience in both commercial and residential construction. Kyle's background allows for "real life" knowledge to set and achieve realistic goals in green building projects that are high performance and cost effective.

Having overseen projects that utilize the U.S. Green Building Council's LEED for New Construction, Existing Buildings, Commercial Interiors, Neighborhood Development and Homes rating systems, the Florida Green Building Coalition's Florida Green Home, the Florida Green Commercial and Florida Green Local Government standards, as well as, the National Association of Home Builder's National Green Home Standard, Kyle has first-hand experience with all of the various certifications for both commercial and residential projects in Florida.

Kyle is a 1999 graduate of the University of Florida with a Bachelors Degree in Architectural Design. He went on to earn a Master's Degree in Building Construction from UF with a concentration in Sustainable Construction in 2001. Kyle has the premier distinction of being the first person in the United States to receive a formal construction degree in green building.

While at the University of Florida, he was the founding President of the nation's first Student Chapter of the U.S. Green Building Council (USGBC). Since then he has served as a founding Board member of the USGBC Central Florida Chapter, founding member the USGBC Florida/Caribbean Regional Council and founding Chair of the Treasure Coast & Palm Beach Branch of the USGBC South Florida Chapter. Currently, Kyle is a member of the USGBC South Florida Chapter's prestigious Advisory Council, the South Florida Chapter's Treasure Coast Branch Vice Chair, a founding and current steering committee member of the Treasure Coast and Florida Atlantic Builders Association's Green Building Councils and President of the St. Lucie County Solar & Energy Loan Fund.

Kyle was born in Okeechobee and currently lives in Palm City with his wife and business partner, Harmony and their toddler son Parker.

## Green Multi-Family Experience

### *Completed*

**East Village Apartments: 132 Units (Affordable Housing)** – Davie, Florida

Client: Carlisle Development Group  
Certified: USGBC LEED® for Homes Gold  
Certified: ENERGY STAR®

**NW Gardens I Apartments: 143 Units (Affordable Housing)** – Ft. Lauderdale, Florida

Client: Carlisle Development Group  
Certified: USGBC LEED® for Homes Gold  
Certified: ENERGY STAR®

**NW Gardens III Apartments: 150 Units (Affordable Housing)** – Ft. Lauderdale, Florida

Client: Carlisle Development Group  
Certified: USGBC LEED® for Homes Gold  
Certified: ENERGY STAR®

**Pinnacle at Avery Glen: 140 Units (Affordable Housing)** – Sunrise, Florida

Client: Pinnacle Housing Group  
Certified: Florida Green Home Bronze

**Pinnacle at Hammock Square: 100 Units (Affordable Housing)** – Lynn Haven, Florida

Client: Pinnacle Housing Group  
Certified: Florida Green Home Silver

**Oak Ridge Estates: 62 Units (Affordable Housing)** – Tarpon Springs, Florida

Client: Pinnacle Housing Group  
Certified: Florida Green Home Bronze

**Orchid Grove Apartments: 80 Units (Affordable Housing)** – Florida City, Florida

Client: Pinnacle Housing Group  
Certified: Florida Green Home Bronze

**Westgate Plaza: 80 Mid-Rise Units (Affordable Housing)** – West Palm Beach, Florida

Client: Landmark Development Corp.  
Certified: USGBC LEED® for Homes Mid-Rise Silver  
Certified: ENERGY STAR® Certification

**Woodside Oaks Apartments: 103 Units (Affordable Housing)** – Naranja, Florida

Client: Landmark Development Corp.  
Certified: USGBC LEED® for Homes Silver  
Certified: ENERGY STAR®

*In Progress*

**The Anchorage: 30 Units (Affordable Housing)** – Miami, Florida

Client: Carlisle Development Group

Targeting: Nation Green Building Standard Bronze Certification

**Bayway Apartments: 309 Units** – Tampa, Florida

Client: Mill Creek Residential

Targeting: Nation Green Building Standard Bronze Certification

**The Beacon (Affordable Housing)** – Miami, Florida

Client: Carlisle Development Group

Targeting: USGBC LEED® for New Construction

**Bridges at Kendall: 228 Units** – Kendall, Florida

Client: Jamestown Properties

Targeting: Nation Green Building Standard Silver Certification

**Brownsville Transit Village I - IV (Affordable Housing)** – Miami, Florida

Client: Carlisle Development Group

Targeting: USGBC LEED® for New Construction

**Circle Creek: 100 Units (Affordable Housing)** – Naranja, Florida

Client: Landmark Development Corp.

Targeting: ENERGY STAR® Certification

**City Crossings: 103 Units (Affordable Housing)** – Miami, Florida

Client: Landmark Development Corp.

Targeting: Nation Green Building Standard Bronze Certification

**City Heights: 98 High-Rise Units (Affordable Housing)** – Miami, Florida

Client: Landmark Development Corp.

Targeting: Nation Green Building Standard Bronze Certification

**Davis Landings: 25 Units (Affordable Housing)** – Lake Worth, Florida

Client: Colome & Associates

Targeting: Florida Green Building Coalition Bronze Certification

**Dr. Kennedy Homes: 145 Units (Affordable Housing)** – Ft. Lauderdale, Florida

Client: Carlisle Development Group

Targeting: USGBC LEED® for Homes and LEED for Homes Mid-Rise Gold Certification

Targeting: ENERGY STAR® Certification

**Flagler Village: 382 Units** – Ft. Lauderdale, Florida

Client: Related Development

Targeting: Nation Green Building Standard Bronze Certification

**Fountainbleau View: 720 Units** – Doral, Florida

Client: Related Development

Targeting: Nation Green Building Standard Bronze Certification

**Hampton Village: 100 Units (Affordable Housing)** – Miami, Florida

Client: Landmark Development Corp.

Targeting: Nation Green Building Standard Bronze Certification

**Jefferson at Monterra: 252 Units** – Cooper City, Florida

Client: Jefferson Apartment Group

Targeting: Nation Green Building Standard Silver Certification

**Jefferson at Westshore: 246 Units** – Tampa, Florida

Client: Jefferson Apartment Group

Targeting: Nation Green Building Standard Silver Certification

**NW Gardens II & IV Apartments: 266 Units (Affordable Housing)** – Ft. Lauderdale, Florida

Client: Carlisle Development Group

Targeting: USGBC LEED® for Homes Gold

Targeting: ENERGY STAR® Certification

**Ponce & Bird Apartments: 278 Mid-Rise Units** – Miami, Florida

Client: Hines

Targeting: Nation Green Building Standard Silver Certification

**Sunrise Village: 501 Mid-Rise Units** – Sunrise, Florida

Client: Equity Residential

Targeting: Nation Green Building Standard Silver Certification

**Veranda Park: 197 Mid-Rise Units** – Plantation, Florida

Client: Related Development

Targeting: Nation Green Building Standard Silver Certification

## Part 3. Scope of Services

### FGBC Green Home Certifying Agent

- Serve as the conduit and 'Point of Contact' for coordinating, organizing and assisting in the implementation of the FGBC Green Home Certification criteria.
- Development of the FGBC Green Home Certification Plan - detailing specific points targeted, associated point requirements, development of strategies to meet the point requirements, and action steps required and the responsible party.
- Assist owner, architect, builder and subcontractors in recommendations of means, methods and materials to meet the FGBC Green Home requirements.
- Facilitate, moderate and coordinate all FGBC Green Home related meetings as necessary throughout the design and construction phases.
- Rough (pre-drywall) verification of the each unit and project site.
- Final verification of each unit and project site.
- Assist with the assembly of the final FGBC Green Home certification submittal for review.
- Submission of all required documentation for certification.

#### Part 4. Reimbursable Expenses

Express postage and courier fees

Additional services will be billed at \$150/hour based upon actual time expended

Travel expenses for all additional meetings deemed necessary

- Mileage will be billed at \$0.50/mile

#### Part 5. Payment Schedule

- Project Setup & Certification Plan – 10%
- Rough Verification – \$40/unit
- Final Verification – \$40/unit
- FGBC Green Home Certification – 10%

#### Part 6. General Terms and Conditions

The following terms and conditions relate to services that are in addition to those listed above.

- All services beyond those listed in Part 3 above will be considered additional services.
- AbneyGreen cannot guarantee that the project will be awarded any level of Green Certification. Certification requires execution by all team members; therefore no single team member can assume full responsibility.

#### Part 7. Agreement

Should you agree to the terms of this Proposal, kindly acknowledge acceptance below.

Client: \_\_\_\_\_

By: \_\_\_\_\_

Date: \_\_\_\_\_

This proposal is subject to change based on the terms of the final agreement and scope of services.

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Thank you for the opportunity to submit this proposal. Should additional information or further clarification be helpful, please contact our office.

Respectfully Submitted,



Kyle M. Abney,  
CGC, LEED® AP BD+C & Homes  
Principal