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RAMIREZ BUXEDA ARQUITECTOS, PSC

Firm Profile / Project Experience

The design of the built environment demands and requires an understanding of how nature, buildings and human beings relate to each other.

It is the goal of Ramírez Buxeda Arquitectos to provide professional planning and design services that not only meet client needs, but also encourage the integration of new ideas. This goal aims at the intent to keep up with the changing needs of the community and society as a whole. Projects are developed to meet programmatic requirements in a practical, efficient and cost-effective manner while at the same time creating unique spatial experiences for the user. This is accomplished by: incorporating extensive research and analysis into the planning and design process; adapting commonly available materials to be used in new ways; exploring new materials and textures; incorporating natural light and ventilation in order to reduce energy exigencies; striving for simplicity of form. This approach informs projects from furniture design to master planning a whole district.

We are particularly interested in the human densities and social necessities created by city dwelling, and the new contexts for design that this situation constitutes. Our goal is to use "design" as a tool for the reactivation of urban cores, to bring new excitement to the idea of metropolitan inhabitation.

COMPOSITION OF THE FIRM

The firm is headed and administered by principal Jorge F. Ramírez Buxeda AIA and its design team is comprised by Francisco Matta Bermúdez AIA, NCARB , Nelson Cotto Hernández AIT, Beatriz Fernández Cerra AIT, Robin Planas Casado and Bryan Copp, ASLA.

The members of the firm have varied experience in the planning and design fields. Their talents combine the knowledge of numerous resources to provide a unique approach to problem solving. The combination of expertise on the different design disciplines gives the firm the capacity to solve design problems in an integrated manner. All the fields are interrelated and complement each other. The solution comes from the input and analysis of all the parts; the result is a more coherent, sensible and efficient project.

The firm emphasizes and stresses that only through close *collaboration* with every one involved in the design and implementation process – other members of the firm, clients, consultants, contractors – can a project be entirely successful.

SCOPE OF PRACTICE

The firm has broad experience in the conception, planning, development and administration of design intensive projects of all sizes in the private and public sectors. Professional experience also include involvement as project managers and principal planners / designers for projects ranging from preliminary design plans for major developments to long-range land use master plans.

Presently, the firm is aiming to complement the traditional client-based commissions with the capacity to develop (design and build under contract) its own projects. This will enrich the design approach and provide freedom to experiment, explore and implement new ideas. One project using this model has been completed so far and two others are in preliminary and economic evaluation.

Current projects include various small scale single family remodels and new construction, mixed use residential / commercial developments in urban centers, medium and large scale residential condominiums in urban centers and various small and medium scale commercial and industrial developments.

ACADEMIA

Jorge F. Ramírez-Buxeda is a member of the design faculty at the University of Puerto Rico's School of Architecture. During the past two years, he has been directing a vertical design studio consisting of twelve students (third and fourth year Bachelor candidates and first and second year Masters candidates), who develop and build the University's entry to the Solar Decathlon to be held in Washington D.C. each year. The last competition was held on October 2007.

COMPETITIONS / AWARDS

- 2008 American Institute of Architects – Puerto Rico Chapter
 - Isabela Commercial Building
Honorable Mention for Un-Built Project
The jury commented: "In appreciation of the façade development and its proper integration with the neighborhood fabric. In recognition of the project's innovative value whose concept paves the way for new alternatives for parking garage architecture"
- 2008 American Institute of Architects – Puerto Rico Chapter
 - Casa Solar
Honor Award (This award was given to the University of Puerto Rico students in Jorge F. Ramírez Buxeda's Design Studio)
The jury commented: "This Honor Award is given to the Casa Solar in recognition of the intensity of collaboration between professors and students apparent throughout the project as well as the consistent development of a clear approach towards sustainability ideas in architecture."
- 2007 American Institute of Architects – Puerto Rico Chapter
 - Museum Park – Condominium
Honor Award for Un-Built Project
The jury commented: "The formal investigation of alternate arrangements of indoor and outdoor spaces within the structure and the elegant overall design of this condominium tower shows a fresh new direction for the city of San Juan, where too often commercial interests and lack of attention to design have recently resulted in less than inspiring additions to the city skyline."
- 2006 American Institute of Architecture Students - National
Emerging Practice Award
The jury commented: "In recognition of its forward thinking which exemplifies the core values of the AIAS and helping to shape the future generation of the practice."
- 2006 American Institute of Architects – National Honor Awards
 - Coca Cola Bottlers of Puerto Rico – Administrative Offices
- 2006 American Institute of Architects – Puerto Rico Chapter
 - Casa Solar – Estudio de Biomímica
Honorable Mention (This award was given to the University of Puerto Rico students in Jorge F. Ramírez Buxeda's Design Studio)
The jury commented: "For the search of a relation between nature and human interventions."

- 2005 American Institute of Architects – Puerto Rico Chapter
- Coca Cola Bottlers of Puerto Rico – Administrative Offices
Honor Award for Built Project
The jury commented: "For a sensible addition to the industrial structure, utilizing the constructive language in a precise manner which envelops the new program intelligently."
- IX Biennial, CAAPPR
- Coca Cola Bottlers of Puerto Rico – Administrative Offices
- Rivera Díaz Residence
- 2004 Departamento de la Vivienda and CAAPPR
- Experimental Housing
- American Institute of Architects – Puerto Rico Chapter
- VS Houses
- 2003 Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico
- Expansion of the CAAPPR facilities

JORGE F. RAMIREZ BUXEDA AIA

PROFESSIONAL EXPERIENCE

Principal Architect, Ramírez Buxeda Arquitectos, PSC • Landscape Architects • Planners • Urban Designers. San Juan, Puerto Rico. January 2004 to present.

Professor, University of Puerto Rico, School of Architecture. San Juan, Puerto Rico. January 2005 to present.

Principal Architect, BCJR, Inc. • Architects • Landscape Architects • Planners • Urban Designers. San Juan, Puerto Rico. August, 1999 to December 2003.

Architect, Architecture and Urban Design Department - Tren Urbano. San Juan, Puerto Rico. March, 1998 to November, 1999.

Architect, Toro Ferrer Arquitectos.
San Juan, Puerto Rico. June, 1996 – March, 1998.

Professor, Polytechnic University of Puerto Rico.
San Juan, Puerto Rico. October, 1997 – March, 1998.

Teaching Assistant, Polytechnic University of Puerto Rico.
San Juan, Puerto Rico. August, 1996 – October, 1997.

Teaching Assistant, University of Virginia.
Charlottesville, Virginia. Spring, 1996, 1995.

Architectural Intern, Marvel Flores Cobián y Asociados.
San Juan, Puerto Rico. Summers, 1995, 1994, 1992, 1991.

Architectural Intern, Sierra Cardona Ferrer y Asociados.
San Juan, Puerto Rico. Summer, 1990.

ACTIVE REGISTRATION

- Puerto Rico Registered Architect #15792
- Colegio de Arquitectos y Arquitectos Paisajistas de Puerto Rico
- American Institute of Architects #30160176
- American Solar Energy Society
- U. S. Green Building Council

EDUCATION

University of Virginia. Charlottesville, Virginia.
Master in Architecture. May, 1996

Harvard University. Cambridge, Massachusetts.
Bachelor of Arts. Visual and Environmental Studies Department. June, 1993.

Colegio San Ignacio De Loyola. Río Piedras, Puerto Rico.
High School diploma. May, 1989.

Cornell University. Ithaca, New York.
Introduction to Architecture Program. Summer 1987.

PROJECT EXPERIENCE

ARCHITECTURE *(selected)*

SUSTAINABLE – GREEN

University of Puerto Rico

The Cell - Solar Decathlon. Professor and Coordinator for the 2007 UPR's competition entry. – 800sf. Solar powered house, inspired on biomimicry. *(Under Construction)* \$350,000 <http://solar.uprm.edu/>

Fideicomiso de Conservación de Puerto Rico

Visitor's center campus for the Hacienda la Esperanza Nature Reserve, Manatí – 2,278 acres, 35,000 sf. Master Plan and building design of seven buildings. Undergoing process for USGBC LEED Platinum Certification *(Construction Documents)* \$8,000,000.00

Primate Center

Master Plan for an urban development with research, tourist and community facilities in 7 acres. Design Development for the University of Puerto Rico's Primate Center main research facility. Punta Santiago, Humacao, Puerto Rico – 12,000 sf. (2007)
(Schematic Design)

Gujataca's El Túnel Hotel

Eco-Hotel consisting of 45 suites, parking facilities, restaurant and recreational areas. The project incorporates passive strategies aimed at reducing energy consumption. Bo. Coto Norte, Isabela, Puerto Rico – 150,000 sf. (2007)
(Schematic Design)

Sabanera Dorado

Design for two model houses to be mass developed incorporating passive strategies for energy consumption reduction while offering clients several energy renewal alternatives to opt for. Dorado, Puerto Rico – 2,500 sf. each (2007).
(Schematic Design)

COMMERCIAL

Client
Bella International

Project

Power Zone, San Juan – 5,000 sf. Retail and office. Remodel of existing facilities. 2002 *(Built)* \$300,000.00

Certified Used Cars Dealership, San Juan – 5,500 sf. Retail and office. New Construction. 2002 *(Un-Built)* \$1,000,000.00

Body Shop, Guaynabo – 18,000 sf. Body shop and office. New Construction. 2002 *(Built)* \$1,500,000.00

Warehouse, San Juan – 27,000 sf. Warehouse, retail and office. Interior remodel of existing facilities. 2003 *(Built)* \$150,000.00

Power Zone, San Juan – 6,000 sf. Retail showroom. Addition to existing facility. 2004 *(Built)* \$150,000.00

Coca Cola Puerto Rico Bottlers

Administrative offices, Bayamón – 23,000 sf. Office Interiors. 2003 *(Built)* \$2,000,000.00

Warehouse, Bayamón – 62,000 sf. Docking facilities. Addition to existing facility. 2003 *(Built)* \$550,000.00

Pedestrian Bridge, Bayamón – over Road PR 174. New construction. 2003 *(Built)* \$500,000.00

Guardhouse and exterior enclosures, Bayamón. New construction. 2003 *(Built)* \$100,000.00

Technical Services facilities, Bayamón – 12,000 sf. Warehouse, workshop and offices. Addition to existing facilities. 2003 *(Built)* \$500,000.00

Smoking Area Canopy, Bayamón – 1,000 sf. Outdoor canopy. New construction. 2004 *(Built)* \$120,000.00

Su Tienda Inc., Mopar

Warehouse, Caguas – 23,000 sf. Warehouse, retail and offices. New construction. 2004 *(Un-Built)* \$1,500,000.00

Warehouse, Bayamón – 6,000 sf. Warehouse, retail and offices. New construction. 2007 *(Built)* \$600,000.00

KOI Publicidad

Offices, Guaynabo – 5,000 sf. Second story addition to existing building to house facilities for public relations / advertising agency. New construction. 2005 *(Built)* \$700,000.00

Sherrer Hernández & Company

Administrative Interiors, Santurce – 15,000 sf. Office Interiors. 2007 *(Built)* \$800,000.00

Salón Salón Beauty Salon

Retail Interiors, Guaynabo – 1,700 sf. 2007 *(Construction Documents)* \$200,000.00

Isabela Comercial

Commercial Building, Isabela town center – 44,795 sf. plus 306 parking spaces 2006 – Isabela *(Schematic Design)*

RESIDENTIAL – MULTI FAMILY**M2ZR, Inc.**

Mixed Used Development, Consolidación de Bloques, Carolina – 70 apartment units – moderate income families. 24,000 sf commercial building. New Construction. 2006
(In progress – Bidding Process) \$10,800,000.00

Housing Development, Arzuaga 5, Muñoz Rivera 8, Carolina – 26 walk-up housing units – moderate income families. New Construction. 2004 *(Master Plan – Schematic Design)*

Museum Park Development Corporation

Housing Development, Museum Park, San Juan, - 11 story building to house 18 apartment units. New Construction. 2007 *(In progress – Bidding Process) \$11,000,000.00*

RESIDENTIAL – SINGLE FAMILY**Rachid Batlle Residence**

Single family home, Guaynabo – 6,000 sf. New construction. 2006
(In progress – Bidding Process) \$800,000.00

Rivera Díaz Residence

Single family home, Guaynabo – 6,000 sf. New construction. 2004
(Under Construction) \$800,000.00

Rinnova, Inc. (Jorge F. Ramírez Buxeda – partner)

Housing Development, VS Houses, Guaynabo – 8,000 sf. 2 single family homes, New construction. 2003 *(Built) \$2,000,000.00*

Agrelot Residence

Expansion and new construction, San Juan – 7,500 sf. Complete re-design of interior and exterior of existing building. 2005
(Built) \$600,000.00

Loiniz Broco Residence

Expansion and new construction, Guaynabo – 3,500 sf. Complete re-design of interior and exterior of existing building. 2005
(Under Construction) \$250,000.00

Ramírez Gatell Residence

Single family home, Guaynabo – 3,500 sf. New construction 2002
(Built) \$450,000.00

Brau García Residence

Single family home, Guaynabo – 3,000 sf. New construction 2002
(Un-Built) \$400,000.00

Morales – Ubarri Residence

Single family home, Humacao – 7,500 sf. New construction. 2002
(Built) \$900,000.00

PLANNING AND URBAN DESIGN

HOUSING DEVELOPMENT MASTER PLANS

Toa Alta / Toa Baja Housing Development

Master plan for housing development on 173 cuerdas – 535 single family homes, 508 walk-up units. Barrio Candelaria, Pulte Homes, Toa Alta, Toa Baja, Puerto Rico *(Un-Built)*.

Caminos Del Monte Housing Development

Master plan for housing development on 320 cuerdas – 1200 single family homes, 300 walk-up units. Dames & Moore – Lebron, San Lorenzo, Puerto Rico *(Un-Built)*.

Laguna Vista Housing Development

Master plan for housing development on 90 cuerdas – 250 single family homes, 150 walk-up units. J. A. Somoza, Developer, Cabo Rojo, Puerto Rico *(Un-Built)*.

Los Montes Residential Community

Master plan for all elements of entrance and community recreation center, for Ramírez de Arellano Arquitectos. Dorado, Puerto Rico *(Un-Built)*.

Valles de Manatí

Master Plan for housing development on 113 acres – 600 single family homes, 120 walk-up units. F & R Construction, Manatí, Puerto Rico *(Un-Built)*.

Hacienda Elena

Master Plan for housing development on 335 cuerdas – 844 units including townhouses and single family homes, Levitt Homes, Guaynabo, Puerto Rico *(Un-Built)*.

Carolina Diamantino

Master Plan for housing development on 20.2 cuerdas – 404 walk-up units, Carolina, Puerto Rico *(Un-Built)*.

Sánchez Osorio

Master Plan for housing development on 11.5 cuerdas – 234 walk-up units, Carolina, Puerto Rico *(Un-Built)*.

Andreas Court

Master Plan for housing development on 23.5 cuerdas – 195 patio homes, for Ramírez de Arellano Arquitectos, Gurabo, Puerto Rico *(Built)*.

Vistamar Apartments

Master Plan for housing development on 11.5 cuerdas – 288 walk-up units, for Ramírez de Arellano Arquitectos, Carolina, Puerto Rico *(Un-Built)*.

COMMERCIAL AND PRIVATE DEVELOPMENT MASTER PLANS

Rincón Beach Resort

Master planning of future development phases including villas, recreation facilities and golf course. Lorenzo Ramirez de Arellano Arquitectos/Dames and Moore - Lebrón, Aguada, Puerto Rico. *(Un-Built)*.

Haciendas Adela Commercial Center

Master Plan for commercial development associated with residential development. Desarrollos Urbanos. Guayama, Puerto Rico *(Un-Built)*.

Metro Campus Development Plan

Landscape development plan for 15,000 sf main plaza and parking areas for proposed addition to Metro Office Park for PM + CM Group/OMNI Puerto Rico. Guaynabo, Puerto Rico.

INSTITUTIONAL FACILITIES MASTER PLANS

Eco Resort

Master development plan for a 24 room hotel and villas with restaurant, bar, and spa. Includes river outlook camping facilities and other riverside activities. 48 cuerdas, Arecibo, Puerto Rico.

Paseo San Antonio

Master Plan for the waterfront development of the San Antonio Canal District in collaboration with Sasaki Associates Inc. - 95 cuerdas San Juan, Puerto Rico.

The Inn on the Blue Horizon

Master development plan for small resort hotel on 30+ acre site located on the island of Vieques, Puerto Rico. James Weis, Vieques, Puerto Rico.

Public Park.

Design plans and construction documents for 1.5 cuerdas city park with Garcia, Cabot and Associates. Mayagüez, Puerto Rico.

TRANSPORTATION AND PEDESTRIAN FACILITIES MASTER PLANS

Paseo Tablado de Isabela

Master plan and schematic design for a 7.3 km waterfront boardwalk and recreational areas in Isabela. 2004 – Municipality of Isabela, Puerto Rico.

Carolina Corridor Study

Study for future Tren Urbano transit extension to the Municipality of Carolina. GMAEC/Tren Urbano, San Juan, Puerto Rico.

Cupey Station Access Improvements

Tren Urbano Station. Design, and preliminary construction drawings for a project addressing pedestrian, traffic, illumination, and parking needs within a five miles radius of Cupey Station. Extensive pedestrian and vehicular traffic studies were employed on the design of station drop-offs, intermodal transportation areas, plazas, pedestrian bridges, and bus stop areas. Production of construction documents for the improvements to pedestrian and vehicular accesses to the station and parking lot additions. San Juan, Puerto Rico.

Martínez Nadal Station Access Improvements

Tren Urbano Station. Production of construction documents for the improvements to pedestrian and vehicular accesses to the station and parking lot additions. San Juan, Puerto Rico. August, 1999.

Ramirez de Arellano Boulevard

Design, and final construction drawings for an urban enhancement project along Ramirez de Arellano Avenue in Guaynabo, Puerto Rico. This project includes bicycle lanes that will connect to a future metropolitan area bicycle lane network, 12 exercise stations along the entire boulevard that complement the existing sports and recreation facilities at Torrimar Park, new bus and "carro público" stops, urban integration with the Tren Urbano Torrimar Station, and landscaping of the boulevard.

El Buen Samaritano Street

Design, landscape design, and preliminary construction drawings for a street connecting road PR2 with Torrimar Station.

Phase IA, Minillas Extension

Preliminary design and construction drawings for urban improvements around San Mateo Station and Minillas Station.

San Juan Metropolitan Area Inter-modal Transportation Study

Inter-disciplinary study that explored the integration of private and public transportation systems across the San Juan metropolitan area.

Old San Juan Corridor Study

Study for future Tren Urbano transit extension to historic Old San Juan. GMAEC/Tren Urbano, San Juan, Puerto Rico.

Tren Urbano Station Area Planning and Joint Development studies

Studies for all sixteen Tren Urbano Stations and corridor areas in order to develop Opening Day Strategies and future joint development options. GMAEC/Tren Urbano, San Juan, Puerto Rico. October, 1998

LANDSCAPE ARCHITECTURE

Maralago - Residential Community

Landscape master plan and site design. Desarrollos Urbanos, Ing. Adolfo González Santini, Palmas del Mar, Humacao, Puerto Rico *(Built)*.

Bayamón Station Access Improvements

Landscape development plan for new streets, sidewalks and plaza areas around Tren Urbano Station. Barret, Hale and Alamo Engineers, San Juan, Puerto Rico *(Built)*.

Clinica Las Americas

Landscape development plan for new parking facilities. Eduardo Molinari Architects, Hato Rey, Puerto Rico *(Built)*.

Escuela Superior Vocacional – Luis Muñoz Rivera

Landscape development plan for new school. Eduardo Molinari Architects, Utuado, Puerto Rico *(Built)*.

Fondo del Seguro del Estado Building

Plaza design and Landscape development plan for new building at Parque Escorial. Lorenzo Ramirez de Arellano Arquitectos, San Juan, Puerto Rico *(Built)*.

Los Montes Residential Community

Landscape plan for entrance and community recreation center. Lorenzo Ramirez de Arellano Arquitectos, Dorado, Puerto Rico *(Built)*.

Pedregales - Residential Community

Landscape master plan and site design. Desarrollos Urbanos, Ing. Adolfo González Santini, Rio Grande, Puerto Rico *(Built)*.

Rincon Beach Resort

Landscape design for small resort hotel. Lorenzo Ramirez de Arellano Arquitectos/Dames and Moore – Lebrón, Aguada, Puerto Rico *(Built)*.

PR-66 Toll Station

Landscape Development plan for new highway toll station and buildings. Puerto Rico Highway and Transportation Authority/Sierra, Cardona, Ferrer Architects, Guaynabo, Puerto Rico *(Built)*.

Universal Insurance Building

Landscape Development plan for new office building. Sierra, Cardona, Ferrer Architects, Metro Office Park, Guaynabo, Puerto Rico *(Built)*.

ENVIRONMENTAL ANALYSIS AND STUDIES:

Aquaculture Facility Permits.

Environmental permit applications and documentation. Hidrocultivos del Caribe, S.E., Juana Diaz, Puerto Rico.

Biasco Bay Marina and Residential Project Preliminary - Environmental Impact Statement.

Bay View, Cataño, Puerto Rico.

Isabelita Residential and Industrial Project Preliminary - Environmental Impact Statement.

Bay View, Cataño, Puerto Rico.

Minillas Extension Preliminary - Environmental Impact Statement.

Environmental analysis for heavy-rail system extension. Included urban design and visual impact related sections and mapping. GMAEC/Tren Urbano, San Juan, Puerto Rico.

Canal San Antonio Boardwalk - Environmental Impact Statement.

(In collaboration with Sasaki Architects Inc.) San Juan, Puerto Rico