





## FIRM PROFILE

[Firm](#)   [Principal](#)   [Philosophy](#)



We provide expert consulting services for a broad range of building and development project types. Our firm is comprised of a range of licensed experts capable of tailoring services to each client's needs and project scope.

In responding to each unique project, we formulate our staff, partners, services, and scope to provide great value and efficiencies to the client. We can not only provide targeted, one-time consulting services, but also complete design/development/construction services. We are flexible, forward thinking, and creative in support of a client's goals.

The benefits to our clients have been millions of dollars in direct, documented monetary and time savings. Our involvement in a project brings with it an increase level of creativity and resourcefulness. We combine financial, technical, and architectural skills and bring them to bear on every project, providing a comprehensive perspective, while also being able to drill down to the critical details. While our offices are situated in Miami, we have provided services across the country and internationally. Ranging from retail, residential, and commercial to governmental, municipal, and resort/island projects. Our projects and client types demonstrate our broad range of capabilities that can be focused on a single endeavor.

What makes us different is our combination of expertise along with our deep passion to create, design, and build. With a flexible determination, we bring our passion to every project and every client. We simply love what we do.

## PROFILE – MICHAEL C. NOLL

AIA MBA



Firm [Principal](#) Philosophy

Over the last 11 years, Michael and his group have consulted on an array of projects in Miami and beyond. Having graduated from the University of Miami '96, he worked for a local architect. M.C. Harry & Associates for over 8 years. Acquiring his architecture license in 2002, Michael went on to an MBA at University of Florida '04 with an eye towards real estate development. Along with undergraduate work in Finance and Structural Engineering, an MBA provided a broad view and understanding of the field of creating buildings, and businesses alike.

Clients have found this perspective and unique combination of credentials extremely valuable both in terms of creativity and financial returns. Combining years of architectural practice with several years of full-time field construction experience and an entrepreneurial spirit, Michael has formed a unique skill set and broad perspective on the development process. M3 Design + Development is the vehicle that now brings a broad range of services to various types of clients.

As you will see in our project/client list we have applied our skills to projects ranging from \$1M to \$150M. Understanding the differences, nuances, and requirements of large-scale vs. small-scale projects of various types. our efficiencies and knowledge reap greater rewards the larger the project. The overriding and unique value that M3 brings to their clients is the ability to formulate and lead the execution of projects. By combining

## PROFILE – MICHAEL C. NOLL

AIA MBA



---

Firm   [Principal](#)   Philosophy

---

a deep technical knowledge and resourceful creativity aimed at problem solving, M3 Design + Development generates projects that are profitable and beautiful.



# MOVE

## *...to progress in a forward manner*

*Our firm possesses an extensive client list involving projects totaling over a \$1 Billion in construction value. We can take a project from conception to completion. Our progressive and innovative approach to project design and management reflects our forward thinking which saves our clients time and money.*

# MEDIATE

## *...to assemble, negotiate, synthesize*

*Building is a difficult prospect. We assimilate a great deal of information and bring our knowledge and experience to bear on a project. We solve problems, but more importantly, we prevent problems. We mitigate obstacles with communication and creativity.*

# MANIFEST

## *...to bring to life*

*In the end all that is left is the project is the building and the relationships of those who built it. Continued working relationships and a superior finished product are the elements that our firm is built upon. We bring time, money, and people together to create projects.*

# DEVELOPMENT

[Development](#)   [Architecture / Engineering](#)   [Design / Build](#)  
[Specialty Consulting](#)   [Funding](#)   [Green Design](#)



Our primary expertise is focusing on assembling and leading design/development/construction teams. Typical clients for these services include developers with transaction and investment backgrounds, private owners/investors, as well as institutional clients.

Performing as the owners representative, we shape the team, documents and the execution of the project. We can contribute to savings, efficiencies, better contract negotiations, and more competitive pricing. By analyzing and understanding the financial goals of the client, we can help shape the projects documents/team to meet those goals.

As architects ourselves, we are not driven to strip a building down simply based on costs. Rather, we look to realize the most attractive, highquality building and end-user experience possible with the resources available.

In addition to leading teams, we have a network of financing sources which we can use to assist clients with their project funding. Financing for public and private projects alike is possible depending on the size and nature of the project. We can evaluate your project and bring the right financing partner to the table.

Our firm can formulate preliminary budgets for a project. Many developers, architects, and/or contractors often engage our firm to do a peer review



# DEVELOPMENT

[Development](#)   Architecture / Engineering   Design / Build

Specialty Consulting   Funding   Green Design



of their construction documents prior to construction to seek out errors/ omissions, areas of greater efficiencies, conflicts, and overall savings. The impact on the overall construction timeline, while difficult to quantify, can clearly be seen won the end product.

## ARCHITECTURE / ENGINEERING

Development   [Architecture / Engineering](#)   Design / Build

Specialty Consulting   Funding   Green Design



With fully insured and licensed design professionals on staff along with licensed engineering partners, our firm can produce complete design and construction documents for projects. We can produce projects ranging up to 100M+ and involving any level of complexity.

Our design philosophy is modern and sustainable with influences of sculpture and efficiency alike. We believe in bringing to the design what is needed and appropriate while imbuing it with spirit. The design approach needed for a hotel differs from that of a municipal building, but all buildings are rooted in creativity and practicality. All buildings require the same processes to produce with variations, nuances, and innovation injected as needed or desired. Our portfolio is broad and complex; we welcome any new challenge with enthusiasm.

As you explore our portfolio you will see our experience ranges from high-rise, to large mixed use, to municipal, to educational, and includes hotel, retail, and restaurant. The range of the construction values for our projects we have consulted on range from 100K to 100M, and our consulting portfolio totals more than one billion over the history of the firm.



## DESIGN / BUILD

Development   Architecture / Engineering   [Design / Build](#)

Specialty Consulting   Funding   Green Design



Combining our design and field coordination capabilities with our construction skills, we can provide a complete solution for small to medium sized projects.

Many clients like the idea that one entity is responsible for the execution of their project. This arrangement allows for eliminating the inherent conflicts the typical exist between the design and construction professionals. Such an approach works well for projects such as: retail spaces, restaurant spaces, and franchises.

Typically projects that are under accelerated completion timelines benefit well from this delivery method.

Combined with our extensive expertise, we possess all licenses and insurances to provide our clients with reassurance in our performance. As a team, we provide responsive and diligence services to our clients from inception through construction.

# SPECIALTY CONSULTING

Development   Architecture / Engineering   Design / Build

[Specialty Consulting](#)   Funding   Green Design



Clients come to us with differing needs at differing stages of their projects, and as such we can provide the targeted assistance needed. Such needs include:

## *Project Genesis*

Setting out the broad brushstrokes and determining a direction for the project. Assimilating financial, regulatory, and design constraints, we formulate the initial vision for the project.

## *Estimates*

We reach out to our network of contractors and other suppliers to determine real-time market costs. We target specific elements or aspects of the project for cost reduction or redesign if necessary.

## *Crisis Management*

Having worked on all sides of the equation in the development industry, our firm is able to understand the priorities and contractual obligations of all team members. Subsequently, we can navigate through the toughest of impasses for our clients. Building trust among team members is a primary goal.



## SPECIALTY CONSULTING

---

Development

Architecture / Engineering

Design / Build

[Specialty Consulting](#)

Funding

Green Design

---

### *Evaluations/Expert Witness*

Our internal staff and engineering partners possess decades of combined experience and are able to provide expert opinions with respect to disputes and evaluations.



# FUNDING

Development   Architecture / Engineering   Design / Build

Specialty Consulting   **Funding**   Green Design



In addition, we have a network of financing sources that we can bring to the table to assist clients with their project funding. Financing for public and private projects alike is possible depending on the size and nature of the project. 100% financing is possible for public projects executed by municipal/federal entities, as well as private corporations with high credit ratings. By providing an executive summary and basic project information, we can evaluate your project and bring the right financing partner to the table.

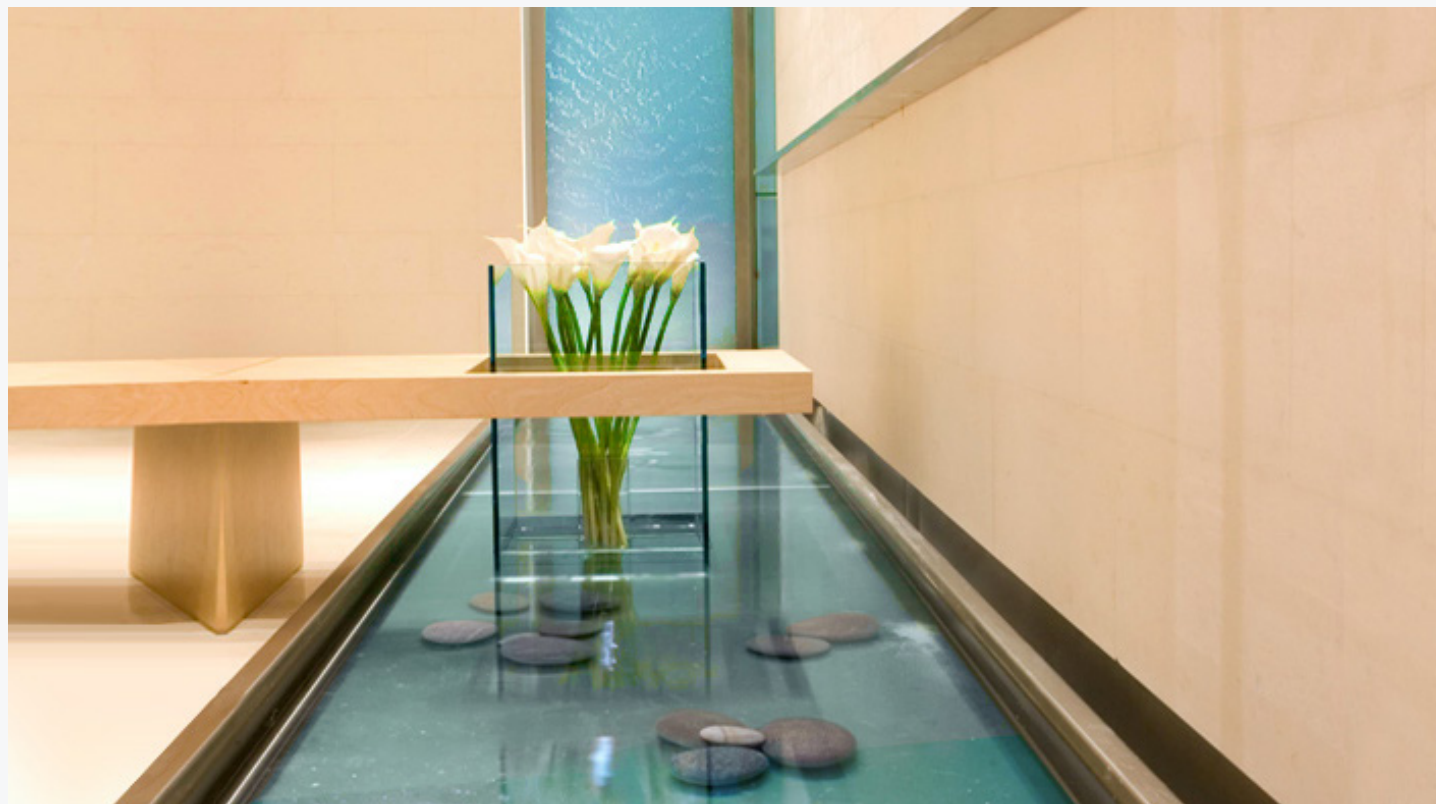
Basic debt for construction, bridge, and permanent take out financing are our focus. However, we can address unique equity needs on a case-by-case basis. We can source debt from 10M-100M+ and can work with you to develop your loan request package, or offering memorandum.



## GREEN DESIGN

Development   Architecture / Engineering   Design / Build

Specialty Consulting   Funding   [Green Design](#)



### *LEED Certification / Green Integration*

Mindful of the environment we occupy, our firm encourages and provides LEED consulting services to further the movement of sustainable building as buildings represents 60% of the energy use in our country. Reducing life-cycle costs for clients, and providing a healthier environment for people, while improving the environment is a common mandate.

Municipal and investment grade development projects nowadays encourage, and in most cases, require, a project be certified by the USGBC as a LEED rated project. LEED assistance can be provided either as a stand-alone service for projects, or as a service integrated into projects we produce and manage for our clients.

### *Green Evaluations/Renovation/Retrofit*

We can assist building owners who wish to implement green components into their existing buildings, or upgrade existing buildings verse construction of new structures. Our team will evaluate an existing building, along with a clients' budget, and formulate a cost effective approach and scope of work. We can also provide assistance in garnering funding, grants, and rebates for projects as well.



## PROJECTS / CLIENTS

### PRIVATE SECTOR

### MUNICIPAL SECTOR

Commercial   Office   Mixed-Use   Retail   Multifamily   High-Rise  
Resort/Hotel   Franchises (Local/National)   Banks   Restaurants

### Private Sector Clients

Private Sector Clients

Argent Ventures, NY/Miami

Property Markets Group, NY/Miami

Think Properties, NY/Miami Beach

Boulan Hotel, NY/Miami

Citibank-NY/Miami

MK Contractors, Miami

Skyline Equities, NY/Miami

Rewards Network, Miami

Elements for Women Fitness, Miami

Barre Code Fitness, Miami





## PROJECTS / CLIENTS

### PRIVATE SECTOR   **MUNICIPAL SECTOR**

Fire stations   University facilities   Parks   Libraries   Public Art

Federal/GSA facilities

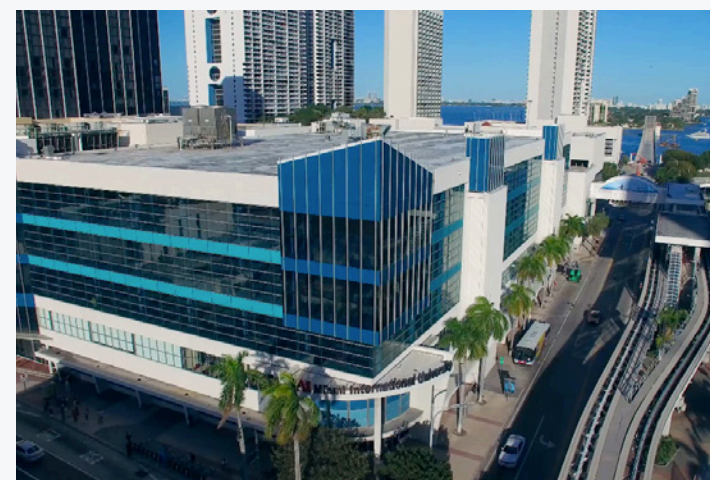
### Municipal Sector Clients

Florida International University (FIU), Miami

Broward County Fire & Rescue, Ft. Lauderdale

GSA Passport Office, Miami

City of Miami, Miami





## 95TH ON THE OCEAN LUXURY TOWNHOUSES



Project:	95th On the Ocean
Location:	Miami – Surfside / 95th + Collns Ave.
Client:	PMG- Property Markets Group
Construction Value:	\$7M
Services:	Owner Representation/Construction Management

Comprised of seven luxury units each with 5 levels from ground floor parking to roof stop spa and summer kitchen, these town homes sit directly on the beach. The seven unit is beach side with private pool and direct beach access. Each unit has a private elevator, floor to ceiling hurricane rated glass, and pedestrian access to 95th Street. We assisted in the ongoing design and construction issues and worked closely with the Contractor to ensure timely progress.



# OMNI OFFICES GSA PASSPORT OFFICE



Project:	Omni Offices/Mixed Use
Location:	Miami – Downtown
Client:	Argent Ventures, LLC / New York
Construction Value:	\$50M
Services:	Owner Representation/Development Management

As our largest project to date, our firm coordinated the project team and navigated a complex renovation project of over 450K SF of office space. The project involved complex structural, mechanical, telecom, and architectural issues spanning several separate structures. In addition, the project presented constant issues with existing and unforeseen conditions, challenging the team, and culminating in a downtown icon being reinvigorated.



## AIRCRAFT RESCUE/ FIRE FIGHTING STATION

---

Project:	Aircraft Rescue/Fire Fighting Station
Location:	Ft. Lauderdale Int'l Airport
Client:	M.C. Harry & Assoc.-Architect of Record
Construction Value:	\$7M
Services:	Design/Construction Oversight

---

Situated in an active airfield, this project presented extremely complicated logistics and security issues. Imagine constructing a building while an airliner goes screaming by only 200' away. Designed from the ground up, into construction documents, and throughout construction this project represents a significant achievement for us. Composed of four main elements the operations wing, living quarters, the garage, and an emergency operations center, the station contained over 25K SF and one of the largest, modern ARFF stations in the country.



# US STATE DEPARTMENT GSA PASSPORT OFFICES-MIAMI

Project:	Federal Passport Offices - Miami
Location:	Miami – Downtown
Client:	GSA/State Department
Construction Value:	\$2M
Services:	Owner Representation/Construction Management

As the regional federal office, the Miami passport office represents a sensitive project in these times. With homeland security design requirements along with an extremely high traffic count, the passport office proved an interesting challenge. Composed of intricate functions and high security, the passport office is situated inside of a larger mixed-use complex. Along with our other municipal projects, our firm takes pride in helping a federal facility servicing the public come to fruition.



# MULTIFAMILY HIGH RISE-MIAMI



Project:	Various
Location:	South Florida
Client:	MK Contractors
Construction Value:	\$700M
Services:	Pre-Construction Management

Our firm provided preconstruction estimating and coordination of the documents for several high-rise projects. We were responsible for suggested design revisions that allowed many projects to realize several millions in savings in order to achieve financing. Given the portfolio of high-rise of work we have completed, this building type has become a specialty for our firm. We can bring to bear great expertise, consultants, and experience on any high-rise project.



# SKYLINE ON BRICKELL



Project:	Skyline on Brickell
Location:	Miami – Downtown Brickell
Client:	Skyline Equities
Construction Value:	\$100M
Services:	Construction Management

Our group assisted the building owner in the completion and closeout of this high-rise project. Originally intended as apartments, all the units and overall building systems were upgraded to be sold as luxury condos. With a marina component, several amenities, and high-end finishes the project provided obstacles that were ultimately overcome.

## CITIBANK BRANCH

---

**Project:** Citibank Branch - Pinecrest

**Location:** Miami – Pinecrest

**Client:** Citibank

**Construction Value:** \$1M

**Services:** Construction Management

---

As worldwide brand Citibank has exacting standards in the construction of all their branch offices. We were brought onboard to oversee and coordinate the ongoing construction efforts for multiple branches in South Florida. As a franchise, consistency and quality were needed in the final product for these offices. The resulting offices were completed on time and on budget.





# REWARDS NETWORK CORPORATE OFFICES



**Project:** Rewards Network Corporate Offices

**Location:** North Miami

**Client:** Rewards network

**Construction Value:** \$1M

**Services:** Construction Management

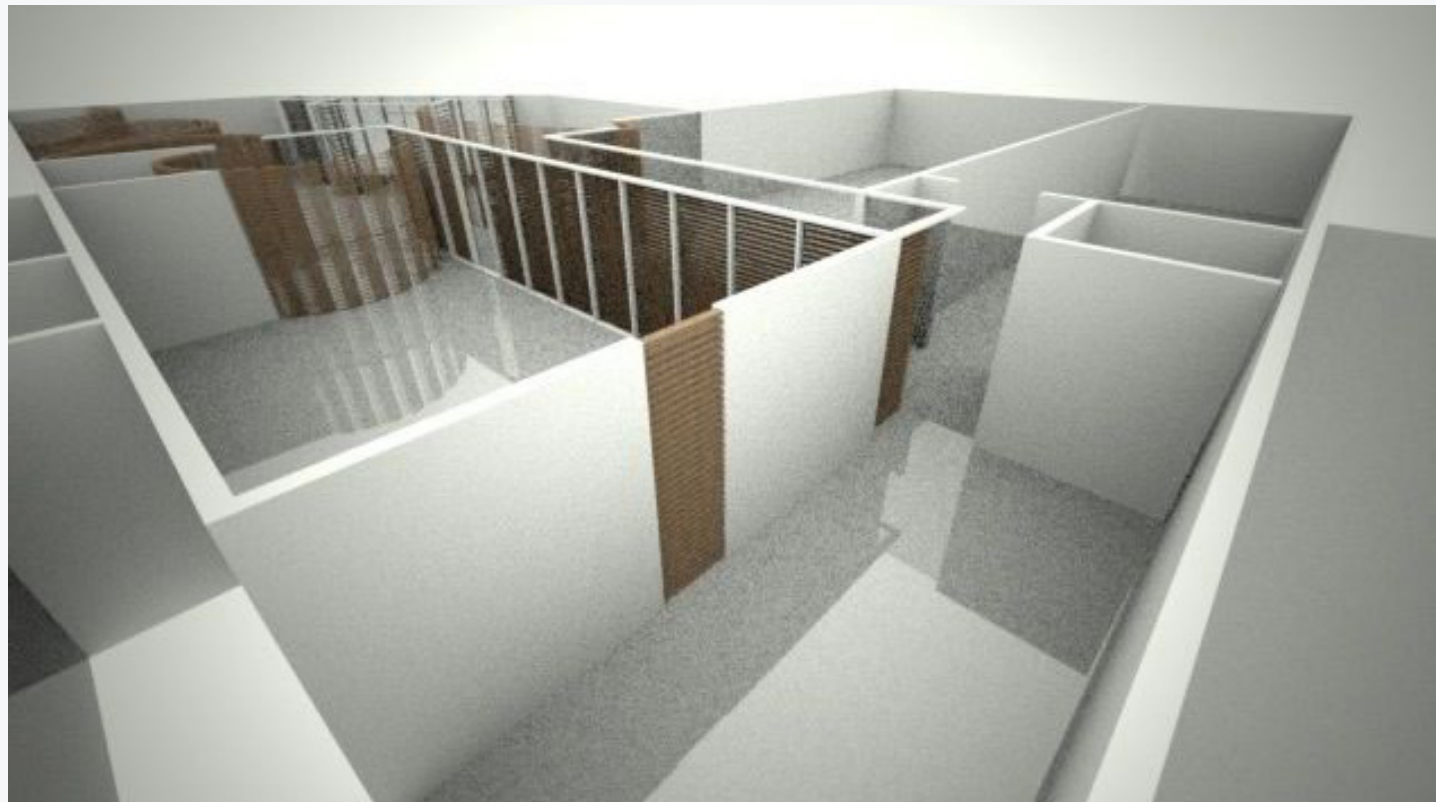
**Strategic Partner:** Renco Development

The corporate offices involved coordinating closely with the building management company, the telecom subcontractor, furniture suppliers, and our contracting team to complete the 15K SF project on time and on budget.

# ELEMENTS FOR WOMEN FRANCHISE LOCATIONS

Project:	Elements for Women
Location:	National Locations
Client:	Elements for Women corporate
Construction Value:	\$500K per location
Services:	Architectural Design/Prototype development

Our firm has been involved with this national brand since its inception. We have designed nearly all of their fitness clubs nation wide, and served as their “in-house” designers during their inception. This fitness brand combines a high-end retail environment, with a forward-looking attitude towards sustainability and luxury-oriented interiors. We advised all their franchisees on conceptual design, space planning, and construction issues through their build-outs.





# FLORIDA INTERNATIONAL UNIVERSITY GRAHAM CENTER EXPANSION



**Project:** Graham Center Expansion

**Location:** Miami

**Client /Architect of Record:** M.C. Harry & Associates

**Construction Value:** \$7M

**Services:** Construction Management

Serving as the on-site full-time owner's representative, we provided coordination efforts with the architect, contractor, and owner. The project took place in an active campus with significant security and logistic requirements. The unique, tilted glass cylinder has given the project a strong presence at a major intersection of the campus. Design by our late colleague at M.C. Harry and an extremely talented architect, Fred Botelho. The steel work required very diligent coordination and fabrication among team members. This spirited project was a triumph to all those involved.

# FT. LAUDERDALE INTERNATIONAL AIRPORT AIRCRAFT RESCUE FIRE FIGHTING FACILITY

**Project:** Ft Lauderdale Intl Airport/ ARFF Facility

**Location:** Ft. Lauderdale

**Client:** Broward County Aviation Department

**Architect of Record:** M.C. Harry & Associates

**Construction Value:** \$7M

**Services:** Architecture/Construction Management

Serving as the on-site full-time owner's representative, we provided coordination efforts with the architect, contractor, and owner. The project took place in an active campus with significant security and logistic requirements. The unique, tilted glass cylinder has given the project a strong presence at a major intersection of the campus. Design by our late colleague at M.C. Harry and an extremely talented architect, Fred Botelho. The steel work required very diligent coordination and fabrication among team members. This spirited project was a triumph to all those involved.



# CHARLES ST. CAFE

Project:	Charles St. Cafe
Location:	Miami Beach
Construction Value:	\$500K
Services:	Architect of Record/Construction Management
Interior Design:	Casa Conde

Located directly on Collins Ave across from the Setai, this high-end South Beach café draws a scene. A straight forward project in type and size, however, the challenges lie with installing commercial kitchens in such a small space, and permitting is always a challenge in Miami Beach. The Café has been reviewed as one of the finest in South Beach, and is situated well in a very high traffic location.



## BALLY

---

Project:	Bally pop-up store
Location:	Design District Miami
Construction Value:	\$100K
Services:	Construction Management
Interior Design:	Construction Management

---

Conceived for the the 2010 Art Basel event...





## BARRE CODE

Project: Barre Code Fitness Studio

Location: Miami

Construction Value: \$100K

Services: Architect of Record

A franchise prototype for ballet bar focused fitness instruction. Positioned as high-end boutique fitness studio, Barre Code occupies a loft space directly on Biscayne Blvd, with highly visible window graphics and chic interior....



## PS FINANCIAL OFFICES

---

**Project:** PS Financial Offices

**Location:** Miami - Kendall

**Construction Value:** \$100K

**Services:** Architect of Record

---

Corporate and sales offices for a financial group. The renovation occurred in a occupied space and presented challenging conditions for life safety. The new space presents to client well while meeting the needs of sales staff.



# CONTACT

Office Address:

3250 NE 1st Ave. Suite 305  
Miami, FL. 33137

Mailing Address:

3301 NE 5th Ave., Suite 420  
Miami, FL. 33137

Direct Mobile: 305-975-4811

Direct Email: [michael@m3concepts.com](mailto:michael@m3concepts.com)

