

EDUCATION Bachelors of Architecture, Universidad Piloto de Colombia, Bogotá, Colombia 1979

REGISTRATION Architect, State of California (License # C-16974)

COMPETITIONS

- **GOVERNORS ISLAND, New York:** 191 United Nation members. Each nation will showcase their cultural distinctions through programmatic elements that include but are not limited to: a cultural center, a museum, a boutique hotel, a fine dining restaurant, stalls providing "street" cuisine, an entertainment venue and shops - each capturing the essence of the local they represent. The historic portion of the island will be transformed into an international town center for all the nations to utilize. The south portion of the island will be transformed into the most spectacular park/ garden ever created for the entire world to savor.
- **MIAMI DADE COLLEGE WOLFSON ARTS & HUMANITIES, COLLEGE STATION COMPETITION, Miami, Florida:** A \$2.5 million sq. ft. mixed-use including 1200 units, convenient ground level retail, a landscaped street level courtyard, collegiate pools, fully equipped gym, high end restaurants/cafes, and above ground/underground parking elements.
- **PARCEL D COMPETITION, San Juan, Puerto Rico:** a mixed-used residential development competition providing 170 units, ground level retail, street level gardens, landscaped pool deck, pristine spa, fully equipped gym, high end restaurant/café, and above ground/underground parking elements.
- **DUBAI PROMENADE, MARINA AND BEACH TOWERS, Dubai:** Site area 64,885 sq. ft. Architectural/Engineering services to include Schematic Design, Design Development, Construction Documents, and Construction Administration.
- **SAN SILENCIO, Costa Rica:** A Master Planned luxury residential and resort development located in Esparza 110, Costa Rica. The property is set on a 65 hectare peninsula, 75% of which has prime ocean views of the Pacific Ocean and adjacent coastline and islands. The area of development is a mesa at 130m elevation, overlooking four beaches: Playa El Silencio, Tivives, Icaico and Coralillo. The site is surrounded by protected reserves. For this project, the Owners propose to develop Phase 1, Stage A, with a new 5-Star 70 Room Luxury Boutique Hotel Resort and 77 stand alone Boutique Residential Condominium Buildings. The Hotel program is 118,125 GSF and the Individual Residential Unit program is 38,590 GSF.
- **BANDEIRANTES, Brazil:** Site area of 1.9 million sq. ft. with an FAR of 3.7 million GSF. 25 residential units and 6.5 million GSF commercial retail mall. And inclusive of 1700 parking spaces for the residential component and 500 for retail.
- **MANDINAT AL ARAB, Dubai:** The competition for Madinat Al Arab consists of the design for a mixed-use project within a larger Master Plan named Dubai Waterfront. The site is a parcel of land directly facing the Persian Gulf with a park on one side and the density of the development on the remaining two sides. The program area of 1.5 million sq. ft. consists of high-end residential units, serviced residential units, hotel units, retail, service areas, and parking. The concept for the design solution is to locate the mass of the building along two sides of the site perimeter, allowing a maximum open area of the site to be utilized for pools, gardens, and outdoor spaces. This configuration of the program also allows each unit to have a direct view of the ocean. Formally, the building appears as a sculpted mass. Its jewel-like, faceted façade diminishes the scale of the building, offering unique visual experiences of the project from every angle.
- **NEBULA AT MADINAT AL ARAB, Dubai:** Nebula Design Competition at Madinat al Arab is a master plan project on the western most edge of Dubai Waterfront's Precinct C, containing a mixed use program housed within six high rise towers, three low rise towers, podium structures, and subterranean parking. The competition guidelines request 1623 condominium units with more than 2700 parking spaces located on a highly desirable plot of land with both beach front and canal front exposure. The retail component is on the street levels and would provide needed amenities for residents. The total gross floor area of the project is approximately 3.1 millions sq. ft.

EXPERIENCE

Mr. Römer, a graduate from Universidad Piloto, is a registered architect with 20 years experience in the design and development of a broad range of complex and diverse building types. His project experience background includes an array of project types that span such facilities as; Hi-rise Luxury Multifamily Condominiums, Hotels, Aviation Projects, Retail Malls, Health Care Facilities, GSA Federal Courthouses, Commercial Buildings, Educational Facilities and more. Mr. Römer developed his professional insight while working in various firms in Colombia, California and Florida. Mr. Römer has extensive hands on experience doing large scale, complex projects with tight schedules requiring significant planning and coordination from start to completion. He has successfully led numerous engineering / consulting teams to consistently perform in high-pressure situations in order to meet schedules and deadlines while ensuring the consultants deliver the highest performance with excellent quality driven results.

- **MARCO ISLAND MARRIOTT VACATION CLUB, a Timeshare Mixed-Use Facility, Marco Island, Florida:** A 600,000 sq. ft. oceanfront residential campus of four high rise buildings with an amenities deck overlooking Gulf of Mexico, parking garage, fitness areas, restaurants, and lounges.
- **STARWOOD "1" DC, Washington, D.C.:** The project will represent one of Starwood Development LLC first projects to fly a new "1" hotel brand flag currently under development. The brand will be designed to reflect the unique spirit and soul of its location, providing guests a one-of-a-kind luxury experience. The hotel is 175,500 GSF in area and includes 182 Keys with an 80 vehicle subterranean parking garages and will include a full compliment of top-line amenities with world class personalized services. The property will require "minor modifications to current zoning (from CR by right to PUD)" to accommodate the proposed program. The anticipated duration is noted as six months and it to run concurrent with the design development phase of the project.

- **YANKEE CLIPPER CONDO-HOTEL, Ft. Lauderdale, Florida:** 5.61-acre composite angular site bifurcated by Seabreeze Blvd (A1A) with the west site having an area of 118,995 sq. ft. and the east site with an area of 69,000 sq. ft. The new proposed project re-develops the site with approximately 403 Condo-Hotel Units with an approximate saleable area of 602,350 sq. ft including an 800 vehicle subterranean parking garage.
- **TRINITY, Lake Worth, Florida:** 2.2-acres, housing 92 luxury residential units and will include a subterranean parking garage for 250 vehicles. The project will be between 420,000 GSF to 450,000 GSF in area. The common areas are to include a Spa facility for the residents, a Pool and Club, a Cigar Room, a Wine Room, and a 5000 sq. ft. Private Club. A modern contemporary high rise condominium building; including parking for approximately 250 vehicles in addition to other ancillary spaces.
- **PLOT 41, Dubai, U.A.E.:** A world-class multi-family high-rise building in the heart of downtown Dubai. The building will be composed of a residential tower on a podium that will incorporate parking, retail and residential as well as below grade parking for 421 vehicles. The building will be approximately 41-stories in height with an area of 699,223 GSF.
- **SONESTA RESOSRT CONDO HOTEL, Key Biscayne, Florida:** A \$300 million project, 350 keys + 37 residents, underground parking structure for 850 cars.
- **DELANO + MONDRIAN HOTELS, Las Vegas, Nevada** - A \$600 million project with 1430 keys, an underground parking structure for 900 vehicles, 70,000 sq. ft of meeting space, 100,000 sq. ft. of pool areas, 50,000 sq. ft. spa and a Skybar located at the roof of the Mondrian. Designed sustainable.
- **HARD ROCK CONDOMINIUM, Las Vegas, Nevada:** A 30-story, 3,000,000 sq. ft. new construction mixed-use project comprising 100,000 sq. ft. of commercial space, 1,000 residential condominiums, and covered parking as part of the expansion of the existing Hard Rock Hotel and Casino.
- **THREE MIDTOWN, Miami, Florida:** A 30-story, 780,000 sq. ft. new construction Mixed-use Project comprising ground floor commercial space, 269 residential condominiums, and covered parking in the Midtown Miami Masterplan
- **PARK LANE TOWER, Miami, Florida:** A 45-story, 500,000 sq. ft. new construction Mixed-use Project comprising ground floor commercial space, 30,000 sq. ft. of office space, 135 residential condominiums, and covered parking.
- **TEN MUSEUM PARK, Miami, Florida:** A 50-story, 600,000 sq. ft. new construction Mixed-use Project comprising ground floor commercial space, a 25,000 sq. ft. Clinique La Prairie Vitality center, 30 live/work units, 200 residential condominiums, and covered parking on Downtown Miami's Museum Park
- **THE SETAI ON THE OCEAN, Miami Beach, Florida:** 38-story, 200 Unit condominium tower and 135-room Historical Art Deco hotel renovation, South Beach (\$40M).

RETAIL/ENTERTAINMENT

- **City Place** – Retail entertainment mall complex – West Palm Beach, Florida (\$200M)
- **Coco Walk II** - Addition and remodel 9 theaters – Coconut Grove – (\$20M)
- **Sunset Place, Retail entertainment mall** – South Miami – (\$115M)
- **Y Arriba Y Arriba** – Restaurant entertainment – Downtown Disney – Anaheim, California (\$6M)
- **Theater of The Performing Arts** – Amphitheater – North Miami (\$15M)
- **Shack Productions Theme Water Park & Velodrome** – (\$ 5M)

HOSPITALITY

- **Bal Harbour Hotel** – Schematic Design (\$75M)
- **Cartagena Hilton** - Interior Design (\$2.5M)
- **Divi Village Resort Hotel** – Aruba (\$15M)
- **Divi Twin Pools Hotel** – St. Maarten (\$5M)

MULTI FAMILY RESIDENTIAL HIGH RISE BUILDINGS

- **Pompano City Place** - 10-story – 24 unit custom luxury apartments including 45,000 sf of medical offices with a 150 parking spaces, Pompano Beach, Hibiscus / SE 1st St. (\$16M)
- **JADE Residences** - Prepared working drawings for the Interior Finishes Package for all the common areas
- **Brickell View** - 36-story – 600 unit apartment towers split in two 36-story towers with 6 levels of parking to accommodate 959 parking spaces – Brickell (\$90M)

- **Coral View** - 15-story – 226 unit apartment tower with 477 parking spaces – Coral Gables (\$20M)
- **Parmenter Apartment Tower** - 22-story – 289 unit apartment tower with 455 parking spaces – Coral Gables (\$20M)
- **Brickell Point** - 40-story – 210 unit condominium tower and 488 parking structure - Brickell Ave (\$35M).
- **La Gorce Palace** - 34-story – 198 unit condominium tower, Miami Beach (\$30M)
- **Sunset Harbour North and South Towers** - 2-25 Story – 400 unit twin condominium towers, Miami Beach (\$55M)
- **The Courts at South Beach** - Eight 12 multi-story 200 unit urban infill condominium towers, South Beach (\$30M)
- **New River Village** - Eight 10 multi-story 235 unit condominium towers, Ft. Lauderdale (\$18M)
- **Kennedy Causeway** - 10-Story 110 unit condominium tower, North Bay Village (\$14M)
- **Villas at South Beach** - 4-story 30 Unit urban infill condominium, Miami Beach (\$3.5M)
- **Villa D'Este** - 5-story 50 unit condominium, Ocean Drive/ South Beach (\$6.5M)
- **The Sails** - 15-story 98 unit condominium tower, Miami Beach (\$15M)

PARKING STRUCTURES

- **1000 Car Parking Facility** –VAMC Hospital
- **553 Car Parking Structure** – Sunset Harbour Twin Towers
- **314 Car Parking Structure** – La Gorce Palace
- **290 Car Parking Structure** – The Courts of South Beach
- **150 Car Parking Structure** – CocoWalk Theaters
- **150 Car Parking Structure** – Doctors Hospital
- **130 Car Parking Structure** – Federal Bureau of Prisons
- **150 Car Parking Structure** – Pompano City Place

COMMERCIAL FACILITIES

- **Michigan Ave. Office Building** – 62,000 sf office building and 72,000 sf parking garage in Miami Beach (\$10M)
- **Herndon and Thorne Office Complex** – California (\$8.5M)
- **Mattot Office Building** – California (\$1.5M)
- **Pyramid Homes Office Building** – California (\$1.2M)
- **Hendon & Palm Office Building** – California (8.8M)
- **Cordis a Johnson and Johnson Co.** - General miscellaneous building renovations / additions and new construction in Miami Lakes
- **Racal DataCom** – General building renovations – Sunrise
- **Watson Laboratories** – Miami Lakes

PERFORMING ARTS

- **Ocean Reef Cultural Center** – 300 seat performing arts center in Marathon Island (\$33M)

AVIATION

- **737 MIA Regional Commuter Terminal** – (\$12M) Miami International Airport
- **741 D Extension Terminal Development**, Miami International Airport
- **737 CD Infill North Terminal Development of C-D Terminals** (\$150M), Miami International Airport
- **739A CD Infill Finish-Out Project** (\$20M) Miami International Airport
- **739F D Extension Finish-Out Project** (\$35M) Miami International Airport
- **739G CD Infill Ramp Finish-Out Project** (\$6M) Miami International Airport
- **739H D Connector Finish-Out Project** (\$8M) Miami International Airport
- **773E Existing D Terminal, AA Stores Relocation** Miami International Airport
- **773G Existing D Terminal, Aircraft Maintenance Facility** Miami International Airport, Palm Beach International Airport
- **Concourse C Expansion** - Addition of new security checkpoint (\$14M) Palm Beach Florida
- **Boca Aviation** – FBO Facility, Complete renovation of existing FBO Passenger Terminal Facility (\$480K), Boca Raton

SENIOR LIVING

- **Hazel Cypen Tower** -12-story (\$15M)

HISTORIC RESTORATIONS

- **San Juan Courthouse and U.S. Post Office** – San Juan, Puerto Rico (\$32M)
- **The Sasson Hotel** – South Beach (\$10M)

LOW INCOME HOUSING

- **California 6-15** – (\$1.2M)
- **California 6-16** – (\$1M)
- **Mendota Low Income Housing** – (\$2M)

HOSPITALS

- **VA Hospital West Palm Beach Medical Center** – 400-bed medical/psychiatric facility (\$105M)
- **Comprehensive Cancer Center** – Mount Sinai Medical Center – Miami Beach (\$20M)
- **North Shore Women Center** – medical office building, Miami – (\$15M)
- **University of Miami Doctors Hospital** – medical office bldg. / parking garage, Miami (\$7M)
- **Fresno Surgical Center** – California (\$5M)
- **South Florida State Hospital Psychiatric Care Facility** – Pembroke Pines, Florida (\$30M)

DETENTION FACILITIES

- **Federal Bureau of Prisons Detention Center** – Downtown Miami (\$70M)

SITE MASTER PLANNING

- **Fighter Jet Hanger Buildings 196 & 520** – Homestead Air Force Base
- **Squadron Operations Building**– Homestead Air Force Base
- **Air Force Reserve Station**– Homestead Air Force Base
- **Hazardous Materials Building**– Homestead Air Force Base

US CORPS OF ENGINEERS

- **Department of Agriculture Facilities** – Miami
- **USDA Greenhouses and Research Facilities** – Miami
- **Department of Agriculture Facilities** – Miami

U.S. AIR FORCE

- **Fighter Jet Hanger Building 196** – Homestead AFB
- **Fighter Jet Hanger Building 520** – Homestead AFB
- **Squadron Operations Building** – Homestead AFB
- **Base Operations Facility Complex** – Homestead AFB
- **Base Supply/ Warehouse / Traffic Management Building** – Homestead AFB
- **Petroleum Oils and Lubricants Building** – Homestead AFB
- **Liquid Oxygen Facility** – Homestead AFB
- **Hazardous Materials / Pharmacy Facility** – Homestead AFB
- **Aerospace Ground Equipment** – Homestead AFB
- **Composite Maintenance Facility** – Homestead AFB
- **Mobility Processing Facility** - Homestead AFB
- **Aircraft Combat Maneuvering Instrumentation** – Homestead AFB

INDUSTRIAL FACILITIES

- **Florida Power and Light Chiller Plant** – Downtown Miami (\$30M)
- **Coral Gables Equipment Maintenance Facility** – Coral Gables (\$12M)

K-12 SCHOOLS

- **Hialeah Elementary** – Hialeah
- **James Bright Elementary** - Miami
- **Mays Middle School** - Miami
- **Miami Senior High School** - Miami

CHARTER SCHOOLS

- **Coral Springs Charter School** – 1500 Student Facility – Coral Springs (\$18M)
- **Ryder Charter Elementary School** – 400-student facility –Doral (\$12M)

HIGHER EDUCATION

- **Pasco Hernando Community College** – Renovation of existing building into a new administration building and instructional classrooms
- **FSU – Greek Housing Facility, Osceola, Florida** – 600-student housing apartments

MICHAEL J. HESS, P.E.

MECHANICAL ENGINEER / LEED® ACCREDITED PROFESSIONAL



Mike is a mechanical engineer who solely focuses on green and sustainable strategies and he believes that environmentally friendly buildings must become standard practice. To help make this a reality, he serves on the Board of Directors for the US Green Building Council (USGBC) at the national level. He is also a representative for the Florida & Caribbean Regional USGBC and Past President of the USGBC Central Florida Chapter. He sees the green building movement as an opportunity to reverse our trend of damaging the Earth and instead provide positive impacts on the environment, society, and economy for current and future generations.

EDUCATION

- B.S.: Architectural Engineering, Milwaukee School of Engineering

AFFILIATIONS

- **Board of Directors, US Green Building Council (at National, Regional, and Local Levels)**
- 2005 – 2006 President, US Green Building Council, Central Florida Chapter
- Central Florida Representative to the Florida & Caribbean Regional USGBC
- American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE)
- American Society of Plumbing Engineers
- Corresponding Member, ASHRAE Technical Committee 2.8 – Building Environmental Impacts and Sustainability
- Technical, Energy, and Government Activities Committee Chairperson, ASHRAE Central Florida, 2002 – 2004

PROJECT EXPERIENCE

- Maitland Summit, Maitland, FL – Pursuing LEED Silver Certification
- FCCI, Sarasota, FL – Pursuing LEED Silver Certification
- Rose Island, Bahamas – Striving for carbon neutral
- Royal Island, Eleuthera, Bahamas – Pursuing LEED Certification
- Starwood "1", Washington, D.C. – Pursuing LEED Certification
- Daytona Beach Kennel Club, Daytona Beach, FL – Pursuing LEED Silver Certification
- Fairfax Hotel, Miami, FL – Pursuing LEED Certification
- SeaWorld Orlando Waterfront Development
- SeaWorld Orlando Shark Restaurant, Orlando, FL
- Discovery Cove, Orlando, FL
- National Aviary, Pittsburgh, PA
- Discovery Techcenter II, Silver Spring, MD – Pre-certified LEED CS Gold
- Girl Scouts of Gulf Coast Florida Headquarters, Sarasota, FL – LEED Certified
- Kennedy Space Center Visitor's Complex Commissary, Cape Canaveral – LEED Silver Certified
- Dunedin Community Center, Dunedin, FL – LEED Silver Certified
- Romano, Erickson, Cronin Office Building, Lake Worth, FL – Pursuing LEED Gold Certification
- University of Florida, 195 Food Animal Laboratory, Gainesville, FL – LEED Certified





Kemper Hyers is currently Head of Design for Starwood Capital Group, overseeing all aspects of design for Baccarat, 1 and Crillon Hotels.

Previously, he served as Vice President of Design for Le Meridien and Sheraton brands at Starwood Hotels and Resorts.

Prior to that, as Style Director for Martha Stewart Living Omnimedia, he designed product and retail environments for home collections for Martha Stewart Signature and Martha by Mail.

Before that, he was Creative Lead at Crate and Barrel catalog which followed leading his own interior design firm, Edward Kemper Design for seven years.

Kemper received his Bachelors degree in architecture and architectural history from Columbia University.

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