

MARGARET E. MUSGRAVE (Peggy):

PROFESSIONAL EXPERIENCE

1984 to Present	Abruña & Musgrave, Architects Sustainable Architecture
Position:	Partner
Roles:	Office and Project Manager, Permits Manager, Interior Architecture, Color Specialist
1984 to 1985	Alfredo Drouyn, Architect Private Housing Developments
Position:	Architect
Roles:	Project Manager for Private Housing Developer In charge of Permitting Processes
1979 to 1984	Puerto Rico Department of Housing Housing Developments
Position:	Architect
Roles:	Supervisor of Federal Housing Projects Division under HUD's home loan. Agency Liaison with the Housing and Urban Development Federal Program 1981- Awarded as the Best Public Servant of the Year
1972 to 1979	Carlos Sanz, FAIA, Architect Private Housing Developments
Position:	Architect Apprentice
Roles:	Design Development of Private and Public Housing Projects

Education/Training

- University of Puerto Rico School of Architecture: Bachelor of Environmental Design
- University of Puerto Rico School of Architecture: Master of Architecture
- Sustainable Real Estate Certificate

Licensing and Memberships

- Licensed Realtor: Lic. #5741
- Member Colegio de Arquitectos y Arquitectos Paisajistas de PR: Certificate # 11416
- Member US Green Building Council
- Member San Juan Board of Realtors

Professional Expertise:

- Project Manager and Administrator
- Construction Supervision
- Interior Architecture
- Expertise in Permitting Processes
- Color Specialist and Consultant

Total Experience: 33 Years

With Abruña & Musgrave: 28 Years

With Other Firms: 6 Years

PROFESSIONAL ACHIEVEMENTS

Best Public Servant at the Department of Housing, Government of Puerto Rico

Licensed Realtor: Green Specialist Track

Numerous Design awards as Partner of Abruña & Musgrave including awards from

The American Institute of Architects, PR Chapter

The Urbe Architectural Design Awards

Environmental Protection Agency, Environmental Quality Award

The Architects Association Biannual Prize Awards

The Energy Alliance of Puerto Rico

Margaret Musgrave is a licensed Realtor and a Certified Architect at the PR Architects and Landscape Architects Association.

She acquired extensive experience in the Housing, Commercial, and Institutional design market while at the office of Carlos Sanz, FAIA, Architect where she developed various private housing projects, office buildings and University expansions schemes as well as development of construction details. She also gained experience in the administrative, public relation, and financing phases of an architectural firm. She spent five years at the PR Housing Department where she was in charge of the Federal Housing Assistance Program overseeing all governmental Agencies with emphasis on Federal and local regulations, code compliance as well as planning and budgeting for low-income housing projects.

OTHER INTERESTS:

Since she was eight years old, Margaret (Peggy) Musgrave, has had extensive training in Flamenco, Ballet, Jazz, and Ballroom dancing. Prominent professors Phyllis Kapp (New York), Marta Mahr, Cuca Martinez (Alicia Alonso's sister), Lolita Monreal (Barcelona, PR), Irene Mclean (PR), Alma Concepción (Princeton University), Carlos de la Cámara, Vanessa Ortiz ("Taller de Bellas Artes" Municipality of San Juan, Marcelino Alcalá (PR Music Conservatory) and Rosario, Esperanza and Manolo Galán (Sevilla) were her tutors in what has been a long and prosperous dancing career.

She still continues dancing Flamenco with the internationally well-known Spanish Dancer, Rosario Galán. She has also participated in the Caribbean Dance Sport Competition for the past six years under the guidance of Cesar Detrés, receiving several first prizes in most of her dance routines. This year she will be competing again in Smooth, American Rhythm, and International Latin Ballroom dances: American Tango, Waltz, Foxtrot, Swing, Hustle, Bolero, Salsa, Mambo, Cha Cha Cha, Rumba, Argentine Tango, Samba, and Paso Doble.

PROJECTS CURRENTLY IN PROGRESS.

1. Construction of the 2nd Eco School for the Department of Education through the Public Buildings Authority of Puerto Rico. This is a 400 student 72,000 SF Elementary School. It is now 65% completed and pursuing a LEED Certification. (Budget: \$18 Million)
2. Full Moon Park for the Compañía de Parques Nacionales. This is an EcoPark in Rio Piedras that will be completely autonomous from all utilities. The project is pursuing a LEED Certification. (Budget: 2.5 Million)
3. Operational guidelines for Ecotourism and Sustainable Tourism Facilities for the PR Tourism Company: This guide for EcoTourism Inspectors of the Tourism Company will be used to certify Eco Lodges in Puerto Rico.
4. Design of Two Affordable Sustainable Houses for EcoHab enterprises. These prototypes are being designed for construction by VerdeHomes for the Municipality of San Juan through their HOME Program.

RELEVANT GREEN PROJECTS EXPERIENCE

Dorado Ecological School (In Progress, pursuing LEED Certification)

Dorado, PR, -Estimated Construction Cost: \$18 Millions

2nd Eco School of Dept. of Education

Construction Start: Aug 2008/Completion Date: Sept, 2011

Team Member Position: Project Manager, Color Consultant, Interior Architect & Supervisor

Culebra Ecological School (BUILT)

Culebra, PR, -Estimated Construction Cost: \$18 Millions

1st Eco School of Dept. of Education

Construction Start: Aug 2003/Completion Date: Aug, 2006

Team Member Position: Project Manager, Color Consultant, Interior Architect & Supervisor

Montessori Ecological School (BUILT)

Caguas, PR, -Estimated Construction Cost: \$350,000

1st Private Eco School of PR

Construction Start: Aug 2001/Completion Date: Sept, 2002

Team Member Position: Project Manager

Casa Ausente EcoHouse- Private Residence (BUILT)

Dorado, PR, -Estimated Construction Cost: \$170,000

1st Eco House of Puerto Rico

Construction Start: Jan. 1999/Completion Date: Oct, 2000

Team Member Position: Co-Architect with Fernando Abruña

SOLARIA Ecohouse Prototype for Villas MiAntojo (BUILT)

Caguas, PR, - Construction Cost: \$130,000

1st Pre Designed Eco House of PR

Construction Start: Jan, 2009, Completion Date: May, 2009

Team Member Position: Co-Architect with Fernando Abruña

PR EcoTourism Design Guidelines (Completed)

For the PR Tourism Company, San Juan, PR

Now in use as part of the new Permitting Process Office

Start: May, 2004, Completion Date: May, 2006

Team Member Position: Project Manager

PR EcoTourism Operations and Maintenance Guidelines (Completed)

For the PR Tourism Company, San Juan, PR

Now in use as part of the PRTC Green Lodging Certification Program

Start: May, 2010, Completion Date: June, 2011

Team Member Position: Project Manager

Other Architectural Projects 1985-2009

Margaret Musgrave has worked on numerous Historic Preservation Projects in Old San Juan, various private residences, and Office and Communications Buildings, among others as a partner in Abruña & Musgrave.