

OCC QUARTERLY

The latest news and updates from Ortega Construction Company

A Message from the President & CEO

As many of you already know, we were named a Best Place to Work, and I wanted to take a moment to bring this to your attention once again and share why this recognition truly matters.

This award is especially meaningful because it's based on feedback from you—our people. Your responses give us valuable insight into overall happiness in the workplace, help us attract great talent, and highlight the unique qualities that set our company apart from the competition. Simply put, this recognition reflects who we are and how we work together every day.

Each of you plays a role in representing our company—on projects, at events, with vendors, and throughout our communities. You are the face of our organization, and the pride, professionalism, and teamwork you bring to your roles are a direct reflection of our growing success and this award.

I also want to extend a special thank you to our Human Resource Manager, Christina Lloyd, for leading this effort. Christina made sure everyone met deadlines, understood the questions, and felt comfortable providing thoughtful, honest feedback—helping ensure the results truly reflected our culture.

Thank you all for being engaged, sharing your voices, and contributing to a workplace we can be proud of. This recognition belongs to every one of you, and I'm excited about what we'll continue to accomplish together moving forward.

-Michael Ortega



EMPLOYEE RECOGNITION

BIRTHDAYS, ANNIVERSARIES & PROMOTIONS

TABLE OF CONTENTS

EMPLOYEE RECOGNITION

**PROJECT UPDATES -
BREAKING GROUND/
UNDER CONSTRUCTION/NEW**

**EMPLOYEE SPOTLIGHT
GOES TO
RALPH MCGINNIS**

**COMPANY UPDATES &
IMPORTANT EVENTS**

INSPIRATION FOR EVERYDAY

BIRTHDAYS

REYNEL GARCIA – 02/01
RADCLIFFE ELLISON – 02/20

LYMARIE CARTELLE – 03/03
CHRIS BARCENAS – 03/07
ANTONIO GARCIA – 03/08
PATRICK GONALEZ – 03/15
FERNANDO MIJARES – 03/17
JERMYN TULSIE – 03/25

ANNIVERSARIES

CHRISTINA DEMOSS – 01/15/24 – 2ND ANNIVERSARY

RALPH MCGINNIS – 02/12/25 – 1ST ANNIVERSARY
ABRAHAM MARTINEZ – 02/14/23 – 3RD ANNIVERSARY
ABRAHAM EASTMAN – 02/14/24 – 2ND ANNIVERSARY
ROSA CHAVEZ – 02/24/25 – 1ST ANNIVERSARY

SONIA CABELLA – 03/28/05 – 21ST ANNIVERSARY
MARIO MEDINA – 03/29/21 – 5TH ANNIVERSARY



PROMOTIONS

RAFAEL PINEDA-RAVEN - 1/19/26 – SUPERINTENDENT
ANDRE BROWN – 11/24/25 – SUPERINTENDENT
JESUS ESQUIVEL – 12/08/25 – OPERATIONS MANAGER

PROJECT UPDATE

2200 BRICKELL

New Construction of a 5-story luxury residential building in the South part of the bustling Brickell neighborhood.

OVERVIEW – CURRENT STATUS

OVERALL PROGRESS:

The project continues to move forward as planned with steady momentum and no schedule impacts to date.

CURRENT CHALLENGES / SCHEDULE DELAYS:

- ongoing onsite coordination related to sidewalk elevation adjustments
- Coordination of details at the front entrance façade

KEY MILESTONES & ACHIEVEMENTS THIS QUARTER

- Passed Temporary for Test (TFT) inspection, allowing a portion of the residential units to transition to permanent power
- Completed all site drainage, water, and sewer infrastructure
- Initiated fire alarm panel assembly, advancing overall life safety and readiness

CURRENT PHASE OF THE PROJECT

- The project is currently in the Pre-TCO Phase, with primary efforts focused on:
- Fire alarm readiness and life safety coordination
- MEP final inspections
- Permit closeout activities
- Conveyance preparation and sequencing

PERCENTAGE OF COMPLETION

- 85.96% complete
- 162 days remaining per the contractual completion date



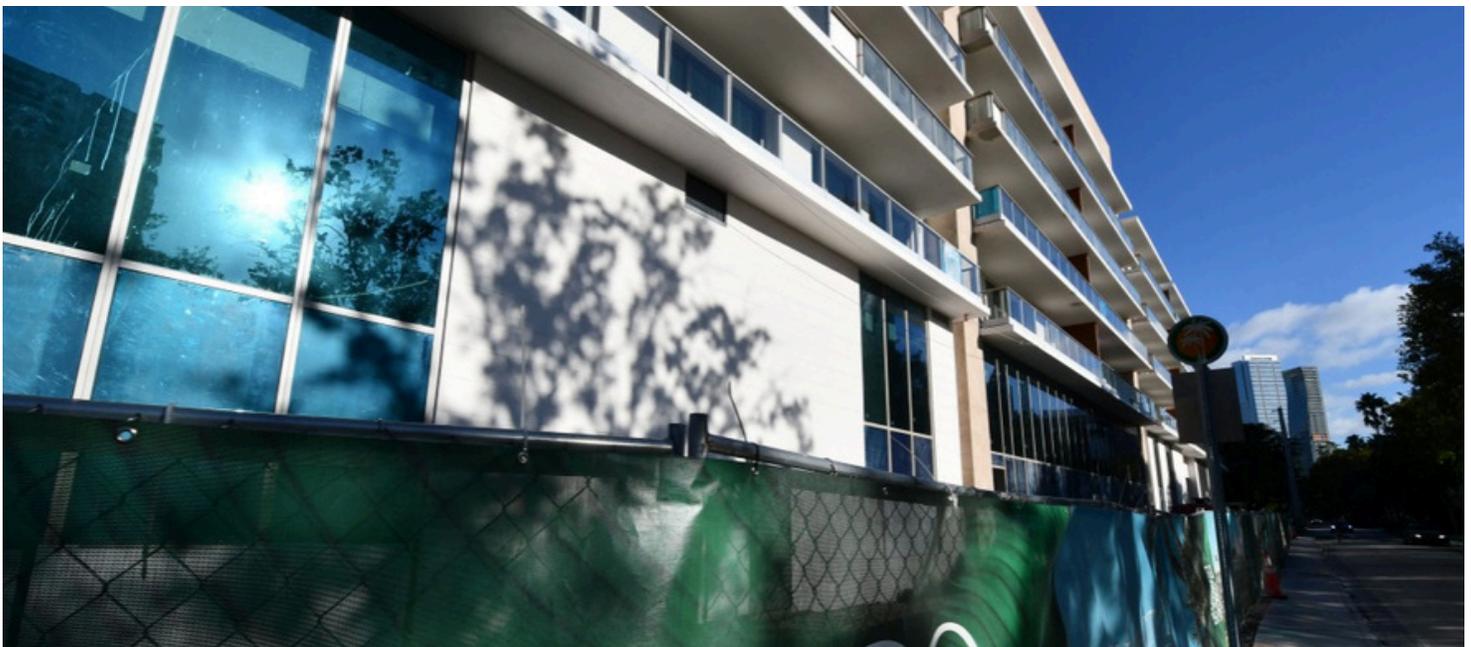
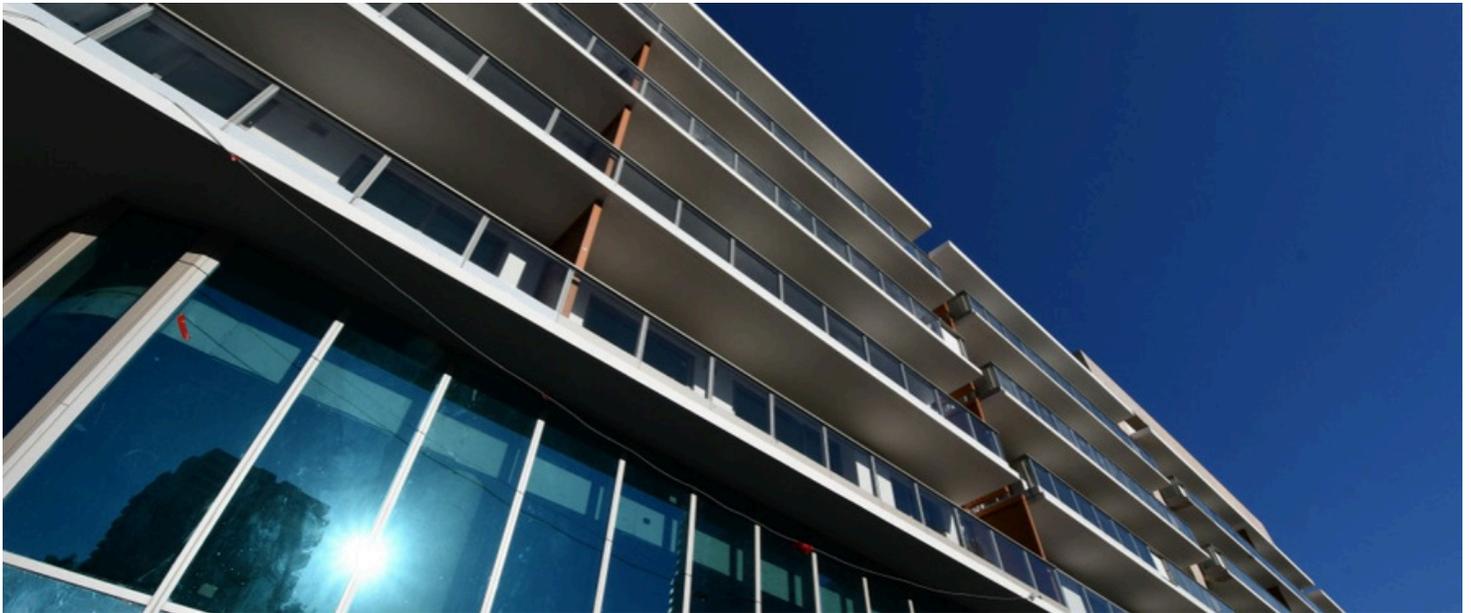
PROJECT UPDATE

2200 BRICKELL

continued...

GOALS FOR NEXT QUARTER

- Begin Fire TCO inspections
- Complete pool plaster and schedule the Department of Health inspection
- Initiate conveyance activities



PROJECT UPDATE

CAPRI PLACE II

Capri Place II, located at 8001 NW 27th Avenue in Miami, is an 8-story mixed-use development featuring 180 affordable housing units (173 one- and two-bedroom apartments plus 7 townhomes) and 3,040 SF of retail space. The project includes a three-level parking garage with 232 spaces and resident amenities such as a swimming pool and spa, with a total gross building area of approximately 317,975 SF.

OVERVIEW – CURRENT STATUS

OVERALL PROGRESS:

- Approximately 80% bought out prior to project start
- Remained active by advancing clearing and grubbing submittal approvals
- Preparing for potential early underground work
- Site fully secured
- Perimeter fencing repaired and windscreen installed
- Aerial photography completed
- Pre-job documentation finalized

CURRENT CHALLENGES / SCHEDULE DELAYS:

- Minor delays due to bank closing have shifted the start to late January

PHASE OF PROJECT

- Pre-Construction/ Beginning of project

KEY MILESTONES & ACHIEVEMENTS THIS QUARTER

- Superintendent secured
- Targeting 90%+ buyout prior to start

PERCENTAGE OF COMPLETION:

1%

GOALS FOR NEXT QUARTER

- start the project, get trailer out



PROJECT UPDATE

ELLA

The project consists of a 10-story mixed-use building with 103 condominium and hotel units, associated lobby, parking garage, roof top amenities and site improvements. It is located at 6940 Abbott Avenue, Miami Beach, FL 33141. The total gross area of the building including roof and terraces is approximately 193,654 SF.

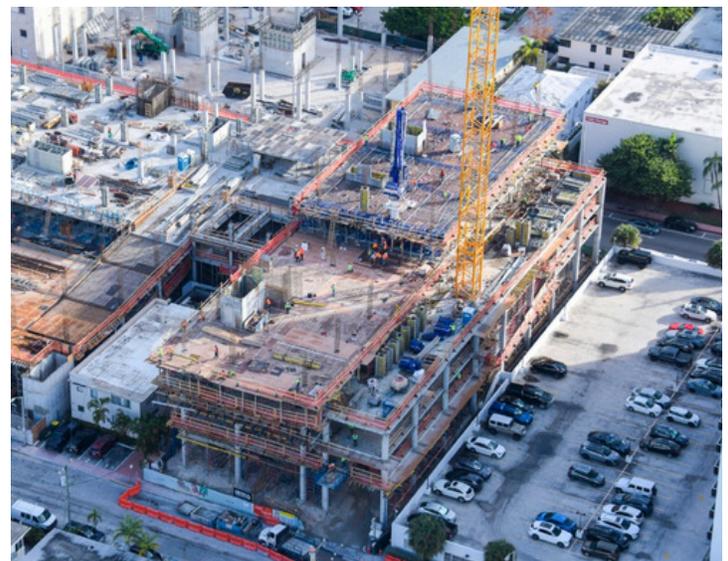
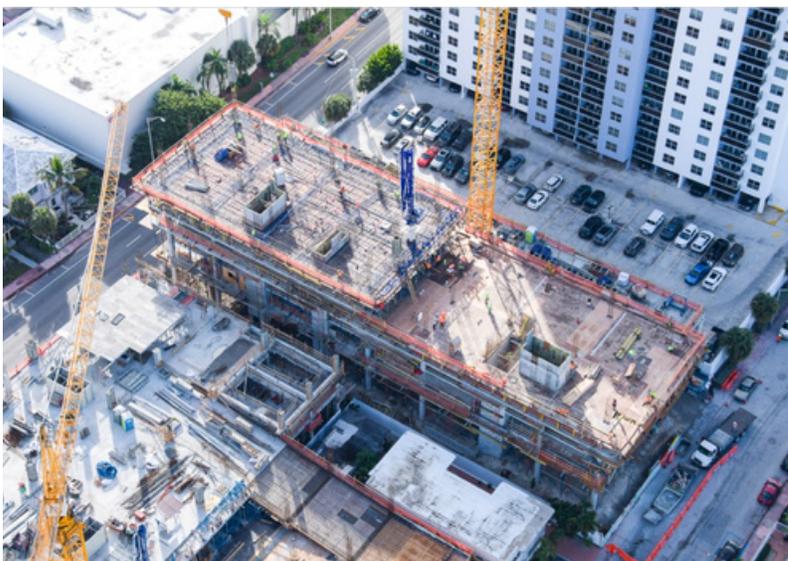
OVERVIEW – CURRENT STATUS

OVERALL PROGRESS:

Ella Residences has completed over 50% of the structural scope and is currently tracking to complete the structure ahead of schedule.

CURRENT CHALLENGES / SCHEDULE DELAYS:

- Early Project Challenge: Progressing out of the ground due to dewatering issues caused by Miami Beach's high water table
- Seasonal Impacts: Conditions were intensified by king tides during peak summer months
- Site Logistics Constraints:
 - Narrow building footprint
- Minimal setbacks
- Extremely tight working conditions
- Adjacent Construction:
 - Coordination required with a neighboring project located less than 10 feet from our site, adding complexity to site access and logistics



PROJECT UPDATE

ELLA

continued...

KEY MILESTONES & ACHIEVEMENTS THIS QUARTER

- The project team has successfully completed more than 50% of the building structure.
- The 7th floor deck is currently being formed and is scheduled to be poured in mid-January.
- The 6th floor has been fully poured and completed.

CURRENT PHASE OF THE PROJECT

- Structural Phase

PERCENTAGE OF COMPLETION

- **38%**

GOALS FOR NEXT QUARTER:

- Goal #1: Achieve structural top-out.
- Goal #2: Complete all outstanding submittals and ensure all project permits are open and active.
- Goal #3: Finalize dates and coordination efforts with FPL and TECO.



PROJECT UPDATE

RIVER RAPIDS

River Rapids is a two-phase multifamily development , delivering a total of 593 units across two mid-rise buildings—Tides and Moorings—along the Miami River located at 2750 NW South River Drive. Each building will feature a full amenity deck with a resort-style pool and cabanas, outdoor kitchen and bar, modern fitness center, club lounge, market, business center, conference rooms, and on-site garage parking.

OVERVIEW – CURRENT STATUS

CURRENT PROJECT STATUS

- TCO Progress:
 - Completed Water & Sewer as-builts, followed by drainage as-builts—all critical for TCO
 - Miami-Dade County currently reviewing associated shop drawings

CURRENT CHALLENGES / SCHEDULE DELAYS:

- Long-Lead Items: Minor setbacks on select long-lead items critical to Substantial Completion (not TCO), including mirrors, bathroom accessories, and common area millwork

KEY MILESTONES & ACHIEVEMENTS THIS QUARTER

- Courtyard Milestones:
 - All underground provisions completed
 - Pavers and area drains now underway
- Pool Progress:
 - All MEP provisions completed
 - Finishes in progress, including waterline tile and coping
- Interior Units:
 - Advancing toward ownership punch-out with a scheduled Level 3 unit walk with ownership and the management company
- The following activities commenced:
 - Landscaping & Pavers
 - Fire Alarm Testing
 - Terrazzo and Lobby Area Amenities started

PHASE OF PROJECT

- Currently pushing for TCO and completing punchout.

PERCENTAGE OF COMPLETION:

- 95% complete



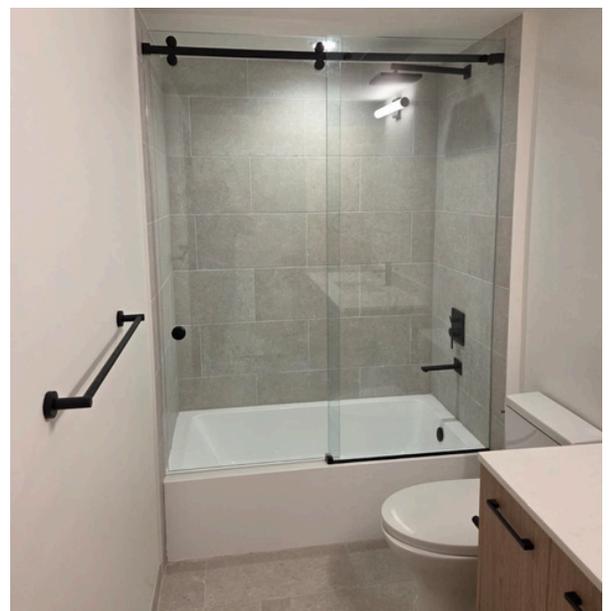
PROJECT UPDATE

RIVER RAPIDS

continued...

GOALS FOR NEXT QUARTER

- All about TCO requirements
- Close out of Permits with City of Miami
- Acquiring all owner requirements, attic stock, warranty, Owner Manuals
- Conveyance Package



NEW PROJECT UPDATE

AURELIAN

The Aurelian is a planned 12-story luxury rental apartment community by Empira Group, located along E. Ponce de Leon Boulevard in Coral Gables. Designed by Behar Font, the project will feature 160 upscale residences, high-end amenities, public art, and a new public park—thoughtfully blending modern design with the city’s prestigious character.

OVERVIEW – CURRENT STATUS

CURRENT PROJECT STATUS

- The Aurelian is still in the Preconstruction Phase but has been awarded.

CURRENT CHALLENGES / SCHEDULE DELAYS:

- Owner’s scope of work has been delayed; building demolition, tree removals and relocations were delayed from December 1, 2025 to mid-January 2026
- Challenges include coordinating with the design team to incorporate OCC’s Value Engineering options and qualifications; this is key to stay within bid budget.

KEY MILESTONES & ACHIEVEMENTS THIS QUARTER

- Receiving the award, close to agreeing on mutual contract terms within the next couple of weeks and submitting OCC’s final GMP by 2/20/26
- Precon Team winning the project award after three pricing submittals
- 1st place out of 5 total General Contractors bidding
- Bringing the cost of the project within budget for the developer

PHASE OF PROJECT

- Preconstruction
- Preconstruction Team is now assisting the design team with value engineering options, while going to GMP
- Early-start trades will begin late February to early March – This is important to stay on schedule

PERCENTAGE OF COMPLETION:

- N/A

GOALS FOR NEXT QUARTER

- Finalizing the contract terms
- Submitting the final GMP within budget
- OCC kicking off the early-start trades such as Civil, Vibro-Replacement, Plumbing and Electrical



NEW PROJECT UPDATE

PARKVIEW

Parkview is a proposed 10-story multifamily rental development planned for 5645 SW 8th Street in Miami. The project is expected to include 119 residential units—comprised of one- and two-bedroom layouts—within approximately 230,248 gross square feet on a 0.79-acre site. The proposed development will feature a structured parking garage with 197 spaces and rooftop amenities, delivering modern housing designed to support the continued growth of the surrounding community.

OVERVIEW – CURRENT STATUS

CURRENT PROJECT STATUS

- Pending updated drawings
 - Once we receive the updated set, we will begin preparing the GMP



NEW PROJECT UPDATE

GROVE ISLE ENTRY RENOVATION

Renovation of approximately 81,000 SF of ground floor common areas across Towers 1, 2 & 3 (about 27,000 SF per tower). Spaces include lobby/ reception areas, lounges, elevator lobbies, gym, yoga/therapy room, offices, conference, and media rooms, BOH areas, resident storage, hardscape, valet, mail/package rooms, restrooms, bike room, and business center etc.

PRECONSTRUCTION SCOPE:

Ortega Construction will provide the Preconstruction Services for the following four phases of pricing:

1. Preliminary Budget Cost Estimate at 50% Design Development Drawings.
2. Updated Budget Cost Estimate at 100% Design Development Drawings.
3. Updated Budget Cost Estimate at 50% Construction Drawings. Engage selective subcontractors for initial pricing on 50% CD's.
4. GMP Final Cost Proposal for Award at 100% Construction Documents/ Permit Drawings to be prepared based on the subcontractors' competitive bids.

Preconstruction services include reviewing design documents, coordinating details with the Design Team, and developing a comprehensive project budget and cost analysis. OCC will assess value-engineering options to identify potential savings and will coordinate scope and pricing with qualified Trade Partners, providing recommendations to the Owner for major project components. The construction schedule will be prepared at the 50% DD stage and updated at 70% DD, 50% CD, and at GMP submission based on the 100% CD set. OCC will finally prepare the Guaranteed Maximum Price (GMP) proposal for approval, after which Ortega Construction will begin construction if awarded the project.





EMPLOYEE SPOTLIGHT

OCC RECOGNIZES...



RALPH MCGINNIS

Title: Senior Preconstruction Manager

Years at OCC: +/- 1 year

From the words of a Co-Worker, who describe him: "Working with Ralph this past year has been extremely rewarding. Beyond the classic reminders to "get it now before the price of lobster goes up," what truly stands out is his character, he's a genuinely good man with strong values and a devoted, caring father and husband. Ralph approaches his work with a team-first mindset and an attention to detail that consistently elevates our projects, and I'm proud to call him both a coworker and a friend." - OCC Employee

LEARN MORE ABOUT RALPH

WHAT IS YOUR FAVORITE PART ABOUT WORKING FOR OCC?

The people and the projects. OCC brings together smart, driven teammates who genuinely care about doing things the right way, and the complexity of our work keeps things both challenging and rewarding. I'm especially excited about the opportunity to help expand and develop our Preconstruction Team. Building scalable systems, mentoring future leaders and strengthening the bridge between Precon and Operations as the company continues to grow. Being able to contribute at a strategic level while still staying connected to the work is something I truly value.

WHAT DO YOU LIKE TO DO FOR FUN/WHAT ARE YOUR HOBBIES OUTSIDE OF WORK?

I enjoy spending time with my children, it's truly fun being a Dad. Other than that, I spend a lot of time in the gym, although lately it looks more like physical therapy than actual workouts, so I'm counting that as "active recovery".

WHAT HAS BEEN YOUR BIGGEST CHALLENGE AT OCC AND HOW DID YOU OVERCOME IT?

One of the biggest challenges has been building scalable preconstruction processes while keeping alignment strong with operations as projects grow in size and complexity. I overcame it by focusing on communication, standardization, and collaboration, making sure Precon and Ops stay synced from day one instead of meeting for the first time at a turnover like awkward strangers.



EMPLOYEE SPOTLIGHT

RALPH MCGINNIS

continued...

WHO IS YOUR TOP ROLE MODEL TODAY AND WHY?

My Grandfather is my top role model, he taught me discipline, patience and grit from a young age and to always do what's right, even when nobody is watching.



NEWS & EVENTS

OCC INTERNAL & EXTERNAL UPCOMING EVENTS

HIGHLIGHTED COMPANY EVENTS - FROM LAST QUARTER...

YEAR END TOWN HALL & COMPANY HOLIDAY PARTY

The Year End Town Hall was exciting and filled with great information. Thank you to the team department heads for your diligent work putting in time to prepare your presentations for the company. The day finished with our end of the year holiday party!

[Click to view full photo album.](#)

ABC STEP AWARDS

OCC won Platinum recognition and the team was presented an award of recognition at a ceremony. Thank you to the guys who attended: Paul Hoyo, Jermyn Tulsie, Jesus Esquivel and Patrick Gonzalez. All said the event was fantastic and that many were excited to see Ortega there!

PASSION PROJECT Q4 - BRANCHES UNDER THE TREE

OCC was a sponsor for gifts under the tree for kids less fortunate so they too get a gift.

THANKSGIVING POTLUCK & COCONUT GROVE FOOD PANTRY DRIVE

Thank you to all who contributed to our food drive and for all who made dishes for our company potluck. This is a nice giving time to reflect on all we are grateful for.

CIGAR NIGHT

We held our first cigar night and it was a fun time and good way to bond outside of the office. We will do one of these again soon!



NEWS & EVENTS

OCC INTERNAL & EXTERNAL UPCOMING EVENTS

UPCOMING EVENTS...

Q1 CHOW & CHAT LUNCH: 01-23-26

This is open to all. Stop in and have a lunch at the main office. Organized by the Events Committee from 12-2pm and cuisine will be Wing Stop!

Q1 PASSION PROJECT: ACCEPTING SUBMISSIONS

The 1st Quarter passion projects for 2026 are open. Giving back to our community is something OCC values especially when it comes to a cause YOU are touched by.

CHARITY GOLF TOURNAMENT

Ortega has put together a team for the upcoming Palmer Trinity School golf tournament. This is done annually to help raise funds for the school and for scholarships for families.

SUPERBOWL (FEB 8TH) LX CONTEST:

Get ready for our Superbowl contest where everyone can participate for CASH prizes by placing your best "bet". Rules and guidelines will be sent closer to Super Bowl time.

ABC BUSINESS DEVELOPMENT NIGHT: OCC SPONSORING

OCC will sponsor the Event taking place February 10 at Astra Wynwood Rooftop. We will be extending invites to different trade partners and if you would like to attend please be sure to RSVP with Christina DeMoss. An email with more information will be sent out very soon and if you have any Trade Partners you want to invite please also let her know.

WINGS FOR WISHES SPONSOR - MAKE A WISH

Ortega will be a sponsor once again. There are limited tickets. Contact Christina if interested to attend.

MORE EVENTS TO BE ANNOUNCED...

As we move into the new year, new initiatives for Events will be announced as these get more finalized by the Events Committee. Welcome new event committee members and thank you to those who have stayed on it to help us come up with fun ways to bond in and out of the office.

ABC | **STEP**
Associated Builders and Contractors, Inc.
Health and Safety Management System
Associated Builders and Contractors
2025 STEP Platinum



OCC EVENTS GALLERY



WORK & FUN OUTSIDE OF THE OFFICE



2025 YEAR-END TOWN HALL & HOLIDAY PARTY

IMPORTANT COMPANY REMINDERS

**OCC REFERRAL
PROGRAM EARN \$ IF
HIRED**

REFERRAL

PROGRAM

OCC'S E-BROCHURE



OCC INFOZONE IS LIVE

OCC SHOPZONE IS LIVE



**MARK YOUR CALENDARS:
MID-YEAR TOWN HALL JUNE 5TH**

QUOTES

THOUGHTS TO KEEP US MOVING FORWARD

INSPIRATION FOR EVERYDAY

Wellness at OCC – A Lifestyle, Not a Resolution

As we move into the new year, health and fitness often rise to the top of our goal lists. While the motivation is strong, it's also easy to feel burned out or frustrated—especially when routines feel repetitive, difficult to follow, or brand new. That's why it's important to remember that wellness isn't about quick fixes or short-term goals—it's about creating a sustainable lifestyle that supports both our minds and bodies.

At OCC, we believe that feeling your best helps you do your best. As we head into 2026, we're excited to announce the launch of new wellness initiatives designed to make healthy habits enjoyable, achievable, and part of our everyday work life. These initiatives are meant to encourage movement, mindfulness, and overall well-being—while having fun along the way.

We'd like to thank Beatriz Rodriguez, who has generously volunteered to lead this effort, along with support from the Events Committee. Together, they will be rolling out quarterly wellness activities, challenges, and contests, complete with rewards and opportunities for team engagement.

Stay tuned for more details—there's a lot to look forward to as we make wellness a shared OCC experience!

“Wellness isn't about perfection—it's about progress, consistency, and showing up for yourself every day.”

PLEASE SHARE TOPICS YOU WOULD LIKE TO KNOW MORE ABOUT TO
STAY IN THE LOOP. EMAIL: COMMUNICATIONS@ORTEGACC.COM