

# PROPOSED HOUSING CONSTRUCTION PROJECT(S)

EIC/IMSI/CSS/AMC International Law Associates

## EAGLE INTERNATIONAL CONSULTANTS, INC.

### PROJECT PROPOSAL

To: ***Construction Services & Supplies  
AMC International Law Associates***

Re: ***Proposed housing construction project(s) in the Caribbean Islands and worldwide***

### Company Overview

**Eagle International Consultants, Inc. (dba: Eagle International, herein referred to as "EIC")** is a company formed in the United States of America and was incorporated in the State of Florida in February 2005. Prior to that date, **EIC** was incorporated in Nevada and Delaware as Sunset International & Sunset Eagle International, with additional offices in Los Angeles, California and Washington, DC.

The main focus of **EIC** will be the construction of residential homes in the Caribbean, Indian Ocean, and elsewhere with the commercial utilization of its' patented insulated wall system through licensing agreements with **IMSI** (Integrated Masonry Systems International).

These international licensing agreements are strictly for the development of housing and commercial projects within the specified nations approved by the United Nations Office of Project Services (UNOPS).

**EIC** is committed to meet and facilitate the existing needs and growing demand in these nations by providing and building structurally sound, cost-effective and energy-efficient residential, including low-income housing. EIC will achieve its goals and objectives by partnering with local governments, non-governmental organizations (NGOs), construction & material firms, as well as financial partners including, but not limited to **OPIC** (Overseas Private Investment Corp., **IDB** (Inter-American Development Bank) and private investors.

**EIC** is supported by a highly qualified group of professionals that have expertise in the development of international projects and joint ventures, as well as "hands-on" experience in the actual use and construction of the **IMSI** Wall System.

The **IMSI** wall system was featured and approved as a construction and reconstruction masonry block at the **International Aid & Trade Show (June 2001)**. This event was sponsored and approved by the **United Nations Office of Project Services (UNOPS)** for construction of all types of buildings within a broad-range of environments, climates and locations worldwide, especially those of natural disasters and war-plagued catastrophes.

**EIC** management and executives have successfully developed and operated residential construction in Puerto Rico, by partnering and creating joint ventures that include **DynEagle**. DynEagle was a joint venture structured between **DynCorp and Eagle, and the joint ventures partners were the Salinas Group of Puerto Rico, and the Puerto Rican Government (then-Governor Celia Calderon)** in August 2001.

Based on the housing and infrastructure needs of Puerto Rico, **Eagle** created the project and **DynEagle** developed and managed the Puerto Rican project sites, personnel and facilities. These homes consisted primarily of single-family housing units; as well as some commercial and medical facilities within the planned communities. To minimize and maintain control of labor costs, **DynEagle** employed and utilized native labor and in-country materials, which in turn gave an economic boost to the infrastructure.

## **Overview – The IMSI Wall System**

The main product of **EIC** is the technologically advanced, innovative and patented **IMSI Wall System** (herein referred to as “**EIC/IMSI System**”). This system has been tested, successfully developed and approved for use in all types of structures and climates throughout the United States of America and Canada for more than 15 years.

The **EIC/IMSI System** has undergone rigorous analysis and reviews, and has been fully tested and approved by the **International Conference of Building Officials (ICBO)**. The ICBO examination (which is conducted over a period of two years) extensively tested the system for all types of masonry construction applications. The conclusions of the examination resulted in the issuance of an ICBO approval and number on September 21, 1993. This ICBO approval and number is highly sought-after by all construction products and companies and is regarded as a major requirement for commercialization.

The **EIC/IMSI System** consists of a revolutionary concrete block that is insulated, internally reinforced, and constructed using a mortar-less, dry-stack method. The concrete blocks are then bonded and secured on the interior and exterior surfaces proprietary surface bonding cement. The resulting wall system is structurally superior to all other comparable systems, while at the same time providing enhanced environmental and energy-saving benefits.

The **EIC/IMSI System**, while innovative, utilizes standard concrete building block dimensions, which makes adaptation to building codes and conditions by local architects and engineers with a working knowledge of concrete block construction, not only easy, but, due to the systems’ enhanced structural qualities, simplified construction techniques and superior insulation benefits, preferable in veritably every circumstance. During the history of its development, architects and engineers have creatively adapted the IMSI System to a multitude of architectural and functional applications.

Successfully used in single-family housing units from 500 to 20,000 square feet, the benefits of the wall systems have been recognized by governmental agencies, non-governmental authorities, professional architects and engineers, homeowners and building owners, alike, for its structurally-sound, environmentally-friendly and energy-efficient values.

Not limited to use in single-family dwellings, the wall systems has been successfully utilized in multi-family dwellings, commercial buildings, industrial structures, medical facilities, as well as schools, gymnasiums and security-oriented utility buildings. These numerous structures have been built in almost all types of environments and geological conditions.

Capable of being engineered to withstand the highest seismic ratings, the wall system is also hurricane, weather and chemical resistant, while, at the same time, being insect and rodent-proof, rot-proof, bullet-proof and sound-proof. With its multitude of enhanced qualities, the EIC/IMSI Systems is the superior choice for all types of applications, particularly government sponsored low-income, entry-level housing units throughout the world.

## **Project Overview**

This proposal is specifically directed to the development of detached, single-family housing units in the above mentioned and targeted areas of the Caribbean and Nations world wide. We are able to construct homes in most areas of the countries, but it is best to start at a location where the population is in dire need of infrastructure (housing) or over-crowding, which may cause re-planning of the city or areas surrounding the city to accommodate its ever-growing population. Meetings with government officials and personnel shall assist in determining the construction cities and sites. Each unit will be a planned “turn-key” structure, consisting of approximately **1000-1200** square feet, complete with doors, windows, kitchen, bathrooms, and all utilities as required to be in compliance with local, state and federal codes.

The construction of the homes would be the responsibility of **EIC** and its joint venture partners, and the land shall be made available by the concerned government nation or municipality in ready to build with feasibility studies completed to support the construction project. **EIC’s** experienced supervisors and trainers, along with

those specifically trained “native” supervisors, crew chiefs and labor force will be selected from the local labor pool during the initial phase of the project. **EIC**’s joint venture partners are generally indigenous of the construction nation and shall be an agency in good standing and fully approved by said nation’s government (or municipality) to construct houses, commercial buildings, and a provider of material services.

**[NOTE:** *Once the specific project is completed, the resulting labor force will comprise a highly-trained, very experienced work force that will be capable of building additional structures throughout the region or nation; thereby, greatly enhancing, benefiting and revitalizing the local, regional and/or national economic state of the country.*]

The balance of the project and the actual completion of the units would (likewise) be under the direct supervision of the joint venture partners – both EIC and the native partners – that are under contractual agreements with local qualified, licensed and bondable [wherever available] contractors.

### **Project Start & Completion Dates**

**TBA (To be announced at a later date).**

### **Political Benefits and Values**

The **EIC/IMSI** System is not for every type of construction, but it does have specific and effective application in single-family dwellings, multi-family residential housing, commercial, institutional, governmental, and light industrial structure. At **EIC**, we may conduct brief assessment of the countries to determine which areas are of greatest need where the wall system will be most beneficial.

The **EIC/IMSI** System has been accepted internationally, because it overcomes some of the greatest issues facing governments, businesses and people worldwide by building and/or (in some cases), rebuilding the infrastructure of a nation and its viability in the world.

A synopsis of the issues being encountered worldwide that the **EIC/IMSI** System helps to address, meet and alleviate, include:

The unfulfilled housing demands to insure a better quality of life for everyone, regardless of country;

❖ The productive utilization on a long-term basis of the creation of a skilled workforce on a local, regional and national level;

❖ The growing and increasing environmental concerns for health and safety;

❖ The need to have buildings, projects and housing construction completed to meet immediate needs using government funds and housing as an investment that has long-term benefits from a durable, maintenance-free and energy efficient standpoint. In turn, this will reduce the demand for additional funding to rebuild housing structures that did not last;

❖ The requirements that projects built have adaptability to the area or culture of the country in which it is completed.

❖ The growing energy crisis with its related enormous capital expenditure cost required to obtain production of energy from traditional and accepted sources required as infra-structure support for growing and developing countries;

The **EIC/IMSI** System not only provides a highly beneficial alternative to traditional construction, but also a “solution” to the issues and concerns outlined above.

A specific and extremely beneficial aspect to the use of the **EIC/IMSI System** in multi-diverse populations is that all structures are built the same technologically advanced blocks; therefore, each house have the same benefits for any and all residents or inhabitants. This point, although somewhat subtle, has been proven to be of extreme importance to those governmental and non-governmental organizations with whom **EIC** has worked.

## **Economic Benefits and Values**

*EIC*, in conjunction with its **IMSI** system, will actively assist its governmental and non-governmental partners in the timely solution of several challenges and special issues requiring immediate attention (i.e. residential housing needs). As stated above, these solutions provide direct economic benefits and values, which can be seen and understood by governments and people alike.

These economic benefits and values are –

- The expansion of the construction industry with new products and methods with the real – not theoretical – capacity to replicate it throughout the country.
- The training and employment of unskilled labor providing for a growing base of an improved standard of living thereby reducing dependence on governmental support.
- The construction of affordable and efficient homes that develops a sense of personal worth and family value within a community and nation.
- The recognition of accomplishment by a newly developed work force thereby contributing to the intangible sense of personal, regional and national pride.
- The increase in the GNP of a community, region and nation from the transformation of a formerly unskilled labor pool into a highly-trained, effective work force that can competently contribute to the continued construction of structures over the long-term, thereby enhancing the economic development inherent in the multiplier-effect of income several-fold.
- The effective use of limited governmental financial resources in the construction of structurally sound, cost effective and energy efficient homes, buildings and facilities that will not require annual or bi-annual renovation and rebuilding due to weather, deterioration or misuse.
- The real capacity of governmental officials to demonstrate a greater and more effective utilization of limited financial resources with a greater expansion of residential developments in areas where requirements dictate, rather than being required to use such funds for historically inefficient use of such funds for ongoing maintenance and upkeep requirements for the historically lower-quality, inefficient structures.
- The better utilization of limited energy resources and capacities thereby decreasing the immediate requirement for expenditures of costly energy infrastructures.

## **Production Center**

The production facilities will include a block plant machine (and if possible, a mobile block machine), a surface-bonding machine, a foam producing machine, and possibly a concrete batch plant. These machines have a complement of raw end facilities and finish end storage along with maintenance and administration/worker facilities. All production methods and standards are of the highest quality.

## **Project Specifics**

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|-------------------------------------|---|
| 1. Number of housing units          | TBA   |
| 2. Location                         | Example for the Caribbean Islands   |
| 3. Size of homes                    | Approx. 1000-1200 sq. ft.   |
| 4. Specifications                   | As per house plan.  |
| 5. Construction schedule & sequence | Established and in compliance with laws, rules, regulations, availability of materials and in-country partnership agreements. |
| 6. Cost                             | TBA in USD.   |
| 7. Land                             | Provided by nations government and from private or business entities.   |

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|-----|-----------------------|---|
| 8.  | Infrastructure        | Roads and utilities (power, water, sewer) provided to each housing sites.   |
| 9.  | Manpower requirements | TBA   |
| 10. | Site preparation      | To be provided by nations' government.  |
| 11. | Structure             | Agreement between Governments, EIC, and other partners.   |
| 12. | Production site       | To be negotiated and less than 3 miles from building & construction sites.  |
| 13. | Financial terms       | Guaranteed purchases at completion.<br>Production facilities and construction costs are to be the responsibility of the Joint Venture and negotiated with our financial partners (OPIC, IDB, EXIM, Citicorp, etc.). |

## **Attachment “A”**

### **CONSTRUCTION SEQUENCE**

Sequence	A c t i o n	# of Days	# of Man Days	Day
1.	Infrastructure	Unknown	Unknown	--
2.	Site preparation (see below)	--	--	--
3.	Footings			1
4.	Stern wall			1
5.	Pad with utilities and plumbing			2
6.	Rebar and first 6 courses with electrical and plumbing			3
7.	Grout			4
8.	Lintels and 2 <sup>nd</sup> 6 courses			5
9.	Grout			6
10.	Roof			7
11.	Exterior concrete			8
12.	Doors and windows			9
13.	Surface bonding - interior			10
14.	Surface bonding – exterior			12
15.	Floor coverings (tile)			14
16.	Cabinets and kitchen appliances / heater / water heater			1
17.	Bathroom facilities, light fixtures, wall tile			17
18.	Interior and exterior paint			19
19.	Clean - up			20
20.	<u>Final inspection</u>			21
	<b>Total</b>			

2. Depending on soil conditions  
3. If needed  
14. Final costs to be determined  
16. To be determined
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