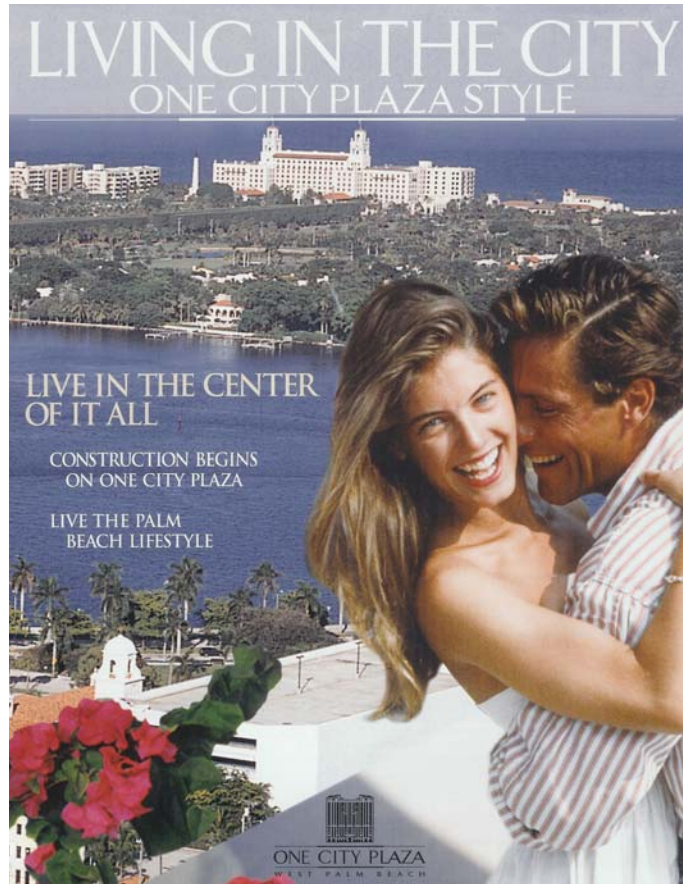




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BC ARCHITECTS DESIGN ONE CITY PLAZA AND TWO CITY PLAZA FOR URBAN CHIC IN WEST PALM BEACH

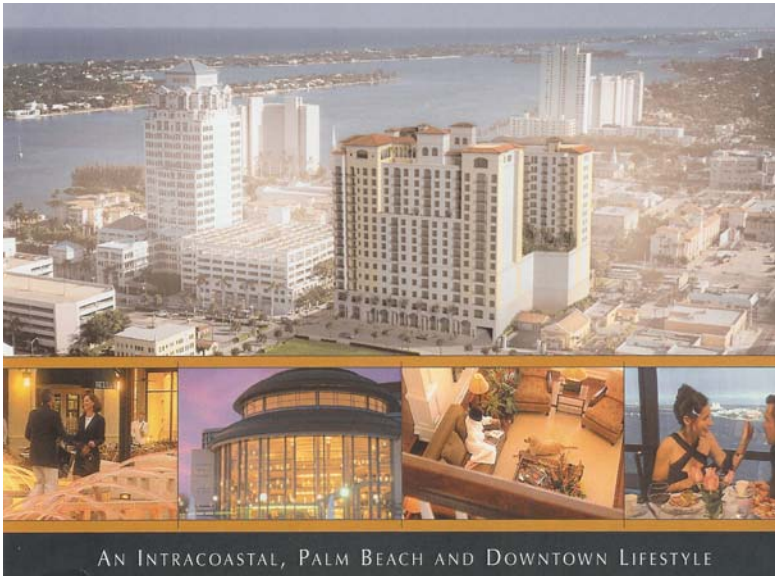
**BCArchitects and Kolter Property Company Design Sister Projects
in the Luxury Corridor of Downtown –**

(CORAL GABLES/MIAMI, FL) – **BCArchitects, AIA, Inc.** has designed two upscale high-end residential towers at the intersection of South Olive and Okeechobee Avenues in the heart of the luxury corridor of downtown West Palm Beach. One and Two City Plaza arises two blocks from City Place, the Kravis Center and the new downtown Convention Center. Both are around the corner from the Flagler Drive Intracoastal and minutes from Palm Beach and Worth Avenue. One and Two City Plazas, 15 and 20 stories respectively, will contain 800 units from \$200,000 to \$2 million. One City Plaza is now under construction with features including concierge services and a rooftop Sky Club

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with heated pool, sun deck, exercise spa and breathtaking panoramic views of downtown West Palm Beach, the Intracoastal and the ocean.

Steve MarcAntonio, Sales Director, Kolter Property, comments, “One and Two City are



Manhattan-style condominium projects, close to Worth Avenue and the airport, drawing an international crowd from young professionals, stock brokers, attorneys-- to those desiring a winter home in the Palm Beaches. It is a maintenance free lifestyle within an unbeatable luxury environment, all within walking distance to downtown amenities, restaurants, Barnes and Noble, City Place. The residences have 24-hour attended lobbies and private parking. In One City Plaza, we have created over seventy (70) incredible Live Work environments, with luxury loft

mezzanines, and over 100 City approved uses for offices or showrooms.

Vanessa Jimenez, Project Manager for One and Two City Plazas and Principal of BCArchitects continues, “It is all about reducing the need for the automobile. City/urban projects have become extremely popular due to the otherwise long commutes. People are taking control of the quality of their life and refusing to spend their lives in their cars. These Live/Work environments are an exciting concept that keeps cities alive after dark. One and Two City Plaza are self contained communities with mutual amenities and features that the entire community can use--parking, cafes, possibly even dry cleaners or pharmacies that can be used by the public. City amenities are within walking distance, which provides an unmatched quality of life for residents.”

One City Plaza, scheduled to be completed in December, 2004, features two story lofts ranging in size from a one bedroom, one and a half bath loft at 889 sf to expansive two bedroom, two bath lofts of 1,982 square feet. City loft residences have soaring ceiling heights of up to 26 feet, and offer luxurious European style kitchens with granite countertops, and spa-like master baths with soaking tubs.

The Manhattan style apartments in the Tower Suites range in size from 900 square feet to more than 2,000 square feet, with one, two and three bedroom units featuring 10 foot ceilings, European style kitchens, marble master baths, and terrace with views of the city beyond. The Penthouse suites have twelve foot ceilings, Sophisticated European wood cabinetry and granite countertops, spacious master suites, large great rooms and dining areas overlooking terraces with sweeping views above the city.

Interiors by Steven G was retained by Kolter Properties to design the interior amenities and public spaces. When asked to comment on the relationship between the Architect, the Developer and the Interior Design team, Steven Gurowitz comments, “The relationship is one of a total team—it is what everybody brings to the table, the total team is what makes a project a success, and in this case, we have the ‘A’ team. Kolter was definitely a forerunner in bringing a level of sophistication to downtown with 26’ soaring ceilings—it is close to Chicago or Manhattan style living. The project will be Manhattan Modernism with touches of authentic antiques. It will be chic, luxurious and upscale, with mahoganies, natural stones, and touches of lime green.”

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The Architectural team at BCArchitects designed the buildings with a pedestrian focus and detailing at the streetscape. The façade of the buildings are articulated with sensitivity to the cultural and historic buildings around the site, including Worth Avenue, the Norton Museum of Art, the Kravis Center, and nearby Palm Beach Atlantic College and the DeSantis Chapel.



In fact, **Ryan Thomas, PE, Branch Manager for Craven Thompson & Associates, Inc.**, Civil Engineers on the project, explains how the Developer worked with the team to secure development rights at the same time preserving some of the important historical buildings for City of West Palm Beach.

“Preserving historical buildings in West Palm Beach has to do with the sophisticated concepts involved in TDR-‘Transfer of Development Rights’. TDR allows a property that is a ‘donor site’ to transfer their unused stories to projects classified as ‘receiver sites.’ This concept allowed the City of West Palm Beach to retain the historic St. Anne’s Catholic Church, through their transferring their unused 5 stories to the Two City Plaza donor site, allowing Two City to go to a full 20 stories, and making Kolter Properties the first developer in West Palm Beach to purchase such rights.”

Ryan Thomas comments, “The team work and planning between the Architect, the Civil Engineer and the Contractor is challenging on these tight urban sites. The handling and access is magnified tenfold when planning and executing a project in a fully active downtown locale, add to that that most of the streets in the building locale are under construction as well. (Olive, Okeechobee, Lakeview.)

The scheduling and timing of everything on urban infill projects must be carefully orchestrated. For example, our preparation planning for the site involved sophisticated timing and negotiations regarding the location of the utilities for the project, power, phone cables, electrical, water, sewer, drainage and gas, had to be located and permitting and compliance issues coordinated with contractors who own the right of way during roadway construction.

Often these roadway contractors have won the bid and operate under tight incentives involving their deadlines. This makes them less inclined to allow delays while our work in completed, in fact, once a road is completed, it cannot be opened up for a certain time period. This moratorium requires us to negotiate our work while the road is still under construction, and we trade parking or other amenities in exchange for their allowing us to bury our access utilities--what we refer to as ‘Franchise Utilities.’ In the case of FPL a grid point had to be moved and we built and permitted an FPL vault that services a portion of FPL clientele.-this of course, had to be incorporated into the design by BCArchitects. A misstep in timing could cost a developer hundreds of thousands of dollars. Kolter Properties is a very knowledgeable developer, experienced on large scale projects such as this in Canada, and they rely on their team to coordinate closely in order to avoid costly overruns or project delays—it is what we call *knowing where to put the x.*”

In addition to these concerns, building such a complex project involves tremendous need and access to materials, now threatened in supply by the building boom in China, resulting in shortages of concrete, steel and wood.

“China is currently undergoing a tremendous building boom,” Ryan comments, “ China is building their biggest dam ever, ‘the Hoover Dam times fifty,’ creating an enormous need for concrete and other materials, as they build the dam, relocate people to new housing, and create housing for the workers. Add to that the Olympics in Beijing, and you have a world wide shortage of building materials, including concrete. Add to that, the local issues. The two suppliers of concrete, Tarmac and Rinker have both closed their plants for bi-annual maintenance.”

Chris Kennedy, VP and Director of Operations for Suffolk Construction, General Contractor for One City Plaza, comments on the construction and the complicated logistics strategies. “Kolter is a sophisticated client and partners with us on the issues. Suffolk Construction in conjunction with the Architect and Developer has worked out a logistics plan well in advance of the actual construction. We call this “setting the project up for success—before it is built, it is built on paper and in our heads. It involves when and where to place the tower cranes and hoists, truck access to the site, even parking for the workers and the offloading and storage of the materials.

There are community issues as well, as this is a living, breathing city. Lane and road closures are carefully timed and negotiated to create thoughtful lane closings that work the reverse of rush hour traffic. We limited pours to 2AM to 7AM to avoid having trucks backed up in roadways; trucks were even re-routed around the block so as not to wake neighbors by the beeping sound trucks make when backing up. We also built sound enclosures to muffle the construction and machinery sounds.

This is an intricate structure on a tight site—we installed 6” sleeves underneath Lakeview and we pump the concrete from the site of Two City over to the active construction site, to further avoid truck traffic. These site logistics and obtaining the proper approvals in a timely manner is crucial to the logistics plan.”

Mark Mosbat, Principal of CHM Structural Engineers, states, “The toughest challenge on any project is twofold; it must be safe and it must be efficient. For One City Plaza the challenge was to deliver safety with regard to gravity loads and hurricane wind forces, and to provide the most efficient structural system, thus positively affecting the construction cost per square foot. The Architect is the ‘artist,’ and we work hand in hand to put the nuts and bolts where they need to be to deliver the project with the intended design, and the intended project cost. Before the Architect finalized the units, we performed a ‘3D Frame Analysis’—a sophisticated computer model of every element in the building, including all loads—the weight of the occupants, the structure, and the wind pressures. Of course, there is also a wind tunnel study performed by an outside technical firm that actually builds a detailed model of the building and the surrounding elements, then subjects it to a mathematically perfected ‘stress test.’ The project is sized properly, and the Architect starts with the right size from the beginning. We are careful not to allow the structural elements to intrude on the size of the units.”

Also critical to the success of a project is the comfort within a luxury facility. “Comfort for the project means both daily comfort in the building and long term energy savings,” comments **Carlos Jimenez, PE, a Principal of Jimenez McDowell, Mechanical and Electrical Engineers** on the project. “A fully coordinated project means an efficiently functioning, architecturally compatible design. In the case of One and Two City Plaza, the challenges were the open volume of spaces, the 26’ soaring expanses of glass, the open lofts and the mix of retail and residential. Our technological achievements have advanced as lifestyles have advanced—our condominium work is extensive and started in the early 80’s, but today’s architectural designs are far more complex. Mixed use spaces and high volume spaces require extremely efficient and effective mechanical systems because of the different uses and types of loads within the building, and also the heat gain from the resultant exposures. The exciting architecture changes the nature of your work and requires you to think and design out of the box—and comfort is the ultimate luxury.”

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BCArchitects, AIA, Inc. has created some of South Florida's most distinctive architectural designs, and is annually responsible for providing services for projects with construction values in excess of 300 million dollars. Its award-winning portfolio includes luxury residential, retail and facilities design for some of the region's most respected developers and corporations. **Brito, Cohan and Associates** was recently listed in *South Florida Business Journal's Book of Lists* as one of the State's Largest Architectural Firms.

BCArchitects is a full service, architecture, planning and interior design firm provides a single source for clients seeking innovative solutions that are elegant, efficient and cost-effective. *One City Plaza*, for **Kolter Property Company**. *One City Plaza* is a 15 story, *City Lofts and Suites Condominium* tower with 296 units in the Downtown City of West Palm Beach, Florida, on Olive Avenue between Okeechobee Blvd. and Lakeview Ave; and *Two City Plaza*, a twenty (20) story luxury sister Tower to *One City Plaza*.

Kolter Property Company, located at 1601 Forum Place, Suite 805, West Palm Beach, FL 33401, is renowned for successful acquisitions, management and international and national development for over forty (40) years. With headquarters in Toronto, Canada, Kolter is wholly owned and owns 3.8 million sf of properties in Toronto and Dallas and \$1.2 billion in upscale properties in Florida, including luxury condominiums, neighborhoods, upscale apartments, and townhomes.

Suffolk Construction, provides general contracting, construction management, preconstruction, and design/build services to clients in the public and private sectors across the US. Commercial and residential projects include residential towers, university halls, senior housing, hotels (Marriott, Hilton), corporate offices, and retail facilities. Suffolk's Florida Division is one of the region's most active general contracting and construction management firms, and **was recently listed #1 in South Florida Business Journal's Book of Lists** as one of the State's Largest Construction Firms.

Led by President & General Manager, Rex Kirby, Suffolk Florida currently manages in excess of \$440 million in building projects. Suffolk Construction is located at 515 North Flagler Drive, 5th Floor, West Palm Beach, Florida 3340.

Jimenez McDowell Engineering Consultants, Inc., organized since 1977, is a South Florida based Mechanical and Electrical engineering consulting firm, specializing in commercial and high rise residential buildings, government office buildings and courthouses, educational and medical facilities and aviation projects. Jimenez McDowell is located at 9500 S. Dadeland Blvd., Suite 612, Miami, Florida 33156, www.jimenezmcdowell.com

Craven Thompson & Associates provided Civil Engineering and consulting services for *One and Two City Plaza*. Craven Thompson was founded in 1961 as an engineering and surveying firm dedicated to serving the needs of the private sector clients in the rapid growth area of South Florida. Over the past forty (40) years CTA has grown into a 100 person, multidisciplinary firm with two offices in Ft. Lauderdale and one in West Palm Beach. CTA has provided services to 18 major urban projects in downtown West Palm Beach including, *One and Two City Plazas*, *The Slade*, *The Strand*, *City Place*, and *the Metropolitan*. The CTA firm is a leader in providing engineering, surveying and environmental skills to both public and private clientele. Craven Thompson is located in Broward County at 3563 NW 53rd St, and 3601W. Commercial Blvd., and in Palm Beach County at 5114 Okeechobee Blvd., Suite 112, West Palm Beach, FL 33417.

CHM Consulting Engineers Inc. provided Structural engineering and consulting services for *One and Two City Plaza*. CHM, founded in the early 1950's, is a complete services firm with significant experience in high rise structures, including luxury high rise condominiums, parking garages and office structures throughout Florida. CHM Consulting Engineers Inc. is located at 9200 S. Dadeland Blvd. Suite 409, Miami, FL 33156-2712.

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