



AAA Mediation.org™

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Miami, Florida



Current Employer-Title Jorge R. Cibran, AIA – Architect / Consultant / Arbitrator & Mediator

Profession Architect, Construction Manager, Development Director and Consultant.

Work History Architect / Consultant / Arbitrator & Mediator, Jorge R. Cibran, AIA, (1985 – Present);
Director, Development Division, Miami-Dade Public Housing and Community Development (PHCD), (2009 – 2019);
Owner and Principal, The Architectural Partnership Inc. (TAP), (1985 – 2009).

Experience Experienced as Architect, Construction Manager, Development Director and Development Consultant. Has managed multi-billion dollar design, construction and development programs throughout career. Held ownership and leadership positions in over 30 years of experience in construction industry. Areas of experience include architecture, engineering, construction management, development, real estate, design-build, design-build-finance, public-private partnerships, design criteria professional, building code consultant, plan reviews and inspections, scheduling, change orders and claims review, and Alternative Dispute Resolution (ADR). Experience includes small to large and highly complex projects with multiple phases and many building types.

Jorge R. Cibran, AIA - Architect / Consultant / Construction Arbitrator and Mediator; (1986 - Present). Over 30 years of Alternative Dispute Resolution (ADR) experience (please refer to "Alternative Dispute Resolution Experience" section for additional ADR experience information). Construction, Architecture, and Development Consultant. Development Consultant for Related Urban Development Group (RUDG), (January 2022 - present).

Director, Development Division, Miami-Dade Public Housing and Community Development (PHCD); (2009 - 2019). Oversight of multi-billion dollar County-wide redevelopment program. Responsible for real estate transactions/acquisitions, design, construction and development. Projects executed in collaboration with developers or self-developed using mixed-income, mixed-finance and mixed-use development approach. Used USHUD's Rental Assistance Demonstration (RAD) program for public housing conversions. Projects varied in size and complexity; \$5 million to over \$700 million. Approved construction and development projects and programs to comply with federal/HUD, state and municipal requirements. Managed planning, funding, design, construction, punch-list and close-out, compliance, payments and claims. Negotiated master development

agreements, ground leases, regulatory and operating agreements, etc. Met with public officials and agencies, media, businesses, community groups and residents, to review construction and development projects and programs.

Owner and Principal, The Architectural Partnership, Inc. (TAP); (1985 - 2009). Responsible for managing all aspects of company: business operations, contract and project management, planning, design, construction management, change orders, claims review, etc. Firm's services included Architecture, Engineering, Construction Management, Development, Master Planning, Programming, Design Criteria Professional, Building Code Consultant, Plan Reviews and Inspections, Change Orders and Claims review. Projects and experience included public and private multi-family housing, affordable and public housing, townhouses, condos, private homes, luxury condos and residences including water front projects, hotels, fire stations, US postal facilities, airports and utility/communication/fuel corridors, transit and transportation facilities, schools and higher education, office, community, recreational, industrial, storage, commercial/retail, athletic, parking garages, tenant-build-out, historic preservation, wildlife and site protection, asbestos, environmental remediation and clean-up, tenant build-out, major rehabilitation/renovation and special purpose facilities. Clients included governmental, corporate and private clients.

Extensive experience with construction contracts including as Chairperson of American Institute of Architects (AIA) Committee for Construction Contracts Review. Served AIA in various capacities including AIA Miami Chapter President, AIA State of Florida Representative, and Chairperson for Government Affairs, Education and Construction Contracts Review Committees.

Mediator Experience

Substantial experience as Certified Construction Mediator (1996 - Present). Cases have included small, large and multi-party disputes and involved owners, contractors, sub-contractors, architects, engineers, insurance companies, suppliers, developers, home buyers and sellers, etc. One case involved an international dispute with a claim of \$2.7 million between a German company (supplier/sub-contractor) and a Mexican company (general contractor) for a project in Puerto Rico. Also have substantial experience in using mediation process in business practice to resolve many disputes before they escalated into formal claims and legal proceedings.

Representative Issues Handled as a Mediator

Case issues have included; quality of construction and workmanship, schedule and delays, critical path, retainage, failure to perform, over-charges, construction defects, hurricane damage, water intrusion, stucco and drywall, roofing, windows and glazing, water/sewer/civil and drainage issues, mechanical/electrical and plumbing, punch-list and close-out, architectural/engineering errors, omissions and defects, project documentation, construction administration and inspections, contract terms and conditions, real estate contracts, wrongful termination, deposits and closings, construction equipment, liens, warranties, consequential damages, etc.

Mediator Style & Process Preferences

Mediation is my preferred method of dispute resolution. I am not only a Mediator who believes in the process but an industry practitioner for over 30 years who has used mediation to resolve disputes in my business practice in a fast, efficient and cost effective manner. I have been where the parties are now and I know how important this is to each of the parties, not only from a business standpoint but also from a personal perspective. My approach is to ensure that the parties are heard and able to express all pertinent issues of the dispute, which will ultimately help us to reach a positive result. Once issues have been clearly defined, creative solutions can be explored through negotiation. This involves assisting the parties to look at the dispute in ways they may not have considered before. The parties are active participants in crafting a solution to the dispute with my assistance as the Mediator. My expectation is simply that the parties be open to the process so that we can together explore a mutually beneficial solution to the dispute.

Education

University of Florida, Masters in Architecture -1977.

Professional Licenses

Licensed Architect, State of Florida, AR0010470 (1984).
Public Projects Management Certification, Miami-Dade County (2010).

Professional Associations

American Institute of Architects (AIA).

Recent Publications & Speaking Engagements

"Selecting a Project Delivery System, Which One is Right for Your Project?", LinkedIn; "Does Value Engineering Provide the Best "Value" for Your Construction Buck?", LinkedIn, "Arbitration Awards Provide Valuable Information for Industry Professionals", LinkedIn; A View from Behind the Scenes of an Arbitration Panel, Panel Member; Construction Law Institute, Florida Bar,

Orlando; Arbitrator Judge for American Bar Association Law Student Division, National Arbitration Forum, University of Miami Arbitrator Competition; Mock Mediation Panelist, AAA National Forum on Conflict Resolution in the Construction Industry, Orlando; "Advocacy in Arbitration Before an Industry Arbitrator," AAA Handbook on Construction Arbitration & ADR, "Hiring an Architect Helps Owner and Contractor," The Miami Herald; "Low Bid or Selection Contracting by Public Agencies", Florida Construction News; "Arbitration or Litigation, It's Your Choice," Florida Construction News; "Construction Delivery Systems", Florida Construction News.

Mediation Rate	\$400 Per Hour
Languages	English, Spanish
Citizenship	United States of America
Locale	Miami, FL

The AAA's Rules provide the AAA with the authority to administer a mediation including, mediator appointment, general oversight and billing. Accordingly, mediations that proceed without AAA administration are not considered AAA mediations, even when the parties select an mediator who is on the AAA's Roster.

The information contained in this resume has been supplied solely by the individual mediator and may, or may not, be a complete recitation of their experience. The AAA assumes no responsibility for the content, completeness, accuracy, or reliability of the information contained in a mediator's resume. If you have any questions about a mediator's experience or background, you are encouraged to contact your case manager.

Mediators on the AAA Roster are not employees or agents of the AAA.