

Link Construction Group
2020 Edition

LINK Ledger

YOUR LINK TO BUILDING A STRONGER FUTURE

**TILTING UP OUR
SOUTH FLORIDA
INDUSTRIES**



Thank you...

We would like to share our gratitude by thanking our clients, our associates, and our employees that make up "Team Link". Together we are all the building blocks that make our company thrive and continue to be one of the top builders in South Florida.

With our team's dedication and hard work, we have solidified successful partnerships with subcontractors and clients. Link is extremely grateful for the loyal clients that return for our continued services with their new projects. We are equally appreciative of our new clients that join forces with us in turning their visions into a reality. These working relationships are invaluable to us.

We look forward to continued accomplishments, lasting partnerships, and building successful projects. A heart-felt thank you for your hard work, trust and loyalty to all that make this possible. You are all part of our family at Link Construction Group.



Guillermo "Willy" Fernandez
President



Miguel "Mickey" Cerra
Executive Vice President



LINK Ledger

ON THE COVER



THE FIRST CONCRETE PANEL
BEING TILTED-UP AT
COSTEX TRACTOR PARTS
NEW HEADQUARTERS

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Featured Completed PROJECTS

TD BANK - VARIOUS BRANCHES

MIAMI, FL

Our team was selected to construct four TD Bank branches in South Florida; including South Miami, Flagler, Bird Pointe and Palmetto Bay branches. We are very thankful for the continued relationship with TD Bank and their construction team.

All the branches were completed on time and have achieved LEED GOLD certification. The facilities incorporated remote drive through lanes that consists of a steel structure and photovoltaic panels for roof coverings. These panels were part of the energy savings initiative which also included lighting controls, occupancy sensors, solar sunshades on the windows, low flow plumbing fixtures, and tight thermal envelope. The South Miami Branch, standing at 2,960 GSF, designed by Core States Group, is particularly unique for showcasing a beautiful, eye-catching wall mural by the local, Cuban-American artist Tony Mendoza. The Bird Pointe branch, also designed by Core States Group, stands at 2,550 GSF and the Palmetto Bay branch, designed by Bergamann Associates, stands at 2,550 GSF.





OCASA LOGISTICS MIAMI

MIAMI, FL

Link Construction Group partnered up with RLC Architects for the construction of OCASA, owned by Ejary, LLC. The 49,237 SF structure consists of concrete tilt-up panels and a structural steel roof system. The building design includes a two-story office area, with framing and drywall, acoustical ceiling, overhead doors, exterior and interior store fronts, metal cladding, recessed and pendant lighting and handrails. OCASA serves as a distribution and office building, which will hold up to 221 persons.

Because of its unique spandrel panels, which are attached to a self-supporting steel structure, the sequencing of the installation of the panels and steel structure had to be done with detailed and precise scheduling. OCASA has developed into an experienced and integrated Logistics Company.



BOLLORE AT PROLOGIS BEACON LAKES

MIAMI, FL

Bollore at Prologis' Beacon Lakes Park is unique for being the first flammable storage capable warehouse in Miami-Dade County, of its size (40,000 SF). The facility mainly serves as a world class office space and the warehouse distribution facility operates as a central point of supplies to Latin America. Designed by RLC Architects, Bollore consists of 32' clear interior height tilt-up walls and a liquid storage area, separated from the build-out area by a 3 hr fire rated partition. As a security feature, the structure has controlled access points at both ends of the truck court, and a diesel generator to prevent loss of power during major storms. RLC incorporated a BMS system in the office area, to provide energy efficient control for all AC Units. Bollore is LEED Gold certified. We thank Prologis for having selected Link & RLC Architects to collaborate on this project.



MEGACENTER MIRAMAR INDUSTRIAL PARK

MIRAMAR, FL

Designed by Cartaya & Associates Architects, Megacenter Miramar Industrial Park is a tilt-up structure with structural steel roof design.

The first phase of the process at Megacenter Miramar, Link Construction Group took an existing Broward College campus, and through demolition and renovation, converted it into a multi-use facility. Phase 1 also entailed the construction of two additional buildings, B and C.

Building B, totaling 49,685 SF, has a capacity of 467 occupants. It functions as a mini storage facility with office spaces totaling 49,685 SF, and holds 467 occupants.

Building C is a completely new structure, which serves as warehouse bays with office space. Totaling in 45,015 SF, Building C holds up to 124 occupants and is LEED Certified.

DUFRY HEADQUARTERS AT PROLOGIS BEACON LAKES

MIAMI, FL

Prologis partnered up with Link Construction Group and RLC Architects in this Build to Suit project, to design and construct the new headquarters for Dufry International. This building had some intricate features such as a temperature-controlled warehouse, a flammable storage warehouse, a complete surrounding racking system, a two-story pick module system, along with their Class A office build-out.

The new 200,502 SF headquarters is also the main importing, exporting, and storing point for the international company. Link Construction Group was awarded the Excellence in Construction Eagle Award for Dufry Headquarters signature project by Associated Builders and Contractors Florida East Coast Chapter.



Featured Completed PROJECTS

ST. THOMAS UNIVERSITY DONNELLON HALL

MIAMI GARDENS, FL

Contracted by University Housing Group and designed by MKC Architects, Link Construction Group completed St. Thomas University Donnellon Hall, which serves as living space for students attending the university. As the total interior demolition was completed, structural elements were added to reinforce its structure and provide a facility which can withstand hurricane force winds. The 29,200 SF building consists of 12 single room suites and 20 double room suites, with an occupancy load of two students for the single rooms and four students for the double room suites. The total occupancy load holds up to 104 students. As a team, we successfully completed the project in time for the start of St. Thomas University's 2019 Fall semester.



CUTLER BAY MIDDLE SCHOOL

CUTLER BAY, FL

Upon completing another project for Miami-Dade County Public Schools, Cutler Bay Middle School was a little more particular as a new, 3-story, 45,000 SF, tilt-up building, in an already existing and functioning campus. The project also included the interior remodeling of buildings 1, 2, and 4, along with the demolition of building 2, and the removal of existing portable trailers. Cutler Bay Middle School's new additions and existing buildings total 70,940 SF, featuring a captivating courtyard with palm trees and benches at the new school entrance. The new classroom building was designed by Laura M. Perez & Associates, Inc.



KENDALL SQUARE K-8 CENTER

MIAMI, FL

Link Construction Group was selected by Miami-Dade County Public Schools, in conjunction with Zyscovich Architects, to deliver this new 58,675 SF K-8 school, for the Kendall Square community.

The Kendall Square K-8 project is a two-story facility which holds up to 675 student stations including: designated parking/drive areas, play fields, multi-purpose game courts, a P.E. shelter, and a media center.

The structure of the school consists of tilt-up walls with precast soffit beams and precast joists. Kendall Square K-8 Center is designed with the intent of adding a future designated area, with an addition for a Middle School.

Link Construction Group was awarded the Excellence in Construction Eagle Award, by Associated Builders and Contractors Florida East Coast Chapter, for this project.



Featured Current PROJECTS

COSTEX TRACTOR PARTS NEW HEADQUARTERS

MIAMI, FL

Costex Tractor Parts selected Link Construction to build their state-of-the-art headquarters, which is developed over a 16 acre parcel. The warehouse portion of the project is 454,887 SF and consists of tilt-up construction with precast joist floors and roof.

The 2nd floor of the warehouse is engineered for fully operational equipment traffic, including forklifts and racking, as well as the ground floor, with design loads as great as 250 psi. It is serviced with two large material lifts, 20,000 lb. capacity and 25,000 lb. respectively. Provisions have also been made in the structure to receive a large gantry-type (rolling) crane, accessing the entire west warehouse side on the ground floor.

The Class A office space is just short of 90,000 SF. Upon entering into the main lobby, you are greeted with a free formed, circular stair case accessing the 2nd floor, that almost floats in its appearance. Additionally, the ground floor serves as the sales area, gift shop, and offices. The 2nd floor contains the executive staff as well as accounting, and the 3rd level has extremely large break rooms and a media room. All offices, regardless of what floor they are located on, utilize a glass wall front along with a glass door. Green space, walking, running, and bike paths will be spread out over the 17-acre property to promote wellness amongst employees.



Additionally, the roof at Costex is designed to become a solar farm, capable of generating 2 megawatts of electricity. FPL power will not be required during daytime operations. The energy would be scheduled to “give back” to the grid via FPL bi-directional meter. CTP headquarters is scheduled to be completed Mid August of 2020.





BUILDING 36 AT PROLOGIS BEACON LAKES

MIAMI, FL

Beacon Lakes Building 36 is particularly unique to the field of construction for being the first building in South Florida to use a reduced joint slab design, eliminating the traditional welded wire mesh from the slab on grade. The process consists of adding steel fibers to the concrete in lieu of the welded wire mesh. This technique allows for the joints to be spaced out at 110' max instead of the traditional 15'.

The 216,780 SF structure consists of tilt-up wall panels, structural steel joints and a metal deck roof. We are extremely proud to have been part of Prologis' cutting edge technique of using the wide slab joints in the project and proud to have worked closely with the design team of RLC Architects and DDA Structural Engineers. Beacon Lakes Bldg 36 is LEED Gold certified.

SEE PAGE 12 FOR MORE ON STEEL FIBER CONCRETE



CORAL GABLES FIRE STATION NO.2 ADDITION/RENOVATIONS & NEW TROLLEY MAINTENANCE BUILDING

CORAL GABLES, FL

Link Construction Group has teamed up with Silva Architects to perform this Design-Build service for City of Coral Gables. The project has its logistical challenges as construction is performed as the existing fire station continues operations. The demolition of the existing fire practice tower has been completed while the new apparatus bay and firemen's quarters are on their way up. This structure is unique to the city since a portion is historically designated. The shell remained its original structure while the interior was renovated. The fire station portion is considered an "essential facility", which can sustain a category 4 hurricane winds. The fire station and existing fueling station at the site remains in use while construction is on-going. The new trolley station building is developed to receive LEED Silver Certification.

COUNTYLINE CORPORATE PARK BUILDINGS 6 AND 7

HIALEAH GARDENS, FL

Flagler Corporation has selected Link Construction Group to build the new Countyline Corporate Park Buildings 6 and 7. All the buildings in this park are particularly unique for its geotechnical aspect for the use of a Gas Management system, which prevents the intrusion of subterranean gases into the building. Both buildings are being constructed at the same time and have about month staggered start to completion. Building 6 is 197,100 SF and Building 7 is 213,913 SF, including tilt-up panels and steel joints. Both buildings are designed by Ware Malcomb and owned by Flagler Corporation. Completion of both buildings expected for December 2019.



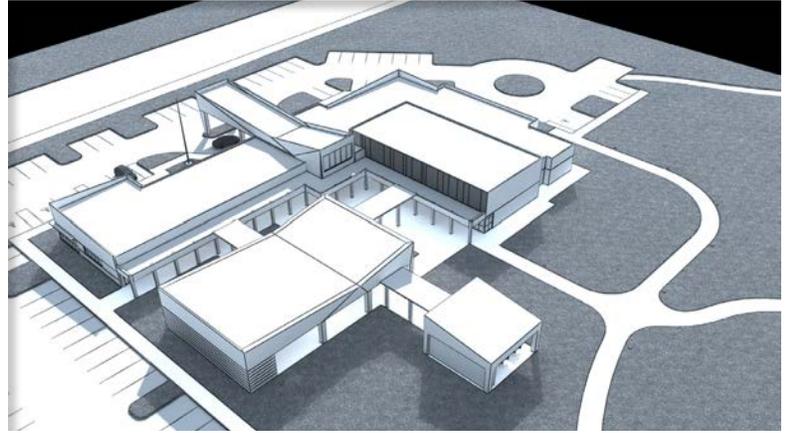
Featured Current PROJECTS

CITY OF MIAMI GARDENS NEW SENIOR CENTER FACILITY

MIAMI GARDENS, FL

The city of Miami Gardens will be welcoming a new gathering space for its community. The City has retained us to provide design-build services to construct the much needed new senior center with a 24,425 SF area. The project will have functional and aesthetic features including a beautiful community garden, spacious meeting halls, and an encouraging fitness center. The main function of the space will serve as a Senior Family Center, with additional use available for community activities.

The New Senior Center Facility is a design-build and is viewed by the City of Miami Gardens to become one of its signature projects, complementing the municipality. The structure will also provide new utilities, public pavilions, a covered patio, a warming kitchen, and a beautiful walking trail around the community garden. Link Construction Group has partnered up with Silva Architects and is anticipating a commencement date for March/April of 2020.





RUTH K. BROAD/BAY HARBOR K-8 CENTER BAY HARBOR, FL

Located in the town of Bay Harbor, in Miami-Dade County, Ruth K. Broad/Bay Harbor K-8 Center is separated from the mainland by Biscayne Bay. Bay Harbor Island features one of the largest concentrated collections of mid-century, Miami Modern architectures of the 1940s and 1950s. The area's architecture includes historic buildings designed by Morris Lapidus, Henry Honauster, Charles Mckirahan, and now we have the addition of a new, three-story school building, built by Link Construction Group and designed by Gurri Matute Architects. Sizing at about 45,000 SF and holding approximately 300 students, Ruth K Broad will be used as additional classroom space to the existing facility, to minimize the schools overcrowding. The first floor of the school is an open space which will hold a basketball court, while the two floors above will hold classroom spaces. Because Link Construction Group was working within an existing campus, our team had to carefully coordinate all aspects of work to keep our crews, staff and particularly the students safety. The project design was built to Florida's State Requirements for Educational Facilities including piles, concrete and masonry structures.

AEROTHRUST TEST CELL FACILITY

MEDLEY, FL

Aerotruss will be the new aircraft jet engine test facility and storage building in the Town of Medley. This building will provide maintenance and testing of the jet engines within the facility. Designed by Pereira Architects, PA, Aerotruss will include a 3,264 SF Test Cell, and a 24,963 SF storage building, totaling the space to 28,227 SF. The new Test Cell building will consist of 20" CIP Concrete walls with a 36" CIP Concrete roof. The storage building consists of tilt-up concrete walls with steel joists/roof decking. The size of the storage space will also allow for bigger jet engines to have space for testing. Link Construction Group has a commencement date of December 2019.



REINFORCED



Steel fiber used
in the concrete mix



Steel fiber reinforced concrete has provided Beacon Lakes Bldg 36 a new and innovative slab on grade. By reducing the number of joints in a slab, it creates better slab longevity for the owner, therefore reducing maintenance costs. The technique of introducing steel fibers as a concrete admixture and eliminating the welded wire mesh allows for the slab joints to lay up to 110' x 108' instead of the usual 15' x 15' when using the traditional warehouse setting. For this specialized slab, round column blocks are installed instead of the typical diamond columns, eliminating welded wire mesh. The round columns are also used to prevent concrete cracking, which occurs at any of the corners when using diamond block outs. This specific slab also has 2" deep sawcut control joints which were filled with semi-rigid epoxy instead of the usual polyurea joint filler. Once the cutting is complete, the curing compound is applied to the entire slab placed. These slabs were placed in 10 separate pours of the following sizes: Pour 1 through 10 - 8,400 SF/156 CY and Pour 2 through 9 - 22,680 SF/420 CY. By creating thickened edges at the column, block outs were eliminated in order to allow the slab to shrink freely without fear of cracking. The pour plan was developed, discussed, and approved by both the Engineer of Record and the Slab Consultant prior to the first slab placements.

USING THE STRENGTH BEHIND STEEL FIBER REINFORCED CONCRETE



A building pad is constructed of crushed limerock. Formwork is installed at the edge of the pour area, then a 10 mil vapor barrier is placed, lapped, and taped so that all areas of the pad are covered. Once the barrier is set, reinforcing steel is installed at the columns.

13 boxes of steel fiber are counted at the floor level, equaling 65 lbs per cubic yard, per 10 yard truck. The boxes are then placed on a pallet and raised up to scaffolds to pour in the concrete mixing trucks. This eliminates miscounting the steel fiber boxes per truck, keeping each patch consistent.



Once fibers have been added to the mixing trucks, they proceed to the ready mix plant to add the cement, aggregate, and water. The concrete is then tested by the testing lab for slump test, compressive strength test, and tensile strength test. These tests are done ever 50 CY placed.

Concrete is then placed at the slab, discharged directly from the trucks to the ground. Concrete is then struck off using a full size, extending head laser screed, and hand pulled vibrating screed at the edges. After the concrete is struck off, the concrete is floated with a channel radius float.



Once the concrete is set, it is floated with ride on trowels fitted with pans, then with finishing blades. Finishing is followed with tests for floor flatness and floor levelness. After several hours, control joints are sawcut into the concrete slab, then a curing compound is applied to the entire slab.

LINK CONSTRUCTION GROUP EVENT PHOTOS



Agape Groundbreaking
Goulds



Costex Tractor Parts Headquarters Groundbreaking
Miami



Kendall Square K-8 Center Ribbon Cutting
West Kendall



Habitat for Humanity Blitz Build
Goulds



For The Love of Learning Gala
JW Marriott Marquis



Preconstruction Team Visit to Costex & Ocaso
Miami-Dade County



ABC's Business Night Tuesdays
City Works, Doral



Monsignor Edward Pace High School Career Day
Miami Gardens



Our Lady of Lourdes Golf Tournament
Biltmore Golf Course & Hotel



ABC 2019 Spring Showcase
Charles F. Dodge City Center



TD Bank Grand Opening
Palmetto Bay



Mercedes-Benz Corporate Run
Bayside



Fore The Love of Education Golf Tournament
Miami Beach Golf Club



Link's Annual Fishing Challenge
Miami



Link's Pizza Day
Link Construction Group Headquarters



ABC Florida East Coast Chapter's Top Golf Tournament
Top Golf Miami Gardens



CASF's Meet the GCs
Miami Airport Marriott



ABC Excellence in Construction Awards
JW Marriott Miami Turnberry Resort



Halloween
LiNK Headquarters



Habitat for Humanity Top Golf Tournament
Top Golf Doral

IN THE MEDIA PRESS, AWARDS, ACCOLADES & MORE



Associated Builders and Contractors, Inc. Florida East Coast Chapter

Excellence in Construction Awards

- Eagle Award: Dufry Built to Suit at Beacon Lakes Bldg 35
- Pyramid Award: MDCPS Kendall Square K-8 Center
- Pyramid Award: Kings Court Key



U.S. GREEN BUILDING COUNCIL

USGBC LEED Gold for

- Beacon Lakes Building 26
- TD Bank - 9201 West Flagler Street
- TD Bank - Bird Pointe
- TD Bank - South Miami
- TD Bank - Palmetto Bay

Miami Architect

miamiarchitect.org

- **The Best Multifamily Contractors in Miami**
- **The Best Restaurant Contractors in Miami**

GC MAGAZINE

General Contractors Magazine

- **#19 Best Bank Contractor in the U.S.**

LET'S CONTINUE THE RACE IN DQ'S MEMORY



With great sadness, we mourn the loss of Danny "DQ" Quesada, the son of Mike Quesada, Link's VP of Construction. This September Danny lost his long and hard battle with Cystic Fibrosis, while waiting on a double lung transplant.

Also known as Coach DQ, Danny was an inspiration to his friends, family, peers and the community. Born with cystic fibrosis, he never gave up his fight against the disease. Even though he endured frequent respiratory infections and continuous hospitalization, he got out there and gave the world his best. He lived for the great outdoors, for the company of his friends and family, and most of all... he lived to **RUN!**

Since the 3rd grade Danny had run 5Ks, 10ks and half marathons. Danny used his love of running to start the advocacy group, Running With Danny, dedicating himself to raise awareness and funds to find the cure for cystic fibrosis.

In keeping with Danny's fighting spirit, The Running with Danny Foundation plans to continue the fight to find the cure for cystic fibrosis. They are also shifting some focus to transplants and organ donations. Keeping Danny's memory and will to fight alive is important to all of us.

We ask that you join us and help those still battling cystic fibrosis by continuing on with his legacy.

Let's bring this race to the finish line for Coach DQ!

You can learn more about Danny and the foundation by visiting www.runningwithdanny.org



SCAN THE QR CODE TO GO TO WWW.RUNNINGWITHDANNY.ORG

Donations can be made on that website or mail a check to Running with Danny, C/O Mike Quesada to 5350 NW 77 Ct., Doral FL, 33166



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YOUR LINK TO BUILDING A STRONGER FUTURE

Guillermo Fernandez, President and Miguel Cerra, Executive Vice President, incorporated Link Construction Group on April 16, 2001. Since its inception, Link Construction Group has been providing superior services in all segments of the construction market, including Healthcare, Retail, Commercial, Industrial, Educational, Public, Financial, Parks, Gaming, Low-Income Housing Communities and Multi-Family Developments. Their combination of extensive experience and an unparalleled work ethic have enabled Link to continue their growth in the South Florida construction marketplace.

