

— WHO WE SERVE · CHURCHES, SCHOOLS, AND CIVIC INSTITUTIONS

Institutional Capability Statement

Owner's representation, development management, and predevelopment advisory for faith-based, educational, and civic owners across South Florida, from Coral Gables.

WHO WE ARE

An independent owner's representative for institutions that answer to a board, a congregation, or a community, and need **genuine construction authority** on their side of the table.

Aventra Development is an independent real estate development management and owner's representation firm based in Coral Gables, Florida. We lead and oversee complex, high-value projects on behalf of owners, investors, and institutions: churches and parish campuses, schools, civic and municipal facilities, multifamily, mixed-use, and hospitality across South Florida and the Caribbean.

Every engagement is led at the senior level from day one and staffed with the project team the assignment requires. We take on a select number of engagements each year so that each one receives the attention it demands, whether it is a single parish hall or a multi-building campus program.

Aventra is independent: no construction arm, no design arm, no affiliated contractors. We do not build, we do not design, and we hold no trade contracts. Every recommendation we make, from the architect to the surety broker, is made for one client. The only outcome we are paid for is the owner's.

The firm is led by a Florida Certified General Contractor who spent more than two decades building churches, schools, and civic facilities in Miami-Dade and Broward before founding Aventra, including nine projects for the Archdiocese of Miami. We read drawings, challenge bids, and scrutinize change orders from a position of technical authority that most advisory firms cannot match.

Independent. Owner-side only. Reported plainly.

AVENTRA AND INSTITUTIONAL OWNERS

20+

Educational, religious, and civic facilities delivered in South Florida

9

Archdiocese of Miami projects: parish, school, retreat, and broadcast facilities

\$79.6M

South Dade Senior High School, the largest school project in M-DCPS history

30+

Years of development and construction leadership

Facilities delivered by Aventra's founder as general contractor, construction manager, and project manager with Brown & Brown Construction, RPA Construction Group, MCM Corp., and Pavarini Construction, prior to founding Aventra. That record is the technical foundation of every Aventra owner's representation engagement.

DELIVERED BY AVENTRA'S FOUNDER

MSGR. GERARD T. LA CERRA PARISH CENTER

MSGR. GERARD T. LA CERRA PARISH CENTER, ST. TIMOTHY CATHOLIC CHURCH, MIAMI

St. Timothy Catholic Church

MIAMI, FLORIDA · ARCHDIOCESE OF MIAMI · THREE BUILDINGS ON ONE PARISH CAMPUS

OWNER

**Archdiocese of Miami
St. Timothy Parish**

PROGRAM

**McDermott Hall · La
Cerra Parish Center ·
Sister Carolyn
Learning Center**

CAMPUS

**5400 SW 102nd
Avenue, Miami**

DELIVERED AS

**General Contractor
Brown & Brown
Construction**

Three buildings for one parish, delivered in succession on an operating campus: McDermott Hall, the parish hall and courtyard shown on the cover; the Msgr. Gerard T. La Cerra Parish Center, the parish's administrative offices and meeting spaces; and the Sister Carolyn Learning Center for the parish school. Each was built while the church, the school, and the parish ministries stayed in daily use around it.

A parish that returns to the same builder for its next building, and then the one after that, is the clearest reference a construction record can offer. St. Timothy reflects the way we approach institutional work at Aventura: the pastor, the finance council, and the building committee are the client, the archdiocese is the owner of record, and the project has to be delivered to the standards of both, with the campus open every day.

FAITH-BASED FACILITIES

Nine projects for the Archdiocese of Miami, from parish halls to a high school and a broadcast studio.



McDermott Hall, St. Timothy Catholic Church
Parish hall and courtyard · Miami



Monsignor Edward Pace High School
Classroom building · Miami Gardens



Mother of Christ Catholic Church
Structural work in progress, 2002 · Miami



MorningStar Renewal Center
Renovation in progress, 2008 · Pinecrest

ARCHDIOCESE OF MIAMI

PROJECT	LOCATION	SCOPE
St. Timothy Catholic Church, McDermott Hall	Miami	Parish hall
St. Timothy Catholic Church, Msgr. Gerard T. La Cerra Parish Center	Miami	Parish offices and center
St. Timothy Catholic School, Sister Carolyn Learning Center	Miami	School learning center
Monsignor Edward Pace High School	Miami Gardens	Classroom building
MorningStar Renewal Center	Pinecrest	Gut renovation of a conference center, kept in operation
St. Louis Catholic Church	Pinecrest	Parish facilities
Saint Francis de Sales Catholic Church	Miami Beach	Parish facilities
Mother of Christ Catholic Church	Miami	Parish facilities, new construction
Radio Paz 830 AM	Miami	Broadcast studios

Other faith-based owners: Second Baptist Church, Miami, fellowship hall; Riverside Gordon Funeral Home, Miami; Lowe-Hanks Funeral Home, Hialeah.

WHAT WE UNDERSTAND ABOUT PARISH AND SCHOOL PROJECTS

- **Who the client is.** The pastor or principal, the finance council, and the building committee make the decisions; the archdiocese is the owner of record and has its own procedures, reviews, and approvals. We prepare the project so it moves through both without surprises.
- **Where the money comes from.** Capital campaigns, pledges, diocesan financing, and grants arrive on their own timetable. Scope, phasing, and contracting are structured to what has actually been raised, with a plan for what has not.
- **The campus stays open.** Mass, school, and ministries do not pause for construction. Phasing, site logistics, safety separation, and noise are planned around the liturgical calendar and the school year.
- **Stewardship is the standard.** Every dollar is someone's gift. Budgets, bids, change orders, and pay applications are reviewed by a licensed contractor before the owner pays, and reported plainly to the people who have to answer for them.
- **Volunteers deserve a professional.** Building committees are made up of parishioners with day jobs. We carry the technical load so that they can make good decisions without becoming construction experts.

"We definitely could not have completed our goal of renovating our facility while continuing operations without Mr. Brown. Our experience of Bill is that he is fair, honest, and realistic about a project."

Sue Seltenright DeFerrari, Director, MorningStar Renewal Center, Archdiocese of Miami · Letter of recommendation, 12/3/2009, on the 2008 renovation. Full letter available on request.



LANAAR ELEMENTARY SCHOOL, NORTH MIAMI BEACH · OWNER'S REPRESENTATION FOR THE CAMPUS EXPANSION

EDUCATIONAL AND CIVIC FACILITIES

Public, private, and parochial schools, and the civic buildings a community depends on.

SOUTH DADE SENIOR
HIGH SCHOOL

**\$79.6 million · 400,000
SF**

OWNER

**Miami-Dade County
Public Schools**

DISTINCTION

**Largest school project
in M-DCPS history**

DELIVERED AS

**Project Manager
Pavarini Construction**

PUBLIC SCHOOLS · MIAMI-DADE COUNTY
PUBLIC SCHOOLS

- **South Dade Senior High School** replacement, Homestead. State School CCC-1. \$79.6 million, nearly 400,000 square feet. Design coordination, subcontractor procurement, budget, and schedule on a highly visible public program.
- **Country Club Middle School**, Miami Gardens. State School NN-1. New school, design-build delivery.
- **North Twin Lakes Elementary School**, Hialeah. Classroom addition, design-build delivery.
- **Norman S. Edelcup / Sunny Isles Beach K-8**, Sunny Isles Beach. State School BB-1. Preconstruction services.

CIVIC AND MUNICIPAL

- **City of North Miami Beach**, Wastewater Division Offices.
- **Miami Shores Village**, Brockway Memorial Library.
- **State of Florida**, John Pennekamp Coral Reef State Park facilities, Key Largo.

PRIVATE, INDEPENDENT, AND PAROCHIAL
SCHOOLS

- **Lanaar Elementary School**, North Miami Beach. Owner's representation for the expansion of a private school campus: design team oversight, contractor procurement, budget, schedule, and quality on the owner's behalf. Current Aventura engagement.
- **Monsignor Edward Pace High School**, Miami Gardens. Archdiocese of Miami. Classroom building.
- **St. Timothy Catholic School**, Miami. Archdiocese of Miami. Sister Carolyn Learning Center.
- **Gulliver Academy**, Coral Gables.
- **Lincoln-Martí Schools**, four Miami-Dade campuses in Hialeah, Miami, and West Miami.

Across four firms and more than two decades, our founder delivered educational and institutional work for the Archdiocese of Miami, Miami-Dade County Public Schools, the State of Florida, the City of North Miami Beach, and the Village of Miami Shores. A complete project list, with addresses, is available on request.

OWNER'S REPRESENTATION

The owner's own professional on the project, with a builder's authority and no stake in the construction.

Most institutions do not keep a construction executive on staff, and a capital project should not require the pastor, the principal, or a volunteer committee to become one. As owner's representative, Aventra is the owner's full-time professional on the project: we lead the architect, the engineers, and the contractor on the owner's behalf, hold each of them to the budget, the schedule, and the drawings, and keep the owner informed in plain language. The owner keeps every decision; we make sure each one is informed and made in time.

We do not replace the architect or the contractor; we manage them for the owner, and we have no financial interest in either. Aventra holds no trade contracts, marks up no vendor, and takes no percentage of construction cost, so our compensation never rises when the project's cost does. Fees are proposed as a fixed fee or monthly retainer for a defined scope and duration, disclosed in full, and reported against each month. We work inside the owner's own procedures, including archdiocesan project procedures, approvals, and insurance requirements.

SCOPE OF SERVICES BY PHASE

PHASE	WHAT AVENTRA DOES	WHAT THE OWNER HAS AT THE END
01 Planning and feasibility	Needs assessment with the owner's leadership; site capacity and program; order-of-magnitude budget and schedule; delivery strategy; a cost basis the capital campaign can be built on.	A project definition and budget the finance council, the board, and the archdiocese can approve.
02 Design	Architect and engineer selection, fee negotiation, and contracts; direction of the design team; budget reconciled at each milestone; constructability and value review by a licensed contractor; permitting strategy with counsel and consultants.	A design that matches the budget before it goes to bid, and a permit path with no surprises.
03 Procurement	Delivery method; contractor prequalification; competitive bidding; bid leveling and interviews; negotiation; contract documents reviewed with the owner's counsel; insurance, bonds, and builder's risk coordinated with the owner's program.	A contractor selected on merit, and a contract that protects the owner.
04 Construction	Regular site presence and owner-architect-contractor meetings; RFI, submittal, and schedule tracking; change orders reviewed for entitlement and price; pay applications verified against work in place; quality and safety on an occupied campus; the monthly Owner's Report.	Verified pay applications, controlled changes, and a plain-language monthly account of where the project stands.
05 Closeout and turnover	Punch list; commissioning; warranties, manuals, and as-builts; training for facilities staff; final accounting, lien releases, and certificate of occupancy; final report to the owner.	A complete record, a clean final accounting, and a building the staff can run.

WAYS TO ENGAGE AVENTRA

A

Project owner's representation

Full representation of one project from planning through turnover, at any scale: a parish hall, a classroom building, a renovation, or a campus program.

B

Predevelopment advisory

Counsel before a project is committed: feasibility, program, budget, phasing, and the case for the capital campaign, continuing into full representation if the project proceeds.

C

Program-level support

For a facilities office responsible for many properties: procedures and contract forms, contractor prequalification, estimate review, portfolio prioritization, and independent review of projects parishes bring forward.

HOW WE WORK

Senior-led. Staffed to the project. Accountable to the owner.

THE RULE BEHIND IT

Every engagement is led at the senior level from the first meeting through closeout. The leadership that scopes the work runs it, and the owner has a senior counterpart on every decision that carries consequence. There is no hand-off to a junior project manager after the proposal is signed.

Aventra builds the team around the project rather than around a fixed overhead structure: architects and engineers, contractors, cost and schedule consultants, counsel, permit expeditors, insurance and surety specialists, every member selected on merit and answerable to the owner. Aventra has no affiliated firms to favor.

References from institutional owners, pastors, and school leadership are available on request.

WHY INSTITUTIONS ENGAGE US

- **A rare dual qualification.** Development-management judgment paired with a Florida Certified General Contractor's technical authority on cost, constructability, and contractor behavior.
- **We have built these buildings.** Parish halls, classroom buildings, retreat centers, libraries, and the largest public school in Miami-Dade history, delivered as the contractor. We know how a bid is priced and how a change order is written, because we have written them.
- **Fluent in South Florida.** Miami-Dade and Broward permitting, the High-Velocity Hurricane Zone code, flood and resilience requirements, and building recertification, applied to campuses that stay open through construction.
- **Proven with institutional owners.** The Archdiocese of Miami, Miami-Dade County Public Schools, the State of Florida, and South Florida municipalities.
- **Independent by design.** No construction arm, no design arm, no affiliated contractors. The only outcome we are paid for is the owner's.

WHAT THE OWNER RECEIVES ON EVERY ENGAGEMENT

The Aventra Owner's Report

A monthly, plain-language account of where the project stands, written for pastors, principals, and boards.

Budget and cost tracking

Budget, commitments, change orders, and cost to complete, kept current against the funds raised.

Pay application review

What is billed is verified against what is built before the owner pays.

Schedule tracking

Milestones, critical path, and the recovery plan when something slips.

Risk and decision log

Open risks, who owns them, and the decisions the owner needs to make, on the record.

LEADERSHIP

Bill Brown

Founder & CEO · Florida Certified General Contractor

CREDENTIALS

- **Florida Certified General Contractor**, CGC1521245, licensed 2013
- **Florida Certified Building Contractor**, CBC058623, licensed 1998
- **Cornell University**, Certificate, Real Estate Development
- **Urban Land Institute**, Southeast Florida / Caribbean, Member

A builder's command, applied on the owner's side.

Bill Brown is a real estate development executive and Florida Certified General Contractor with more than 30 years of leadership across South Florida and the Caribbean. He founded Aventra Development to bring that experience to the owner's side of the table: principal-led owner's representation, development management, and advisory for institutions, investors, and private owners.

He began his career in 1994 with R.P.A. Construction in Coral Gables and spent the next two decades building churches, schools, and civic facilities in Miami-Dade and Broward, as Qualifier and Vice President of RPA Construction Group and Brown & Brown Construction, as Project Manager with MCM Corp. and Pavarini Construction on some of the largest public school projects in Miami-Dade County history, and from 2008 to 2018 as President and sole shareholder of Brown & Brown, serving the Archdiocese of Miami, the State of Florida, and South Florida municipalities.

He went on to serve as Project Executive at Civic Construction on \$45 million to \$165 million multifamily and hospitality projects, and then as Executive Vice President, President, and Chief Executive Officer of DCK Worldwide, a U.S.-based international construction management firm with a century-long operating history, directing large-scale programs for institutional owners across Puerto Rico and the Caribbean. Over his career he has led, delivered, or advised more than \$2 billion in project value.

His General Contractor license is not ceremonial. Bill reads drawings, challenges bids, and scrutinizes change orders from a position of technical authority that most advisory principals cannot match. He sets the standard for every Aventra engagement, and stays on each one from day one through delivery.

GET IN TOUCH

If your parish, school, or institution is planning a capital project, we would welcome the conversation. Most engagements begin with a single call about where the project stands, and where its risk actually lives. We respond within one business day.

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