

COMPANY QUALIFICATIONS

Contact information:

BOREAS arquitectos + LLC

María Peña-Carro, Arch. LEED AP, HERS Rater

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OUR SERVICES

ARCHITECTURAL DESIGN

SUSTAINABILITY CONSULTING:

- LEED Certifications for Commercial, Institutional and Government projects
- ENERGY STAR Certifications and HERS RATING for residential projects.
- Energy Modeling oriented to architectural decision making and Building Systems requirements.
- Natural Ventilation modeling using Computational Fluid Dynamics (CFD)

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TEAM

MARÍA PEÑA-CARRO

PRINCIPAL ARCHITECT & PROJECT MANAGER



María Cristina Peña Carro is a passionate learner, Graduate from the School of Environmental Design at the University of Puerto Rico and with a Master of Architecture from Arizona State University in 2004.

Maria Cristina has led a practice guided by sustainable design and the forefront of design tools that improve service in architecture. LEED Accredited Professional since 2007 and Home Energy Rating System (HERS) Rater since 2014. Her skills in project management have achieved LEED certification of the first hotel in the Caribbean, the first school in PR and the first building a non-profit organization of PR.

She has collaborated on projects, seminars and articles in Puerto Rico and Peru to raise awareness to other professionals and citizens about sustainable practices.

OUR STAFF

LUIS IZQUIERDO MARTÍNEZ
PROJECT MANAGER, AIT

CAMILA LAMELA
PROJECT MANAGER, AIT

WING HOON LAI
ARCHITECT INTERN

CONSULTANT LIST

FERNANDO DE JESÚS LÓPEZ
ARCHITECTURE DESIGN

MIGUEL ZAPATA, ZAPATA & ZAPATA ASOCIADOS
STRUCTURAL DESIGN

FERNANDO CORTÉS, PE
STRUCTURAL DESIGN

OMAR DELGADO, ENERMECH PSC.
MECHANICAL, PLUMBING & FIRE PROTECTION SYSTEM DESIGN

ENRIQUE FIGUEROA, J.E. FIGUEROA PSC.
ELECTRICAL, TELECOMMUNICATIONS, PHOTOVOLTAIC SYSTEM DESIGN

ALFRED LONGHITANO
LIFE SAFETY & CODE CONSULTANT

MIKE HESS, EXP Inc.
ENERGY MODEL & DAYLIGHTING SIMULATIONS, SYSTEMS COMMISSIONING

RELEVANT PROJECTS

2015

9-1-1 New Offices & Main PSAP, Rio Piedras, PR
60,000 SF - \$7M.

Design of offices interiors for 9-1-1 Agency and main Public Safety Answering Point in an existing Core and Shell Building. Applicant to a LEED Gold Certification. Strategies include:

- Energy: High efficiency MEP Systems, LED lighting, energy sub-metering, daylight sensors and open space planning.
- Indoor environmental quality: Enhanced acoustics, daylight and exterior views, low emitting materials and furniture, and IAQ Plan.
- Water: Collection of AC condensate and indoor water use reduction.

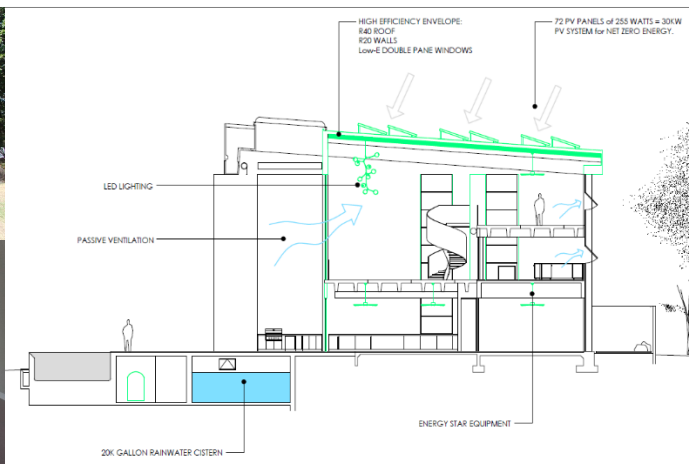


2015

PRIVATE HOUSE, Dorado, PR
15,000 SF - \$2.5M

The proposed design was modeled and rated using Home Energy Rating System (HERS). HERS is the industry standard by which a home's energy efficiency is measured and the nationally recognized system to become an Energy Star Home. Strategies include:

- Water: Rainwater collection and indoor water use reduction.
- Energy: High Efficiency envelope (walls, roof, doors and windows), high efficiency MEP Systems, PV System and energy efficient appliances.



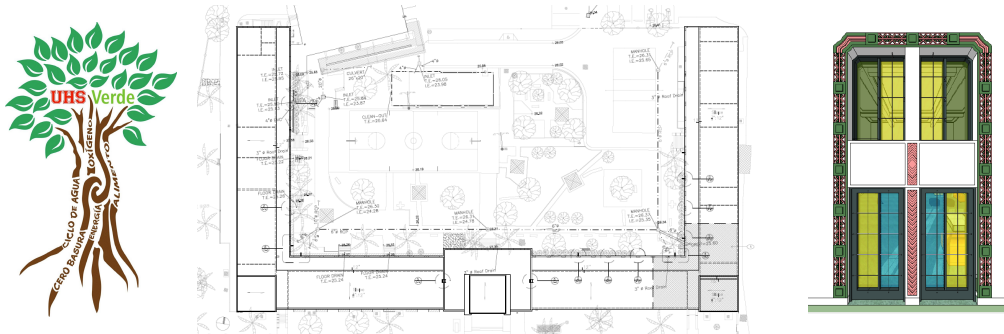
RELEVANT PROJECTS

2013 –

UHS VERDE, University of Puerto Rico High School, Rio Piedras, PR.

40,000 SF - \$3M: Professional collaboration with volunteers and school community. Project intends to renovate the 1930's Art Deco building to a state of the art school compliant with LEED. Strategies include preparation of Master Plan with Integrated energy conservation strategies such as:

- High Efficiency envelope (walls, roof, doors and windows)
- Daylighting
- New high efficiency MEP Systems
- PV System
- Green Roof



2015

Prefab Home Prototype, Vieques, PR

2,000 SF - \$350K.

Prefabricated house using adapted shipping containers for ease of construction and cost reduction. Design strategies include: high Efficiency envelope (walls, roof, doors and windows), water consumption has been predicted and the design has achieved a net zero energy design with a HERS index of zero, much lower than the requirement for Energy Star for Homes.



RELEVANT PROJECTS

2015 Mall of San Juan – The Fix Store, Rio Piedras, PR. 1,000 SF - \$130K



2015 Mall of San Juan –Bulgari Store, Rio Piedras, PR.
2,000 SF - \$2M: Collaboration with Materia Arquitectónica Architects: Code Review, MEP coordination and site inspection.



RELEVANT PROJECTS

2015

Mall of San Juan – LV Store #208, Rio Piedras, PR.

5,000 SF - \$2M: Collaboration with Materia Arquitectónica Architects: Code Review, MEP coordination and site inspection.



CONSULTING

LEED MANAGEMENT PROJECTS

2013	US Passport Offices, Minillas North Tower 9F – LEED CI v3, San Juan, PR. 7,000 SF
2014	EL BLOK Boutique Hotel – LEED NC v2.2, Vieques, PR. 25 rooms, 28,000 SF, \$6.5M
2012	LEED Feasibility Study for TOTTUS Supermarket, Lima, Perú.
2012-2014	New Visitor Center for the Luis Muñoz Marín Foundation. San Juan, PR 19,000 SF ,
2012-2014	Armed Forces Reserve Center – LEED NC V2.2, Mayaguez, PR. 77,000 SF, \$28M.

LEED MANAGEMENT PROJECTS – CERTIFIED

2014	New Central Offices for Hogar Crea, Inc. – LEED for NC v3 GOLD, Trujillo Alto, PR. 30,000 SF, \$8M.
2013	New Urban School of Ciales – LEED for Schools v3 SILVER, Ciales, PR. 160,000 SF, \$19M
2013	Dr. Hiram Gonzalez School – LEED for Schools v3 SILVER, Bayamón, PR. 72,000 SF, \$13M
2013	US Bankruptcy Court - LEED CI v3 GOLD, Ponce, PR. 11,000 SF, \$1.5M.
2009	Hotel Sheraton and Casino, PRCC – LEED NCv2.2 Basic, San Juan, PR. 550 rooms, 720,000 SF, \$208M