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Executive Summary



GROUP ENTERPRISE

EXECUTIVE SUMMARY

The development of a Grocery Store to be operated by the Seabra Family is the transformation of a vacant property into an urban mixed-use development anchored by a 35,000 square foot grocery store and 116 workforce housing apartments (known as “The Project”). The project is being spearheaded by New Jersey’s “homegrown firm,” JAS Group Enterprise as the Master Developer, together with the Seabra Family as the Grocery Store Owner and Operator, and the NRP Group as developer and owner of the proposed workforce housing. In addition to the fresh food grocery store, there is 18,000 sf of space reserved for retail.

We believe the Grocery Store will fill a vacuum for city residents, employees, students and visitors, as the urban center has lacked a full-service supermarket for more than 15 years.

We believe this project helps address three very important priorities for Atlantic City: Jobs for city residents, access to fresh and healthy food for local families, and the creation of high-quality housing for residents regardless of income.

The entire project will seek local partners to assist with community outreach and to create vocational training and job fairs for Atlantic City residents to get the jobs that are being created by the project.

About the Seabra Family

Seabra’s Market is owned and operated by brothers Manny and Americo Seabra. Their father, Americo Nunes Seabra founded his first market on Ferry Street in Newark in 1971

Today Manny and Americo Seabra successfully own and operate four (4) New Jersey Based stores:

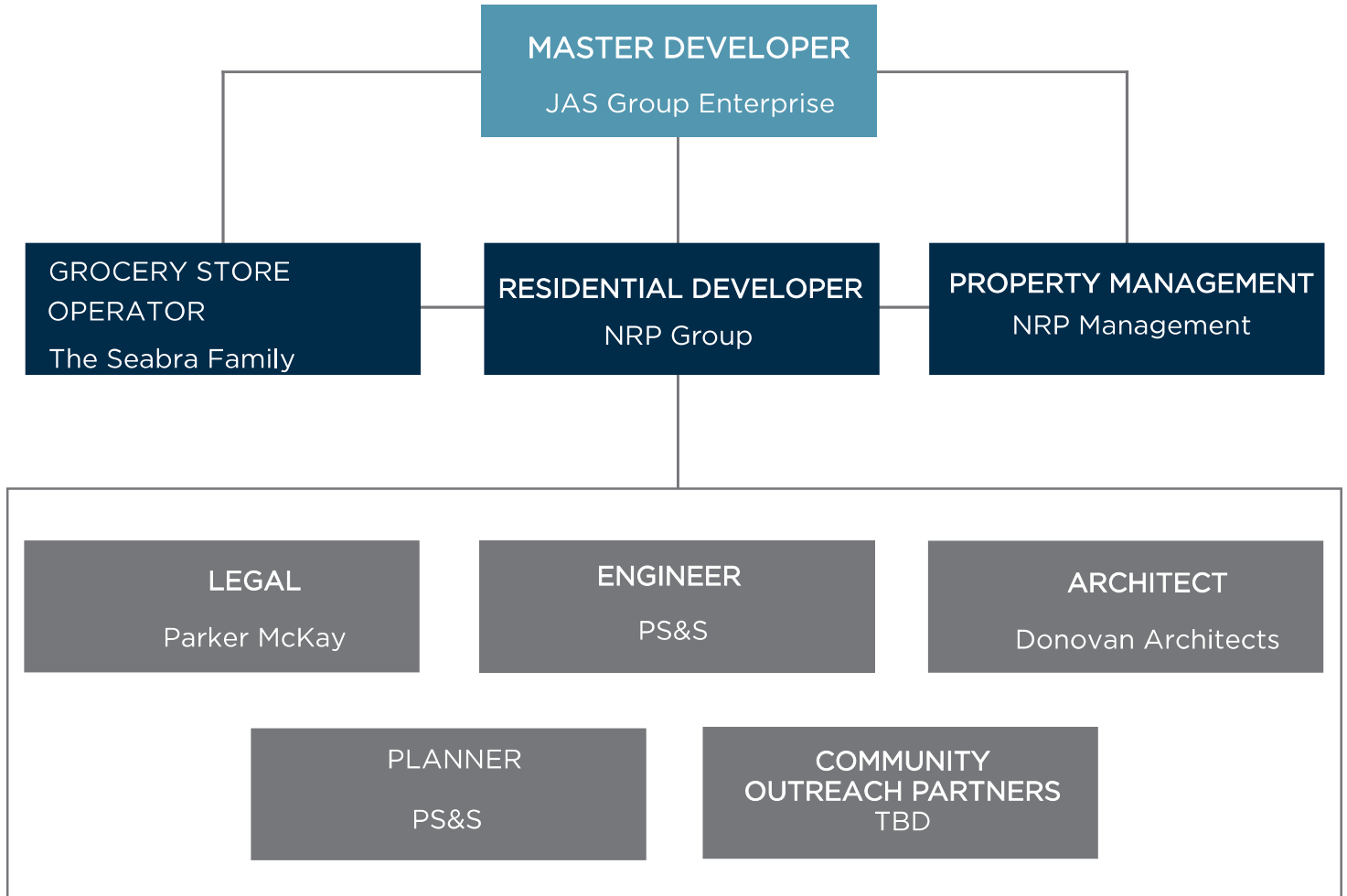
- 35,000 square foot store in Union Township on Galloping Hill Road, generating \$15M annually in revenue.
- 16,000 square foot store in the City of Elizabeth, generating \$14.5M annually in revenue.
- 22,000 square foot store in the City of Newark on Lafayette Street, generating \$35M annually in revenue.
- 6,000 square foot store in the City of Newark in Pacific Street, generating \$4M annually in revenue.





GROUP ENTERPRISE

ORGANIZATION CHART





New Brunswick Wellness Plaza

Mixed Use Development – Supermarket, Fitness/Wellness Center and Public Parking

Location

New Brunswick,
New Jersey

Client

New Brunswick
Development Corporation
(DEVCO)

Client Type

Healthcare

Size

603,000 sf

The Opportunity

PS&S was asked to provide full A/E services for the Wellness Plaza, a mixed-use facility designed to improve the well-being of the downtown New Brunswick community. It comprises a 60,000 sf state-of-the-art fitness center, a 50,000 sf green grocer and a 1,275 space parking garage. Future plans include an elevated walkway connection to the train station. As part of a Redevelopment Zone centrally located in the heart of downtown New Brunswick, the City's plan called for community-wide uses that are also accessible to downtown transit facilities. The primary program elements were required to be convenient not only to local residents and the local working community, but also to transit commuters, providing health and wellness services at the community level.

The Challenge

Due to the project's high-profile location, the greatest challenge facing the design team was to meet the development's functional requirements while designing a structure that would complement the character of the city's built environment.

The PS&S Solution

PS&S's novel design solution created a pedestrian-friendly and visually stimulating two-story building "nose," where the project site interacts with the city's downtown and the train station. The inviting lobbies welcome users to a ground-level supermarket and second-story fitness and wellness center, and comfortably transition them to the garage parking. An equally novel solution involved the location of the fitness center's Olympic-size swimming and spa therapy pools under the garage access/egress helix.

The project revitalized this area of the city and achieved the goal of the City's redevelopment plans while providing health and wellness services for the community.





Smuggler's Cove on Gardner's Basin

Waterfront Development

Location

Atlantic City, New Jersey

Client

Casino Redevelopment Authority

Client Type

Real Estate

PS&S provided environmental permitting and planning, civil and structural engineering, and survey services for the development of this waterfront residential project.

Elements of the project included the development of single-family residential lots, removal and replacement of dilapidated marine structures (i.e., bulkhead, piers and mooring piles) and dredging with upland disposal of the sediments. A Phase I environmental assessment for property financing was also performed.

PS&S prepared all permit application submittals for the U.S. Army Corps of Engineers and New Jersey Department of Environmental Protection's Land Use Regulation Program, Office of Dredging and Sediment Technology, and the Tidelands Management Program. All permit authorizations were received in a timely manner.

As part of the permitting, PS&S designed all marine-related structures, including approximately 1,000 linear feet of new bulkheading for the entire site and mooring facilities consisting of ramps, floats and fixed platforms for all development lots.





Borgata Hotel, Casino & Spa

Huron North Redevelopment Area

Location

Atlantic City, New Jersey

Client

Mirage Resorts

Client Type

Hospitality

Size

50 acres

PS&S provided full-service environmental planning and site engineering for the Huron North Redevelopment Area (HNRA) and Borgata Hotel Casino Facility in Atlantic City.

The Opportunity

After obtaining the rights to redevelop the HNRA at the site of the old Atlantic City municipal landfill, Mirage Resorts turned to PS&S to help maximize the available land, which would involve closing the landfill, developing geotechnical solutions for future structures, and designing the site to accommodate a number of potential future projects.

The Challenge

The closure of the landfill, control of landfill gases, the presence of wetland areas and endangered species, and the proposed “mega-casino”-type structures all presented permitting hurdles for this massive development. Geotechnical challenges included long-term settlement issues of the site as well as determination of effective foundation systems for the high-rise structures.

The PS&S Solution

PS&S conducted a comprehensive remedial investigation and delineation of regulated natural features on the site. Primary regulatory constraints evaluated included regulated wetlands, flood zone and high-velocity wave run-up areas, critical wildlife habitat, and issues associated with landfill disruption. Through this process, PS&S was able to maximize the available land for development, increasing the potential redevelopment area threefold from original estimates.

The Borgata was the first project to be built and includes high-rise hotels, extensive gaming, retail stores, restaurants and other entertainment venues, along with several garages that can park 5,309 cars.

PS&S’s work spanned across permit applications, landfill closure plans, foundation design, methane venting systems, and engineering to support utility infrastructure. Geotechnical issues related to landfill closure included the implementation of site improvement measures, including deep dynamic compaction, wick drains, and a surcharge fill program. Civil engineering associated with roadways, signage, landscaping, utilities, and waterfront walkway was conducted to finish the site. PS&S provided boundary, topographic, wetland, and tideland surveys as well as construction services.





Borgata Hotel Casino & Spa Outdoor Pool Complex

Landscape Architecture

Location

Atlantic City, New Jersey

Client

Borgata Hotel Casino & Spa

Client Type

Hospitality

Size

50,000 sf

The Opportunity

As part of a 50-million-dollar comprehensive renovation, Borgata Hotel Casino & Spa embarked on the design and construction of an outdoor pool venue and beer garden to provide an exterior luxury amenity for their guests. The long-standing relationship between PS&S and Borgata facilitated the fast-tracked design, approval and construction of this project.

The Challenges

In order to effectively repurpose the existing 50,000-square-foot concert venue and enhance Borgata's reputation as the preeminent Hotel Casino in Atlantic City, the proposed design required a focus on creating a new revenue stream while developing a cohesive space that balanced the existing site features with the new programmatic elements.

The PS&S Solution

The design of the 1,000-guest-capacity Outdoor Pool Complex blends the existing site features with the new pool improvements to provide a flexible, modern, amenity-rich space for hotel guests. The centerpiece of the space is a 3,200-square-foot Roman style pool flanked by 30-foot-tall coconut palms and other tropical plantings. Sheer descent waterfalls and fully programmable LED lighting accent the perimeter of the pool. The pool deck accommodates 300+ chaise lounges, round daybeds, and a dozen covered cabanas for rent. The VIP area comprises seven 10-person private cabanas with seating areas, refrigerators, and privacy shades available for day or evening use.

Both ends of the pool area offer a grassy alternative to the pool deck. The north side is home to large shade trees, lush plantings, a hammock grove and clusters of Adirondack chairs for choices in lounging. A Beer Garden replete with picnic tables, private cabanas, walk-up bar and a variety of lawn games anchors the southern edge of the complex. The entire space is surrounded by a 20-foot bamboo screen that blocks out the adjacent parking lot and provides a modern feel to the pool area.

The pool complex opened in July 2016.





Atlantic City Area Experience

Location

Atlantic City, New Jersey

Client

Various

Market Sector

Hospitality

Trump Taj Mahal Hotel/Casino: PS&S provided complete geotechnical and structural engineering services as well as environmental and land use permitting for this 44-story staggered-truss hotel tower, surrounded by a low-rise casino and convention center and precast concrete parking garage. PS&S also provided services for the demolition, design, and reconstruction of the famous Steel Pier.

Harrah's Marina Hotel/Casino: PS&S provided numerous geotechnical and structural engineering services, as well as environmental permitting, for renovations and additions to numerous interior and exterior facilities, and analysis of the entire original building, including pile foundation and design (installation supervision of structural repairs or modifications), design of new hotel additions, condition survey of existing parking garage and design supervision of structural repairs, and design of an 800-space parking garage addition.

Atlantic City Hilton: PS&S provided structural and mechanical/electrical engineering design, and environmental planning services for the hotel tower addition.

Mirage Resorts, Inc. / Marina District Development Company (Borgata): PS&S assisted Mirage Resorts, Inc. with their developmental proposal on the Huron North Redevelopment Area (HNRA) in the Marina district of Atlantic City. Mirage Resorts proposed the construction of a world-class hotel casino complex on the HNRA site. The initial project proposed for the HNRA was Le Jardin Hotel and Casino, a conservatory-themed entertainment facility with botanical gardens, over 2,000 hotel rooms, 140,000 sf of gaming space, and various other entertainment, retail, and public facilities. This project was finally constructed as "The Borgata". PS&S provided extensive environmental and geotechnical investigation for this project, addressing critical site development issues, including the presence of a former landfill on site, wetlands, and coastal flood hazard areas. PS&S also provided site engineering and design services, including preparation of civil site plans and surface water management plans. PS&S prepared and submitted numerous application documents for federal, state, regional, and city environment and land use regulatory approvals. PS&S continues to provide consulting engineering and environmental planning services to this client.





Atlantic City Area Experience

continued...



Bally's Park Place: PS&S provided various engineering and environmental consulting services for this client on more than 30 projects, including: The Wild Wild West Casino, Bally's/Claridge Connector, surface parking lots, parking garage renovations and UST Compliance Study.

Stockton State Arts and Sciences Building, Pomona – Galloway Township, NJ: PS&S performed environmental consulting services, including environmental and wetlands assessment studies for Pineland Commission approval for the construction of a 37,000 sf arts and sciences building on the campus of Stockton State College, Pomona, New Jersey. PS&S assessed on-site wetlands and buffer areas to document project compliance with Pinelands regulations related to the building's siting, within the established wetlands buffer. Our services also included specialized storm water management design to comply with the strict Pinelands water quality specifications.

Hamilton Mall – Mays Landing, Atlantic County, NJ: PS&S provided civil/site and geotechnical engineering, including on and off-site utilities, soils and foundations investigations, and obtained the necessary approvals for the development of a 1.3 million sf retail complex on a 104-acre site.

Atlantia Design, Huron North Redevelopment Area – Atlantic City, NJ: PS&S provided various services for this client on over 40 projects, including civil site design and FEMA studies; environmental permitting and planning; environmental compliance and site remediation; and surveying services.

Atlantic City Service Area – Atlantic County, NJ: PS&S was retained to perform environmental and civil engineering consulting services associated with the sanitary sewer modifications at the Atlantic City Service Area in Galloway Township, Atlantic County. The civil engineering consulting services included the preparation of design and construction engineering drawings for the demolition of existing sewage treatment facilities, and construction of the new pump station and gravity force main sewer. The project activities included demolition of an existing on-site sewage treatment plant, and construction of a new connection from service plaza facilities to the Atlantic County Utilities Authority (ACUA) system. The sewage connection includes construction of a gravity sewer line to a pump station, and 1,000 linear feet of force main, linking the new system to the ACUA system.



Atlantic City Project Experience

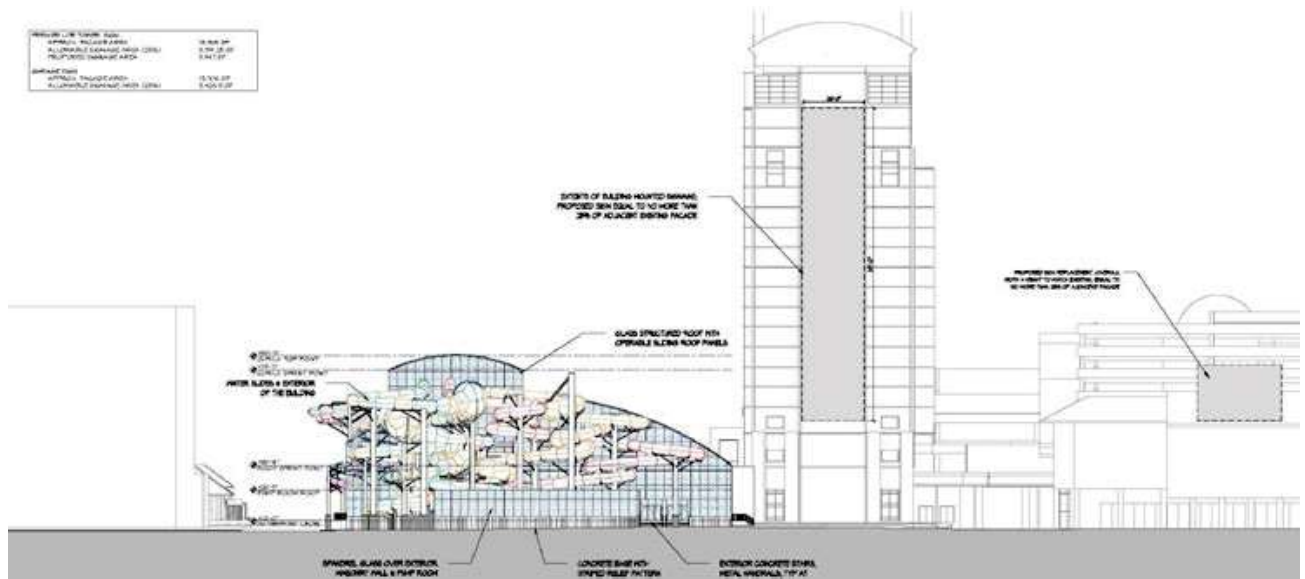
- 1 Harrah's Resort Atlantic City
- 2 The Borgata Hotel, Casino & Spa/
Water Club
- 3 MGM at Renaissance Pointe
- 4 Jersey Atlantic Wind Farm
- 5 Atlantic City Expressway Connector
- 6 Caspian Point Residential
- 7 Venice Park Bulkhead Improvements
- 8 Sencit Mid-Rise Housing
- 9 CRDA Smuggler's Cove at Gardiner's
Basin
- 10 MGM 14-Acre Parcel
- 11 Marina Energy Plant
- 12 Renaissance Pointe Mitigation Parcel
- 13 Atlantic City Sewerage Company
Parcel
- 14 MGM Mirage Bay Island
Redevelopment
- 15 AC Hilton Surface Lots
- 16 AC Hilton Garage
- 17 AC Hilton/Golden Nugget
- 18 Boardwalk Hall
- 19 Trump Transportation Center
- 20 Resorts International Study
- 21 Park Plaza Apartments
- 22 Caesars Transportation Center
- 23 Bally's Wild Wild West Casino
- 24 Bally's Transportation Center
- 25 Bally's/Clardie Connector
- 26 Brighton Park
- 27 Pinnacle Entertainment Casino Site
- 28 Steeplechase Pier
- 29 Resorts International
- 30 Taj Mahal Casino Resort/Hard Rock
Casino Hotel
- 31 Taj Mahal Steel Pier/Steel Pier
Entertainment
- 32 Taj Mahal Theater
- 33 Showboat Casino Hotel/Accelerated
Construction Company
- 34 Revel Entertainment Casino Site
- 35 Tropicana Casino and Resort
- 36 Caesars Atlantic City Garage
- 37 Trump Plaza
- 38 BET Investments
- 39 Caesars Atlantic City
- 40 Harrah's Human Resource Center
- 41 Bally's Park Place
- 42 Caesars Block 288 Remediation
- 43 Environmental Site Investigations
- 44 Kentucky Avenue High Rise
Residential
- 45 Hotel Casino Study
- 46 Marina Thermal Boardwalk Piping
- 47 Marina Thermal Ohio Avenue Plant
- 48 Elliot Building Group Mid-Rise
Residential
- 49 Inlet District Energy Center
- 50 Southeast Inlet Sewer Improvements
- 51 CRDA Bulkhead Replacement/Pier
Demolition
- 52 Penn Gaming Site
- 53 South Jersey Gas Distribution Project
- 54 Trump Marina Garage
- 55 ASOW O&M Facility
- 56 Liberty Apartments Renovation
- 57 School House Apartments
- 58 Disston Building



Relevant Local Experience | Comparable Challenges

Atlantic City, NJ

- Provided counsel to Underwriter in Connection with Milestone New Bond Issuance for Atlantic City, marking a significant milestone for the future financial stability of the Atlantic City.
- Representing a Client in \$100M Redevelopment of the Showboat in Atlantic City, Parker McCay's redevelopment attorneys represented the owner and developer of the Showboat in Atlantic City for the project financing and entitlements needed to develop a large family-oriented entertainment venue.



Wrightstown, NJ

- Parker McCay serves as general counsel to the Wrightstown Borough Special Redevelopment Counsel, representing it on matters involving acquisition, redevelopment, environmental, remediation, and litigation.
- Currently, Parker McCay is representing the Borough in the redevelopment of a 43+ acre parcel, including retail and grocery space, an medical facility, office space, and an assisted living community.

