JEZERINAC
GROUP

WHAT'S ON THE *inside* MATTERS.



JG in 20 Seconds

RON'S TOP 3

The Citicorp Center Story: When One Question Changed Everything

CURRENTLY AT JG

JG IN THE WILD

Your Reputation Gets There Before You Do

Let's Talk About The Awkward Part

and more...

Fall 2026

Editor's Note



EDITOR
Kristen Lawlor Mau, CMO

A little look at what's happening inside JG.

There's always a lot happening around here and not all of it fits neatly into a project description or LinkedIn post.

That's where ***What's on the Inside Matters*** comes in.

If you only know us by the structures we design, you're missing some of the best parts.

There are stories behind the projects, people behind the calculations, lessons behind the successes, and plenty happening around JG that doesn't always make it into the final project photos.

This is the **foundation (see what I did there?)** for What's On The Inside Matters. A little engineering. A little industry insight. A few good stories. Some things we're proud of. And hopefully something that makes you glad you opened the email.

Welcome *inside.*



USF Football Stadium and TGH Center for Athletic Excellence

Jezerinac Group is serving as the Engineer of Record for the University of South Florida's transformational new on-campus stadium and the TGH Center for Athletic Excellence in Tampa, Florida. The approximately $350 million project includes a 35,000-seat stadium that will serve as the new home of USF Football, while also hosting USF Women's Lacrosse, concerts, and other university and community events.

Adjacent to the stadium, the TGH Center for Athletic Excellence will support both the football and women's lacrosse programs with dedicated training, strength and conditioning, sports medicine, recovery, locker room, and team spaces.

Jezerinac Group is providing economical structural solutions that balance performance, constructability, and architectural intent. The stadium seating bowl utilizes a precast concrete system selected through extensive structural analysis and optimization to provide structural efficiency, while identifying meaningful cost savings for the project.

The foundation consists of a combination of deep and shallow systems, strategically utilizing deep foundations only where required. The superstructure predominantly features structural steel framing, including composite structural steel floor systems. This approach enhances structural performance, while supporting an efficient construction sequence, accelerating the schedule, and providing additional cost efficiencies for our client.

Together, the stadium and supporting athletic facilities represent a significant investment in USF Athletics and create a new on-campus home for the Bulls!

SCHEDULED OPENING: Fall 2027

notable

ON THE BOARDS

JEZERINAC GROUP



DON SOFFER HIGH SCHOOL
Aventura, Florida

Architects: DLR/Currie Sowards Architects
Geotechnical: Nutting Engineers
Design Builder: Pirtle Construction



VIE ABONDANTE KINGDOM CENTER
Fort Pierce, Florida

Architect: ADC Architects



COCONUT CREEK FIRE STATION #113
Coconut Creek, Florida

Architect: Currie Sowards Architects
Civil: Kimley Horn
Geotechnical: TSF Geo



WESTMINSTER CHRISTIAN FIELD HOUSE
Palmetto Bay, Florida

Architect: Fawley Bryant Architects

Awards!


The Spruce


Nora Development

We don't do the work for the awards, but we're definitely not mad when they show up. Jezerinac Group has had a pretty exciting run lately, with several of our projects and teams earning recognition across South Florida.

Each award represents a lot more than a great, finished project. It represents countless conversations, creative problem-solving, tight deadlines, coordination, and a whole lot of people working together to get it right. We're proud to play a part alongside some incredibly talented architects, contractors, developers, consultants, and clients, and even prouder of the JG team behind the structure.

- The Spruce, West Palm Beach: **2026 SFBJ Structures Award, Best Workforce Housing**; *Partners: Affiliated Development, Rinka Architects, Verdex Construction, Watt, Inc.*
- NORA District, West Palm Beach: **2026 SFBJ Structures Award, Best Mixed-Use Development**; *Partners: LCA Architecture, NDT Development, Hedrick Brothers Construction, ArquitectonicaGeo*



Ron Jezerinac, PE, SE
President/Founder

THREE Things on Ron's Mind



NORA District, West Palm Beach
Prime example of adaptive reuse.

ONE

SOMETIMES THE BEST BUILDING IS THE ONE THAT'S ALREADY THERE.

We're doing more renovation and adaptive reuse work than ever, and I think that's a good thing. Existing buildings come with their share of surprises and usually a few things nobody finds until a wall gets opened, but figuring out how to give an old structure a new purpose is some of the most interesting work we do. The answer doesn't always have to be *tear it down and start over.*

TWO

EVERYTHING IS MOVING FASTER.

Early foundation packages. Phased permits. Materials being ordered before the drawings are finished. Contractors asking questions while we're still answering the last round of questions. That's just the reality of the industry right now. Moving fast isn't necessarily a bad thing. But it makes communication and early coordination that much more important. Ten minutes spent working through something together early can save a whole lot more than ten minutes in the field.



F1 Miami
Moves even faster than foundation packages.



Rotary Phones.
I remember these.

THREE

JUST PICK UP THE PHONE.

We have Teams, email, Bluebeam, text messages, and probably three other ways someone can send me a question before lunch. Sometimes it's easier to *just call.* Some of the biggest project issues start as pretty small misunderstandings. Architects, engineers, contractors and owners are all trying to get to the same place. A five-minute conversation can solve something that might otherwise turn into 15 emails, three RFI's, and a meeting nobody wanted. Technology is great. But don't stop talking to each other.



JG IN 20 SECONDS

A QUICK LOOK AT WHAT'S NEW!

A LOT CAN HAPPEN IN 20 SECONDS.

New projects. New faces. And a JG footprint that keeps getting a little bigger.

Here's the quick version of what's been happening around here! 30+ new wins across seven markets, ten new faces joining the crew, and JG projects currently reaching 78 cities.

We'd give you the long version, but this is JG in 20 Seconds and we made a commitment.

Big things happening. Small attention span required.

30+ NEW WINS

Residential
Recreation
Themed Entertainment
Commercial
Hospitality
Education
Civic

NEW FACES!

Riley Callahan
Alex Svendsen
Aidan Ferguson
Nick Hrabik
Andrew Plas
Sebastian Gonzalez
Hunter Hart
Juan Velasquez
Mackenzie Murphree
Takbir Sibia

JG REACH

Projects in

78

cities!

NORA
WEST PALM

JEZERINAC
GROUP

$1B DEVELOPMENT. 14 BUILDINGS. ONE BOLD TRANSFORMATION.

There's something pretty special about a project that doesn't start with a blank site.

At Nora District in West Palm Beach, the existing buildings weren't something to work around. They were part of the reason the project existed in the first place.

Short for North Railroad Avenue, Nora is transforming a once-underutilized industrial corridor just north of downtown West Palm Beach into a 40-acre, walkable mixed-use district. Led by LCA Architecture, NDT Development, Place Projects, and Wheelock Street Capital, the larger vision brings together restored 1920s-era warehouses, new architecture, restaurants, retail, wellness, creative office space, hospitality, residences, and public spaces.

And if the concept feels a little familiar, there's a reason. Place Projects' Joe Furst was an early developer in Miami's Wynwood neighborhood, bringing some serious adaptive-reuse experience to the team. Development partners began assembling properties for Nora in 2019, ultimately turning a fragmented collection of parcels and industrial buildings into the foundation for an entirely new neighborhood.







The overall Nora vision has been described as a nearly $1 billion redevelopment, with future phases continuing to add hotel, residential, office, and commercial uses. But before all of that could happen, somebody had to figure out how to make nearly century-old buildings work for what comes next.

That's where we came in.

Old Buildings. New Expectations.

Jezerinac Group served as the structural engineer for over 150,000 SF retail and office portion of Nora, encompassing 14 buildings: three new construction and eleven adaptive reuse structures. The oldest dates back to 1925!

Which, structurally speaking, means you don't exactly get to open the original Revit model.

Adaptive reuse is part engineering, part investigation, and occasionally part detective work. Existing conditions don't always match drawings. Materials and construction methods reflect a different era. And when a building has been standing for over 100 years, it has usually collected a few surprises along the way.

The goal at Nora wasn't to erase those imperfections. It was to preserve the character that made the buildings worth saving while giving them the structural performance needed for an entirely new life.

Our team used a combination of CMU, structural steel, and composite deck systems to retrofit, reinforce, and adapt the existing structures while also integrating the new construction into the district.

That balance mattered.

Nora's identity comes directly from its history. The official master plan intentionally combines restored industrial buildings with contemporary architecture rather than replacing the old with the new. Today, those structures form a pedestrian-oriented commercial district filled with restaurants, shops, wellness concepts, offices, and gathering spaces.

THE DETAILS YOU DON'T SEE ARE KIND OF THE POINT

On a project like this, some of the best structural work is the work nobody notices.

Visitors should see the character of the original buildings, the storefronts, exposed materials, landscaping, and activity along North Railroad Avenue. They probably shouldn't be thinking about how a new structural system was connected to a building from the 1920s.

We'll take that as a compliment.

Our structural solutions worked around the architecture, not the other way around. Existing elements were evaluated and reinforced, new openings and altered spaces were carefully coordinated, and new structural systems were integrated into buildings constructed under very different standards nearly a century ago.

WHERE ADAPTIVE REUSE GETS INTERESTING

Our involvement didn't stop when the drawings went out the door. Jezerinac Group remained heavily engaged throughout construction, working closely with the design and construction teams as existing conditions were uncovered.

With adaptive reuse, there's always an element of discovery. Existing buildings have a way of revealing their history once construction gets underway.

Field conditions called for quick conversations, practical solutions, and a team willing to work through the details together. At Nora, preserving the existing buildings wasn't a side note to the project. It was the project.





A NEW NEIGHBORHOOD BUILT ON AN OLD ONE

Today, Nora has moved from renderings and construction fencing to an active part of West Palm Beach, with more than 100,000 SF of retail and 55,000 SF of creative office space. And it's just getting started, with future phases continuing the district's larger residential, hospitality, and commercial vision.

For us at JG, Nora is a great example of what adaptive reuse can be when preservation and progress aren't treated as competing ideas.

Sometimes the right structural solution isn't tearing something down and starting over. It's understanding what's already there, strengthening what needs a little help, and making room for what comes next.

Over 100 years later, these buildings are still doing exactly what good structures should do: adapting, evolving, and serving the community around them. We're proud to have helped give them their next chapter.

CITICORP CENTER NYC, 1978



a case study by Carl Nehme, PE

One Storm **COULD HAVE BROUGHT IT DOWN.**

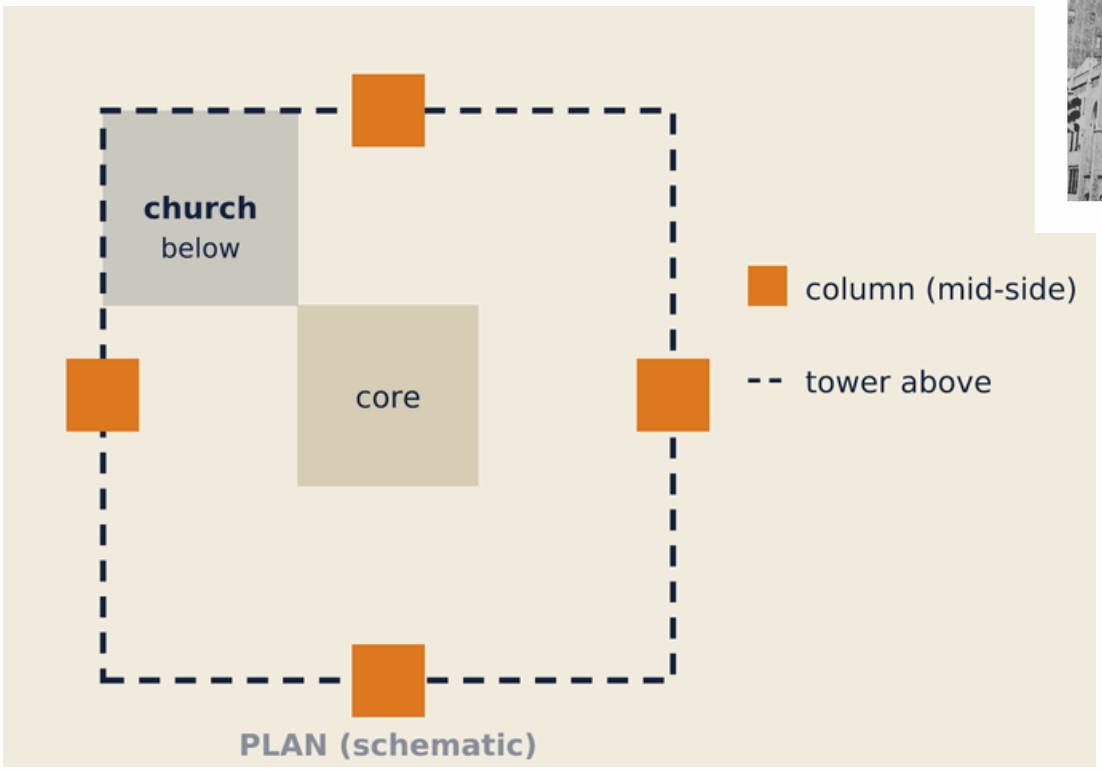
ALMOST NOBODY KNEW.

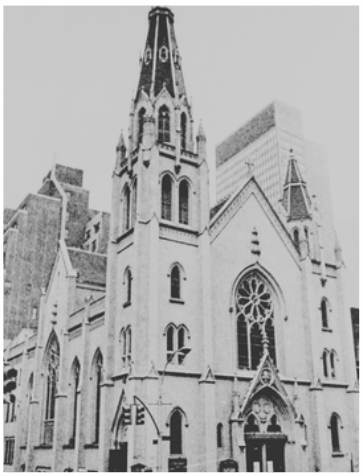
The engineer who found the flaw, the secret night repairs, and the hurricane that almost tested them.

A CHURCH OWNED THE CORNER. SO THE COLUMNS MOVED.

St. Peter's Lutheran Church would only give up its corner if the proposed Citicorp Center could be built there with no columns passing through it.

The fix: four columns at the middle of each side, with the tower cantilevering 72 ft over the church. Chevron braces carry the wind loads, and a tuned mass damper at the top controls sway.





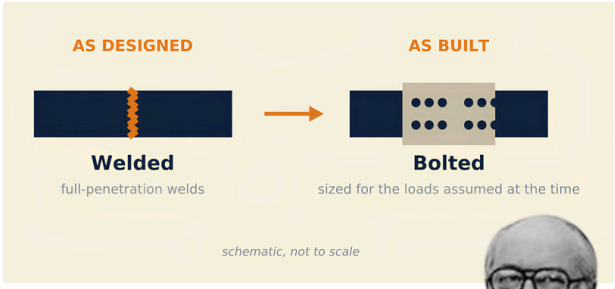
Saint Peter's Lutheran Church, pictured here before 1970.
Saint Peter's Church Archive

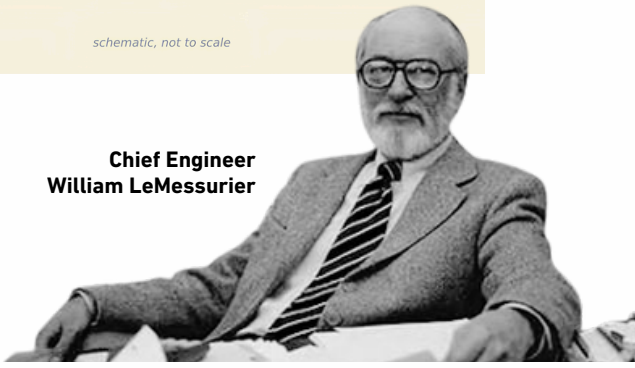
THE CHANGE NOBODY QUESTIONED

William LeMessurier served as design and construction consultant on the innovative Citicorp headquarters tower.

Bethlehem Steel proposed a more economical bolted alternative, and LeMessurier's office approved it. On its own, a reasonable substitution.

What nobody checked: how those bolted joints would perform under quartering (45°) wind, a loading condition not previously considered critical in the design.





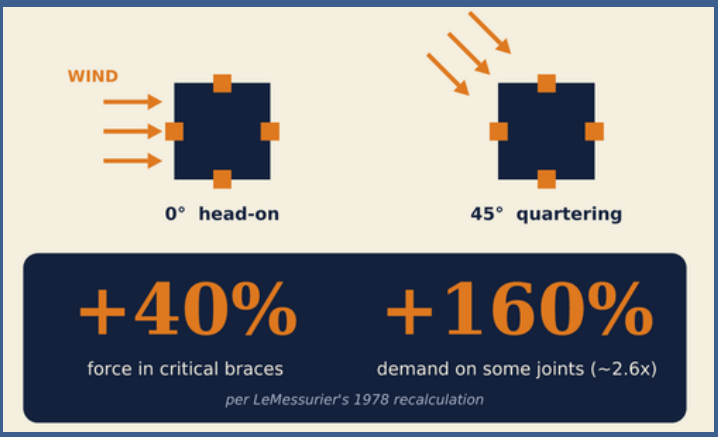
Chief Engineer William LeMessurier

JUNE 1978

“What happens when the wind hits the corners?”

It was the kind of question that is easy to wave off. LeMessurier answered it confidently, then decided to check his own answer.

Footnote for the historians: who made the call is disputed and it may have been more than one student. Princeton student Diane Hartley studied the quartering-wind question for her thesis and New Jersey architecture student Lee DeCarolis has said it was his call that prompted the re-check.



THE MATH THAT CHANGED EVERYTHING

NYC's code only required wind hitting the faces head-on.

LeMessurier reran the numbers for quartering (45°) wind.

Why 40% became 160%: the bolted connections had been sized treating the diagonal braces as truss members rather than columns, so the higher column safety factor was never applied. The quartering-wind increase stacked on top of that.

THE VERDICT

1 IN 16

years

By LeMessurier's 1978 analysis, the joints could fail in roughly a 50-year storm with the damper running, and roughly a 16-year storm if it lost power.

And hurricane season was weeks away.

Figures per LeMessurier's analysis, as reported by The New Yorker (1995) and ASCE.

THE CHOICE

- ○ Stay silent and hope a storm never comes.
- ○ Quietly move on and protect his reputation.
- ● Pick up the phone, tell the architect, insurers, and Citicorp leadership.

He described the disclosure as his *social obligation*.



The Citicorp Center pictured days before it was officially dedicated in October 1977.
UPI/Bettmann Archive/Getty Images

PROJECT SERENE

Special Engineering Review of Events Nobody Envisioned

- 2-inch steel plates welded over more than 200 bolted joints.
- Crews worked at night. Offices stayed open during the day.
- Strain gauges on the frame and weather forecasts reviewed several times a day.
- A standby evacuation plan for the surrounding blocks, prepared with the Red Cross.

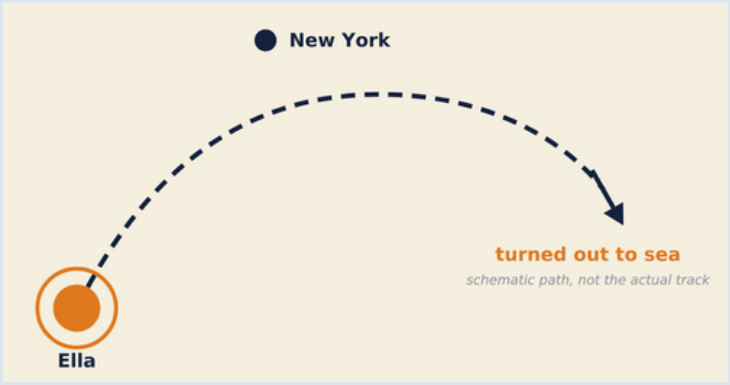


THEN CAME HURRICANE ELLA, 1978.

Repairs were about half done. Ella was heading up the coast toward New York.

And then at the last minute, she turned.

The repairs were finished. Citicorp acknowledged the strengthening work, but how serious the danger had been stayed largely unknown for 17 years, until The New Yorker reconstructed the story in 1995.



WAS THE DANGER OVERSTATED?

Decades later, National Institute of Standards and Technology (NIST) researchers revisited the design wind loads with modern methods. They found face winds could govern over corner winds, suggesting the 1978 quartering-wind scenario may have been overly conservative.

WAS LEMESSURIER'S CALL STILL RIGHT?

ABSOLUTELY.

Engineers act on the evidence and tools available at the time, not on analyses that will exist decades later.

WHAT IT MEANS FOR US TODAY?

A "value engineering" change is a design change.
Even a reasonable substitution needs a full load-path review.

Code compliance doesn't replace engineering judgment.
Unusual structural systems deserve to have their load paths questioned.

Take the student's question seriously.
A fresh set of eyes can find the assumption everyone else stopped questioning.

Owning the problem protects the public.
It ultimately strengthened his reputation, but nothing guaranteed that when he made the call.

Sources: J. Morgenstern, "The Fifty-Nine-Story Crisis," The New Yorker (1995); ASCE Civil Engineering Source (2025); NIST, "Modern reassessment of the Citicorp Building design wind loads"; PBS Building Big.



The tower, since renamed 601 Lexington, pictured in 2020.
John Lamparski/Getty Images



Case Study by
Carl Nehme, PE
Assistant Project Manager, Jezerinac Group

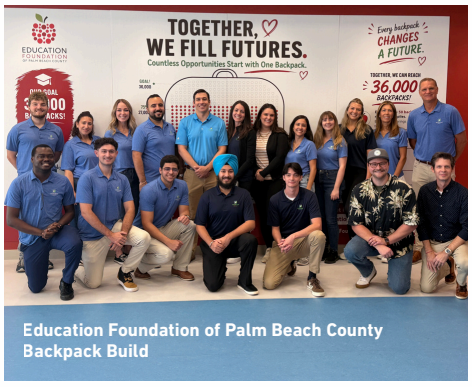
JG IN THE Wild



Team baseball game at Roger Dean Stadium



Takbir Sibia
ASCE Student Chapter of the Year



Education Foundation of Palm Beach County
Backpack Build



Education Foundation of Palm Beach County
Backpack Build



Education Foundation of Palm Beach County
Backpack Build



Team baseball game at Roger Dean Stadium



Davie Town Hall
Topping Out Ceremony



Port 32 Site Visit / SMPS Tour



Palm Beach County Summer Interns 2026

YOUR *Reputation* GETS THERE BEFORE YOU

Twenty years later, the room starts looking pretty familiar.

-kristen lawlor mau, cmo

I had one of those *well, that's weird* moments recently.

There were more than 130 people in the room, and as I looked around, it hit me: I knew, at least minimally, probably 75% of them. The irony? Thanks to a series of unfortunate drivers on the Sawgrass (South Florida, amiright?), I arrived with only about ten minutes of networking time left. So, despite knowing almost everyone in the room, I barely had time to talk to any of them, maybe two quick hellos and *how are ya's* before the program kicked off.



Some were current clients. Some were former clients. Some were people I've worked alongside, chased projects with, lost projects to, sat through meetings with, attended approximately 4,372 networking events with, or simply crossed paths with enough times over the years that we've graduated to the obligatory across-the-room nod, and a *Forrest Gump from the boat waving moment*, frantically mouthing that I'd catch up with them soon.

And suddenly it hit me:

I've been doing this for 20 years.

Which was both an a-ha moment and a mildly offensive reminder of the passage of time.

But mostly, it made me think about how business development actually works.

Twenty years in the South Florida AEC industry doesn't give you 20 years of business cards. It gives you 20 years of interactions.

And somewhere along the way, those interactions become your reputation.

People remember whether you followed through.

Whether you answered the phone when something went sideways.

Whether you made the introduction you promised.

Whether you were helpful when there was absolutely nothing in it for you.

Whether you were someone they actually wanted to sit next to at the next event. *Hi, Ayanna!*





L to R: Cristin Peacock, Peacock Architects
Kristen Lawlor Mau, Jezerinac Group
Kelly Stout, DRMP
Lily Jezerinac, Jezerinac Group
Jessica Rogers, RJ Heissenbottle Architects

And that's the part of marketing we don't always talk about.

Long before someone sees our qualifications package, visits our website, reads a LinkedIn post, or gets a proposal from JG, there's a pretty good chance they've already formed an impression of us.

OUR REPUTATION GOT THERE FIRST.

Marketing can help tell the JG story, but every person here helps write it. Every email. Every meeting. Every jobsite conversation. Every deadline. Every problem we help solve. Every interaction where someone walks away thinking, I like working with those people.

That's business development.

And apparently, if you do it long enough, one day you'll look around a room of 130+ people, realize you know almost everyone, and wonder when exactly all these people got so old.

Obviously, I have not.



Kristen Lawlor Mau
Chief Marketing Officer, Jezerinac Group



LET'S TALK ABOUT THE AWKWARD PART OF OUR BUSINESS

THE PART OF PROJECT MANAGEMENT NOBODY PUTS IN THE PROJECT PHOTOS.

eva strickland, cao



Cash flow: the structural system nobody puts on the drawings.

Nobody gets into engineering because they love sending invoices. And we're fairly certain nobody hires an engineer because they're excited to receive one from us. But accounts receivable is one of those not-so-glamorous parts of the business that keeps everything else moving.

A little story time.

Not long ago, we had an invoice that had been hanging out on our aging report a little longer than we would have liked. The project team knew the client well. Our relationship was good. The project was moving forward. So, what was the problem?

Turns out, it really wasn't a payment problem at all.

A quick conversation uncovered that the project had evolved, additional services had been performed, and somewhere between our project team, the client's project manager, and accounting, everyone had a slightly different understanding of where things stood. No dramatic showdown. No strongly worded collection letter. Just a conversation that probably should have happened sooner.

And if you've been in this industry long enough, you know that isn't exactly unusual.

Every company does things a little differently. Different billing cycles. Different approval processes. Different software. Different people who need to sign off. Some want backup with everything. Others need a PO before an invoice can even make it through the front door. Add owners, architects, contractors, consultants, project managers, and accounting departments to the mix, and even a simple invoice can take an interesting journey.

The good news? We're all trying to get to the same place. We want projects to move forward. We want fewer surprises. We want clear communication. And none of us really wants to spend an afternoon tracking down an invoice from three months ago.

In this case, we got everyone on the same page, cleaned up the paperwork, and moved forward. And that's exactly why we pay attention to AR. An aging report might look like a bunch of numbers and dates, but sometimes it's telling us something much more useful: there's a conversation that needs to happen.

Our clients count on us to manage scope, communicate when something changes, invoice clearly, and keep projects moving. We rely on that same communication from the other side. Our processes may look a little different, but ultimately, we're all in this together. When the communication works both ways, the business side of a project tends to run a whole lot more smoothly.

So yes, we watch the numbers. Closely. But behind every invoice is a project, and behind every project is a valued relationship. And sometimes the best accounting tool we have is simply picking up the phone. We know, it's 2026. Picking up the phone can be scary enough on its own. But every now and then, the old-school approach really does get the best results.



Eva Strickland, EI
Chief Administrative Officer, Jezerinac Group

Insights from our clients, colleagues, partners, and friends



we asked

WHAT IS ONE THING YOU WISH CONSULTANTS UNDERSTOOD ABOUT YOUR SIDE OF THE TABLE?

I wish consultants understood that, as the Architect, we're looking at the entire project, not just one discipline. We're balancing the owner's expectations, budget, schedule, permitting, contractor concerns, and the work of every consultant on the team. A decision that may seem minor within one discipline can have significant impacts on several others. What helps us most is when consultants think beyond their individual scope, communicate issues early, and understand how their work affects the entire project.

Rob Castrovinci, AIA, NCARB, *Principal*

宋 Song + Associates, Inc.
Architecture • Planning • Interior Design

we asked

WHAT IS ONE "OLD SCHOOL" PRACTICE WE SHOULD NEVER GET RID OF?

This one was hard to choose just one, so I won't... here's a few "old school" practices we should keep in our Rolodex (intentional old school pun): handshake deals, phone calls over texts, creating original copy and images without using AI generated assistance.

WHAT'S ONE DECISION THAT GETS MORE EXPENSIVE THE LONGER YOU WAIT TO MAKE IT?

This feels like a trick question from a structural engineer... 🤣



Jess Brancaccio, *Vice President, Development*

PIRTLE



we asked

WHAT'S ONE DECISION THAT GETS MORE EXPENSIVE THE LONGER YOU WAIT TO MAKE IT?

Settle the major systems early! Electrical service and emergency power, chillers and air handlers, fire pumps and the water service behind them. Those choices drive the utility applications and the equipment orders, and switchgear, generators, and chillers can take up to a year to arrive. Utility coordination runs on its own clock too. Wait until the design feels final, and the order is already late. Settle the major systems early and start the long-lead orders and utility conversations, even while the rest of the building is still moving.

Chuck Gableman, PE, LEED AP, *President and CEO*

JLRD JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
CONSULTING ENGINEERS

Interested in sharing your thoughts in our next publication? Please contact kmau@jezerinacgroup.com.

WHAT'S ON THE INSIDE MATTERS.



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Palm Beach. Broward. Duval. Lee. Miami-Dade.

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