

OBMI



OBMI PORTFOLIO

CENTRES OF EXCELLENCE

INTRODUCING OBM INTERNATIONAL (OBMI)

After more than seven decades of passion for our profession, with offices located throughout the world, and an extensive global portfolio, OBM International has positioned itself as a highly prestigious design-consulting firm, offering a full set of master planning and architectural design services. OBMI, past and present, is a leader in design excellence.

OBM International serves clients worldwide through its wholly-owned local and regional subsidiaries. OBMI is a privately held, employee-owned firm, whose directors practice a participative management philosophy. This combination produces an active interest and involvement on the part of each employee-owner in the performance of our firm and in the success of each project.

Through the years, we have provided the creative and technical foundation for landmark projects throughout the world. This success can be attributed to our integrity, dedication and loyal clients. We are a team of experienced and innovative professionals, passionate and hardworking in our endeavours. Our mission is to meet every new challenge with OBMI's founding ideals — helping our clients fulfill their dreams while reaching their financial goals.

Individually and collectively, we are committed to helping our clients:

- Interpret and clarify visions - through total client involvement
- Fulfill dreams - through innovative and creative design solutions
- Produce responsible projects - by celebrating the environment
- Ensure smooth-flowing projects - with proper project management
- Determine optimum project location - by in-depth site analysis and feasibility studies
- Enhance the desirability and value of real estate - through financially viable designs
- Introduce the right team players - by tapping into our established industry contacts

OBM International operates through five *Centres of Excellence*; specialized business units overlaying the geographic matrix of our global offices. Each *Centre of Excellence* leverages key strategic strengths and skills to provide a seamless flow of expertise to each project, ensuring that our clients benefit from the accumulated intelligence and specialist skills within OBM International, wherever the project may be located. Our *Centres of Excellence* are:

- **Destination Creation** – the conception of unique destinations across the globe
- **Urban Lifestyle** – focused on urban and mixed-use environments planning, and architecture design
- **Island Living** – leveraging our successful history in quality residential and boutique resort design
- **Inside Design** – the design of interiors that lift the emotions
- **Green Matters** – sustainability expertise applied to planning, construction and operations

DESTINATION CREATION

We are world travelers with a collective passion for designing world class destinations and understanding the drivers for their success. We design the context for new experiences through a shared passion for authentic life-changing travel. It is through our journeys that we can appreciate the real development opportunities and offer the optimum design solutions to our clients.

A true destination requires leaving behind everyday life and embarking on new experiential journeys that challenge, enrich, and add meaning to each one's sense of being. The catalyst may be through immersion in nature, contact with other cultures, social exchange, retreat to solitude, or the pursuit of personal passions. A combination of sensitive project siting, exciting and stimulating design solutions, understanding local culture, celebrating the process of arrival and discovery, the use of appropriate materials and technology, and ensuring efficient operational solutions, are critical to a destination's success, and to setting the stage for a traveler's experience to become truly transformational.

URBAN LIFESTYLE

We work, we play, we move, we congregate in cities and towns. *Urban Lifestyle* is expressed as diversity, complexity, mixed use, civic meaning and social exchange. As architects and planners we embrace good design and programming as the keys to create a true sense of place and infuse vitality to our urban realm. We create settings for urban lifestyles that are global, yet rooted in the culture and heritage of each specific place, allowing these layered resources to direct the design path.

Our *Urban Lifestyle* projects range from buildings to neighborhoods, to cities and regions; from civic or commercial architecture to residential communities; from small urban regeneration projects through to regional master plans. Our design approach is supported by urban intelligence – either from our own resources or through alliances, we bring in an understanding of growth trends, systems, strategy, and policy, appropriate to the particular complexities and scale of each project. It is our goal to create settings that add civic and social meaning to our communities and create value for both the project itself and the community it serves.

ISLAND LIVING

We live, breathe and rejoice in our island life – it is in our blood. Our design approach celebrates our history, embedded in the islands of Bermuda and the Caribbean, imbuing us with a deep understanding of how architecture can coexist symbiotically with its environment. Through this understanding, we have created some of the most notable boutique resorts and residences throughout the Caribbean, each offering a true authentic experience, and celebrating our environment with a design cachet which is acknowledged worldwide.

Our *Island Living* designs encapsulate all that is precious in our islands; breaking the boundaries between indoor and outdoor living, drawing in and framing spectacular views, and capturing the cooling tradewinds. The practicalities of sourcing and transporting materials are fully understood and the skills of the local labor force are leveraged. Our projects have been weathering the aggressive environment of the tropics for over 75 years and the challenges of designing for hurricanes and seismic activity are fully integrated into our processes. Through our innate understanding of our island communities we truly know how to facilitate successful development in the island context.

INSIDE DESIGN

We live and work *Inside Design*; with the quality of our surroundings impacting our emotions and how efficiently we perform our daily routines. We recognize that successful interiors reflect lifestyle patterns, overlaying flexibility and an appreciation of trends upon a deep understanding of what makes a timeless design.

At *Inside Design* we are proud of a long and successful track record of residential and corporate interior design excellence, appreciating that the creation of a successful interior stems from listening and truly understanding our client's needs and efficiently translating the design into a built form. We understand that client satisfaction depends upon a respect for budget and the creation of value through good design. We recognize that true sustainability is more than just sourcing green materials; it encompasses aspects of lifestyle and the quality of the built environment, combined with enriched vision - always backed by a fine attention to detail.

GREEN MATTERS

OBMI has a full commitment to responsible environmental stewardship. We have had the privilege to build in some of the most beautiful, sensitive and vulnerable locations, and we understand the level of care that this necessitates. All natural, cultural and economic aspects of a place demand consideration and respect, for us to properly understand long-term impacts, and to promote truly sustainable growth. *Green Matters* integrates sustainable solutions to ensure the best possible long-term outcome.

We have sustainability at our core; over 70 years ago, our founder Wil Onions developed a design and construction approach based on the adoption of local skills and resources. This is still the backbone of our commitment. OBMI's leadership is expressed in our role in setting up and serving as the Technical Director for The Caribbean Alliance for Sustainable Tourism (CAST). Our active involvement in the Caribbean and South Florida Chapters of the US Green Building Council, promotes green practices in the construction and hospitality sectors. Offering services in sustainable operations and design, and sustainable tourism planning for destination management, OBMI explores innovative solutions for a socially responsible and successful future.



TECHNOLOGY

OBMI enjoys extensive computing capabilities in design, production and information technology (IT) support. We have a wide array of the latest software suites, including AutoCAD, Revit, Sketch-Up, Piranesi, Maxwell, 3D studio and the Adobe Creative Suite. We rely on AutoCAD and Revit and Sketch-Up for daily tasks and we also produce high quality 3D images, graphics and renderings with Maxwell Render, Piranesi and Photoshop. We have the ability to create movies and collaborate with specialists when large scale, virtual reality needs arise.

Our corporate IT department provides outstanding service to our systems and communications throughout our operations worldwide and keeps current with technological advances. The core of our computer systems reside securely in a Category 5 data center located in Miami, FL. OBMI utilizes virtualization technology ("cloud computing") from Citrix Systems on IBM Blade Center and storage technologies. This increases uptime and reliability, and allows us to operate with virtual access from all our local offices and workshop settings. To further support our global practice, we incorporate modern conferencing technologies, including Skype and iMeeting, allowing us to reduce travel and provide for cost effective participation by the Client's, Operator's and Consultants' representatives.

QUALITY MANAGEMENT

OBMI operates under an excellent set of Quality Management protocols, designed for the challenges of doing business in a global environment. Our operational procedures are outlined in a series of three manuals:

- Managing Director's Handbook: Policies and procedures for oversight of all active projects.
- Operations Manual: Internal project management procedures, from office management through project inception, the design process and the preparation of construction documents.
- Contract Administration Manual: Based upon AIA systems (with adaptation to local legislation), the OBMI CA Manual takes the architect through the construction process with notes, forms and checklists.

Audits are carried out periodically and each project receives a rigorous post project analysis, with ongoing updates to the manuals being carried out to address changes in legislation or as required by our professional liability insurance carriers. The various procedural manuals are available through the OBMI intranet, ensuring consistency of updates and procedures across the company.

OBMI



DESTINATION CREATION

HOTEL LA PLANTACION DEL SUR - TENERIFE, CANARY ISLANDS, SPAIN



As winners of an international design competition, OBMI was awarded the design of the Hotel La Plantación del Sur on Tenerife, Canary Islands - Spain. Located 500 miles south of Spain and 200 miles off the west coast of North Africa, Hotel La Plantación del Sur offers the utmost in luxurious style and accommodations. Given its privileged position in the south of Tenerife, it enjoys stunning views of the bahia. This hotel and spa rekindles old world charm by modelling a grand estate in the Spanish Colonial style. The main body of the hotel encircles a central plaza, inspired by the region's vernacular architecture. Descending terraces and the use of indigenous materials, combined with lush vegetation, integrates the resort into the natural landscape. At Hotel La Plantación del Sur, the world-class spa, four terraced pools and 44 private villas are sure to please the most discerning of guests.

TYPE:	Hotel
SITE SIZE/BUILT AREA:	3.2 Hectares (8 acres)
COMPONENTS:	121 suites 44 villas Four pools Two restaurants Full service health spa Fitness Center
SERVICES:	Master Planning Site Design Architecture
CENTRE OF EXCELLENCE	Destination Creation
CLIENT:	Entrecanales & Nesco Family



THE WAVE - MUSCAT, SULTANATE OF OMAN



MIA05019



Set among the beaches, desert scapes and mountains of "The Pearl of Mystic Arabia", OBMI designed an exclusive walled mixed use development. The Wave was designed as a world-class, beachfront residential community, making it truly distinct from the rest of the Arabian Peninsula. The architectural characteristics of The Wave are inspired by the rich history of Muscat, its seafaring traditions and traditional Omani architecture. Specifically envisioned to capture Muscat's ocean views, most of the one, two, and three-bedroom luxury apartments are located within the waterfront village. Built around exuberantly landscaped courtyards, the village gives residents easy access to the beach and marina. Eventually, this project will encompass 4,000 freehold homes, marina, golf course, three premier hotels and retail, leisure and dining opportunities.

TYPE:	Beach & Golf Resort Marina Village Urban Mixed-use Villas, Townhouses & Apartments
SITE SIZE/BUILT AREA:	245 hectares (605 acres)
COMPONENTS:	Marina - 300 slips Residential flats & town homes Office, commercial & retail areas Hotels - 3 Greg Norman golf course & golf villas
SERVICES:	Master Planning Architecture
CENTRE OF EXCELLENCE:	Destination Creation
CLIENT:	Majid Al Futtaim Investments

SCRUB ISLAND RESORT, SPA & MARINA - BRITISH VIRGIN ISLANDS



OBMI created the vision for the Scrub Island Resort, Spa and Marina development and worked with Mainsail International to translate the dream into a built reality, with the resort becoming the first in the Caribbean to become part of the Marriott Autograph Collection. This unique Caribbean island destination offers a hotel and central facilities for the resort, integrated into the marina village, as the heart of the development, focused around the 60 slip marina basin. The various luxury residences are stepped around the hillside of the island, each integrated into the terrain and positioned to offer total privacy yet spectacular island views.

- TYPE: Marina Village
Hotel & Spa Resort
New Planned Community
- SERVICES: Master Planning
Architectural Design
Construction Supervision
- CENTRE OF EXCELLENCE: Destination Creation
- CLIENT: Mainsail Development
International

PASITO BLANCO RESORT & SPA - GRAND CANARY ISLAND, SPAIN



MI10020



Located on a spectacular sloping site on Grand Canary Island, Pasito Blanco Hotel and Resort will take full advantage of the natural topography to offer stunning views. The resort development is designed following the patterns of traditional hillside villages on the interior of the island, with the structures modelled to the steep terrain. The main public elements of the hotel form the traditional village centre and the spa and hotel villas become the extension of the village, all linked by a terraced spine leading to the beach club. The progression of space and the views from the site entry through to the natural ocean pool continuously change, overlaying a level of intrigue and discovery as the guest transitions through the resort. A natural greenway along the coast features walking trails, a pocket beach, and a natural pool embedded in the natural rock. The architecture utilizes the vernacular and historical languages in the design typologies and in the material selections. Wooden railings and arbours with traditional detailing are combined with contemporary finishes and technology.

TYPE:	Hotel & Spa
SITE SIZE/BUILT AREA:	16 Hectares / 51, 554 m2
COMPONENTS:	Luxury 5* 160 Room Hotel Main 3-Meal Restaurant Specialty Restaurant Bars / Lounge Pool bar and Grill Meeting Facilities Spa - 1,500m2 Pools and Amenities Tennis Court
SERVICES:	Architecture
CENTRE OF EXCELLENCE:	Destination Creation
CLIENT:	Seaside Hotels, S.A

ROCO KI BEACH & GOLF RESORT - MACAO BEACH, DOMINICAN REPUBLIC



MIA04014



Perched high on a bluff, overlooking the Caribbean Sea, the Roco Ki Beach & Golf Resort will be the epitome of luxury. With an expansive white sandy beach, graced by the crystal clear turquoise sea, this resort represents all the best the Caribbean has to offer. The planning concept behind the resort included responding to the local terrain, minimizing impact, and seamlessly integrating the large structures into its surroundings complimenting the complexities and beauty of the cliffs and green space. Local material selections to afford sustainable materials throughout the resort were paramount for translating the natural elements and culture of the place to the guests. Roco Ki will be home to an elegant collection of luxury residences, condominiums, villas, penthouses and a five-star resort that blend modern luxury with Caribbean flair.

TYPE:	Golf, Beach & Spa Resort
SITE SIZE/BUILT AREA:	13 Hectares (33 acres)
COMPONENTS:	Residential Condos Condominium Hotel Suites Jungle Luxe® bungalows 18,000 sq.ft. Spa Nick Faldo Golf Course Marina Conference Center
SERVICES:	Master Planning Architecture
CENTRE OF EXCELLENCE:	Destination Creation
CLIENT:	Starwood Hotels & Resorts

OIL NUT BAY - VIRGIN GORDA, BRITISH VIRGIN ISLANDS



MIA09041



Nestled on a private peninsula on the tip of Virgin Gorda sits Oil Nut Bay - a pristine community, with sun-drenched white beaches, dazzling turquoise waters and lush landscape. With only 88 home sites on a 300 acres property, the community is conceived as a tropical paradise inspired for Caribbean living. OBMI has been responsible for the design of the Yacht Club, the Community Core - including Marina Village, Spa & Gym, Nut House, Nature Center and Back of House facilities, as well as several exquisite Ridge, Beach and Estate villas. OBMI's design approach minimizes site disturbance through an organic organization of volumes, blending the architecture into the landscape with the use of wood and local stonework. The architecture blurs the boundaries between interior and exterior through the use of open pavilions and expansive roofs, allowing the joy of seasonal breezes and living life at one with nature. OBMI's design established a unique identity and standard for casual elegance and environmentally sensitive design for Oil Nut Bay.

TYPE:	Residential & Resort Community Marina
SITE SIZE/BUILT AREA:	300 Acres
COMPONENTS:	Yacht Club Oil Nut Lodge & Spa Marina Village Back of House & Service facilities Corporate/Administration Buildings Oil Nut Bay Residences Private Residences
SERVICES:	Architecture
CENTRE OF EXCELLENCE:	Destination Creation
CLIENT:	Victor International Corporation

LE ROYAL MANSOUR MARRAKECH - MARRAKECH, MOROCCO



MIA04032



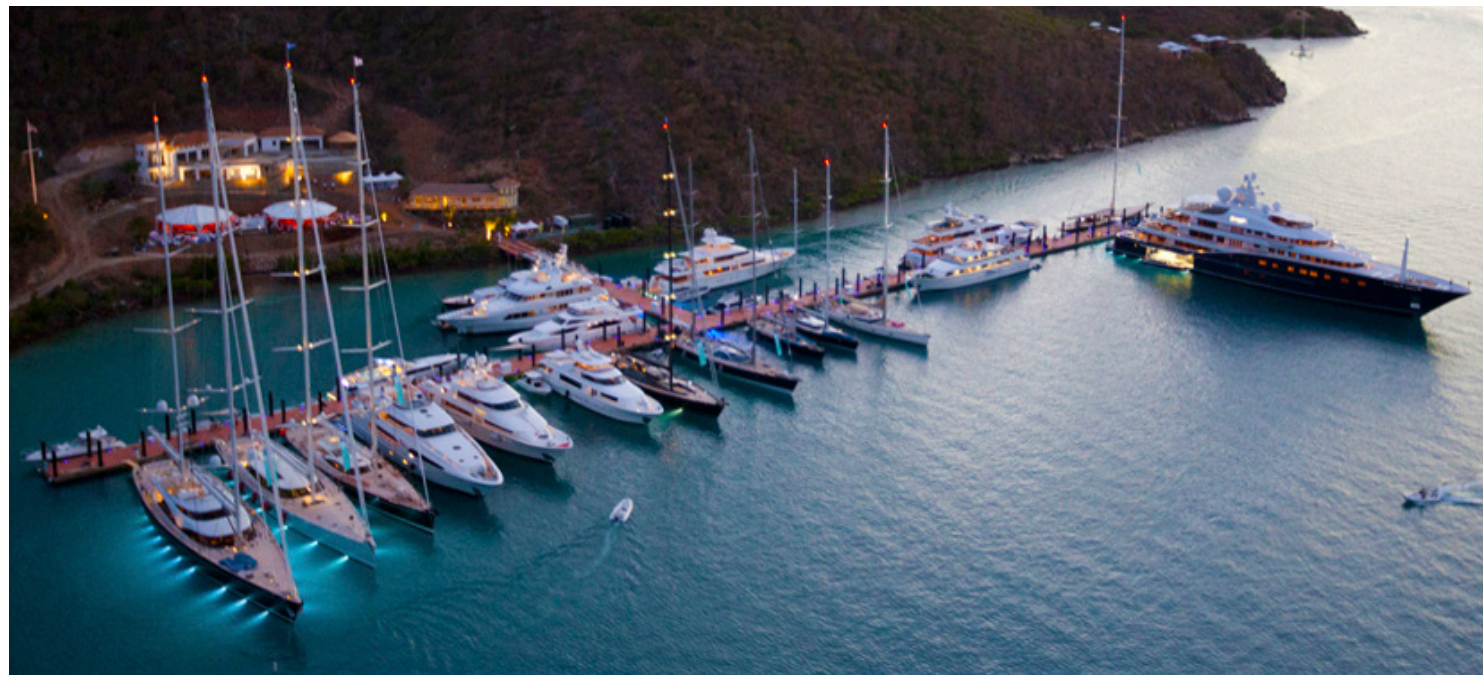
The recently completed Royal Mansour Marrakech Hotel is the quintessential luxury resort in the region. Designed to host royalty and heads of state from around the world, Royal Mansour provides guests with an unforgettable experience from arrival to departure. Featuring the perfect balance between traditional and opulent Moroccan architecture, the Royal Mansour offers history, comfort and exclusivity to its guests. Enclosed within the medina and protected from view by the city walls, Royal Mansour is as precious and mysterious as the city itself, its beauty revealed in layers. This voyage begins with a sweeping, private avenue, lined with Centenarian Olive Trees which lead to the hotel's imposing bronze gates. Beyond the gates is the breathtaking tiled portico with a sunken fountain that ebbs and flows. The Royal Mansour's 53 private riads are built around a central atrium and each riad contains a private roof terrace, solarium, fireplace and dining room with views over the medina.

TYPE:	Hotel & Resort Spa
SITE SIZE/BUILT AREA:	3.3 Hectares / 41,000 sq. m
COMPONENTS:	53 Riad Suites Restaurants & Bars World Class Spa Pools Gardens Meeting & Banquet Facilities
SERVICES:	Master Planning Project Programming Architecture
CENTRE OF EXCELLENCE:	Destination Creation
CLIENT:	Vinci Group

YACHT CLUB COSTA SMERALDA - VIRGIN GORDA, BRITISH VIRGIN ISLANDS



MIA09041



The Yacht Club Costa Smeralda, a sister club to the world famous club bearing the same name located on the Mediterranean island of Sardinia is a mega-yacht marina located in Virgin Gorda in the British Virgin Islands. The dramatic hillside affords panoramic views of North Sound and Biras Creek. Envisioned as a world class yacht club, the project represents a regional benchmark in the Caribbean. The design for Yacht Club Costa Smeralda Virgin Gorda capitalizes on the preservation and enhancement of the existing natural environment and resources within the site. The execution of the project will combine the basic principles of sustainability and social responsibility with functional efficiency, durability and contemporary island design and detailing.

TYPE:	Marina Community Private Club
SITE SIZE/BUILT AREA:	2 Has /5 Acres
COMPONENTS:	Marina (24-38 berth) Hillside Villas (11 units) Restaurant Function and Event Areas Nautical Club
SERVICES:	Architectural Design Services
CENTRE OF EXCELLENCE:	Destination Creation
CLIENT:	Victor International

VERANDA RESORT & RESIDENCES - GRACE BAY, TURKS & CAICOS



Veranda is an exclusive seaside resort & residence village nestled in the bight of Providenciales on Grace Beach. The master plan for Veranda incorporates natural landscape and contrasting qualities of the site. The design combines the best aspects of the traditional vernacular architecture found in the Caribbean. Pedestrian-scaled streets, shaded pathways, and vivid colours have been carefully brought together to provide a unique – and marketable – sense of place. Prominently and axially located at the south end of the central green, the Veranda Inn displays dignified, simple geometry and finely expressed structures.

TYPE:	Resort & Residences
SITE SIZE/BUILT AREA:	8.72 Acres
COMPONENTS:	123 Hotel Suites 8 Beachfront Villas Restaurant & Bar Reception building Fitness center Library
SERVICES:	Master Planning Architecture Project Management
CENTRE OF EXCELLENCE:	Destination Creation
CLIENT:	Private

SUGAR RIDGE VILLAS - BOLANS, ANTIGUA



On a hillside site within the Sugar Ridge Resort residential development, this villa with contemporary design features captures the magnificent views along the Antiguan west coastline and beyond to Nevis and St Kitts. The material palette is simple – wood shingles, painted plaster, travertine tiles, hardwood and stainless steel. The design layout ensures that the ever-present cooling breezes filter through all the rooms and spaces ensuring comfortable, sustainable living both inside and out. The infinity-edge pool and deck, at a slightly lower level than the main residence, offers further opportunities to enjoy the views.

TYPE:	Residential
SITE SIZE/BUILT AREA:	0.35 Acres
COMPONENTS:	2 Level Villa 4 Bedrooms 4 Bathrooms Open salon & kitchen Front & rear terraces Pool deck & pool with gazebo
SERVICES:	Architectural Design
CENTRE OF EXCELLENCE:	Island Living
CLIENT:	Monogoose Developments

OBMI



URBAN LIFESTYLE

DUSHANBE MIX-USE DEVELOPMENT - DUSHANBE, TAJIKISTAN



MIA08080



Slated to become the new urban landmark in Dushanbe, to spearhead the city's development into a modern international destination, the master plan is created to depict true regional characteristics with new-age transparencies. The project carefully weaves the various uses of residence, resort, business, and conference and event activities. The master plan stages the five residential towers along the waterfront offering magnificent views to the lake. A waterfront promenade lined by retail shops is anchored by a plaza and the Dushanbe Icon Hotel, the landmark building of the high-quality, mixed-use character development planned on the southern edge of Lake Komsomol. Its innovative modern design is inspired both in Dushanbe's Persian heritage of delicate decorative screening and the neoclassical heritage expressed in the city's institutional buildings.

TYPE:	Mix-use waterfront Urban high-intensity Hotel / Spa
SITE SIZE/BUILT AREA:	6.8 hectares
COMPONENTS:	331 Residential Units / 5 towers Conference Center & Spa 5,000 m2 of retail 10,000 m2 of office space 1078 parking spaces Waterfront promenade Plazas & Open space
SERVICES:	Master Planning & Architecture
CENTRE OF EXCELLENCE:	Urban Lifestyles
CLIENT:	Qatari Diar Real Estate Company

NORTH LAKE TUNIS WATERFRONT - TUNIS, TUNISIA



MIA07002

North Lake Tunis Waterfront was designed as a mixed use community composed of a hierarchy of town & neighbourhood centres distributed throughout, providing focal points for a network of streets & open spaces. It integrates the element of water as a transition between the lake and the city. In addition, the project creates an encounter of Arab and Mediterranean cultures through the character of its urban spaces. The site is situated along the North Lake of the city of Tunis. It is located minutes away from the dense urban environment of the city centre and the land is divided into five zones, separated by existing canals, which enjoys an extensive waterfront. The main objective was to transform Tunis into a waterfront city by providing modern retail and leisure centres, waterfront restaurants and attractions as well as civic and business districts within the site.

TYPE:	Mix Use Waterfront Urban High Intensity Residential Community
SITE SIZE/BUILT AREA:	240 Hectares
COMPONENTS:	Marina Mosques & Schools Waterfront Parks Promenades Hotel Amphitheatre Archeological Museums
SERVICES:	Master Planning
CENTRE OF EXCELLENCE:	Urban Lifestyle
CLIENT:	Majid Al Futtaim Investments

BAB AL MADINA - TRIPOLI, LIBYA



Bab Al Madina is located in Tripoli, the capital city of Libya. The project encompasses 16.7 hectares (41 acres) and is envisioned as the social and economic heart of Tripoli. The area is a thriving urban centre and a bustling metropolis with the right mix of residential, hospitality, leisure, high-end retail and commercial components. Specifically, the master plan for Bab Al Madina includes five, four and three-star hotels, 925 residential units and 500 serviced apartments. Based on the principles of mixed-use, sustainable design, the project features 95,000 square metres (1 million sq. ft.) of retail space and 250,000 square metres (2.7 million sq. ft.) of office space. OBM International was commissioned by Majid Al Futtaim Group to provide concept planning and programming, master planning and schematic design.

TYPE:	Urban High Intensity
SITE SIZE/BUILT AREA:	16.7 Hectares
COMPONENTS:	Offices Hotel Service Apartments Residential Apartments Retail
SERVICES:	Master Planning
CENTRE OF EXCELLENCE:	Urban Lifestyle
CLIENT:	MAF North Africa



ZIBATA TOWN CENTER - QUERETARO, MEXICO



MIA 08118



Zibata Town Centre I is planned to become the heart of New Town Zibata in Quertaro, Mexico, a place for social interaction and expression of community identity. The 100 hectare mix-use town centre will be built around an artificial lagoon and will include residential, retail office and community services. A 250 metre long retail promenade is planned along the waterfront, anchored by a hotel, supermarket and parking garages. The residential compounds are distributed around the town centre, gradually reducing in density towards the edges and the golf course. Each residential neighbourhood is developed around a main plaza and early childhood centre. An indigenous cacti park will be preserved on the north side of the lagoon.

TYPE:	Mix-use waterfront Urban high-intensity
SITE SIZE/BUILT AREA:	100 Hectares
COMPONENTS:	Conference Hotel 160-room 4,700 Residential units Artificial Lagoon Retail & Entertainment 15,000 m2 Office space 2,000 m2 Parks Schools & Church Medical Center Community Center
SERVICES:	Master Planning
CENTERS OF EXCELLENCE:	Urban Lifestyle
CLIENT:	Anida Mexico/DRT/Grupo Pangea

HAMILTON CITY HALL - HAMILTON, BERMUDA



City Hall was designed by OBM International's founder, Wil Onions, who inspired a greater appreciation of Bermuda's centuries old indigenous architectural style. His design for City Hall was based on the traditional Bermuda cottage. Built of Bermuda limestone block, City Hall is the last large building to make extensive use of native Bermuda cedar, which was becoming rare in the late 1950's when construction for City Hall began. Today, the East Wing of City Hall is home to The Corporation of Hamilton. The foyer provides access to the Corporation's Administrative Offices, City Hall Theatre, The Bermuda National Gallery and the Bermuda Society of Arts Gallery. The building continues to stand as a historical monument for the island of Bermuda and is the island's most significant example of responsible design and colonial architecture and elegance.

TYPE:	Civic Building Government
COMPONENTS:	Corporation of Hamilton Offices City Hall Theatre Bermuda National Gallery
SERVICES:	Architecture Interior Design
CENTRE OF EXCELLENCE:	Urban Lifestyle
CLIENT:	Corporation of Hamilton

LAMB FOGGO URGENT CARE CENTRE - ST. DAVID'S, BERMUDA



The Lamb Foggo Urgent Care Centre was conceived to improve access to care for the community at the east end of Bermuda and to relieve some of the pressure on the King Edward VII Memorial Hospital Emergency Department. It is also intended to serve as a disaster hub in the event that the causeway became impassable or during an emergency at the nearby airport. The design incorporated the client's requests that the facility be of iconic design which would identify the building as a hospital and that all treatment rooms be visible from a single nurse's station. The circular plan effectively met both those requests. All the treatment rooms and the waiting areas have calming views that overlook the harbor. The building was located on the north part of the 2 acre site so as to be clearly seen from the adjacent road and to easily facilitate any future expansion. The project was completed on target and on budget.

TYPE:	Medical Urgent Care Centre
SITE SIZE/BUILT AREA:	6,000 sq. ft.
COMPONENTS:	Urgent Care Centre Medical Rooms Reception & Meeting Areas
SERVICES:	Architectural Design Interior Design Landscape Architecture
CENTRE OF EXCELLENCE:	Urban Lifestyle
CLIENT:	The Bermuda Hospitals Board

ONE WOODBROOK PLACE - PORT OF SPAIN, TRINIDAD



TT08006



A visionary step for the revitalization of Port of Spain and an important statement that will be the catalyst in redefining the concept of city living. One Woodbrook Place is a major step in implementing the basic tenets of New Urbanism in Trinidad and is conceived as a mixed use development comprising of a distinct secure residential zone and a commercial, entertainment zone focusing on a new park as the projects gift to the heart of the city. Live, work, play concepts are realized in the provision of multi-use 7 acre site. Native landscaping treatments involving mature vegetation and water features enhance the site's natural flow. Architectural concepts and value engineering systems were designed in accordance to LEED standards to achieve minimal impact.

TYPE:	Mixed-use Development
SITE SIZE/BUILT AREA:	7 Acres
COMPONENTS:	Residential Towers Commercial Retail
SERVICES:	Architecture Master Planning Development Consulting
CENTRE OF EXCELLENCE:	Urban Lifestyle
CLIENT:	Home Construction Limited, Ltd.

NORTHLAND MALL - PARAMARIBO, SURINAME



TT09020



Northland Mall is strategically located to the North of Paramaribo Suriname. The two-story structure embraces the needs of lifestyle and diversity, spatially arranging multiple retail spaces that centre to create a focal court in the central node. Clear and variable storey lighting systems serve to provide energy savings in accordance to energy efficient design concepts and allow for an ever changing interior mood as required by events and seasons. Engineering systems accommodate for integrated technology and convenience by the incorporation of people moving facilities while culture is conveyed through state of the art graphics and locally sourced finishes for a convenient and sophisticated shopping experience.

TYPE:	Retail Shopping Centre
SITE SIZE/BUILT AREA:	23,024.53 m ²
COMPONENTS:	178 shops 8 Restaurants & Food court Conference Center Theater Kids Play Area
SERVICES:	Architecture
CENTRE OF EXCELLENCE:	Urban Lifestyle
CLIENT:	Northland Group NV

ANTIGUA & BARBUDA GOVERNMENT COMPLEX - ST. JOHN'S, ANTIGUA



The timeless structure of governmental candour, the Antigua & Barbuda Government Complex is grand, boasting five new buildings in total. Making great use of natural stone, the structures include a variety of unique design characteristics demanding order and consistency. Drawing on the colonial architectural styles of the island, the Parliament building is topped with a 50-foot dome and stands alone on the outskirts of St. John's. The main lobby of the High Court was designed to include a double height curtain wall allowing passive design features of natural light to flood the rooms.

TYPE:	Government building
SITE SIZE/BUILT AREA:	120,000 sq. ft.
COMPONENTS:	Prime Minister's office 2 Ministry buildings High Court Parliament building
SERVICES:	Architecture Interior Design
CENTRE OF EXCELLENCE:	Urban Lifestyle
CLIENT:	Government of Antigua & Barbuda

HAILONG BAY - CHUAN ARCHIPELAGO, CHINA



MIA08030



Hailong Bay, located south of the city of Guangzhou, is set to be a major mixed-use waterfront entertainment destination. The concept is featured along an elongated continental site which will allow for a mountainous backdrop behind modern-crafted buildings. The development will boast many of the most affluent and exclusive condominium buildings in the region, including a dazzling glass icon building. Secret natural places will highlight the outskirts of the site and create a soft contrast with the architecture. Pocket beaches with access by foot or boat preserve integrity and provide seclusion within the site concept. This development is a key project for the region bringing an increase in tourism, the creation of jobs, and the further expansion of infrastructure. Hailong Bay will thrive as an international venue for businesses, investors, visitors and residents.

TYPE:	Marina village Urban Mixed-use
SITE SIZE/BUILT AREA:	1,280 hectares (3,160 acres)
COMPONENTS:	Residential - 30,349 units Hotel - 2,100 rooms Marina - 2,450 slips Aquarium & Museum Convention & Sports Center Marina market Amphitheater Yacht club Spa club Cruise Terminal
SERVICES:	Master Planning
CENTRE OF EXCELLENCE:	Urban Lifestyle
CLIENT:	Dataga Dinut & Sky Holdings S.A.



ISLAND LIVING

OIL NUT BAY THE CLIFFS - VIRGIN GORDA, BRITISH VIRGIN ISLANDS



Nestled on a private peninsula on the eastern tip of Virgin Gorda sits Oil Nut Bay - a pristine community, with sun-drenched white sand beaches, dazzling turquoise waters and a stunning lush landscape. With only 88 home sites on the 300 acres property, the community is conceived as a tropical paradise inspired by Caribbean living. OBMI is responsible for the architectural design of the Yacht Club, Oil Nut Palm Center and several private exquisite Ridge, Beach and Estate villas. OBMI's design established the architectural character and a standard for casual elegance and environmental sensitivity in Oil Nut Bay. The design minimizes site disturbance through an organic organization of volumes and the use of natural materials integrating wood and local stonework. The villas blend into the landscape blurring the boundaries between the interior and exterior, through the use of open pavilions and expansive roofs.

TYPE:	Residence
SITE SIZE/BUILT AREA:	2.5 Acres / 3,114 SF
COMPONENTS:	Three 1 bedroom units Living Room Kitchen Terraces "Nut House"
SERVICES:	Architecture - Concept through Construction Documents
CENTRE OF EXCELLENCE:	Island Living
CLIENT:	Victor International Corporation

SEASHELL BEACH VILLA - VIRGIN GORDA, BRITISH VIRGIN ISLANDS



MIA09041 - BV4



The OBMI design for each of the Beach Villas is unique, although based on the same spatial organizing principles, with a keen focus on casual luxury and comfort to delight the senses. A lush access courtyard framed by two structures - the kitchen & service building and the guest units, each with a private entrance, bathroom en suite and indoor/outdoor shower, welcomes the guests. In the main building is a stunning open-plan with a gourmet kitchen that flows into the Great Room. With sourcing ceilings, clerestory windows and large sliding glass doors, natural light is abundant in every room. The well-appointed interiors, lush landscaping and breathtaking views of the azure waters, make the Beach Villas a true Caribbean island living experience.

TYPE:	Residential
SITE SIZE/BUILT AREA:	0.49 Acres
COMPONENTS:	Great Room - Sitting & Dining Area 2 Master Suites 2 Guest Rooms Chef's Kitchen & Chef's Quaters Carport Courtyard, Terraces and Pool
SERVICES:	Architecture
CENTRE OF EXCELLENCE:	Island Living
CLIENT:	Victor International Corporation

BAYHOUSE VILLA - CROOK BAY, VIRGIN GORDA



"Bayhouse" is a fusion of modern design and traditional Caribbean architecture. Requiring a crisp, clean design, the defined edges of the building contrast the softer edges of the surrounding rocks and hillside, while incorporating the elements of the Caribbean. In many ways the house is a series of comparisons, contemporary versus classic, hard versus soft, inside flowing to outside. In combining these contrasting elements, it maintains a relationship with the surroundings and vernacular, while not being inhibited by these things. The classic and the contemporary are combined in a number of ways; the traditional louvers provide natural ventilation, while large openings create a sense of continuity with the shaded outdoor areas and dramatic views to the seascape beyond. The design also includes features to create passive cooling, reducing the reliance on air-conditioning in this tropical climate.

TYPE:	Residential
SITE SIZE/BUILT AREA:	3,500 sq. ft.
COMPONENTS:	5 bedrooms 4.5 bathrooms Pool Three pavilions
SERVICES:	Architectural Design Interior Design
CENTRE OF EXCELLENCE:	Island Living
CLIENT:	Private Residence

STEELE POINT - TORTOLA, BRITISH VIRGIN ISLANDS



Built in the mid-1970's, this unique group of buildings stands as an iconic landmark on the rugged rocks on the western tip of Tortola. By late 2010, the coastal conditions had seriously taken their toll on the wood and steel buildings, which were now heavily weathered and had begun to decay and leak. The owners decided that the time had come for the villa to be completely refurbished, and commissioned OBMI to carry out a thorough modernization and improvement of all aspects of the building. Many of the interior spaces were remodeled, to expand and gain space, particularly in the bedrooms and bathrooms. Any alteration of a landmark like Steele Point requires a respectful and sensitive approach; the work was done with the utmost of care, to avoid spoiling the unique character of the property. We took this as an opportunity, to not only renovate, but also to enhance and upgrade what was there, to make it even better, to add and create value.

TYPE:	Residential
COMPONENTS:	5-bedroom villa Pool Dock
SERVICES:	Architecture Interior Design Project Management
CENTRE OF EXCELLENCE:	Island Living Inside Design
CLIENT:	Irene Wilson

VILLA MAYA - TORTOLA, BRITISH VIRGIN ISLANDS



BV111055



This contemporary home nestles into the hillside above Smuggler's Cove, looking out over one of Tortola's most beautiful beaches. Built to a modest budget, the efficient design creates a sense of openness and space, with all the rooms opening up to the central pool, terrace and deck areas, and focusing on the magnificent views. With this balance and flow of indoor and outdoor space, the home sits in harmony with the landscape and enjoys comfortable natural ventilation and daylight throughout.

TYPE:	Residential
SITE SIZE/BUILT AREA:	1 Acre
COMPONENTS:	3 Bedroom Pool Terrace Deck
SERVICES:	Architecture Interior Design Project Management
CENTRE OF EXCELLENCE:	Island Living
CLIENT:	Alex Wood

SUGAR RIDGE VILLAS - BOLANS, ANTIGUA



On a hillside site within the Sugar Ridge Resort residential development, this villa with contemporary design features captures the magnificent views along the Antiguan west coastline and beyond to Nevis and St Kitts. The material palette is simple – wood shingles, painted plaster, travertine tiles, hardwood and stainless steel. The design layout ensures that the ever-present cooling breezes filter through all the rooms and spaces ensuring comfortable, sustainable living both inside and out. The infinity-edge pool and deck, at a slightly lower level than the main residence, offers further opportunities to enjoy the views.

TYPE:	Residential
SITE SIZE/BUILT AREA:	0.35 Acres
COMPONENTS:	2 Level Villa 4 Bedrooms 4 Bathrooms Open salon & kitchen Front & rear terraces Pool deck & pool with gazebo
SERVICES:	Architectural Design
CENTRE OF EXCELLENCE:	Island Living
CLIENT:	Monogoose Developments

FRENCHMAN'S PARADISE - FRENCHAMN'S CAY, BRITISH VIRGIN ISLANDS



A three-bedroom contemporary Caribbean home, Frenchman's Paradise combines West Indian charm with modern finishes and clean lines. The heart of the house is its outdoor space: a beautiful private stone-walled entry courtyard with a raised elliptical vanishing-edge pool, connected to wide shaded decks with magnificent views to the US Virgin Islands. Custom-designed abstract contemporary metalwork and hardwood millwork add to the bespoke qualities of the property. Energy and water efficiency are key factors, with photovoltaic panels providing electrical power.

TYPE:	Residential
SITE SIZE/BUILT AREA:	3,500 square feet
COMPONENTS:	3 Bedrooms Pool
SERVICES:	Architectural Design Construction Observation
CENTRE OF EXCELLENCE:	Island Living
CLIENT:	Private Residence

CELESTIAL HOUSE - TORTOLA, BRITISH VIRGIN ISLANDS



The composition of Celestial House takes on the appearance of a traditional west Indian hillside village, with the combination of living areas and bedroom suites being accommodated in a series of secluded pavilions stepping down the steep terrain on the hillside above Long Bay Beach Resort. The large Great Room is fronted by a spectacular eighty foot long curved infinity pool, dramatically appearing to flow into the Caribbean, 500 feet below. The curve of the pool is framed by a cantilevered sun deck to the west and dining pavilion to the east. The villa takes advantage of its hilltop location, being set amongst the stars above the Virgin Islands, with the bonus of being able to gaze at the constellations through a sophisticated high tech observatory, with all of the technological demands of the residence being fully serviced by an array of roof-mounted photovoltaic panels.

TYPE:	Residential
SITE SIZE/BUILT AREA:	5,000 sq.ft.
COMPONENTS:	5 Bedrooms Pool
SERVICES:	Architecture Interior Design
CENTRE OF EXCELLENCE:	Island Living Inside Design
CLIENT:	Dean and Dena Fliss

RENDEZVOUS HOUSE - FALMOUTH, ANTIGUA



This beautiful hillside residence is located on the south-west coast of Antigua with commanding views of Falmouth Harbour and the surrounding hills. The home's design draws on historical context for its dominating shingle-clad roof-scape. The master bedroom, on the second level of the main house, displays wooden flooring coupled with terra-cotta styled tiling in other portions of the home. The open floor-plan provides ample natural lighting and ventilation for comfortable living spaces complimented by high ceilings throughout. Two bedroom suites located on the first floor, sun-kissed by tranquil Caribbean colours are neighboured by a wooden deck to enjoy the comfort and relaxation for a true Caribbean experience. Designed with louvered window trimmings, the guest accommodations are contained in each of the garden pavilions, one of which is linked to the swimming pool.

TYPE:	Residential
SITE SIZE/BUILT AREA:	.69 Acres/2,600 sq.ft.
COMPONENTS:	3 Bedrooms 2 Pavilions Pool
SERVICES:	Architectural Design
CENTRE OF EXCELLENCE:	Island Living
CLIENT:	Private

WEST WATERS - TUCKER'S TOWN, BERMUDA



West Waters is a private residence situated on a 2.4 acre site in Tuckers Town, St. George's Parish, Bermuda. Favored by wealthy individuals primarily from the Americas and Europe, Tuckers Town showcases some of the finest homes to be found in Bermuda, surrounded by beautiful beaches, harbors and golf courses. The home, positioned near a cliff edge but settled into a lush landscaped setting is reminiscent of classic Bermuda Style design incorporating the finest in contemporary living. The 10,000 square foot 6 bedroom home also includes a wine cellar, and private office. Crafted with traditional materials and design elements West Waters also features a stunning vanishing edge pool and spa that transports ones spirit far out into the edge of the Atlantic Ocean.

TYPE:	Residential
SITE SIZE/BUILT AREA:	10,000 sq. ft.
COMPONENTS:	6 Bedrooms Pool Spa Wine Cellar
SERVICES:	Architecture Interior Design Landscape Architecture Project Management
CENTRE OF EXCELLENCE:	Island Living Inside Design
CLIENT:	Private

OBMI



INSIDE DESIGN

PRIVATE RESIDENCE - TUCKERS TOWN, BERMUDA



This private residence situated on a 2.4 acre site in Tuckers Town, St. George's Parish, Bermuda. Favored by wealthy individuals primarily from the Americas and Europe, Tuckers Town showcases some of the finest homes to be found in Bermuda, surrounded by beautiful beaches, harbors and golf courses. The home, positioned near a cliff edge but settled into a lush landscaped setting is reminiscent of classic Bermuda Style design incorporating the finest in contemporary living. The 10,000 square foot 6 bedroom home also includes a wine cellar, and private office. Crafted with traditional materials and design elements this residence also features a stunning vanishing edge pool and spa that transports ones spirit far out into the edge of the Atlantic Ocean.

TYPE:	Residential
SITE SIZE/BUILT AREA:	10,000 sq. ft.
COMPONENTS:	6 Bedrooms Pool Spa Wine Cellar
SERVICES:	Architecture Interior Design Landscape Architecture Project Management
CENTRE OF EXCELLENCE	Inside Design Island Living
CLIENT:	Private

BROOK HOUSE - TORTOLA, BRITISH VIRGIN ISLANDS



Originally completed in 1990 as an architect's residence, and recently refurbished, this timeless, classic Caribbean home is nestled into the contours of the steep south side of Tortola, built around the existing large trees which act as a natural canopy to provide cool shading throughout the day. The living areas transition, through large openings framed with colourful wooden shutters, onto a wide veranda, suspended in the treetops. The layout of Brook House is compact, yet the open relationship of the interior spaces creates a sense of capaciousness, with the tones of the interiors offering interplay of light and colour. Careful attention to detail ensures that the home is practical and efficient, but full of character and charm.

TYPE:	Residential
SITE SIZE/BUILT AREA:	2,200 sq. ft.
COMPONENTS:	3 bedrooms Pool
SERVICES:	Architecture Interior Design
CENTRE OF EXCELLENCE:	Inside Design
CLIENT:	Anthony Collins

STEELE POINT - TORTOLA, BRITISH VIRGIN ISLANDS



Built in the mid-1970's, this unique group of buildings stands as an iconic landmark on the rugged rocks on the western tip of Tortola. By late 2010, the coastal conditions had seriously taken their toll on the wood and steel buildings, which were now heavily weathered and had begun to decay and leak. The owners decided that the time had come for the villa to be completely refurbished, and commissioned OBMI to carry out a thorough modernization and improvement of all aspects of the building. Many of the interior spaces were remodeled, to expand and gain space, particularly in the bedrooms and bathrooms. Any alteration of a landmark like Steele Point requires a respectful and sensitive approach; the work was done with the utmost of care, to avoid spoiling the unique character of the property. We took this as an opportunity, to not only renovate, but also to enhance and upgrade what was there, to make it even better, to add and create value.

TYPE:	Residential
COMPONENTS:	5-bedroom villa Pool Dock
SERVICES:	Architecture Interior Design Project Management
CENTRE OF EXCELLENCE:	Island Living Inside Design
CLIENT:	Irene Wilson

THE REEFS AT BALLAST BAY - BRITISH VIRGIN ISLANDS



This contemporary home sits comfortably amidst the treetops overlooking the surf break at Cane Garden Bay. The innovative use of materials combined with strict attention to detail has resulted in a very clean modern interpretation of the traditional Caribbean hillside home. A focus on sustainability through the planning process was layered over the imaginative design solutions resulting in the creation of a high quality living environment with minimal impact on the global environment. The open, free-flowing design results in a contemporary Caribbean home with a comfortable scale while making the most of the location's spectacular views.

TYPE:	Residential
SITE SIZE/BUILT AREA:	120,000 sq. ft.
COMPONENTS:	3 Bedrooms Pool
SERVICES:	Architecture Interior Design
CENTRE OF EXCELLENCE:	Inside Design
CLIENT:	Private Residence

TURTLE HILL - SOUTH HAMPTON, BERMUDA



The design of the home, which sits atop one of the highest points in Southampton maximizes Bermuda's panoramic views. Interior spaces flow seamlessly onto the balconies, porches and garden, creating a horizon of inviting interior/exterior experiences. The interior of the upper level captures large open spaces and is built around a preferred palette of white with a soft green facade. High ceilings and a white platform create a blank canvas in which to build upon. An array of material textures, gloss and glass floor tile, white stone fireplace, surround plaster walls and the effects of the varying lighting types creates a space which is soothing and calming. The décor and colour of interior accents are complimented by breathtaking Bermuda views in this home of Bermudian elegance.

TYPE:	Residential
SITE SIZE/BUILT AREA:	12,000 sq.ft
COMPONENTS:	Two Residences Kitchen Dining Room Master Bed/Bath/ Dressing Room Porch Garage Study Room Exercise Room Family Room
SERVICES:	Interior Design
CENTRE OF EXCELLENCE:	Inside Design
CLIENT:	Private Residence

MENAGERIE - FLATT'S VILLAGE, BERMUDA



Everything about the aptly named cottage resting high on the hill in Smiths Parish embodies a mixed treasury. The variety of home cultivated rosebushes, avocado trees, and blooming oxalis buttercups to the paradoxical blend of contemporary and traditional interior design, 'Menagerie' truly houses a collection of wild and exotic experiences. From design techniques of creating a staircase showpiece to Iriko wood steps which seem to float in the sunlight that floods the double high ceiling space from the trio of operable windows. The process of converting a family abode into a luxury, contemporary, inspired by Bermuda home afforded the colour palette which evokes the island's blue skies and aqua waters. Open dark wood rafter ceilings are reminiscent of traditional Bermuda vernacular. Custom cedar front door echoes the existing living room windows in quality and design, creating a home that alludes to a place making experience.

TYPE:	Residential
SITE SIZE/BUILT AREA:	1,600 sq.ft
COMPONENTS:	Master bedroom w. ensuite 2 Bedrooms 2 Bathrooms Kitchen Art Studio Gym Powder Room
SERVICES:	Interior Design
CENTRE OF EXCELLENCE:	Inside Design
CLIENT:	Private Residence

OGIER - TORTOLA, BRITISH VIRGIN ISLANDS



Ogier has built a solid reputation for excellence in the areas of international legal services and trust, companies and fund administration services. OBM International was privileged to be selected to work with Ogier (BVI) to create their corporate offices which reflect the company's international stature whilst respecting the BVI context. The interiors are designed to be clean and contemporary with a palette of neutral colours offset with strong coloured accents. The design approach provides balance with emphasis on drawing natural light throughout the work space. The interior divisions, constructed from a combination of aluminium and glass moveable office partitions, offer a high degree of flexibility to accommodate internal office or departmental restructuring. Sustainable concepts and environmentally preferable material selections aligned with both OBMI and Ogier's corporate policies providing a responsible interior design project.

TYPE:	Interior Design Commercial
SITE SIZE/BUILT AREA:	18,600 sq.ft.
COMPONENTS:	Private/Open office areas Reception Cafe Conference Rooms High Density Filing
SERVICES:	Interior Design
CENTRE OF EXCELLENCE:	Inside Design
CLIENT:	Ogier

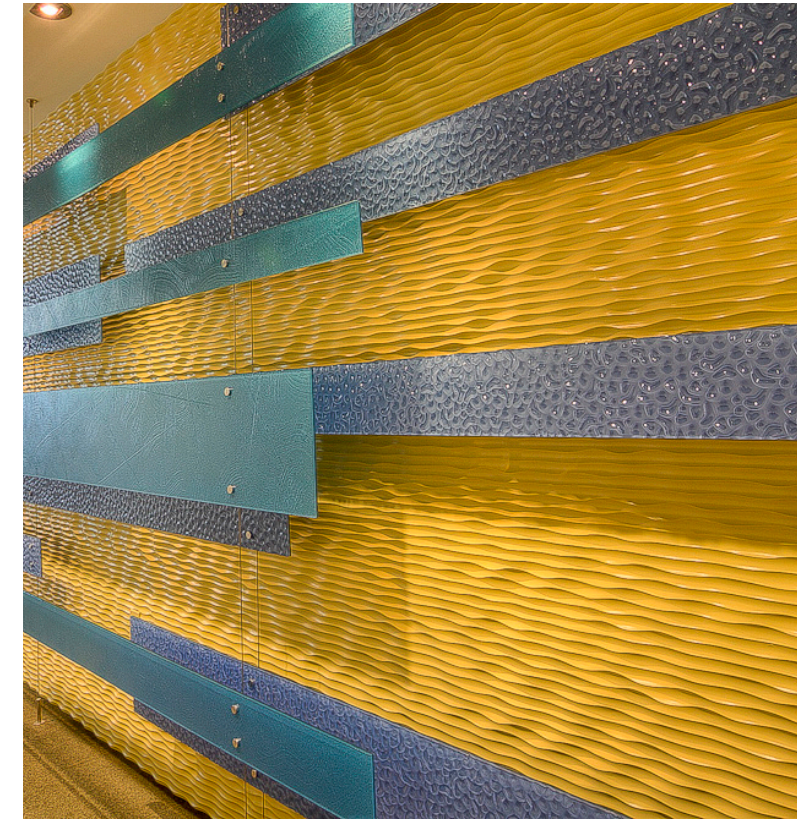
LANCASHIRE INSURANCE GROUP - HAMILTON, BERMUDA



The young, dynamic work hard/play hard personality of Lancashire Insurance Group is perfectly expressed by its new office environment; modern, sleek, comfortable and perfectly efficient. The fluidity of the space is enhanced by natural light and curved walls of glass with Lancashire's corporate colours represented in silvery gray metallic finishes throughout, accented by flashes of bright orange back-painted glass. Lancashire's commitment to its people is paramount. Every aspect of the design encourages open communication and interaction from the euro-style open plan work station layout. The Game Room provides an outlet, and the large kitchen space which houses the entire staff – supporting workspace collaboration and feedback platforms. Following LEED design standards to encourage alternative transportation, shower rooms and personal lockers are designed into the interiors, to accommodate bicycle commuting.

TYPE:	Commercial
SITE SIZE/BUILT AREA:	10,000 SQ.FT
COMPONENTS:	2-Floors 2 Conference Rooms Kitchen & Bar Entertainment Room
SERVICES:	Interior Design
CENTRE OF EXCELLENCE:	Inside Design
CLIENT:	Lancashire Insurance Group

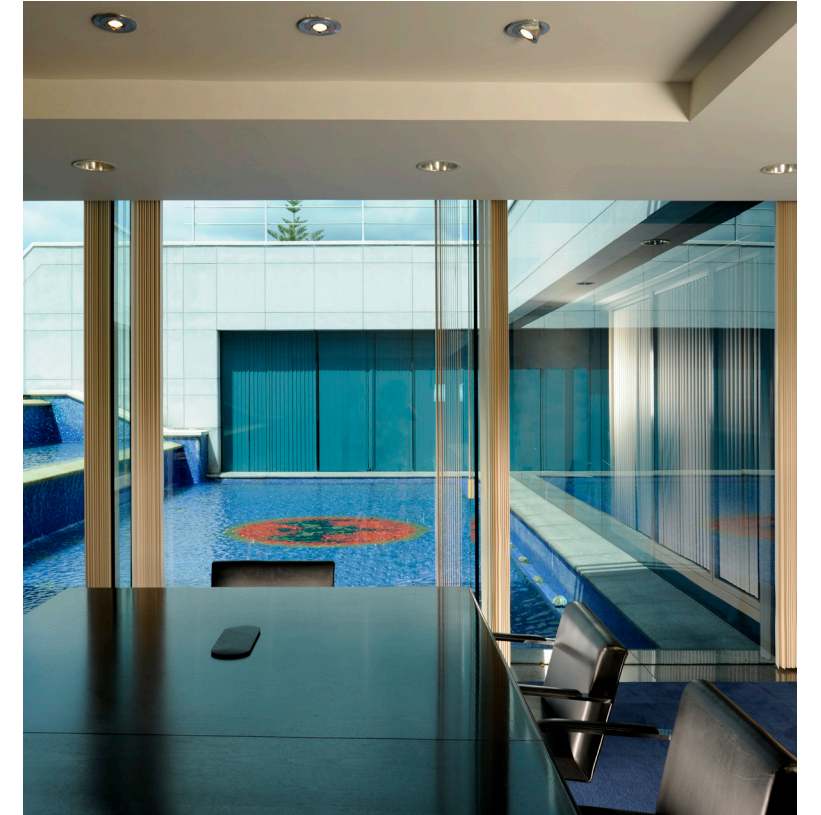
BRITISH CAYMANIAN INSURANCE - GEORGETOWN, GRAND CAYMAN



Features that reflect elements of the islands are realized in the British Cayman space, creating curved contour within the floors through strategic use and layout of materials. The contours flow to the ceilings and within the walls, through the application of textured wall treatments. Reflecting tones of the Caribbean Sea, accent colours such as yellow, blue and green were considered and compliment the carefully selected display of artwork which depicts the Cayman underwater heritage throughout the space. Elements of the office bear the company's brand colours enhancing corporate culture and pride. Custom designed millwork units in amber cherry tones carry throughout the wall panelling of the boardroom and the Caribbean Sea elements are re-established by the unique boat-shaped conference table.

TYPE:	Commercial
SITE SIZE/BUILT AREA:	10,700 sq.ft. / 8,300 sq.ft
COMPONENTS:	Elevator Lobby Reception Area Private Offices Open Area Workstations Training/Meeting Rooms Lunch/Catering Room
SERVICES:	Interior Design Bidding and Negotiations Contract Administration
CENTRE OF EXCELLENCE:	Inside Design
CLIENT:	British Caymanian Insurance Agencies, Ltd.

BACARDI INTERNATIONAL - HAMILTON, BERMUDA



Honouring the classically modern Mies Van Der Rohe-inspired design by architect Ricardo Eguillor, OBMI met Bacardi International's need to create a 16,000 sq.ft. addition, including parking. A largely subterranean expansion, looking through filtered sunlight of multilevel fountains and waterfalls with new 'green roof' entertainment lawn above served to further expand the Bermuda Headquarters. Keeping Bacardi's company culture within the design elements, extensive interior renovations, including preservation of the existing signature bar were undertaken. The project, completed in 2000, respectfully enhances and frames the original 1960's Bacardi structure, now recognized as a Bermuda Landmark. More recently OBMI has also carried out significant interior design renovations including the new Boardroom, entertainment areas, and newly completed State-of-the-Art Telepresence Room, with additional exterior and interior improvements on-going.

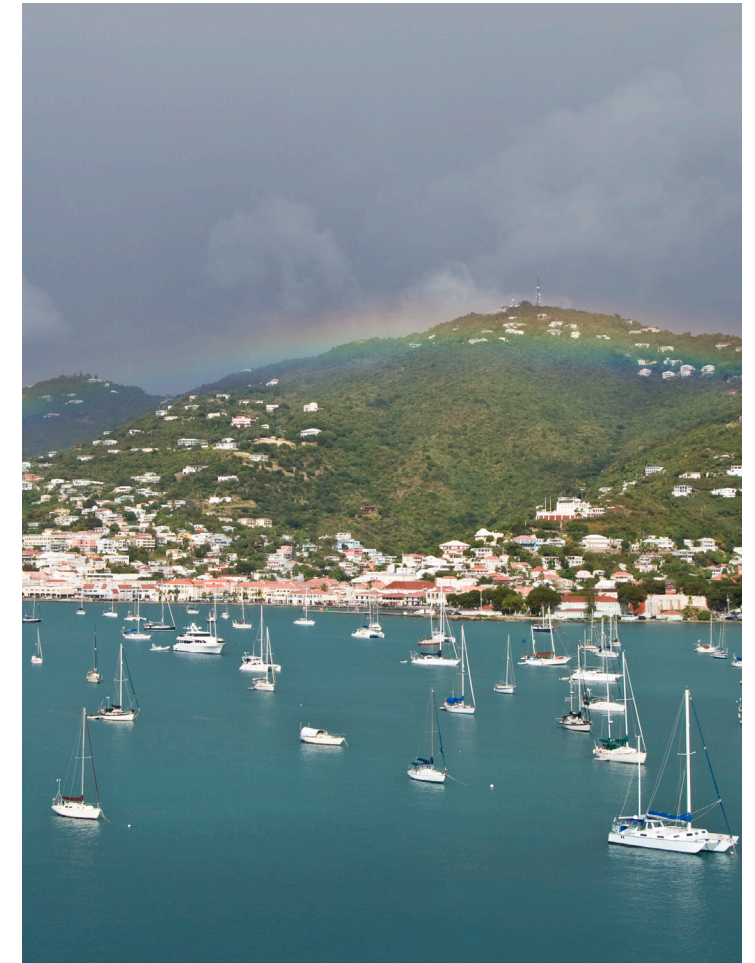
TYPE:	Commercial
SITE SIZE/BUILT AREA:	16,000 sq.ft.
COMPONENTS:	Grass Roof Fountain Pool
SERVICES:	Architecture Interior Design
CENTRE OF EXCELLENCE:	Urban Lifestyle Inside Design
CLIENT:	Bacardi International

OBMI



GREEN MATTERS

ST. LUCIA TOURISM PLAN - ST. LUCIA



Understanding Destination Creation, the tourism industry and the fact the Green Matters within a country's identity, OBMI and T&L Europraxis developed a tourism benchmarking and competitive assessment for the island of St. Lucia under the direction of the World Bank. Contributing significantly to the evaluation of the infrastructure, resource management, sustainability and transportation along with the evaluation of the tourism stock, OBMI performed the benchmarking analysis of St. Lucia to five competitive island destinations. From this a strategy was formed based upon the three pillars of sustainability to ensure economic viability, social equity and environmental preservation of the island tourism in comparison to its competitive set. Action plans and flagship tourism projects were identified along with investment, branding, positioning and human resource strategies to grow a more sustainable tourism sector and increase the islands global tourism competitiveness.

TYPE:	Sustainable Tourism Plan
SITE SIZE/BUILT AREA:	616 sq.km
COMPONENTS:	Benchmarking Competitive Assessment Diagnostics Strategy & Action Plan
SERVICES:	Benchmarking & Tourism Planning
CENTRE OF EXCELLENCE:	Destination Creation Green Matters
CLIENT:	The World Bank & Government of St. Lucia

BERMUDA NATIONAL TOURISM PLAN - BERMUDA



Aimed to re-ignite the tourism pillar of the Bermudian economic structure, rebuild the natural characteristics and re-discover heritage, charm and culture, T&L Europraxis in conjunction with OBM International embarked on a 6-month journey inclusive of research & analysis of the tourism supply, demand, competition and governance. Taking a holistic approach, the team considered the social value, environmental importance and economic structure of the island’s proposed tourism plan. Engaging in consistent stakeholder feedback to ensure an integrated approach to deliver a plan for and by the people, the team’s goal was to prepare a tourism vision, policy and a sustainable approach to product development. The strategy, which includes providing communication and engagement of residents and final action plans combined to produce an economically sustainable guide to the tourism development of the 21 square mile island of Bermuda.

TYPE:	Sustainable Tourism Plan
SITE SIZE/BUILT AREA:	21 Sq. Miles
COMPONENTS:	Diagnostic Reports Preliminary Vision & Strategy Vision, Tourism Policy & Strategy
SERVICES:	Planning
CENTRE OF EXCELLENCE:	Destination Creation Green Matters
CLIENT:	Government of Bermuda - Ministry of Business Development & Tourism, Department of Tourism

TRYALL CLUB - MONTEGO BAY, JAMAICA

SUSTAINABLE OPERATIONS MANAGEMENT



Investment in people is evident once you enter Tryall Club. Historic treasures line the golf course and meandering ridges of the villa grounds. Staff promote the best Jamaica has to offer, providing first class service in 'Irie' style, the culture of Jamaica is everywhere; from the resident craftsman's station, bordering the golf course to the local artwork in the Great House Villas. Auditing of sustainability operations reveal an increased level of recycling and streamlined purchasing. Energy reduction through variable frequency drive pumps in the pool and timer + photocell technologies on all outdoor lighting systems are achieved from the analysis of their benchmarking and tracking data, realizing reduction of operational expenses. Tryall practices responsibility by working with Sandy Bay Basic School; providing services in the form of donations and school rehabilitation projects, enhancing the quality of life within their surrounding communities.

TYPE:	Hotel Villas Golf Course
SERVICES:	Auditing Certification Achievement
CENTRE OF EXCELLENCE:	Green Matters
CLIENT:	Tryall Club

SPICE ISLAND RESORT - GRENADA

SUSTAINABLE OPERATIONS MANAGEMENT



The ability to understand local resources and research the unique environmental aspects within the spice island of Grenada was a truly exceptional experience. A forward-thinking resort, Spice Island allows for integrated technologies and vigilant staff to reduce their impact on the environment. An intricate water filtration system and salt generation systems to eliminate the use for chlorine in swimming pools assures healthy systems and reduces chemical usage leading to cost savings. Sea-facing suites, bordering the pristine beachside, provide natural ventilation and ample day lighting reducing energy and lighting demand. Traditional cuisine lends for a cultural experience with locally sourced products and hand-picked spices from throughout the island, reducing the resort's carbon footprint in delivery of goods. Further evolving within their sustainability ideals, Spice Island Resort continues to seek new boundaries to reduce operations expenditure whilst also preserving its natural assets.

TYPE:	Resort
SERVICES:	Auditing Certification Achievement
CENTRE OF EXCELLENCE:	Green Matters
CLIENT:	Spice Island Resort

GREEN ROOFS OF OIL NUT BAY - BRITISH VIRGIN ISLANDS



Having aesthetic and functional requirements, several roofs within Oil Nut Bay were designed with the element of sustainability in mind. With the site consisting of steep slopes and multiple units, the complexity of ensuring an appealing view required consideration. Enter in... the green roof. This design strategy provided a compliment to the structures, enhancing the beauty of the development and allowing spectacular views not to be comprised. It is a strategic element to combat the heat island effect experienced in the climate of the Caribbean isles. The decision to include green roofs into the architectural design made sense, embraced sustainability and afforded the use of local vegetation and native species while contrasting with the rugged terrain of the site. There are several green roofs within the development totaling upwards of 10,000 sq.ft. allowing for reduced utility costs by aiding in the cooling of the structures and providing additional insulation.

TYPE:	Luxury Residential
SITE SIZE/BUILT AREA:	> 10,000 sq.ft.
COMPONENTS:	Roof structure Membrane Soil Vegetation
SERVICES:	Architecture
CENTRE OF EXCELLENCE:	Green Matters

ROSEWOOD TUCKER'S POINT - BERMUDA

SUSTAINABLE OPERATIONS MANAGEMENT



The opportunity to obtain an internationally recognized sustainability certification was always paramount with the Facilities Manager at Rosewood Tucker's Point Resort & Golf Club in Bermuda. With limited island resources and the impending need to preserve the essence of the historic and long-standing resort site, the need for sustainability was obvious. OBMI provided certification management and achievement services allowing the resort to meet international standards and lower operational costs through sustainable implementations. Operating off the grid with its water supply, the resort captures, treats, and reuses every drop of water on the site, discharging no effluent into the ocean. Introducing electric golf carts and turning used oil into biofuel, the resort considers a myriad of environmental practices to enhance their sustainability efforts and was the 1st resort on the island of Bermuda to be recognized and internationally certified for sustainability operations.

TYPE:	Resort & Golf Club
SERVICES:	Auditing Certification Achievement
CENTRE OF EXCELLENCE:	Green Matters
CLIENT:	Rosewood Tucker's Point

PAN PACIFIC - SEATTLE, USA

SUSTAINABLE OPERATIONS MANAGEMENT



Style, elegance, privacy and comfort integrate seamlessly with sustainability and responsibility in the Asian-inspired Pan Pacific Hotel. The innovative Pan Earth Program provides a framework for the hotel's environmental development. Auditing services revealed that the engineering and finance department work together to track utilities and determine cost savings in water, waste and energy. Continuous improvement models were adopted ensuring further commitment to sustainability operations which will aid in the streamlining of operational expenditure. Understanding the urban context of the hotel location, their community commitment comes naturally. Pan Pacific Seattle works with an array of non-profit organizations, partnering with local shelters and giving back through Climate partnerships and food donation programs, showcasing social responsibility. Complementing excursions enhance stewardship through Pan Earth Escapes allowing guests to experience nature adventures, organic cuisine, and culture.

TYPE: Hotel
SERVICES: Auditing
 Certification Achievement
CENTRE OF EXCELLENCE: Green Matters
CLIENT: Pan Pacific

MANCHEBO BEACH RESORT - ARUBA

SUSTAINABLE OPERATIONS MANAGEMENT



Social responsibility, community engagement and efficiency practices are paramount at the Manchebo Beach Resort. With effective maintenance personnel and attentive housekeeping staff, the resort has continued to maintain its Gold Level Certification status in the Green Globe international standard. Ensuring biodegradable and natural cosmetics lines, reducing water, waste and energy usage year after year and constantly seeking ways to improve sustainability practices, Manchebo holds environmental responsibility at the top of the list amongst its operating procedures. The property maintaining an on-site greenhouse and herb garden and has relationships off-site vendors for locally produced condiments and ingredients for restaurants. Supporting vendors who offer take-back policies to reduce waste and ensuring waste sorting procedures are only a portion of initiatives which the resort actively participates in. Environmentally conscious and socially aware Manchebo marries service and sustainability for an authentic Caribbean resort experience.

TYPE:	Sustainable Tourism Plan
SITE SIZE/BUILT AREA:	21 Sq. Miles
COMPONENTS:	Diagnostic Reports Preliminary Vision & Strategy Vision, Tourism Policy & Strategy
SERVICES:	Planning
CENTRE OF EXCELLENCE:	Destination Creation Green Matters
CLIENT:	Government of Bermuda - Ministry of Business Development & Tourism, Department of Tourism

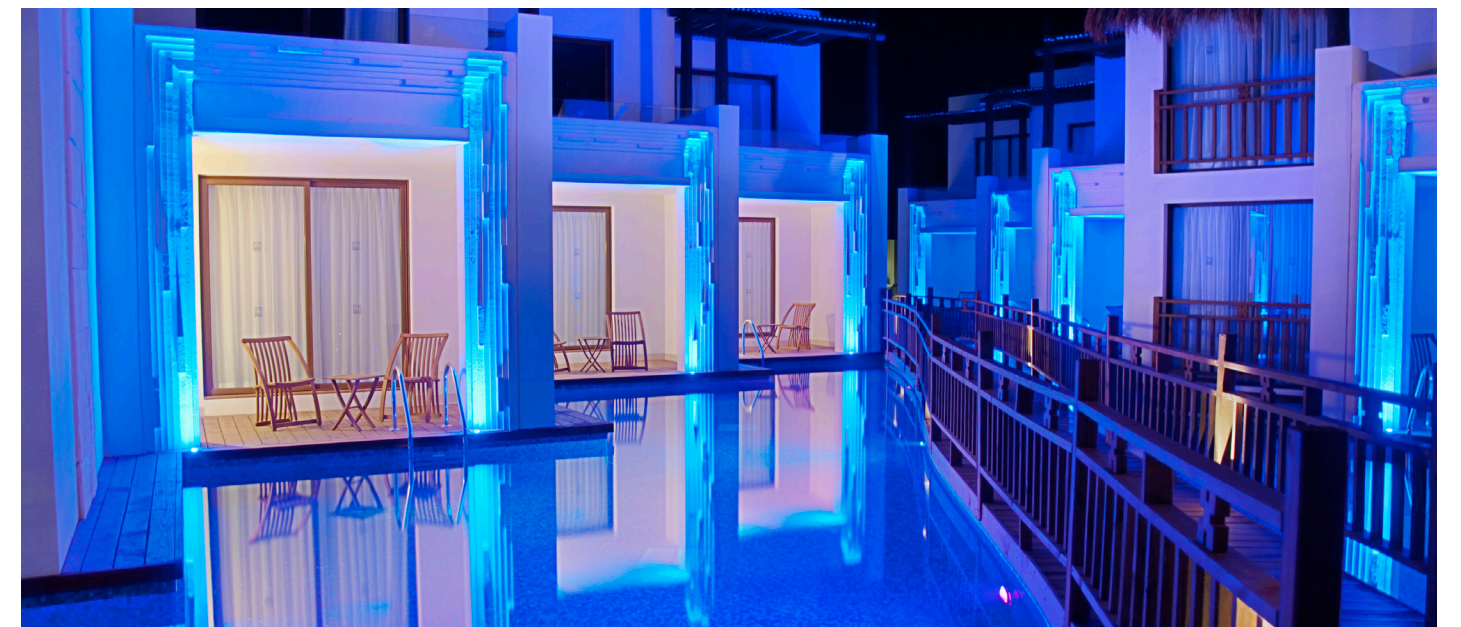
AZUL BEACH - PLAYA DL CARMEN, MEXICO

SUSTAINABLE OPERATIONS MANAGEMENT



A Karisma property, Azul Beach Resort marries Mexican comfort with responsibility. The Gourmet Inclusive resort provides for stunning beach views and natural settings, all while considering their environmental footprint. OBMI provided sustainable certification achievement services to ensure programs and initiatives did not negatively impact their surroundings, operations, and guest experience and comfort. Resort operations embrace and respect local flora and fauna, while local traditions support history and culture. Turtle programs are on-site and encourage guest education and participation. Water treatment is provided on-site, realizing cost savings and ensuring the longevity of a sustainable resource. Crafted corporate sustainable management systems ensure future considerations to advance and strengthen the resort's commitment to sustainability. Comprehending the local context of environmental considerations provided for the continuation of services for the Karisma Hotels' portfolio in Mexico.

TYPE:	Resort
SERVICES:	Auditing Certification Achievement
CENTRE OF EXCELLENCE:	Green Matters
CLIENT:	Karisma Hotels



EMBRACE RESORT - STANIEL CAY, BAHAMAS

SUSTAINABLE OPERATIONS MANAGEMENT



OBMI provided sustainability considerations to ensure interior and operational selections incorporated not only style and function, but express the commitment to environmental stewardship. Sustainable products infused with organic design and cultural considerations provide a conscientious space to allow inside experiences to be had. Working with Embrace Resorts to provide sustainable resource management services for their six villa resort with Spa and Restaurant; services included an initial analysis of site surroundings and sustainable measures. Sustainable product research based on relevance to the project scope and landscape, product specification and recommendation of final selection. Sourcing and carbon footprint analysis were conducted in accordance to geographical location for product origination and maintenance. OBMI and the Client evaluated potential innovation opportunities to be achieved and strategies needed for successful sustainable product operation for the resort. Overall operations mandates were also provided for the resort operations to ensure efficiency and sustainability.

TYPE: Hotel

SERVICES: Sustainable Design Services
- Resource Management

CENTRE OF EXCELLENCE: Green Matters

CLIENT: Embrace Resort





destination creation
urban lifestyle
island living
inside design
green matters

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