



Pablo R. Quiñones Cordero, AIA

Senior Project Architect
Senior Project Manager

R.J. Heisenbottle Architects, PA
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Career Highlights:

Pablo R. Quiñones-Cordero, AIA, is a fully licensed architect in Florida and Puerto Rico, specializing in Historic Preservation and Hospitality Design for the past three decades. He joined R.J. Heisenbottle Architects in 2016 as Senior Project Manager and Historic Preservation Architect. As Consulting Architect for the Superintendency of the Capitol of Puerto Rico for over 25 years, Mr. Quiñones-Cordero won the URBE 1992 industry award on the restoration of the Capitol of PR's Hemicycles. The State Historic Preservation Office contracted him for the Governor's Mansion Complex Restoration as a project manager for a comprehensive project of 6 historical structures dating from 1533 to 1945. He was the lead designer/project manager for OPQ Architects, PSC (1986-2010) for the Puerto Rico Industrial Development Corporation's (PRIDCO) development of the Ponce Hilton & Casino from 1986-1992 when the hotel opened its doors. As a lead design architect/project manager for OPQ Architects, PSC, he was focused in designing a tropically sensible modern architecture complex that took advantage of the coastal environment in which the project was located. The design of the Ponce Hilton and Casino Project exposed concrete design won the 1993 exposed concrete award of excellence from the PR Concrete Association.

Educational Background:

Bachelor of Architecture, Louisiana State University, 1985
Industrial Engineering, University of Puerto Rico, Mayaguez Campus (CAAM)

Position(s):

R.J. Heisenbottle Architects, P.A., Coral Gables, FL, Sr. Project Architect; 2015 to Present
OPQ Architects, C.S.P, Puerto Rico, Founding Principal, Puerto Rico; 1998-2015
Office of Pablo Quiñones, Architects, San Juan, Puerto Rico, Associate Architect; 1986-1998
Horowitz Siegel and Associates Architects, Silver Springs, MD, Project Manager; 1985-1986
Michael Oxman and Associates, Ltd. Herndon, VA, Architectural Technician; 1985-1986
Steven D. Olivier, General Contractors, Baton Rouge, LA; 1983-1985

Professional Registrations:

Licensed Architect Registration Puerto Rico #10562
NCARB Certificate # 80310
Licensed Architect Florida # AR97625
Registered Planner P.R. Planning Board Lic. # 644

Professional Affiliations:

American Institute of Architects- Miami and Puerto Rico Chapters
National Trust for Historic Preservation - Member
CAAPPR Preservation Committee - Member

Select Project Experience:

Miami Marine Stadium Restoration (Start 2016)

Restoration of the 6,566-seat concrete stadium that when it was poured in 1963, its 326-foot, fold-plate roof was the longest span of cantilevered concrete on earth. It is a masterwork of civic architecture and modern construction. As Project Manager, scope of work includes a phased historical restoration of the stadium including building conditions assessment and recommendations report, building programming services, cost estimating, laser scanning and documentation of existing conditions and graffiti removal testing in Phase 1.

Carl Fisher Clubhouse Restoration | Miami Beach, FL (2017)

As Project Manager, scope of work includes full restoration/design services for 2 historical structures converting them for use as a multi-purpose annex VIP building for the Miami Beach Convention Center Complex. The restoration of the 1916 Clubhouse building includes the interior restoration of the Main Hall which is an impressively crafted double height space with detailed moldings and ornate fireplace mantle. Cost: \$2.5M

"La Fortaleza" Complex (Governor's Mansion 1533) Restoration/Remodeling

Restoration/ adaptive re-use of the Governor's Mansion Complex 1533-40-UNESCO World Heritage Site, contracted by SHPO, P. Quiñones Cordero, AIA, was the lead onsite lead Project Manager, providing Project Management service team for 4 years, administering 6 buildings with concurrent construction and a combined construction cost of \$22M successfully completed in 2004. Project areas - 85,000 S.F. combined /combined project costs \$32M

Capitol of Puerto Rico- Historical Preservation Consultant 1986-2016

Lead Preservation Architect for the Superintendent of the Capitol of Puerto Rico since 1986 with extensive technical analysis of concrete, marble & terra-cotta restoration methods. Responsible for surveying and analysis of critical structural conditions of the Capitol, affecting safety and integrity of the cast in place concrete structure. Project area 52,000 S.F. / Combined project costs \$15M

Plaza San Juan Bautista Restoration/Remodeling Project - 2012

Survey and Diagnostics analysis of existing conditions for the severely deteriorated oceanfront cantilever reinforced structure for the Public Plaza- North of the Capitol of PR. Services included full architectural, historic preservation, engineering and landscape design services for the adaptive use. Project area - 24,000 SF /Project Cost \$2.8M

Puerto Rico's Infrastructure Financial Authority (PRIFA) - AFI

2014 - Hacienda Central Aguirre Sugar Plantation Historical Property Surveys - American Hotel and the Plantation Hospital (1923-39)

On site investigations- (Survey), Diagnostics & Assessment Report & Analysis for conversion of two historical properties: the American Hotel (1929) & the Sugar Plantation Hospital (1925), into a specialized Charter school for advanced high school students (CROES) specializing in Environmental Studies. Project area - 50,000 S.F. / Project Cost \$13.5M

Adaptive Reuse and remodeling of Jose Gautier Benitez High School- Caguas, PR

Survey and Diagnostics of existing conditions of the 1923 historical structure, to determine feasibility of facilities modernization. The project included Remodeling and Restoration design of the historical structure with adaptive infrastructure elements that included - Electrical- Mechanical- Structural and computer infrastructure in addition to Life Safety and Accessibility compliance. Project area -30,600 S.F. / Project Cost \$2.4M