

ESTEBAN L. BIONDI

Studio Leader / Senior Project Manager

EXPERIENCE SUMMARY

Mr. Biondi has over 15 years of experience in ocean and waterfront projects, ranging from marina developments and cruise destination to port structures and environmental impact studies. Since 1993, he has worked as a consultant on projects throughout the Caribbean, Latin America, US, Middle East, Europe and Asia, both for public and private clients.

Mr. Biondi has been involved in numerous marina planning and design consulting assignments. He directed numerous market and feasibility studies, as well as planning, design and engineering consulting services for municipal, private and resort marinas. He conducted a large number of site assessments and early marina concept developments for projects all over the world.

Mr. Biondi worked on private island destination planning studies and expansion projects in the Caribbean, as well as assessment, strategic planning and development of public cruise destinations in South America, Mexico and China.

AREAS OF SPECIALIZATION

- Waterfront Development Planning, Engineering and Feasibility Studies
- Marina Planning and Design
- Cruise and Yacht Destination Planning
- Marina Market and Feasibility Studies
- Site Assessment and Project Due Diligence
- Environmental Impact Studies and Permitting
- Design of Coastal Structures

EDUCATION

Ingeniero Civil, Universidad Católica Argentina, 1990 (6-year Civil Engineering degree)

Master of Ocean Engineering, Oregon State University, 1998

REGISTRATIONS

Professional Engineer, Argentina

AFFILIATIONS

Permanent International Association of Navigation Congresses (PIANC)

Urban Land Institute (ULI)

Association of Coastal Engineers (ACE)

Consejo Profesional de Ingeniería Civil (Argentina)

AWARDS

Fulbright Fellowship, 1996

Kenneth Holland Award, IEE, 1998

OTHER

Speaker at Seatrade Cruise events since 2000 and at resort development and marina conferences.

Chairman of PIANC Drystack Working Group.

LANGUAGES

All professional services provided in English and Spanish.



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Ecoland / Ecocity Resort, Paranaíba, PI, Brasil – Senior technical consultant to development team, in the areas of environmental impact studies, coastal engineering and marina planning.

Jisepo Port Marina Concept, Gyeong, South Korea – Senior Marina Consultant for marina village conceptual master plan revision.

Confidential Marina Concept, Hainan, China – Senior Consultant for site analysis and marina conceptual master plan support.

Ayla Resort Marina Design Development and Bid Documents, Jordan (ongoing) – Directs design development of the resort marina (approximately 300 slips), after directing marina market and feasibility studies. Responsible for the preparation of plans and specifications for the first phase of marina construction, as well as drystack facility planning and design.

Cartagena Convention Center Marina, Colombia (ongoing) – Director of market and marina engineering evaluations in support of concession tender process. Scope of work included overview of Cartagena marina and drystack market, as well as audit of proposed conceptual master plan for the marina development.

Sandy Beach Resort Marina, Puerto Peñasco, Mexico – Director of marina master plan studies, including Marina Market Assessment, Cruise Market Overview, Engineering Peer Review of existing coastal and marina engineering studies, and Master Plan Assessment. Scope of work included revising marina master plan, evaluating construction costs, and conducting economic analysis of master plan options.

Zibatá Resort Lagoon Engineering Studies, Querétaro, Mexico – Coordinator of engineering evaluations (hydrology, reservoir hydraulics, stormwater collection, etc.) and support to master planner.

Las Perlas Islands, Panama – Site assessment and screening of alternatives for marina development in one of the Pearl Islands.

Confidential Marina Master Plan, Oman – Project Manager and Senior Marina Consultant of resort marina master plan. Directed marina market overview, planning and preliminary engineering evaluations for a 250-slip marina and drystack facility to serve a resort project south of Muscat.

Marina Basin Due Diligence, La Guaira, Venezuela – Directed due diligence of marina basin property on behalf of prospective buyer. Scope of work included site assessment, document review and recommendation report.

Dry Storage Systems Technology Review – Director of study of the evaluation of newly proposed technological systems for drystack. The comprehensive technology review, conducted on behalf of a leading Dubai waterfront developer, provided a comprehensive assessment of the present applicability of state of the art drystack automated systems.

Playa Mujeres Marina Market Assessment, Q Roo, Mexico – Project Manager and Senior Marina Consultant for the market assessment of an existing marina (construction near completion). The market assessment report was used for the due diligence in support of a business negotiation.

Mina Zayed Megayacht Marina, Abu Dhabi – Project Manager and Senior Marina Consultant for the conceptual master plan development of a large mixed use marina facility, which is proposed to include berths to serve superyachts over 100 meter in length.

Shangchuan Islands Master Plan (Silk Bay & Silk Islands), Guangdong Province, China - Senior Marina Consultant for conceptual master planning of navigation infrastructure (marinas, drystack, ferries, cruise destination) for regional tourism development studies. Services included site visit, navigation infrastructure siting, conceptual master planning of 4 marinas, and support to land planner and developer.

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Confidential Island Marina project, Qatar – Senior Consultant for coastal and marina planning and engineering support for the master plan of an innovative island development project.

Grand Central Marina, Drystack Complex – Senior Marina Consultant for the master plan review of a 13,000-rack drystack complex.

Confidential Island, The World, Dubai, UAE – Senior Marina Consultant supporting studies such as berth demand, marina planning and preliminary design of coastal structures.

Dubai Waterfront, Dubai, UAE – Senior Marina Consultant supporting studies such as berth demand and marina planning for various facilities within the Dubai Waterfront and Dubai Waterfront Islands.

Palm Deira, Dubai, UAE – Senior Marina Consultant for marina and drystack demand study and siting evaluation.

Palm Deira Islands, Dubai, UAE – Senior Marina Consultant for conceptual master planning revisions and alternatives analysis of several marinas (M9, M10, M11, and DIC) totaling over 25,000 linear meters of wet berthing and over 600 racks.

Virginia Key Master Plan, Florida, USA – Senior Marina Consultant for marina and drystack planning study.

Starfish Resort Marina, Bocas del Toro, Panamá – Senior consultant for site analysis and support to conceptual master plan development.

Port Royal Resort Master Plan, Roatán, Honduras - Senior Marina Consultant and Project Coordinator for conceptual master planning of resort marina. Services included site inspection, planning workshop participation, coastal systems evaluation report and marina market overview.

Marina Site Assessment, El Salvador – Project Manager for marina siting evaluation of a confidential project.

Carara Marina Market Assessment, Costa Rica – Project Manager for marina market assessment for a proposed marina in the central Pacific coast of Costa Rica.

Buen Hombre Site Assessment, Dominican Republic – Senior consultant for site analysis.

Punta Venado Master Plan, Q Roo, Mexico - Senior Marina Consultant for conceptual master planning of resort marina. Services included site inspection and planning workshop participation.

Faro Blanco Marina, Florida Keys, US - Senior Marina Consultant for site assessment and due diligence overview summary report.

Truman Waterfront, Key West, Florida, US - Senior Marina Consultant for site assessment and development potential summary report.

Chalacatepec Resort, Mexico – Senior Consultant for marina planning and coastal engineering studies, in support of master plan and environmental permitting studies.

Stock Island Marina Master Plan, Key West, Florida, US - Senior Marina Consultant for marina plan revision assessment. Services included site visit, analysis of layout and phasing alternatives.

Holbox Resort Development, Holbox, Q Roo, Mexico – Senior Marina Consultant for marina siting evaluation. Services included site visit, feasibility observations and recommendations for additional studies.

Anchor Marinas, Dubai, UAE – Directed design development and construction technical support of 700-slip luxury marina project (initial phase of shop drawing approvals and pontoon manufacturing). Marina includes custom designed concrete pontoons and special design details.

Baniyas Road Dubai Creek, Dubai, UAE – Senior Marina Consultant for marina plan refinement and preliminary design.

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Maritime Center Marina, Dubai Maritime City, Dubai, UAE – Senior Marina Consultant for marina plan refinement and preliminary design.

Palm Jebel Ali, Crescent Marinas, Dubai, UAE – Senior Marina Consultant for marina planning and marina demand studies.

Ayla Resort Marina, Aqaba, Jordan – Project Manager and Senior Marina Consultant. Directed marina planning, marina market assessments and engineering evaluations in support to master plan.

Saraya Resort Marina, Ras al Khaima, UAE – Senior Marina Consultant for marina master planning workshop and support to marina market evaluation, plan refinement, and preliminary design.

Hulule Resort Marina, Maldives – Senior Marina Consultant for marina master planning workshop and support to marina market evaluation, plan refinement, and preliminary design.

Marfa' Dubai, Porto Dubai, Dubai, UAE – Directed consulting services for planning of marina facilities for a marine complex on reclaimed land. The plan encompasses approximately 1,000 wet slips and 1,000 dry slips in three segregated basins.

Gateway Marina and Boatyard, Dubai, UAE – Directed consulting services for planning and design of drystack, boatyard and marina project.

Marina Badar al Rowda Drystack Feasibility Assessment, Oman – Coordinated consulting services for drystack planning and feasibility assessment of a drystack project.

The Jewel of the Creek, Dubai, UAE – Directed marina planning, marina market assessments and engineering evaluations in support to master plan. Responsible for marina feasibility report and master plan revisions.

Ariana Master Plan, Tunis, Tunisia – Directed marina and coastal engineering consulting services in support for a resort master plan.

Samana Village Marina Preliminary Design, Samana, Dominican Republic – Client Manager and Senior Marina Consultant for marina market evaluation, plan refinement, and preliminary design; breakwater and artificial beach preliminary design; and upland infrastructure preliminary design services. Secured consulting contract for these comprehensive services after initial planning consulting.

Baniyas Road Dubai Creek, Dubai, UAE – Directed consulting services for marina plan revisions.

Cutuco Dredge Material Environmental Assessment, El Salvador – Coordinated environmental evaluations of dredging and dredge material disposal for a proposed new proposed private LNG Terminal near La Unión.

Resort Master Plan, Stella Maris, Long Island, Bahamas – Coordinated marina, coastal, environmental and infrastructure engineering consulting services in support to a resort master plan. Services included site inspection, on-site master plan workshop, support to planners and reporting.

Samana Village Conceptual Master Plan, Samana, Dominican Republic – Directed marina, coastal, environmental and infrastructure consulting services in support of a resort master plan. Services included site inspection and on-site master plan workshop.

Half Sound Resort Master Plan, Eleuthera, Bahamas – Provided marina planning consulting and environmental assessment support to new resort Master Plan, including site visit and meetings.
Virginia Key Master Plan, Florida, USA – Directed marina market assessment and marina consulting services in support to the comprehensive master plan for Virginia Key in Miami.

Harbor Brach Redevelopment Market Assessment, Florida, USA – Directed a market assessment study in support to a proposed marina and drystack redevelopment project, north of the city of Fort Pierce, Florida.

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South Caicos Master Plan, Turks and Caicos – Provided marina and coastal engineering consulting services in support to a resort master plan study encompassing a large portion of the island of South Caicos.

Confidential Drystack Market Assessment, Florida, USA – Directed a detailed market assessment in support to a drystack redevelopment evaluation. Recommendations included evaluation of potential dockminium demand and were used in support of funding application.

Isla Blanca Resort Master Plan, Cancun, Mexico – directed marina, coastal engineering and waterborne transportation consulting services in support to a resort master plan study.

Roco Ki Resort (Macao Beach) Coastal, Environmental and Hydrologic Studies, Dominican Republic – Directed multidisciplinary studies in support for expansion of 200 Ha resort project. Studies involved coastal erosion evaluation, coastal design guidelines, mangrove impact assessment, hydrologic evaluations, wave modeling, breakwater layout design, and marina flushing studies.

Nakheel Marinas Planning Studies, Dubai, UAE – Participated in marina infrastructure assessment needs for all Nakheel waterfront projects. Intensive planning sessions lead to team recommendations relative to overall marina development and specific layouts for Nakheel marinas in Dubai Creek (Al Seef and Baniyas Road Marinas) and Palm Jumeirah (Village Center Marinas, Shoreline Marina, Trump Marina).

Laishley Park Municipal Marina, Punta Gorda, Florida, USA – As project manager, coordinated permitting, construction drawings and technical specifications for marina project. Environmental Resources permitting and Submerged Land Lease for the Marina project includes 80 new wetslips, day-use docks and 2-lane boat ramp renovation.

Leonardo at Pier 57, Manhattan, NY, USA – Participated in marina layout analysis, marina market study and design consulting for new facility in the Hudson River Park.

Riviera Beach Inlet Harbor Project, Riviera Beach, Florida, USA – Directed marina planning consulting and economic studies of CRA marina complex for master developer. Marina layouts, initial marina financial analysis and economic impact model studies were developed. Marina project proposed includes almost 400 wetslips for transient, residential and commercial uses, almost 400 dryslips, and a 2-lane boat ramp. The layout allows for user-oriented specific sectors, including a mega yacht basin.

Morgan's Bluff Cruise Destination, Andros, Bahamas – Directed planning assessment for cruise destination. Physical conditions, destination potential and environmental issues were assessed. A land use plan, community inclusion guidelines, theme concept, and integration with other uses were proposed.

Puerto Careyes Marina Feasibility, Jalisco, Mexico – Directed marina planning and financial feasibility study for a resort marina in the Pacific Coast of Mexico.

Puerto Los Cabos Marina, BCS, Mexico – Directed consulting services relative to marina bid documents and technical specifications for the 500-slip facility. Peer review of breakwater design.

GreyHawk Marinas, Fort Lauderdale, Florida, USA – Participated in site inspections of 3 marinas for pre-due diligence services.

Christianstead Waterfront Redevelopment Plan, St. Croix, USVI – Participated in waterfront planning studies and mega yacht marina conceptual design for a proposed project in Gallows Bay.

AtlanticA (Luperón) and OceanA (Punta Mangle) Resorts, Dominican Republic – Provided consulting services including site inspections and marina and waterfront planning consulting.

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Port Yuma Cruise Destination, Long Island, Bahamas – Coordinated planning assessment for cruise destination. Assessed cruise destination potential, developed destination conceptual plans, proposed community inclusion guidelines and identified potential theme concepts based on local resources and opportunities.

Koncha Zaspa Resort Marina, Kiev, Ukraine – Directed marina planning consulting which resulted in the marina conceptual master plan. Scope of work included site analysis, marina layout analysis, conceptual design and design criteria for water-side and land-side boating infrastructure, cost estimates, and engineering evaluations.

Admiralty Trust Yacht Facilities Business Plan Support, USA – Participated in luxury boating and mega yacht market data collection and analyses focusing on market supply and demand in the Southeastern US and greater Caribbean region. Assisted with the development of business development strategies.

Los Micos Beach Resort Marina Feasibility Assessment, Tela, Honduras – Coordinated marina siting and feasibility assessment for the public-private partnership Desarrollo Turístico Bahía de Tela. Participated in site visit, and prepared marina market and design guidelines for marina alternatives. Presented recommendations regarding coastal engineering and marina design issues to the client, and discussed path forward.

Cabo Azul Ocean Park, Los Cabos, México – Directed a team of engineers to produce design and specifications for the life support system of a dolphin staging facility.

Dos Mares Resort Marina, Fajardo, Puerto Rico – Directed consulting services for a confidential marina site, including site inspections, pre-due diligence support and marina redevelopment potential assessment (marina layout analysis).

Macao Beach Resort Environmental Impact Study and Infrastructure Conceptual Design, Dominican Republic – Directed studies for a 200 Ha resort project. Coordinated and participated in site visits, environmental studies, infrastructure preliminary design, beach and dune erosion studies, development of community inclusion strategies, assessment and mitigation of project impacts, and definition of conservation areas. Participated in Master Plan revision workshop, public presentation and regulatory agency meetings. Directed efforts to produce environmental management plan and on-going support to design team. The EIS report was produced in Spanish to be presented to the Dominican Government and in English for the European Investment Bank and the Developer.

Puerto Cancún Marina Studies and Design, Cancún, México – Participated in site visits, market analysis, engineering feasibility, design workshops and conceptual plan for a 326 slip marina associated with resort development. The marina facilities were segregated to best match the boating demand requirements and upland master plan. Marina facilities included residential slips, hotel docks, clubhouse docks, mega yacht plaza and various sectors of a waterfront commercial marina.

Trellis Bay Marina, Tortola, British Virgin Islands – Participated in Marina Market assessment study and marina planning consulting.

Laishley Park Municipal Marina, Punta Gorda, Florida, USA – Directed design development of the Laishley Park Municipal Marina and obtained project approvals from the CRA board. Conducted boating market assessment and developed conceptual plans for the refurbishment and expansion of the marina. The marina and boat ramp are associated with a public park and waterfront redevelopment area. Participated in public charrette for park and municipal waterfront master plan, and developed strategy to include community-oriented facilities into the redevelopment project.

Royal Island Resort, Bahamas – Developed marina layout alternatives for planning purposes.

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Naples Waterfront Facilities Development, Florida, USA – Conducted market analysis, and participated in conceptual design, feasibility studies, and consensus building process for the development of a system of 3 facilities. The proposed development includes the expansion of the existing marina (City Dock), the redevelopment and expansion of boat ramp and waterfront park (Naples Landing), and the development of a new boat landing and park (Pulling Property). Participated in public presentations and analysis of internet-based public feedback to plans.

Nine Dragons Resort, Shanghai, China – Responsible for cruise facility assessment. Developed cruise pier conceptual plan and cruise market assessment report. Participated in the development of conceptual design of alternatives for marina, lock system, breakwater and shoreline protection in a 6-meter tidal range location.

Puerto Los Cabos Marina, BCS, Mexico – Participated in consulting for design of a 500 slip new marina. Coordinated assistance to Mexican engineering staff for the design development of marina infrastructure and future construction documentation development efforts.

Puerto Los Cabos Breakwater, BCS, Mexico – Developed wave design parameters for breakwater design. Provided revision support to proposed design and developed alternative layout and cross section design.

Master Plan for Buenos Aires Cruise Terminal, Argentina – Provided assistance relative to port infrastructure layout, navigation issues, and cruise-guest projections. The study is the technical basis for tender documents to be developed by the local Port Authority.

Cruise Destinations of Southern Chile – Conducted site visits and preliminary assessments for Punta Arenas, Puerto Williams, Puerto Natales, Puerto Chacabuco, and Puerto Montt. Presented draft recommendations to three port authorities.

Cruise Destination Development Plan for Santa Cruz, Argentina – Directed a comprehensive study to assess Puerto Deseado and Puerto San Julián as new cruise destinations. Analyzed environmental planning, impact on natural areas, tourism development, urban planning, port infrastructure, and navigation issues. Developed preliminary design of access to natural areas, typical shore excursions, urban zoning modification, and conceptual layout for urban infrastructure and port development. Conducted market analyses, as well as cost and revenue assessment of recommended infrastructure. Provided recommendations to improve guest experience while producing beneficial impacts to local community, and developed strategic plan for infrastructure development and marketing.

Master Plan for Coco Cay Cruise Destination, Bahamas – Participated in charrette working sessions for Master Plan revision.

Emerald Bay Marina, Exuma Island, Bahamas – Participated in jetty and coastal protection preliminary design, wave modeling and final design.

Labadee Cruise Destination Coastal Works, Haiti – Completed design and construction documents for tender pier, beach construction, artificial waterfall and coastal protection rubble structures. Conducted field supervision and assisted with contract revision.

Destination Broadwater EIS, Mississippi – Assessed potential impacts to coastal processes of a \$2 billion development complex (proposed project and 4 alternatives). Conducted third party review of wave and current modeling; and drafted sections of EIS.

Labadee Mooring Buoy, Haiti – Coordinated the preliminary wave and loading studies, structural design and materials acquisition of a mooring buoy for an Eagle Class cruise ship (140,000 GRT, 311-meter long).

Labadee Shores, Haiti – Conducted engineering assessment for a potential new cruise destination.

Various Coastal Structures – Participated in breakwater design, coastal protection and pier structures for various recreational projects in Florida, Central America and the Caribbean.

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Various Environmental Data Analyses –

Prepared wind, wave and current data analyses and environmental design conditions for various projects in Florida and the Caribbean.

South Florida Coastal Permits – Conducted coastal engineering assessment of various projects for FEMA and FDEP coastal regulation compliance.

Port of Quequén, Argentina – Designed alternatives for the repair and 400-meter extension of the south breakwater with concrete armor units. Assisted physical modeling and drafted engineering documents to support the bid for alternatives.

Port of Rosario Master Plan, Argentina – Studied port operations, cargo demand, land ownership, and railroad connections. Participated in zoning analyses for private terminal operation. The study was used as basis for the terminal privatization process.

“Muelle Nuevo” Wharf, Rosario, Argentina – Participated as project engineer in studies of structural failure, design of repairs, and technical specifications for a wharf reconstruction project.

Port of Piriápolis Breakwater, Uruguay – Participated as Project Engineer in the final design of the breakwater, responsible for crown wall structural design, participation in the technical specifications for construction with Accropode blocks.