



GOVERNOR'S AWARD 2010-2025



15 YEARS OF DESIGN & CONSTRUCTION
EXCELLENCE IN THE CAYMAN ISLANDS

**CELEBRATING 15 YEARS
OF DESIGN & CONSTRUCTION
EXCELLENCE IN THE CAYMAN ISLANDS**



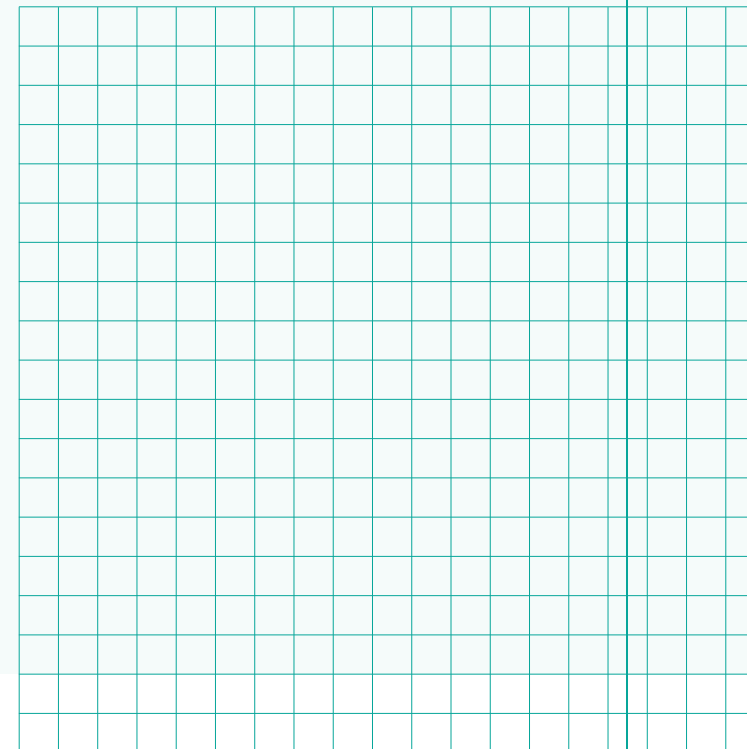
GOVERNOR'S AWARD
2010-2025





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1 MAINTAINING EXCELLENCE THROUGH INSPIRATION



Governor Jane Owen

The Governor's Award for Design and Construction Excellence recognises buildings that make a lasting contribution to the Cayman Islands. It celebrates work that stands out not just for how it looks, but for how well it is built, how responsibly it uses resources, and how thoughtfully it responds to its surroundings.

Since it began, the Award has highlighted projects that respond to Cayman's climate, landscape, and culture with skill and care. The buildings featured here show that excellence is not about size or style. It is about clear thinking, quality workmanship, and creating spaces that serve people and communities well over time.

This book is more than a record of past winners. It captures an ongoing conversation about how we build in the Cayman Islands, and how those choices shape our everyday lives, our ability to withstand challenges, and our sense of who we are.

As Governor, I am proud to support this Awards programme. It not only celebrates outstanding buildings, but also showcases the talent and ambition of the Cayman Islands to the wider world.



Cayman Islands
Government



Duncan Taylor CBE
Governor of the Cayman Islands, 2010–2013

Duncan Taylor (Governor 2010–2013) launched the Governor’s Award to promote sustainable, community-focused design.

Supported the establishment of the Award during its formative years, reinforcing the importance of good governance, environmental responsibility and design integrity within Cayman’s development landscape.



Helen Kilpatrick CB
Governor of the Cayman Islands, 2013–2018

Continued to strengthen the Award’s profile, with a focus on professionalism, sustainability and the role of the built environment in supporting community well-being and economic resilience.



Martyn Roper OBE
Governor of the Cayman Islands, 2018–2023

Oversaw a period of growing maturity in the Award, supporting recognition of projects that demonstrated resilience, collaboration and long-term performance amid increasing environmental and regulatory pressures.

GOVERNORS PAST AND PRESENT

IN APPRECIATION OF PAST GOVERNORS

The Governor’s Award for Design and Construction Excellence is conferred by the Office of the Governor in partnership with the Cayman Islands Society of Architects, Surveyors and Engineers (CASE) and the Cayman Contractors Association. The Award recognises achievement across architecture, engineering and construction, with particular emphasis on design quality, sustainability and long-term performance within the built environment.

Since its establishment in 2010, the Award has benefited from the patronage of successive Governors of the Cayman Islands, each of whom has supported the programme as a means of championing quality, responsibility and considered development.



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A MESSAGE FROM THE GOVERNOR'S AWARD COMMITTEE



GOVERNOR'S AWARD

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The Award was established to promote, celebrate and inspire design and construction excellence in the Cayman Islands. It sets expectations for quality, responsibility and long-term thinking in how we design and build.

The Governor's Award for Design and Construction Excellence was established in 2010 to recognise work that genuinely raises the standard of the built environment in the Cayman Islands. From the outset, it has been concerned with more than recognition alone. The Award sets expectations for quality, responsibility and long-term thinking in how we design and build.

Over the years, both the industry and the broader conversation around design have matured. Early recipients such as Camana Bay's Town Centre and Seagrape House established important benchmarks. They demonstrated that good design in Cayman must respond to climate, landscape and community, and that sustainability and performance can be integrated with discipline rather than display.

As the Award evolved, the range of recognised projects broadened. Barcadere Marina re-connected a neglected waterfront with Cayman's maritime history while addressing complex environmental and construction challenges. Beach House in Little Cayman and Rum Point House explored different approaches to coastal living, yet

both demonstrated restraint, sensitivity to setting and a clear understanding of place. Projects such as Linger Longer and 18 Forum Lane showed that commercial viability, affordability and environmental responsibility can co-exist when approached with care.

More recent recipients reflect a growing confidence within the industry. Pinkie and Driftwood illustrated how heritage preservation and contemporary construction can sit side by side without compromise. Botanica reinterpreted traditional forms for modern living in a way that feels rooted rather than imported. Adaptive re-use projects such as 49 Mary Street reinforce the value of extending the life of existing buildings and prioritising long-term performance over short-term gain.

What connects all these projects is not style, scale or budget, but intent. The Governor's Award does not seek spectacle or novelty for its own sake. It recognises care in design thinking, care in construction, and care in how buildings perform over time while serving the people who use them.



The Award is administered by the Office of the Governor in collaboration with the Cayman Islands Society of Architects, Surveyors and Engineers and the Cayman Contractors Association. This partnership reflects a simple reality- excellence in the built environment is achieved through collaboration. Strong design requires strong delivery, and innovation must be matched by buildability and shared responsibility.

We see the Awards as both recognition and responsibility. They acknowledge outstanding work, but also set a benchmark for what follows, asking whether a project will continue to perform well, respect its surroundings and contribute positively to the wider community.

Chair of the Committee, Garth Arch, would like to sincerely thank all those who make this programme possible – “the Governor’s Office and the respective Governors, those who nominate projects and prepare submissions, the judges and fellow committee members who contribute their expertise, the architects, engineers, builders and clients who choose to aim higher, and the sponsors and supporters whose generosity allows the Awards programme to continue with integrity. If the Governor’s Awards encourage higher standards, stronger collaboration and more considered decision-making, then it is fulfilling its purpose.”

THE AWARD COMMITTEE

The Governor’s Award for Design and Construction Excellence is guided by a committee whose commitment, professional expertise and continuity have shaped the programme over fifteen years. Their oversight ensures that the Award remains rigorous, independent and grounded in the realities of designing and building in the Cayman Islands, and that the Award continues to recognise work distinguished by integrity, responsibility and long-term value to the community.

The Committee has benefited from the contributions of

Garth Arch MBE
Andrew Gibb
David Johnston
Melanie Roddam
Samuel Small
Past and present Presidents of CASE and CCA

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3 A MESSAGE OF APPRECIATION

The Governor's Award for Design and Construction Excellence is made possible through the continued support of the Office of the Governor, the Cayman Islands Society of Architects, Surveyors and Engineers (CASE), and the Cayman Contractors Association (CCA). Their leadership ensures that the Award is administered with integrity, rigour and a sustained commitment to excellence in the built environment.

The programme is further strengthened by the support of industry partners, sponsors and contributors whose engagement reflects a shared belief in the importance of high standards in design and construction. Their continued generosity enables the Award to recognise achievement thoughtfully and to document this work as part of Cayman's architectural record.

The Award also relies on the dedication of professionals who contribute their time, expertise and judgment to the planning and evaluation process. Architects, engineers, contractors and advisors serve with care and professionalism, ensuring that each project is assessed thoroughly and within its proper context.

Above all, the Governor's Award programme recognises the clients, designers, builders and consultants who commit to quality and responsibility throughout the life of a project. Their willingness to pursue considered solutions, often through more demanding and complex processes, raises expectations across the industry and strengthens the quality of the built environment for the wider community.

This publication is dedicated to that collective effort and to the belief that well-designed, well-built places matter.



2010

Rupert Ackerman
Garth Arch MBE
Norman Bodden OBE
Rayal Bodden
Lisa-Ann Hurlston-McKenzie
Jimmy Powell MBE

2011

Rayal Bodden
Woody Foster
Michael Godfrey
Arek Joseph OBE
Henry Muttoo
Craig Nixon
Henry Propper MBE
Carla Reid

2013

Heber Arch MBE
Gary Benham
Jacqueline Bleicher
Norman Bodden OBE
Jim Scott
Natalie Urquhart BEM

2015

Gary Benham
J. C. Calhoun
Max Jones MBE
Christina McTaggart
Gordon Solomon
Gene Thompson

2017

Trevor Baxter
Sheena Connolly
Charlie Kirkconnell
Maria Leng
Janet Walker
Avril Ward

2019

Martyn Bould MBE
James Bovell
Simone Eade
Stacy McAfee
Marcia Muttoo
Chip Ogilvie

2021

James Bovell
Kaitilynn Elphistone
Lisa-Ann Hurlston-McKenzie
Stacy McAfee
David Watler

2025

James Bovell
Michelle Butler
Melanie Carmichael
Louise Fox
A. L. Thompson

MODERATORS

Garth Arch MBE
Andrew Gibb

DISTINGUISHED JUDGES OVER THE YEARS

4

Projects submitted for the Governor's Award are assessed by an independent jury of experienced professionals from architecture, engineering and construction. Each project is evaluated on its own merits, guided by a clear and consistent set of assessment principles rather than rigid formulas.

These principles encompass design quality, contextual response, buildability, environmental performance, innovation and long-term value. Equal consideration is given to how a project functions, how it is delivered and how it contributes to its physical, social and environmental context.

The Award does not seek spectacle. Projects are recognised for intelligence, restraint and appropriateness, and for solutions that are fit for purpose, climate-responsive and mindful of performance over time.

This approach allows a broad range of projects to be considered while maintaining a consistent and rigorous standard of excellence grounded in the realities of the Cayman Islands.

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5 CELEBRATING EXCELLENCE IN CAYMAN'S BUILT ENVIRONMENT

The Governor's Award for Design and Construction Excellence recognises work that advances the quality of the built environment in the Cayman Islands. It acknowledges projects distinguished by disciplined design thinking, technical rigour and a clear understanding of place, across architecture, engineering, construction and environmental performance.

The Award is intentionally broad in scope. Residential, commercial, civic, hospitality and infrastructural projects are all eligible, provided they respond intelligently to Cayman's climate, landscape and cultural context. Excellence is not defined by style or scale, but by intent: a commitment to buildings that perform reliably over time and contribute positively to everyday life.

Through projects ranging from modest restorations to complex urban developments, the Award highlights work that strengthens the islands' physical, social and environmental fabric. It reinforces the principle that quality in the built environment is not incidental, but the result of careful decision-making, collaboration and long-term responsibility.

This book brings together Governor's Award recipients from 2010 to 2025. It serves as both a record of evolving ideas, technologies and priorities, and a benchmark against which future work may be measured. More than a catalogue of winners, it documents a shared commitment to building well and to shaping an environment that reflects the values and responsibilities of the Cayman Islands.

By establishing a clear standard of excellence, the Award also helps set expectations for future development. It provides a reference point for clients, designers and builders alike, affirming that quality is defined not by novelty or scale, but by performance, relevance and longevity.



CASE CAYMAN SOCIETY OF ARCHITECTS SURVEYORS & ENGINEERS

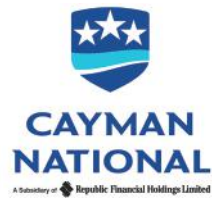


The Governor's Award is administered through a collaboration between the Cayman Islands Society of Architects, Surveyors and Engineers (CASE) and the Cayman Contractors Association (CCA), reflecting the shared responsibility of design and construction in achieving excellence within the built environment.

CASE represents the architectural profession in the Cayman Islands, promoting high standards of design, professional integrity and continuing education. Its involvement ensures that architectural quality, contextual understanding and innovation remain central to the Award's purpose.

The Cayman Contractors Association represents the construction industry, advocating for best practice, safety and quality execution. Its participation acknowledges that even the strongest design intent relies on skilled delivery and rigorous construction standards.

Together, CASE and the CCA ensure that projects are evaluated holistically. The partnership reinforces excellence emerges through collaboration, informed problem-solving and shared accountability from concept through completion.



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FLOWERS



HOME GAS



Kirk Home Centre
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reallife



**NATIONAL
NC
CONCRETE**

15 YEARS OF SPONSORS SUPPORT

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The Governor's Award for Design and Construction Excellence has been sustained over fifteen years through the commitment of organisations whose work underpins the Cayman Islands' built environment. Their involvement has enabled the Award to recognise design quality, construction excellence and responsible development across residential, commercial, civic and hospitality projects.

By contributing to a programme that documents and celebrates thoughtful design and well-executed construction, these organisations reinforce a culture of quality, accountability and long-term responsibility within the industry. Their engagement reflects an understanding that the built environment is shaped not only by architects and builders, but by a wider network of professional, commercial and civic partners.

This publication acknowledges both current and past sponsors whose partnership has supported the continuity, independence and integrity of the Governor's Award since its establishment in 2010.



7 A NEW CAYMAN VERNACULAR ACHIEVED

Award Criteria and Assessment Framework

Projects submitted for the Governor's Award for Design and Construction Excellence are assessed against a structured framework that reflects the realities of designing and building in the Cayman Islands. The assessment is holistic by design, recognising that excellence is achieved through the successful integration of intent, execution, performance and responsibility over time.

Rather than isolating individual attributes, the jury considers how effectively each project brings together design quality, construction delivery, environmental performance and cultural response into a coherent and resolved outcome. Equal weight is given to how a project is conceived, how it is built, and how it performs within its setting and community.

Design Excellence

Design excellence is demonstrated through the disciplined resolution of complex objectives, constraints and site conditions. Projects are expected to show clarity of purpose and a measured response that balances functional requirements with environmental and contextual considerations. Particular attention is given to the continuity between design intent and built outcome.



Creativity and Innovation

Creativity and innovation are recognised where new or adaptive approaches result in meaningful improvement. This may include the considered use of technology, materials, design strategies or construction processes that enhance performance, efficiency or experience. Innovation is valued when it is purposeful and appropriate to Cayman's climate, scale and context.

Sustainability and Environmental Responsibility

Environmental responsibility is a fundamental expectation for all nominated projects. Sustainability should be embedded in the design approach from the outset, informing decisions throughout the project lifecycle. Assessment considers performance across key measures including energy efficiency, water conservation, carbon reduction, indoor environmental quality and responsible stewardship of resources, with sensitivity to site and long-term impact.

Value

Value is understood broadly and extends beyond cost efficiency. Projects are assessed on their contribution to the Cayman Islands' development and construction sectors, to professional practice and to the wider community. Consideration is also given to environmental and cultural impact, and to how a project raises expectations of quality over time.

Buildability and Delivery

Successful projects demonstrate effective collaboration between design and construction teams, supported by clear coordination and informed decision-making. Assessment focuses on quality of execution, stakeholder satisfaction and proven performance, recognising projects where design intent and delivery are closely aligned.

Cultural Response

Cultural response is central to excellence in the Cayman context. Projects are expected to demonstrate sensitivity to social, economic and cultural conditions, and to contribute positively to public health, safety and welfare. Recognition is given to work that actively or passively supports Caymanian culture, identity and the arts.

Good design in Cayman must respond to climate, landscape and community.



8 FIFTEEN YEARS OF THE GOVERNOR'S AWARD

Since its establishment in 2010, the Governor's Award for Design and Construction Excellence has provided a clear lens through which to understand the Cayman Islands' built environment. Over fifteen years, the Award has recognised projects that respond to evolving priorities while maintaining a clear focus on quality and long-term performance.

During this period, the Cayman Islands have undergone significant change. Economic cycles, regulatory shifts, environmental pressures and population growth have all influenced how and what is built. The projects documented here reflect a steady refinement in practice, characterised by improved construction methods, greater environmental responsibility and a more deliberate engagement with resilience and stewardship.





A defining feature of many successful projects is collaboration. Strong alignment between clients, designers, engineers and contractors from early concept through delivery has become central to achieving lasting outcomes. This integrated approach is now a hallmark of excellence within the Cayman context.

Taken together, the projects recognised by the Award chart a progression in thinking rather than isolated moments of achievement. They demonstrate a consistent commitment to building well, responding to climate and place, and contributing meaningfully to the social, cultural and environmental life of the Islands.

A defining feature of many successful projects is collaboration.





2025

2025 ALDINE FRANKLIN HOUSE



Client/Owner: Peter and Paula Dutton
Architect: Frederick + McRae Ltd.
Structural Engineer: APEC Consulting Engineers
Electrical Designer: TK Electrical Solutions
Mechanical Designer: M&S Air Conditioning
Plumbing Designer: Frederick + McRae Ltd.
General Contractor: Unit Construction Ltd.
Plumbing Contractor: AL Plumbing

Set quietly into the landscape of East End, Aldine Franklin House stands as a measured and thoughtful interpretation of Cayman's vernacular architecture—one that values restraint, continuity and a strong sense of place. Completed in 2023, the home presents a calm, nostalgic presence, where proportion, colour and craftsmanship combine to create a residence that feels both familiar and quietly renewed. Its elevated form, soft pastel shutters and carefully articulated eaves reference traditional Caymanian homes, while its execution reflects a contemporary understanding of construction, comfort and longevity.

The project evolves from an existing structure: a modest timber heritage home shaped by decades of salt air, storms and daily use. Though weathered, the house retained a clear architectural identity rooted in East End's residential history and the practical intelligence of earlier island building traditions. The decision to restore rather than replace was central to the project's philosophy, recognising the cultural value embedded within the original structure and its role in Cayman's architectural narrative.



WINNER

2025

ALDINE FRANKLIN HOUSE

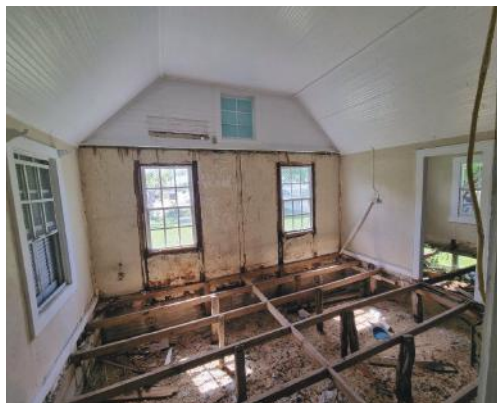
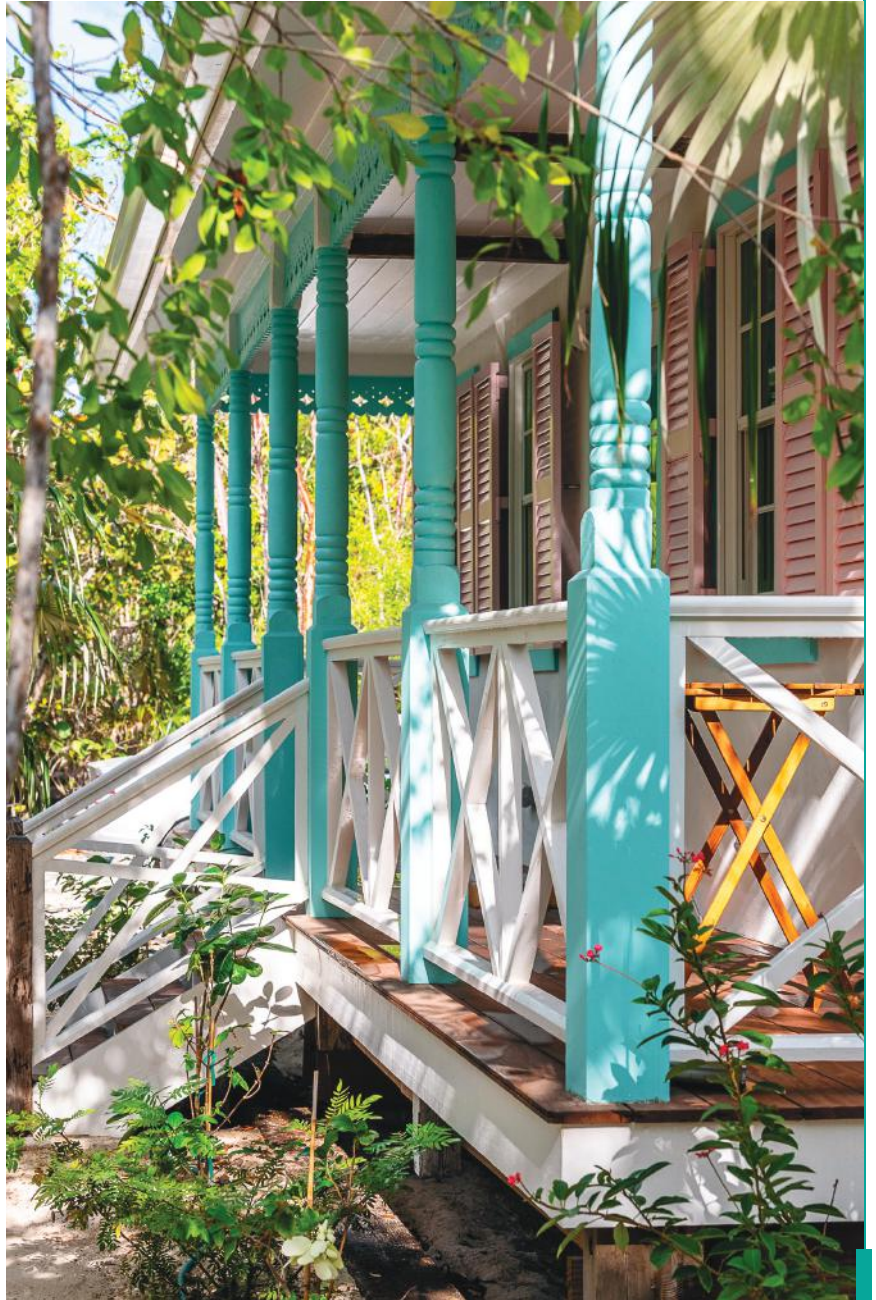




Designed by Frederick + McRae Ltd, with Lyle Rodney Frederick as Lead Architect, the restoration was approached as an act of respect rather than replication. Detailed documentation informed the process, allowing original proportions, roof-lines, fenestration and verandah relationships to guide the renewed design. These studies shaped careful decisions about what could be retained, what required sensitive replacement, and where contemporary intervention was necessary to ensure long-term performance.

Original architectural cues—including the pitched roof profile, elevated floor plane and shuttered openings—formed the foundation of a refined reinterpretation. New materials echo the texture and tone of the original structure, while elevated detailing enhances durability without compromising character. The result is not a museum piece, but a living home with clarity and renewed purpose.

Scaled for living rather than display, the house allows light, ventilation and landscape to take precedence. Verandas provide shaded transitional spaces, while elevated construction, operable shutters and deep overhangs support passive cooling and climate resilience. Built by Unit Construction for the Dutton family, Aldine Franklin House balances heritage with comfort. As a Governor's Award 2025 winner, it demonstrates that architectural excellence lies not in spectacle, but in care, restraint and a deep understanding of place.



2025

JOHN GRAY HIGH SCHOOL



Client/Owner: Ministry of Education, Cayman Islands Government
Project Leadership/Design Team Leader/Lead Consultant: Chalmers Gibbs Architects
Architects/ Architect of Record: Chalmers Gibbs Architects
Design Architects: Chalmers Gibbs Architects
International Design Collaboration: Jestico + Whiles, RAD (UK)
Structural Engineer: APEC Consulting Engineers
Mechanical, Electrical and Plumbing Designer: MCW Consultants Ltd.
Interior Designer: Jestico + Whiles and RAD
Quantity Surveyor and Contract Administrator: JEC Property Consultants Ltd.
General Contractor: McAlpine Ltd. Cayman
Key Trade Contractors: BrittHay Electric Ltd. • United Contracting Ltd.
 Cayman Mechanical Company Ltd. • Precision Industries (Cayman) Ltd.
 Stafford Surfaces

The New John Gray High School Complex and Playing Fields represents a transformational investment in Cayman's educational and civic infrastructure. Originally conceived to accommodate 1,000 secondary students across a multi-building campus, the project resumed following a period of suspension and was comprehensively re-evaluated through a rigorous stakeholder-led design process beginning in 2017. The resulting campus delivers a coherent, secure and future-ready learning environment that responds directly to educational performance, student well-being and community use.

The design establishes a clear and legible whole-school layout, supporting passive supervision, improved safeguarding and intuitive circulation. Secure entry sequences, controlled visitor access and well-defined boundaries enhance student safety while maintaining openness and visibility throughout the campus. Teaching spaces are organised around academic academies and specialist facilities, including STEM, vocational workshops, performing arts and dedicated SEN resources, ensuring a broad and inclusive curriculum offering.



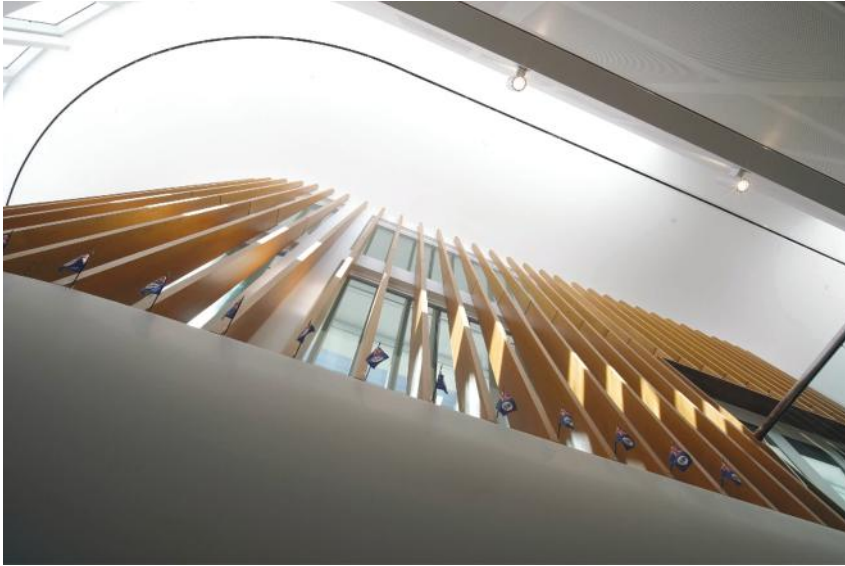
WINNER

2025

JOHN GRAY HIGH SCHOOL



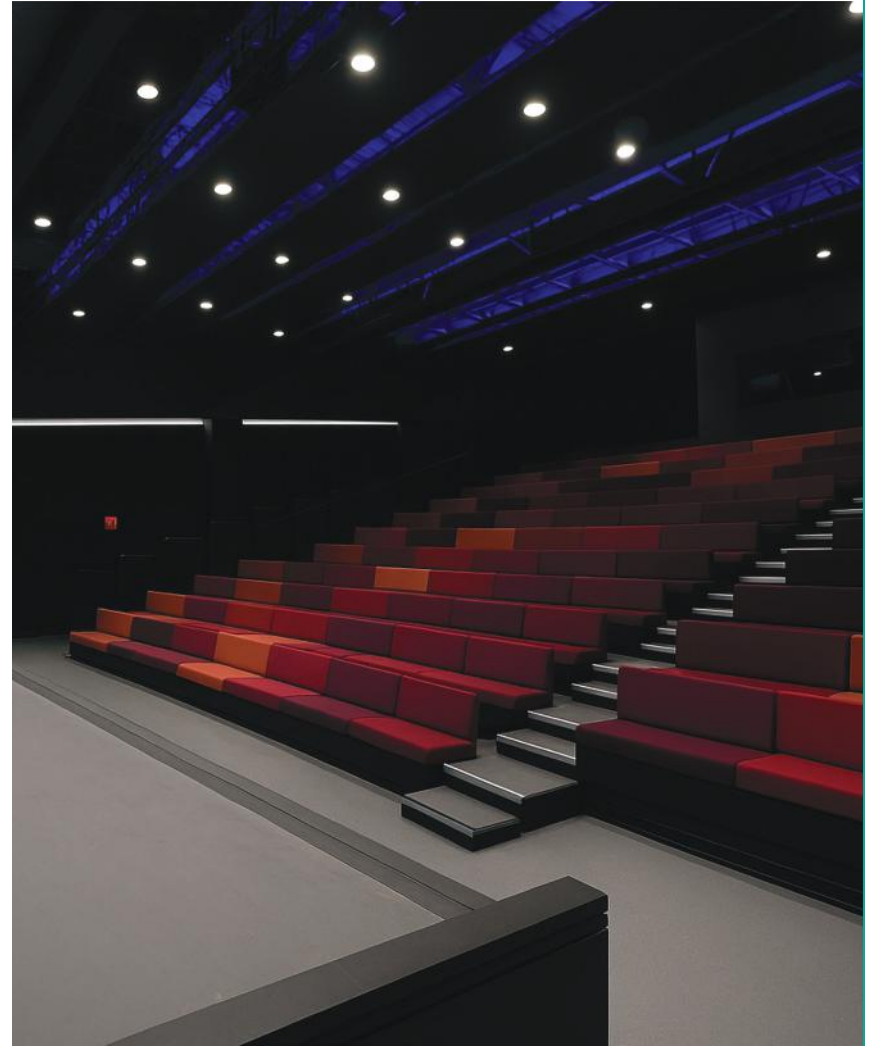
GOVERNOR'S AWARD 15 YEAR ANNIVERSARY



At the heart of the campus, a central atrium functions as both a daily dining space and a flexible community venue, capable of operating independently outside school hours. This approach extends across the site, with playing fields, courts, a technology block and a state-of-the-art performance hall—seating approximately 410 people—strategically located to support secure community access. The campus is further distinguished by its designation as a hurricane shelter, capable of accommodating over 3,000 occupants and significantly increasing national storm-shelter capacity.

Sustainability is embedded throughout the design. Passive strategies maximise daylight, airflow and thermal comfort, supported by solar-controlled façades, high-performance building fabric and an intelligent building management system. Rainwater harvesting supplies flushing systems via a 36,000-gallon cistern, while low-flow fixtures reduce overall water demand. Native landscaping further minimises irrigation requirements.

The success of the project lies in its collaborative delivery. Through BIM-enabled coordination, early contractor engagement and continuous stakeholder involvement—including school leadership—the campus has delivered measurable improvements in attendance, behaviour and well-being. The New John Gray High School stands as a powerful example of how design excellence can directly support educational outcomes.



2025 SALT SPRAY



Client/Owners: David and Kelly Walker
Architect: John Doak Architecture
Structural Engineers: AMR Structural Engineers
Mechanical, Electrical and Plumbing Engineers: Corporate Electric Ltd.
Builder/General Contractor: Under the Almond Tree Ltd.
 (Thistle General Contractor)

Located on South Sound Road, Salt Spray is a single-family residence that demonstrates how thoughtful design and restraint can produce architecture that is distinctly Caymanian. Developed between 2017 and 2024, the two-storey main residence and guest house are elevated and carefully oriented to capture views of the Caribbean Sea while maintaining a strong relationship to the surrounding landscape.

Designed by John Doak Architecture, the home references Caribbean Georgian traditions through curved verandah roofs, timber detailing, copper rainwater goods and locally crafted stonework. Broad verandas and operable glazing support a strong indoor–outdoor relationship and respond directly to climate.

Passive cooling strategies, structural resilience and integrated renewable energy systems contribute to a house designed for long-term performance.

2025 THE MEADOWS



Located in West Bay, The Meadows at Batabano is a medium-density residential development that balances neighbourhood character, environmental performance and day-to-day liveability. The gated community comprises 113 townhomes across seven models, arranged to create a cohesive streetscape informed by Caymanian architectural references.

Designed to foster connection as much as privacy, the masterplan prioritises walkability, generous communal amenities and thoughtfully landscaped outdoor spaces. Central to the development is a resort-style pool and clubhouse, while a landscaped lake supports stormwater management. Homes are oriented to maximise light and airflow, reinforcing a strong relationship between architecture and environment.

Constructed using the RSG3D building system, the development demonstrates a considered approach to resilience, sustainability and long-term performance.

Owner/Developer: Meadows Ltd./Edgewater Development Ltd.

Architect: Tropical Architecture Group

Design and Concept: Edgewater Development Ltd.

Contractor: Edgewater Development Ltd.

Structural Engineers: AMR

MEP Engineers: Corporate Electric Ltd. RAC

Interior Design: Edgewater Development Ltd.

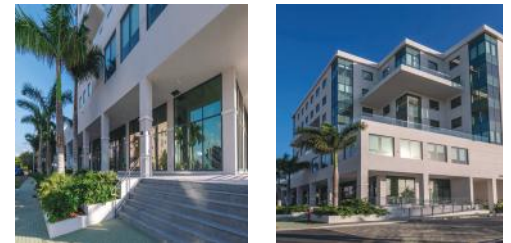
Code Compliance Inspections: Cayman Code Check

Landscape Contractor: Vigoro Nursery

Swimming Pools: JD Design and Construction • Aquatic Pools Ltd.

2025

CRICKET SQUARE PAVILION EAST



Client/Developer: Orchid Development

Architect/Architects: Chalmers Gibbs Architects

Structural Engineer: DJB Arquitectos Garrett Singer Architecture + Design

Structural Engineers: APEC Consulting Engineers

Mechanical, Electrical and Plumbing Engineer: MCW Consultants Ltd.

Contractor: McAlpine Ltd. Cayman

Pavilion East marks the seventh phase of the Cricket Square masterplan, delivering a Class A commercial building completed in June 2025 that supports contemporary business needs through long-term adaptability and performance.

Designed with sustainability at its core, the building incorporates high-efficiency mechanical systems, smart lighting and building management technologies to reduce energy demand and enhance occupant comfort. Stepped massing and increased glazing improve daylight penetration and internal spatial quality.

Delivered during a period of significant construction and supply-chain challenges, Pavilion East demonstrates effective coordination, resilience and a measured approach to commercial development.

2025 HOTEL INDIGO



Located just off Seven Mile Beach, Hotel Indigo® Grand Cayman introduces a contemporary boutique hospitality model informed by local culture and environmental conditions. Opened in 2024, the 282-room hotel is the first of the brand in the Caribbean and adopts a design approach rooted in place rather than beachfront convention.

The building is elevated above grade to address flood resilience, improve outlook and reduce its impact on surrounding roads. Interiors reference Cayman's maritime history and natural environment through layered materials, artwork and spatial sequencing.

Environmental performance is supported through energy-efficient systems, advanced cooling strategies and water-saving measures, positioning the hotel as a considered response to modern hospitality in the Cayman Islands.

Developer: Dart

Architect: BLUR Workshop

Interior Design: Farouki Design

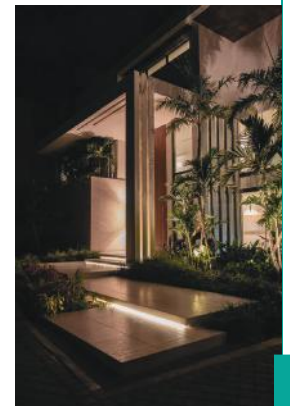
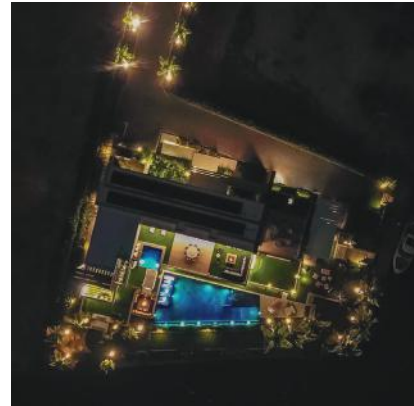
Landscape Architect: HOET

Hotel Brand/Operator: Hotel Indigo® | IHG Hotels and Resorts

NOMINATIONS



2025 NOMINATIONS







2021

WINNER

2021 BOTANICA



Developer: Rainbow Development Ltd.
Architect: GMJ Homeplans Ltd.
Structural Engineer: ACE Engineering Ltd.
Mechanical, Electrical and Plumbing Services Designer: GMJ Homeplans Ltd.
Contractor: Rainbow Development Ltd.

Botanica is an intimate collection of twelve guest cottage duplexes set at the entrance to Governor's Harbour, offering a rare counterpoint to the high-rise development of the Seven Mile corridor. Conceived as a modern cottage colony, the project demonstrates how small-scale architecture can achieve strong identity, commercial viability and cultural relevance.

Developed by Rainbow Development Ltd., Botanica transforms a series of long-vacant, sub-standard parcels into a cohesive hospitality destination rooted in Caymanian architectural tradition. Playful rooflines, deep porches and finely detailed timber elements reference historic island buildings, while compact, efficiently planned interiors deliver comfort and functionality within a minimal footprint. Each cottage is named after indigenous flora, reinforcing a strong sense of place.



WINNER

2021 BOTANICA



Innovative construction strategies—including modified ICF systems and bespoke detailing—address the challenges of narrow lots while enhancing durability and weather resilience. Lush, layered landscaping completes the experience, creating a secluded, garden-led retreat. Botanica stands as a thoughtful example of how heritage-inspired design can coexist with contemporary living on Cayman’s most developed corridor.





2021 49 MARY STREET



Client: Heber Arch
Architect: Rutkowski Baxter Houghton
Interior Designer: Frederick + McRae
Structural Engineer: AMR Consulting Engineers
Mechanical and Plumbing Services Designer: Cayman Mechanical Company Ltd.
Electrical Service Designer: Corporate Electric Ltd.
LEED Consultant: Viridian
General Contractor: Arch & Godfrey
Electrical Contractor: Corporate Electric Ltd.
Plumbing and Mechanical Contractor: Cayman Mechanical Company Ltd.
Renewable Energy Contractor: Greentech Ltd.
Trade contractor: Allstar Construction Ltd.

49 Mary Street demonstrates how adaptive reuse can play a meaningful role in strengthening Cayman's urban fabric. Rather than pursuing replacement or expansion, the project focuses on extending the life of an existing building through careful intervention, improved performance and renewed relevance within George Town's historic core.

The approach is deliberate and restrained. The original structure is respected and retained, while upgrades to structure, services and environmental performance bring the building in line with contemporary expectations. Circulation, light and ventilation are improved without erasing the building's character or scale, allowing it to continue contributing positively to the streetscape.

In a context where redevelopment pressure is high, 49 Mary Street offers a compelling alternative model. It demonstrates that longevity, sustainability and commercial viability can coexist, and that thoughtful reuse can support both heritage continuity and modern working needs. 49 Mary Street stands as a quietly confident example of responsible urban renewal.



2021

CAYMAN FIRST



Owner/Client: Cayman First Insurance Company
Architect/Architect of Record: Malcolm Stephenson
General Contractor: Arch & Godfrey
Structural Engineer: AMR
Mechanical, Electrical and Plumbing Design: Corporate Electric Ltd.
Secondary/Trade Contractors: Cayman Structural Group • Polar Bear
 • Advance Plumbing

Located on Vibert Drive, just outside George Town's commercial core, the Cayman First Centre is a purpose-built commercial building designed to support the operational needs of a modern insurance organisation. Completed in 2015, the project balances functional clarity with a calm architectural presence.

Contemporary construction is paired with restrained Caribbean references, expressed through proportion, vertical articulation and integrated shading. Orientation and massing maximise daylight while addressing local climatic conditions. A cantilevered upper level defines the main entrance, providing shelter and a clear point of arrival.

2021 CARIBBEAN SERVICES DEVELOPMENT LTD.



Developed as an expansion to the Truss Plant facilities, this two-storey office building represents a notable step forward in locally driven construction methods. Designed, fabricated and erected entirely in the Cayman Islands, the project is the first commercial building locally manufactured using cold-formed steel.

The structure integrates digital design, automation and CNC fabrication to achieve precision, efficiency and reduced material waste. Architectural and structural components were produced in-house, with construction trades coordinated locally. Lightweight steel framing reduced foundation demands and enabled efficient erection.

Environmental performance is supported through integrated insulation, moisture control and thermal breaks, demonstrating how innovation and local manufacturing can contribute to resilient, adaptable commercial development.

Owner/Client: Truss Plant Structures Ltd.

Architect/Architect of Record: Rand Fadhil

General Contractor: Truss Plant Structures Ltd. (TPS)

Structural Engineer: Reed Consulting Engineers

Electrical Engineer: TK Electrical Solutions

Mechanical Engineer: Polar Bear

Plumbing Engineer: Mac Plumbing

Design, Fabrication and Construction: Cayman Steel Design and Innovation (CSDI)

Secondary/Trade Contractors: Accurate Enterprises Ltd.

2021

HIMALAYA HOUSE



Owner/Client: Himalaya Global Holdings Ltd.
Architect/Architect of Record: John Doak Architecture
Interior Designer: Design in Practice
Structural and Civil Engineers: Apec Consulting Engineers
General Contractor: McAlpine (Cayman) Ltd.
Mechanical, Electrical and Plumbing: Andro Group
Specialist Contractors: Andro Elevator • ITC • Artisan Metals • Watler Roofing
External Works and Landscape: DRG Construction • Island Paving
Green Valley Nursery

Himalaya House occupies a prominent corner site on Elgin Avenue, directly opposite the Cayman Islands Government Administration Building, at the administrative heart of George Town. Completed in 2021, the three-storey building houses the family offices of a global wellness company, with retail at ground level and offices above. Despite its civic setting, the building maintains a refined, residential scale, described as a “jewellery box” within the capital.

The architecture adopts a compact footprint and refined scale, drawing on Caribbean Georgian proportions to establish a composed presence within its urban context. Cut stone at ground level, carefully detailed window openings and locally fabricated aluminium balustrades contribute to a high level of craftsmanship.

Climate-responsive planning, generous landscaping and durable materials support long-term performance. The project was delivered amid significant external disruption, demonstrating resilience and careful coordination throughout design and construction.

2021 THE GROVE



Located opposite Seven Mile Beach, The Grove is a mixed-use development that combines residential and commercial uses around a central landscaped green. Completed as Cayman's first built-to-purchase mixed-use project, it introduces an ownership model that supports long-term investment and local participation in a prime urban setting.

The masterplan prioritises pedestrian movement by placing parking at the site perimeter, allowing the courtyard to function as a shared social space. Architectural responses to climate include deep overhangs, shaded balconies, light-coloured roofs and a large on-site solar installation.

Conceived and delivered by a fully local project team, The Grove demonstrates a coordinated approach to sustainability, urban planning and community-focused.

Owner/Client: 5 Points

Architect/Architect of Record: RJDA (Robert Johnson)

Structural Engineer: AMR

Electrical Engineer: Briththay

Mechanical and Plumbing Engineer: CMC (Cayman Mechanical Company)

General Contractor: Arch & Godfrey

Secondary/Trade Contractors: Catalyst • Affordable Solar

Paradise Landscaping • Andro Elevator

2021 ARVIA



Owner/Developer: Davenport Development
Architect/Architect of Record: TAG
Interior Designer: TAG
Structural Engineer: TBM
Mechanical, Electrical and Plumbing Engineer: Corporate Electric Ltd.
Contractual Team Leader/General Contractor: Davenport Development
Secondary/Trade Contractors:
 Time Construction • Unlimited Construction • HF Construction

Located along the canals of Grand Harbour with direct access to the North Sound, Arvia is a residential marina community planned to combine shared amenities with a clear sense of neighbourhood. Developed around a central Olympic-length pool, landscaped open space and a fixed concrete marina, the layout creates a cohesive and inward-focused residential environment.

The architecture pairs contemporary forms with marine-influenced detailing, including durable wood-look aluminium façades. Resilient construction strategies, energy-efficient systems and the use of locally produced materials support long-term performance. The project also responds to evolving planning frameworks through the use of volumetric parcels, demonstrating an adaptive approach to large-scale residential development.

2021 FRANK RESIDENCE



Completed in 2019, the Frank Residence is a canal-front family home in Crystal Harbour designed for long-term living and everyday use. The project offers a contemporary interpretation of Caymanian colonial architecture, paired with a strong connection to outdoor space and waterfront views.

A central breezeway foyer organises the plan, establishing a clear visual and physical axis from arrival through to the pool terrace and canal beyond. This spatial arrangement supports natural ventilation and reinforces the relationship between interior and exterior living.

Functional shading devices, trellises and traditional shutters are integrated as architectural elements to enhance comfort and energy efficiency. Flexible interior spaces and landscaped outdoor areas, including a pool and play zones, reflect a design approach closely attuned to climate, family life and setting.

Owner/Client: Charles and Christina Frank
Architect/Architect of Record: Trio Architecture
Interior Designer: Christina Noel Interiors
Structural Engineer: Trio Architecture
Mechanical, Electrical and Plumbing Engineer: Corporate Electric Ltd.
General Contractor: Cayman Structural Group
Pool Design: MKS International
Secondary/Trade Contractors: Home Gas • Greentech Solar
• Kelly & Associate

2021

PEAK RESIDENCE

Owner/Client: Patrick Stacey

Architect/Design Architect: Kariouk Architects

Local Architect of Record: George Manderson

Structural Engineer: AMR Consulting Engineers

Mechanical, Electrical and Plumbing Engineer: Corporate Designs General

Contractor/Construction Manager: Alan Veeran

Secondary/Trade Contractors: Island Construction • Mega Systems

• Vigoro Nursery

The Peak Residence is a private home shaped by its elevated setting and careful response to views, prevailing breezes and solar orientation. Living spaces are arranged to maximise natural ventilation, with massing and shading used to moderate heat gain and support year-round comfort.

The architecture adopts a restrained language, prioritising clarity of form, durable materials and efficient planning. Designed as a considered response to site conditions and residential use, the project reflects a measured approach to private living within Cayman's environmental context.

2021 PERIWINKLE PHASE 1



Periwinkle Residence is a compact private home shaped by a careful response to orientation, climate and everyday living. The layout emphasises cross-ventilation, shaded outdoor spaces and a clear connection between interior rooms and the surrounding landscape.

A restrained palette of materials and detailing supports durability and long-term performance in a coastal setting. Designed with efficiency and comfort in mind, the project demonstrates a measured residential approach grounded in site conditions.

Owner/Client: Periwinkle

Architect/Architect of Record: Edi

Structural Engineer: Arch & Godfrey

LEED Consultant: Edi

Mechanical, Electrical and Plumbing Engineer: Corporate Electric Ltd.

General Contractor: Arch & Godfrey

Mechanical Contractor: Polar Bear

Electrical Contractors: Eccleston Electric • T&D Electrical

Plumbing Contractors: C&J Plumbing • Tyson Plumbing

2021

PLUG RESIDENCE

Owner/Client: Cizou Limited

Architect/Architect of Record: Chalmers Gibbs Architects

Structural Engineer: Apec Consulting Engineers

Interior Design: Chalmers Gibbs Architects

Mechanical, Electrical and Plumbing Engineer: Corporate Electric Ltd.

General Contractor: Cayman Contemporary Construction

Completed in 2020, Plug Residence is a coastal home on South Sound shaped by light, breeze and horizon rather than formal expression. The house is composed as a series of simple, durable volumes arranged to frame ocean views while buffering interior spaces from road exposure and prevailing weather.

Shaded outdoor rooms extend daily living toward the sea, with openings carefully controlled to moderate sun and wind. Material selections prioritise durability and low maintenance in a marine environment, while landscape and lighting strategies minimise visual impact and respond sensitively to the shoreline setting.

2021 RUSSELL RESIDENCE



Set on a seaside site at North West Point, the Russell Residence is composed as a series of pavilion-like volumes arranged to engage light, breeze and coastal views. Rather than a single mass, the plan allows interior and exterior spaces to flow between interconnected living areas.

The architecture draws from Caribbean plantation precedents, reinterpreted with cedar-clad pitched roofs, deep overhangs and operable shutters to manage heat and glare. Daylight is treated as a primary design element, with natural light introduced throughout via windows and skylights.

Renewable energy systems, efficient services and durable materials support long-term performance, reinforcing a contemporary residential response grounded in climate and place.

Owner/Client: Alistair and JV Russell

Architect/Architect of Record Contractual, Team Leader:
RJDA (Robert Johnson)

Structural Engineer: Frank Reed, Reed Consulting Engineers

Mechanical, Electrical and Plumbing Engineer: Corporate Electric Ltd.

General Contractor: Surebuilt





2019

2019 PINKIE & DRIFTWOOD

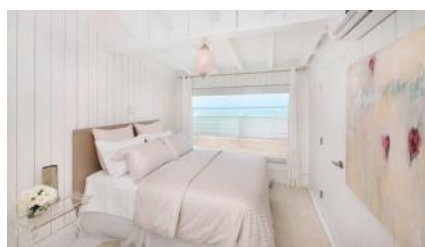


Owners: Chris and Heidi Blair
Architect/Project Lead: John Doak Architecture
Structural Engineer: AMR Consulting Engineers
Mechanical, Electrical and Plumbing Engineer: Corporate Electric Ltd.
Contractor: Pinkie (Restoration): Island Builders
Contractor: Driftwood (New Build): Palmyra Developments
Landscape Contractor: Vigoro Nursery

Pinkie + Driftwood is a paired residential project in South Sound that demonstrates how heritage preservation and contemporary living can coexist with clarity and restraint. Set within a single family estate, the project comprises the meticulous restoration of Pinkie, a Caymanian wattle-and-daub cottage originally built in 1904, alongside Driftwood, a newly constructed beach house designed to respect and extend Cayman's architectural traditions.

Rather than contrast old and new, the two homes engage in quiet dialogue. Pinkie was carefully relocated and restored using traditional methods and materials, preserving its modest scale and cultural presence. Driftwood, while contemporary in construction, draws deeply from vernacular principles—elevated living, timber framing, deep overhangs and passive ventilation—embracing “Original Green” and Healthy House philosophies.

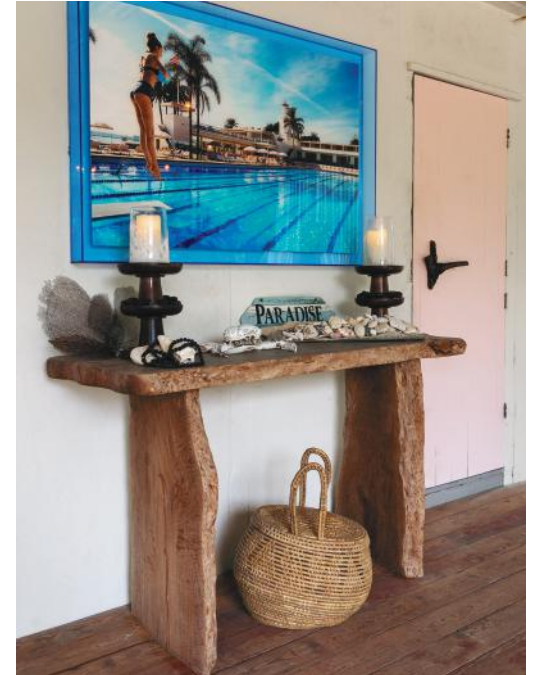
Together, the homes reflect an approach to sustainability rooted not in gadgetry, but in longevity, adaptability and a deep understanding of place. Pinkie + Driftwood stands as a thoughtful expression of architecture that is unmistakably Caymanian—past, present and future aligned.



WINNER

2019

PINKIE & DRIFTWOOD





2019

ROST RESIDENCE

Owner: John Rost

Architect: Trio Architecture (Cayman)

Structural Engineer: Trio Architecture (Cayman)

MEP Consultants: MEP Design

Contractor: Edgewater Development

Rost Residence is a private family home shaped by a clear emphasis on climate responsiveness and spatial clarity. The layout prioritises cross-ventilation, shaded outdoor areas and strong connections between interior living spaces and the surrounding landscape.

Material choices and detailing are deliberately restrained, supporting durability and long-term performance in a coastal environment. Designed as a disciplined residential response to site and climate, the project balances comfort, efficiency and everyday liveability.

2019 BENNETT RESIDENCE



The Bennett Residence draws on the Cayman Great House tradition through the use of jalousie shutters, shaded trellises and decorative timber detailing, establishing a clear architectural lineage while maintaining a contemporary sensibility. Although generous in scale, the house is carefully composed to create moments of intimacy, with defined rooms and sheltered spaces shaping everyday family life.

A disciplined material palette reinforces this balance. Light-toned walls are paired with darker accents to articulate form and proportion, while a restrained colour scheme lends the interior a modern clarity. Traditional elements are expressed with control rather than excess.

Detailed joinery and ceiling treatments introduce a sense of formality, tempered by expansive glazing that opens the house to views across the North Sound. The result is a layered residential design that combines heritage reference with comfort, durability and long-term liveability.

Owner: Greg and Leighanne Bennett
Architect: Trio Architecture (Cayman)
Interior Designer: Interior Concepts by JC
Structural Engineer: Trio Architecture (Cayman)
MEP Consultants: Corporate Designs
Contractor: HB Services





2017

2017 LINGER LONGER



Owners: Laura and Alan Silverman

Architect: NEXT Development (Cayman) Group

Structural Engineer: AMR Consulting Engineers

Mechanical, Electrical and Plumbing Engineer: Corporate Electric Ltd.

Contractor: Joe's Construction

Linger Longer is a canal-front family home that reinterprets traditional Caymanian architecture through a contemporary lens, placing lifestyle, sustainability and simplicity at its core. Designed to support fishing, cooking and entertaining, the home is organised around a generous central living space that opens seamlessly to outdoor terraces, an infinity-edge pool and the canal beyond.

Passive design strategies shape the architecture. Elevated living areas enhance resilience, while deep overhangs, a covered breezeway and operable clerestory windows promote natural ventilation and thermal comfort. Large, slow-moving fans amplify cooling breezes, significantly reducing reliance on air conditioning. The result is a home that feels light, open and inherently suited to its climate.

Practical sustainability underpins every decision. A simple building envelope allowed investment in energy efficiency, water storage and future-ready infrastructure, including solar photovoltaic capacity. LEED Gold certified, Linger Longer demonstrates that environmentally responsible design can be both accessible and deeply connected to Caymanian living.



WINNER

2017 LINGER LONGER





Design & Construction Excellence in the Cayman Islands

2017

18 FORUM LANE, CAMANA BAY

Developer: Dart/Decco (Dart Development)

Architect: Lake | Flato Architects

Local Architect/Delivery Team: John Doak • Cayman Shores Development Ltd.

Sustainability and Energy Design: GreenTech

Structural Engineer: CH2M Hill

Local Structural Engineer: APEC Consulting Engineers

MEP Engineer: MCW Consultants in consultation with Decco

General Contractor: Decco (Dart Development)

18 Forum Lane is a four-storey mixed-use commercial building located within the New Urbanist town of Camana Bay, delivering 85,000 square feet of flexible retail and office space. Seamlessly integrated into the Town Centre, the project reinforces Camana Bay's vision for walkable, connected urban living while setting a benchmark for sustainable commercial design in the Cayman Islands.

Grand Cayman's first LEED Gold-certified commercial building, 18 Forum Lane was shaped by extensive environmental modelling to optimise sun orientation, shading and prevailing breezes. Pitched roofs, deep overhangs and a naturally ventilated ground-floor lobby reduce heat gain while enhancing pedestrian comfort. Rainwater harvesting, energy-efficient lighting, low-emission materials and a rooftop solar array further reduce operational demand.

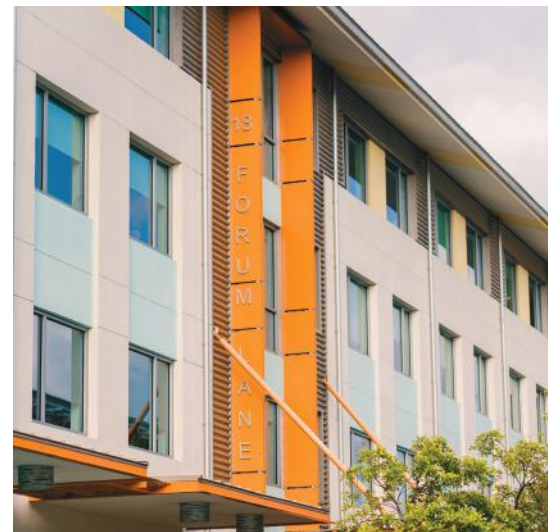
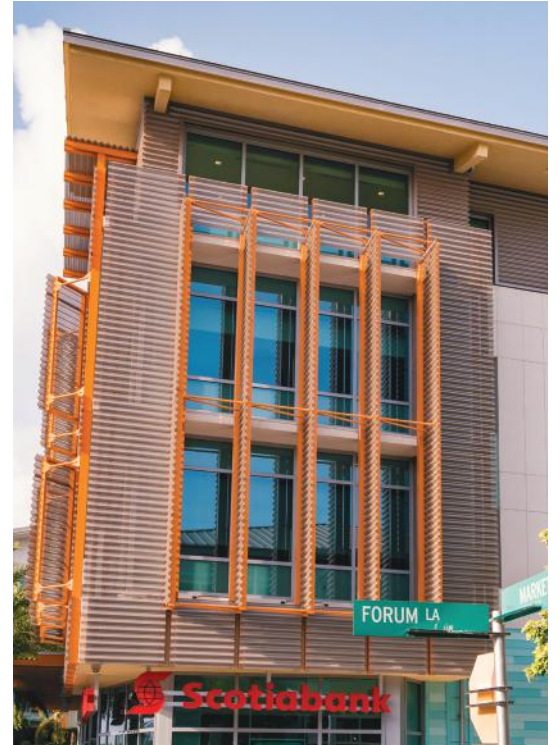
The building supports business continuity through resilient infrastructure and high-quality interior environments that prioritise daylight, views and occupant wellbeing. Nearly fully leased since completion, 18 Forum Lane demonstrates how thoughtful design, sustainability and commercial viability can coexist, contributing lasting value.

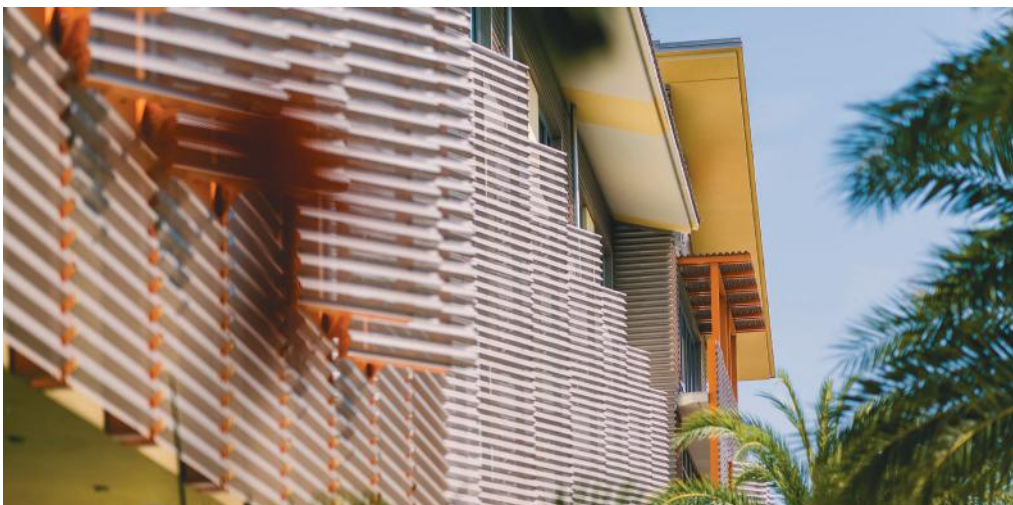


WINNER

2017

18 FORUM LANE, CAMANA BAY





2017

KIMPTON SEAFIRE RESORT



Owner/Developer: Dart Real Estate

Hotel Operator: Kimpton Hotels & Restaurants

Architect: Hart Howerton

Interior Design: Meyer Davis Studio

Landscape Architect: EDSA

Local Architect of Record: John Doak Architecture

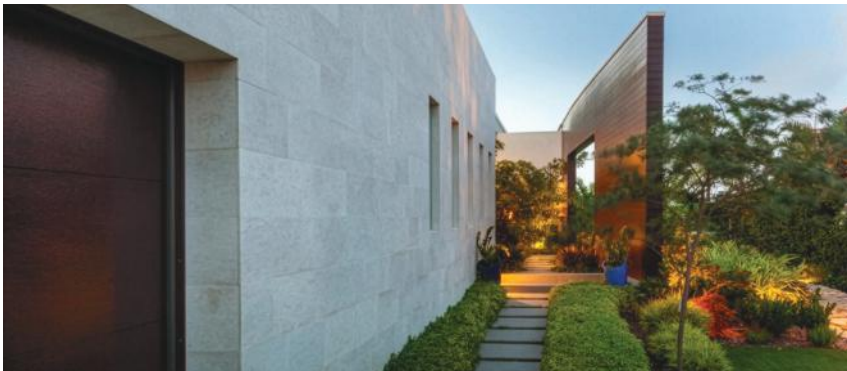
Construction Manager: McAlpine (Cayman) Ltd.

Opened in 2017 on Seven Mile Beach, Kimpton Seafire Resort + Spa introduced a contemporary approach to large-scale hospitality design in the Cayman Islands. Set across a 12-acre beachfront site, the resort is organised as a sequence of architectural and landscape layers that guide movement from arrival through gardens and courtyards toward the sea.

The building is set back from the shoreline, allowing open space and landscape to mediate between the resort and the beach. Architecture and planting are closely integrated to manage scale, frame views and soften the relationship between built form and coastline.

Through careful planning and site responsiveness, the project demonstrates how a substantial hospitality development can balance guest experience, environmental sensitivity and long-term use.

2017 LINDSAY RESIDENCE



Completed in 2019, 213 Crystal Drive is a private residence designed to integrate advanced building technology with environmental responsibility in a clear and measured way. Conceived as a self-sufficient smart home, the project prioritises long-term performance and operational autonomy.

Renewable energy generation, on-site water production and integrated building management systems reduce reliance on external utilities while remaining discreet within the architectural expression. These systems operate as part of the home's everyday functioning rather than as visible features.

Internally, the layout balances technical complexity with spatial clarity. Open living areas are supported by well-organised private and service spaces, resulting in a residence that is durable, adaptable and responsive to both climate and lifestyle.

Client and Owner: Private Client

Developer, Design and Build: Edgewater Development

Architectural Design: Edgewater Development (in-house)

Interior Design: Edgewater Development (in-house)

Structural Engineering: Edgewater Development (in-house)

Electrical Engineering and Solar: Corporate Electric Ltd. • NEC Ltd.

Mechanical and Plumbing Systems: Advance Fire & Plumbing

Reverse Osmosis System: AqSep (with Danfoss)

AV and Smart Home Systems: Creative Tech

Specialist Suppliers: ITC

2017

MURPHY RESIDENCE

Owner/Client: Dan and Caron Murphy
Architect/Architect of Record: Trio Cayman Ltd. (Mike Stroh)
General Contractor: Multi-Built Construction
Pool Design: MKS International (Mikael Seffer)

This canal-front family home offers a contemporary interpretation of Caymanian colonial architecture, designed to support long-term living within a waterfront setting. Generous interior spaces are balanced with shaded outdoor areas, allowing daily life to extend comfortably toward the canal.

Traditional forms are reinterpreted through clean lines and a restrained material palette. Decorative roof detailing, exposed rafters and deep overhangs contribute both character and climate performance, while the overall composition maintains a calm presence within the neighbourhood.

Environmental performance informed key design decisions, including high-performance glazing, insulated wall systems, solar panels and rainwater harvesting. Outdoor terraces and pool areas are arranged to support everyday family use as well as occasional entertaining.

2017 SUN SERENITY



Located along the shoreline of Cayman Kai, Sun Serenity is a private coastal residence conceived as a retreat shaped by light, water and horizon. The home is arranged as a series of interconnected pavilion-like spaces, allowing shared living areas and more private zones to coexist comfortably for multigenerational use.

The architecture draws from West Indies traditions, with broad roof overhangs and shaded outdoor rooms supporting passive cooling and climate responsiveness. Interior spaces are proportioned to maximise daylight and views while maintaining a strong connection to the surrounding landscape.

Delivered through an integrated design-build process, the project demonstrates a cohesive approach to residential design, balancing architectural clarity with environmental sensitivity and long-term comfort.

Owner/Developer Eric and Tracey Kline
Design and Construction: Encompass Ltd.
Senior Project Manager: Eric Kline



2017 NOMINATIONS







2015

WINNER

2015 BEACH HOUSE, LITTLE CAYMAN



Owner: Private Client
Design Development and Project Management: Edgewater Development Ltd.
Structural Engineers: AMR Consulting Engineers
Mechanical, Electrical and Plumbing Engineer: Corporate Electric Ltd.
Construction: Edgewater Development Ltd.

Set back from a reef-protected shoreline and screened by mature sea grape, Beach House, Little Cayman is a private coastal residence defined by architectural restraint and environmental sensitivity. The home is composed as a series of elevated pavilions connected by timber walkways, allowing the natural landscape to remain visually and ecologically dominant.

Raised lightly on stilts, the structure mitigates flood risk while encouraging airflow and passive cooling. Muted hardwood cladding, deep terraces and shaded outdoor living spaces reinforce a close relationship with climate, sea and vegetation, while minimising visual impact from the shoreline.

Designed as a retreat rather than a formal statement, the project demonstrates a disciplined approach to coastal living, prioritising durability, privacy and a calm engagement with the landscape.



WINNER

2015

BEACH HOUSE, LITTLE CAYMAN





WINNER

2015

RUM POINT HOUSE



Owners/Developers: Vidal and Lisa Brewer

Architect: Nicholas Tye Architects (UK)

Interior Design: Lisa Brewer

Perched on a raised sand ridge along Cayman's North Side, Rum Point House is a boldly contemporary beach house that reimagines Caribbean living through the lens of European modernism. Defined by crisp geometry, dramatic cantilevers and expansive glazing, the residence departs confidently from local convention while remaining deeply responsive to its coastal setting.

Inspired by the minimal architecture of Ibiza and Majorca, the home is organised around fluid, light-filled living spaces that open seamlessly to decks, terraces and ocean views. Floor-to-ceiling pocket doors dissolve the boundary between inside and out, while deep overhangs and angled façades provide shade and reduce solar gain. Material restraint and a neutral palette allow sea, sky and landscape to take visual precedence.

Despite its striking form, Rum Point House is carefully tuned for tropical living – elevated for resilience, naturally ventilated and designed to prioritise outdoor life. It stands as a confident, forward-looking statement that expands the architectural vocabulary of the Cayman Islands.



WINNER

2015 RUM POINT HOUSE



2015 CASA BELLA



Casa Bella is a substantial private residence organised around a clear formal structure and a considered relationship to its site. Shaded verandahs, articulated façades and carefully controlled proportions are used to moderate scale and support comfort in a tropical climate.

The architecture balances traditional references with contemporary construction techniques, resulting in a composed and well-resolved home. Material choices and detailing prioritise durability and long-term performance, reinforcing an approach focused on clarity, resilience and liveability.

Client/Owner: Mike and Bella Stroh

Architect: Trio Cayman Ltd.

Structural Engineer: Trio Design Consultants

Contractor: The Phoenix Group





2013

2013 BARCADERE MARINA



Developer: The Barcadere Marina Ltd.

Architect: Chalmers Gibbs Architects

Consulting Engineers: APEC Consulting Engineers Ltd.

- MEGA Systems • HNGS Consulting Engineers Ltd.
- Arch Engineering • Patrick Broderick & Co. (Surveyors)

Project Management: BCQS Ltd.

Contractors: Arch & Godfrey • Phoenix Group • Benchmark Construction

- VW Marine Engineering

Located on the edge of North Sound in George Town, The Barcadere Marina represents a powerful act of architectural and cultural regeneration. Established on the site of the oldest documented barcadere in Grand Cayman—first recorded in a 1735 Crown land grant—the project reconnects contemporary Cayman with its maritime past while delivering a world-class marina and community destination.

The design reinterprets West Indian and Caymanian architectural traditions through a modern lens, drawing influence from historic civic buildings and Caribbean great houses. Maritime detailing, natural materials and carefully scaled forms create a cohesive vernacular, anchored by the David Alexander Anderson Memorial Lighthouse, which serves both as a navigational beacon and a symbolic tribute to Cayman's seafaring heritage.

Innovation and environmental stewardship underpin the project, from pioneering exposed architectural concrete to constructing the marina basin entirely on dry land to protect water quality. The Barcadere stands as a resilient, sustainable hub—supporting marine culture, tourism and community life—while honouring the island's deep relationship with the sea.

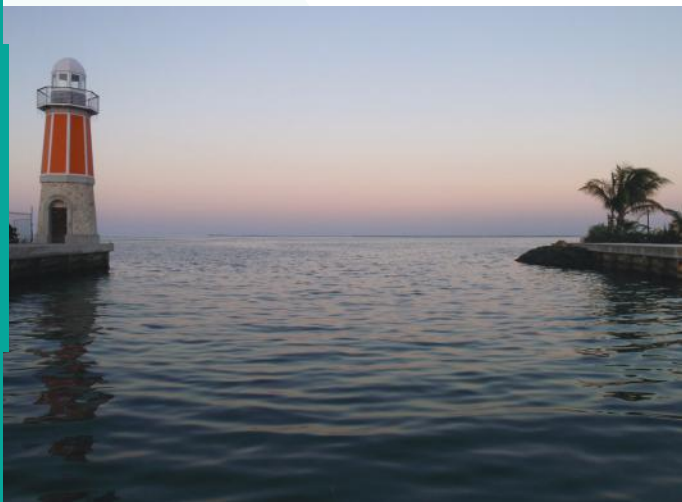


WINNER



2013

BARCADERE MARINA



GOVERNOR'S AWARD 15 YEAR ANNIVERSARY



2013

WILLOW HOUSE

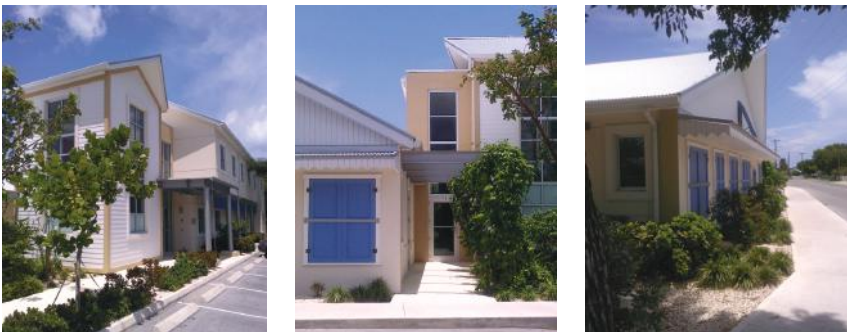


Owner/Developer: Orchid Development Ltd.
Architect: Chalmers Gibbs Architects
Project Manager/Quantity Surveyor: BCQS Ltd.
General Contractor: McAlpine (Cayman) Ltd.
Structural Engineer: APEC Consulting Engineers Ltd.
Mechanical, Electrical and Plumbing Engineers: HNGS Consulting Engineers
Landscape Designer: Margaret Barwick

Completed in 2012, Willow House is a 60,000-square-foot Class A office building at Cricket Square, George Town, designed to deliver high-performance commercial space within a distinctly Caribbean architectural language. Developed during a period of economic slowdown, the project prioritised resilience, energy efficiency and long-term value.

The building is engineered to withstand Category 5 hurricanes and flooding, with a sealed façade, impact-rated glazing and integrated backup systems. Climate-responsive detailing, efficient floor planning and intelligent building systems reduce energy demand while enhancing tenant comfort. Willow House demonstrates how robust engineering, careful planning and regional design sensibility can combine to create durable, commercially successful architecture.

2013 WEST BAY OFFICE



Originally constructed in 1948, the West Bay Office Building is a sensitive refurbishment that transformed a deteriorated landmark into a modern, highly efficient workplace for Bodden & Bodden. Rather than replace the structure, the project retained the original concrete frame and external form, preserving cultural significance while dramatically improving environmental performance.

Traditional Caymanian architectural elements were carefully reinterpreted using contemporary construction techniques. High-performance façades, self-shading elevations and efficient mechanical systems deliver a substantial reduction in energy use, achieving performance levels comparable to new-build sustainable offices. The project demonstrates how adaptive reuse, restraint and technical rigour can extend the life of existing buildings while strengthening community identity and reducing environmental impact.

Client/Tenant: Bodden & Bodden, Attorneys at Law

Project Manager: DDL Studio Ltd.

Architect/ Architect of Record: DDL Studio Ltd.

Interior Design: DDL Studio Ltd.

Structural Engineer: Arch Engineering

Mechanical and Electrical Engineer: BSD Ltd.

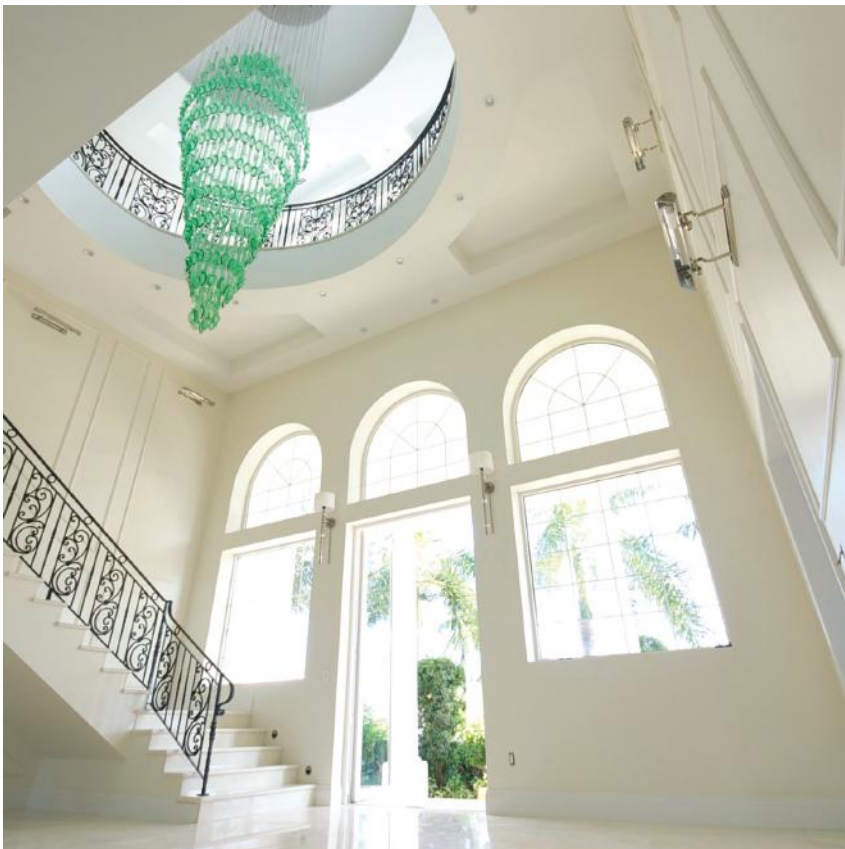
Quantity Surveyor: DDL Studio Ltd.

Landscape Architect: DDL Studio Ltd.

Main Contractor: Surebuilt Ltd.



2013 NOMINATIONS







2011

WINNER

2011 SEAGRAPE HOUSE



Owners: Graham and Janet Morse

Architect: John Doak Architecture

Construction Manager: Smart Construction

Landscape Architect: Vigoro Nursery

Sustainability and Building Science: John Doak Architecture

Set discreetly within mature seagrape trees on a golden stretch of coastline, Seagrape House is a quietly powerful expression of Caribbean vernacular architecture reimagined through advanced building science. Completed in 2011, the residence was conceived as a permanent homecoming for owners Graham and Janet Morse after years spent living at sea—bringing with it a deep respect for nature, self-sufficiency and environmental stewardship.

The house is elevated and carefully oriented to capture prevailing breezes, filtered light and expansive views of the reef-protected sound. Traditional elements—wraparound verandahs, deep overhangs and plantation-inspired proportions—are seamlessly paired with concealed high-performance systems. Geothermal cooling, solar photovoltaic arrays, rainwater harvesting and desalination operate quietly in the background, preserving the home's timeless character while delivering exceptional efficiency.

Integrated into its landscape with minimal disturbance, Seagrape House stands as a benchmark for sustainable tropical living—where innovation enhances, rather than overshadows, a profound sense of place.



WINNER

2011

SEAGRAPE HOUSE





2011 & 2013

KIRK FREEPORT BAYSHORE MALL

Owner Developer: Kirkconnell Group/Kirk Freeport
Architects: The Burns Conolly Group Ltd. • BTA Architects
Structural Engineer: APEC Consulting Engineers Ltd.
Mechanical, Electrical and Plumbing Engineers:
 GARTEK Engineering • Abacus Engineering
Quantity Surveyor: BCQS
General Contractor: Arch & Godfrey

Kirk Harbour Centre is a context-sensitive redevelopment along the George Town waterfront, conceived as a contemporary reinterpretation of the historic buildings and streetscapes that define the harbour's edge. The project is organised as a sequence of shaded storefronts, covered balconies and pedestrian routes, creating a varied and engaging public realm informed by Caribbean colonial precedents.

Durable, climate-responsive materials and carefully integrated detailing support long-term performance while reinforcing continuity with the surrounding urban fabric. Rather than relying on a singular architectural gesture, the development strengthens the harbourfront through scale, rhythm and permeability.

The project demonstrates how measured design and urban sensitivity can enhance both the function and identity of George Town's historic core, contributing lasting civic and commercial value.

2011 ECO-FRIENDLY RESIDENCE



Conceived around the principle of restraint, this compact residence demonstrates how environmental responsibility can be integrated within a clear and disciplined architectural framework. Modest in scale, the house reduces material use and operational demand while supporting a lifestyle with minimal reliance on external utilities.

The design is contemporary in expression yet grounded in Caribbean climatic logic. Passive strategies for ventilation, shading and daylight are embedded within the layout and building envelope, allowing performance to drive form rather than embellishment. Clean lines and restrained detailing reinforce clarity and efficiency.

The project presents a measured approach to sustainable residential design, balancing environmental stewardship with comfort, adaptability and long-term practicality within the Cayman context.

Owner/Client: Darren and Lisa Bowyer

Architect/Designer: Icon Architecture Ltd.

General Contractor: Phoenix Construction Ltd.

Structural Engineer: Hue-Lyew-Chin Structural Engineering Ltd.

Solar Consultant: Mega Systems Ltd.

2011

RENEWABLE ENERGY HOME



Owner/Client: James Knapp and Judy van Liere
Designer: Island Drafting Engineering Ltd.
General Contractor: Smart Construction Management
Structural Engineer: CE+S Partners
Renewable Energy Systems: Endless Energy (Cayman) Ltd.

This canal-front residence is organised around a clear alignment between form, function and environmental performance. A minimalist plan opens living spaces to light, ventilation and water views, allowing the pool and dock to operate as integral extensions of daily life.

The architecture is deliberately restrained, with renewable energy systems integrated as part of the overall design strategy rather than applied as add-ons. Roof-mounted photovoltaic panels support on-site energy generation, while passive measures reduce reliance on mechanical systems.

Clean lines and controlled geometry reinforce functional clarity, resulting in a residence that balances efficiency, adaptability and long-term performance. The project demonstrates how renewable energy can be incorporated into residential architecture without compromising spatial quality or compositional discipline.

2011 TREVOSE RESIDENCE



Trevoise is a family residence composed as a series of interconnected pavilions, including a main house, pool house, gazebo and guest accommodation. The buildings are arranged to optimise breeze, shade and outlook, creating a sequence of gardens and outdoor spaces that extend naturally from the main living areas and verandahs.

Drawing on the proportions and spatial logic of the traditional Caribbean great house, the architecture is inherently climate-responsive. Within this framework, sustainable materials, renewable energy systems and energy-efficient technologies are integrated discreetly, reducing environmental impact and long-term operating costs without altering the character of the design.

Rather than treating sustainability as an aesthetic statement, the project prioritises comfort, durability and liveability, demonstrating how renewable energy can be incorporated seamlessly into residential architecture without compromising style.

Owner/Client: Mr and Mrs Andrew Bolton

Architect/Designer: John Doak Architecture

Construction Manager: BCQS International Construction Management

Structural Engineer: CE+S Partners

Renewable Energy System: Arch Solar Ltd.

Mechanical, Electrical and Plumbing Engineers: Mechanical Solutions Ltd.

Landscape Contractor: Vigoro Nursery Ltd.



2011 NOMINATIONS





GOVERNOR'S AWARD 15 YEAR ANNIVERSARY



2010

2010 CAMANA BAY



Client/Developer: Dart Enterprises Ltd.

Master Planning and Urban Design: DPZ CoDesign (Duany Plater-Zyberk & Company)

Architects: John Doak Architecture • Burns + McDonnell/Burns Conolly Group Ltd.

HOK (selected buildings)

Local Architect of Record: John Doak Architecture

Structural and Civil Engineers: APEC Consulting Engineers Ltd.

Mechanical, Electrical and Plumbing Engineers: BSD Ltd. • Mott MacDonald

Construction Management: Fluor Caribbean Ltd.

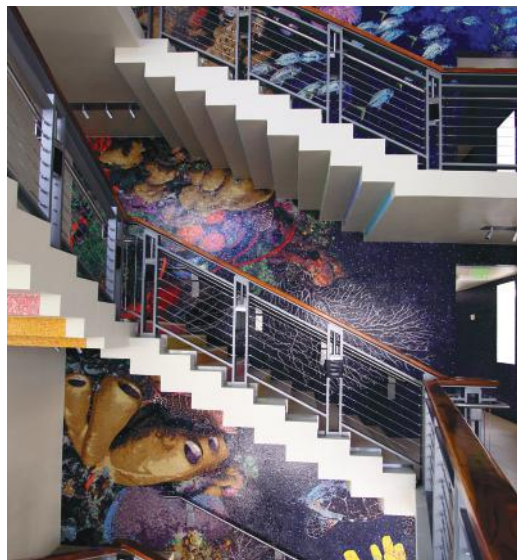
Landscape Architecture and Public Realm Design: EDSA

Sustainability and Environmental Strategy: Dart Sustainable Solutions Team

Camana Bay Town Centre established a new model for mixed-use urban development in the Cayman Islands. Conceived as a walkable civic centre, the project combines commercial, residential and public spaces within a carefully structured urban framework that prioritises pedestrian movement, shade and social interaction.

The design draws on Caribbean urban traditions and climate-responsive principles, using arcades, courtyards and varied massing to moderate scale and temperature while reinforcing a strong sense of place. A clearly defined public realm supports daily activity, cultural events and community gathering, positioning the Town Centre as both an economic and social anchor.

As an early recipient of the Governor's Award, Camana Bay set an enduring benchmark for integrated planning, demonstrating how density, climate awareness and public life can be successfully balanced within a contemporary Caribbean context.



WINNER

2010

CAMANA BAY





2010 ELMSLIE MEMORIAL CHURCH



Client: The Presbyterian Church

Architect: R. Gilles (of Scotland, resident in Jamaica)

Builders: Rayal B. Bodden and Roland Bodden

Completed in 1922, Elmslie Memorial Church was, at the time of its construction, the most impressive and complex building in the Cayman Islands. Conceived at a moment of architectural transition, it marked the first use of reinforced concrete, steel and clockwork mechanisms in Cayman, setting a new benchmark for construction on the Islands. Designed and built by Master Shipwrights, the church represents a pivotal moment when maritime knowledge was successfully adapted to permanent architecture.

The builder, Captain Rayal B. Bodden, travelled to Jamaica to learn emerging techniques in concrete and steel construction, knowledge that was then applied locally. Concrete blocks were manufactured by hand on the island, underscoring both the ingenuity and determination behind the project. This introduction of new materials and methods laid the foundation for modern masonry construction in Cayman.

The church's most distinctive feature is its roof structure—a powerful architectural gesture inspired by the island's boat-building heritage. Shaped to resemble the upturned hull of a schooner, the long-span roof applies shipbuilding principles to building construction. Its frame is crafted from Cayman mahogany, while the pine sarking is believed to have been salvaged from a shipwreck, reflecting early practices of resourcefulness and reuse.



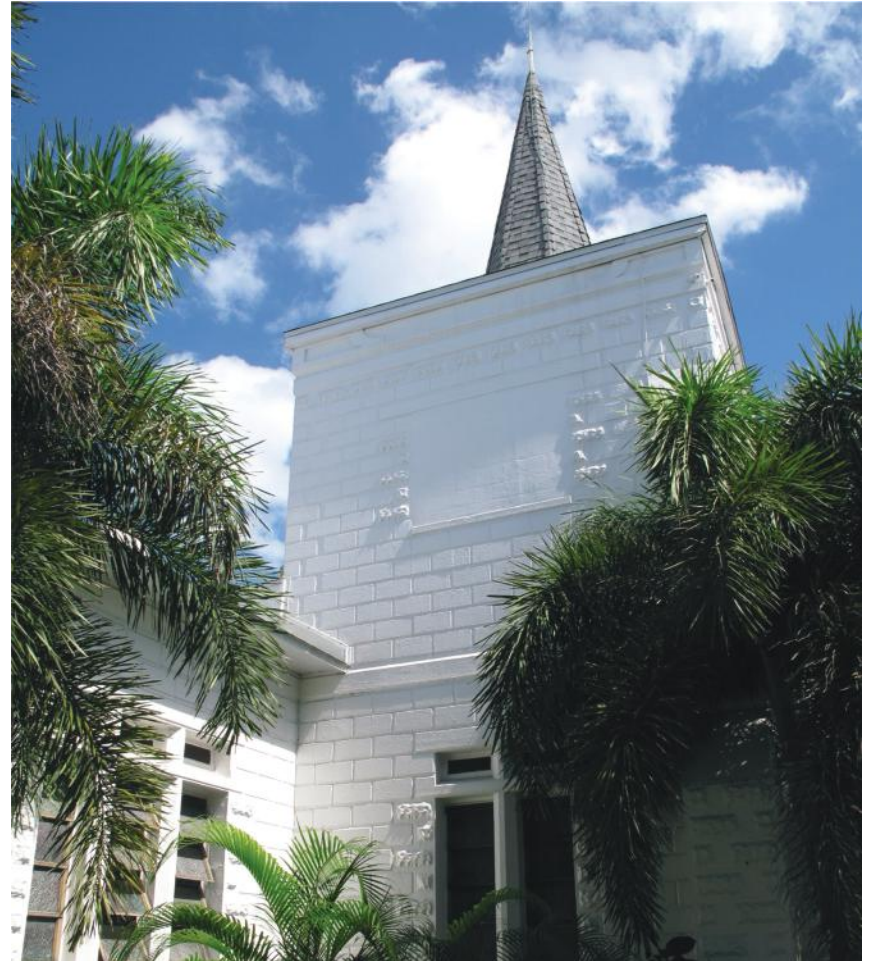
WINNER

2010

ELMSLIE MEMORIAL CHURCH



Resilience was a defining design consideration. Two earlier churches on the site had been destroyed by hurricanes, making structural strength imperative. Elmslie Memorial Church has since withstood numerous major storms, including the devastating 1932 hurricane, Hurricane Gilbert and Hurricane Ivan, without significant damage. Originally designed for natural ventilation, the building remained passively cooled for decades, demonstrating an early understanding of climate-responsive design.

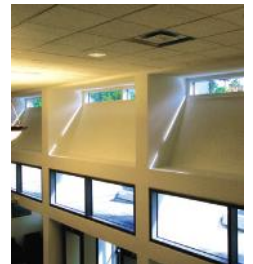


Beyond its architectural achievement, the church holds immense cultural value. Designed to seat 280 people, it became known as “Cayman’s Cathedral” and served as a centre of social and spiritual life in George Town. In 1996, it was formally recognised by the National Trust as a Building of Historic Interest. As the State Church, it has welcomed members of the Royal Family, including Her Majesty The Queen. Today, Elmslie Memorial Church stands as a lasting symbol of Caymanian ingenuity, craftsmanship and community pride.



2010

LEGISLATIVE ASSEMBLY BUILDING



Client: Government of the Cayman Islands
Architects and Engineers: Rutkowski Bradford & Partners
Designer: Kevin Houghton
Construction: Jack O'Connor
Renovations and Refurbishment (2004):
 McAlpine (Cayman) Ltd. • Arch Construction Ltd.

The Legislative Assembly Building was conceived as a civic expression of parliamentary democracy in the Cayman Islands, with a spatial organisation that moves deliberately from public forecourts and galleries toward the debating chamber at its core. This progression reinforces transparency and public engagement within the legislative process.

Clear separation of public, administrative and legislative functions allows governance to remain visible and accessible, rather than remote or abstract. Robust construction and passive design strategies support durability, comfort and long-term use.

As a civic landmark, the project demonstrates how architectural clarity and restraint can support democratic function while ensuring continued relevance within the public realm.

2010 LIGHT HOUSE POINT



Lighthouse Point was conceived as the Cayman Islands' first eco-development, guided by the principle of living lightly within a fragile coastal environment. Set within a rugged ironshore landscape at North West Point, the project is surrounded by indigenous flora and designed to minimise disturbance to its natural setting.

The architecture draws on early Caribbean and maritime references, expressed through robust forms and detailing that respond to exposure, salt and wind. These traditional cues are complemented by the early adoption of renewable energy systems and water-conservation strategies, integrated at a scale rarely seen in residential development at the time. Lighthouse Point established an important precedent, demonstrating how environmental responsibility, cultural reference and long-term performance could be combined within a mixed-use coastal community.

Owner/Developer: Lighthouse Point Ltd.

Architect: Chalmers Gibbs Architects

Structural Engineer: APEC Consulting Engineers Ltd.

Mechanical and Electrical Engineer: BSD Ltd.

Environmental and Sustainability Consultant: EcoLogic Ltd.

Landscape Design: Gillespie Landscape Architects

2010 COTTON TREE



Owner/Operator: Cotton Tree Ltd.
Architect: MJM Design Studio
Structural Engineer: Hue-Lyew-Chin Structural Engineering Ltd.
General Contractor: Le Habitat
Carpentry: Mario & Son
Landscape Contractor: East End G.G.
Audio-Visual Systems: Housesmart Technologies

Cotton Tree is a small-scale cottage hotel designed to feel as though it has long belonged to its coastal setting. Located at Barkers in West Bay, the development is organised as a cluster of raised cottages set behind a preserved sea grape ridge, allowing the landscape to remain visually dominant while filtering wind, salt spray and sound.

Traditional Caymanian building principles inform the architecture, including elevated structures, through-ventilation and shaded verandahs, reinterpreted using durable, low-maintenance materials. Sustainability strategies were integrated throughout, from rainwater harvesting and permeable surfaces to the use of recycled and alternative materials. Cotton Tree demonstrates how hospitality architecture can balance comfort, environmental responsibility and cultural continuity, creating a place that is both contemporary and deeply rooted in Cayman's natural and architectural heritage.

2010 WEST INDIAN CLUB



The West Indian Club Garden Remodel is a landscape-led project that integrates ecological sensitivity, engineering and site stewardship within a historically significant coastal setting. Designed to reflect Cayman's varied ecosystems, the landscape uses native, indigenous and endemic planting to create layered habitats resilient to wind, drought and storm conditions while supporting local biodiversity.

Vehicular access is carefully moderated through informal alignment and the use of local materials, allowing circulation to pass through the site without disrupting landscape continuity. The introduction of a freshwater lake, stone bridge and carefully shaped landforms resolved complex technical requirements while maintaining the character of the grounds.

The project demonstrates how landscape architecture can function as both infrastructure and cultural asset, delivering long-term environmental performance and spatial coherence.

Landscape Architect/Client Representative: Arboretum Services Ltd.

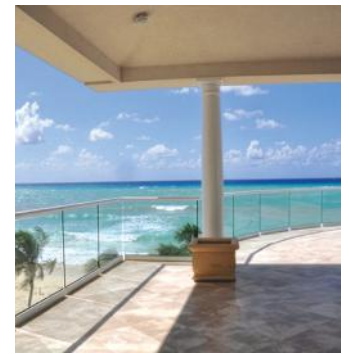
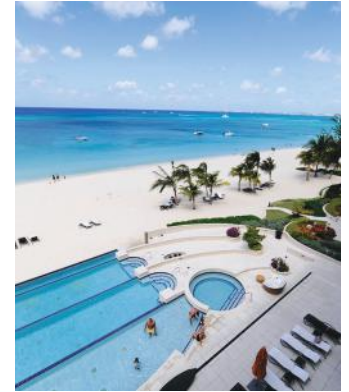
Civil and Structural Engineers: APEC Consulting Engineers Ltd.

Lake & Water Feature Engineering: APEC Consulting Engineers Ltd.

• Action Consulting Engineers Inc

Construction and Project Management: APEC Consulting Engineers Ltd.

2010 WATER'S EDGE



Developer/Owner: The Waterfront Development Group
Architect: Arek Joseph (formerly Chalmers Gibbs Martin & Joseph Architects)
General Contractor: Arch & Godfrey
Structural and Civil Engineers: APEC Consulting Engineers Ltd.
Interior Design: The Waterfront Development Group (in-house)

Located on Seven Mile Beach, Water's Edge is a purpose-designed residential development planned for permanent coastal living. The project prioritises privacy, generous interior spaces and uninterrupted ocean views, establishing a composed residential presence along a highly exposed shoreline.

Structural design responds directly to extreme weather conditions, with a reinforced concrete frame, hurricane-rated glazing and enhanced building systems forming the basis of long-term resilience. These measures are integrated without compromising comfort or everyday liveability.

Water's Edge demonstrates how architectural clarity and engineering rigour can work together to deliver a secure, durable beachfront community suited to Cayman's demanding coastal environment.

2010 NOMINATIONS





2010 NOMINATIONS





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This publication has been made possible through the generous support of our book sponsors, whose commitment to quality, stewardship and the advancement of Cayman's built environment reflects the very principles celebrated by the Governor's Award.

CREATING FOUNDATIONS FOR TOMORROW

DART



STEWARDSHIP, PLACE AND THE LONG VIEW

There are moments in the life of a small island nation when growth demands careful consideration rather than acceleration. The Cayman Islands has faced this balance repeatedly, weighing prosperity against preservation and ambition against responsibility. Over time, the question has remained consistent. How can development support progress without eroding identity?

Seen through this lens, Dart's contribution to the Cayman Islands is best understood not as a series of individual projects, but as a long term engagement with place. From its earliest involvement, Dart's approach has been guided by the principle that development should serve people first. The focus has been on creating environments that endure, adapt and strengthen the social and economic fabric of the Islands, rather than responding to short term market cycles.

A TOWN TAKES SHAPE

Two decades ago, Camana Bay represented a significant shift in how large scale development was approached in the Cayman Islands. At a time when commercial growth was largely car oriented and inward looking, Camana Bay proposed a walkable town centre designed around daily life. The Cayman International School, which opened in

2006, set an early tone, anchoring the development in education, families and long term community presence.

The Town Centre followed soon after and was recognised with the Governor's Award in 2010. Since then, Camana Bay has grown incrementally into a functioning town, accommodating offices, banks, shops, restaurants, healthcare providers, cultural venues and everyday services. Its evolution has been deliberate rather than rapid, allowing the town to mature organically and respond to changing needs without losing coherence.

ROOTED IN THE ISLANDS

Camana Bay's success is closely tied to an early commitment to landscape and ecology. Nearly a decade before construction began, a dedicated nursery was established to cultivate native and indigenous plant species, including the Silver Thatch Palm. This long lead time allowed the landscape to become integral rather than decorative, reinforcing a sense of place that remains central to Dart developments today.

Native planting, shade, walkability and climatic response are not treated as features, but as foundational elements. This approach signalled a broader philosophy that would shape Dart's work across the Islands. Growth should enhance what already exists, rather than replace it.





BEYOND BUILDINGS

As Camana Bay approaches its twentieth year, it stands as a clear example of community first placemaking. Shaded courtyards, waterfront promenades, public art, markets and cultural events were conceived as essential components, not additions. The Town Centre functions as a civic heart, supporting work, leisure and gathering while enabling local businesses and everyday social life to coexist.

As the Islands evolved, Dart's work expanded in parallel. Hospitality projects, including the Kimpton Seafire Resort and Spa and Hotel Indigo Grand Cayman, introduced new benchmarks for contemporary resort and boutique hotel design. These developments were shaped not only by guest experience, but by broader economic impact, employment, training and long term contribution to Cayman's tourism sector.

Residential communities such as the Terraces at Camana Bay, Olea and Kapok reflect similar values. Designed around walkability, sustainability and neighbourliness, they prioritise connection over isolation and contribute to cohesive, liveable neighbourhoods. Adaptive reuse projects, including Bonny Moon Beach Club, continue this trajectory by introducing experience driven spaces that diversify the economy while respecting Cayman's character.





INVESTING IN PEOPLE

Beyond real estate, Dart's long term presence is evident in its investment in education, wellbeing and public space. The continued expansion of the Cayman International School reflects a commitment to preparing future generations for an evolving economy. Scholarship programmes and hospitality training initiatives extend these opportunities further, supporting professional development within the Islands.

Parks and green spaces represent a quieter but equally important investment. Through the Growing Communities programme, Dart has preserved and enhanced parks, trails and natural areas since 1999, recognising that access to open space is essential to quality of life. These spaces ensure that as development continues, the elements that define island life are retained.

Healthcare infrastructure has also been a focus. Through involvement with Health City at Camana Bay and the development of dedicated medical and wellness facilities, Dart has supported access to advanced care on island, reducing reliance on overseas travel and strengthening community resilience.

INFRASTRUCTURE AND THE LONG VIEW

Sustainable growth depends on systems as much as spaces. Dart's participation in major infrastructure projects, including the Esterly Tibbetts Highway expansion, reflects a willingness to engage with the less visible but essential components of national development. Roads, utilities and connectivity form the framework that allows communities and businesses to function effectively.





Environmental responsibility increasingly underpins these decisions. Energy efficiency, land stewardship and long term resilience are embedded expectations. When additional office space was required at Camana Bay, Dart delivered 18 Forum Lane, the first mixed use building in the Caribbean to achieve LEED Gold certification and a recipient of the Governor's Award. The project demonstrated how performance and design quality can align.

A CONTINUING PARTNERSHIP

What distinguishes Dart's contribution is not any single project, but consistency of intent over time. Development has been approached as a partnership with the Cayman Islands rather than a transaction. Education supports families. Parks support wellbeing. Healthcare supports resilience. Town centres support daily life. Each investment reinforces the next.

As the Cayman Islands look ahead, the central challenge remains unchanged. How do we grow well?

Dart's experience suggests that with careful planning, investment in people and a commitment to stewardship over speculation, growth can strengthen identity rather than dilute it. In this way, Dart's story is closely interwoven with Cayman's own, a long term engagement shaped by responsibility, guided by intent and focused on creating places that serve the Islands and their people, now and into the future.





ARCHITECTURE SHAPED BY PLACE: CAYMAN STYLE

JOHN
DOAK
ARCHITECTURE

Architecture in the Cayman Islands is shaped by climate, craft and continuity. Over time, a distinct Cayman style has emerged not as a fixed aesthetic, but as a way of building that responds to heat, light, wind and landscape, and to how people live here. The most enduring work has come from restraint and understanding rather than visual assertion.

John Doak Architecture has played a formative role in articulating this approach. Across residential, commercial, hospitality and civic projects, the practice has developed architecture that is consciously of this place, shaped by Cayman's environmental conditions, building traditions and long-term realities. Buildings are designed to belong, to age well and to perform reliably over time.

The practice was established in the Cayman Islands in 2001, following more than two decades of professional engagement in the region. That continuity has allowed its work to be informed by experience rather than trend, and by close observation of how Cayman builds, adapts and evolves. Rather than pursuing a signature style, the practice has focused on consistency of intent, allowing each project to emerge from site and context.

CLIMATE, CRAFT AND CAYMAN STYLE

Cayman's climate is treated as a primary design driver rather than a technical afterthought. Orientation, massing, shading and ventilation strategies are embedded from the earliest stages of design, forming the basis of an architecture that works with, rather than against, its environment. These passive responses are supported by durable materials and construction detailing suited to salt air, wind exposure and intense sunlight.

Traditional architectural principles drawn from Caribbean and Caymanian building traditions are not applied as decoration, but as working knowledge. Pitched roofs,

verandahs, deep overhangs and carefully proportioned façades contribute to comfort, longevity and clarity of form. In this sense, Cayman style is understood not as nostalgia, but as an evolving language grounded in performance and use.

Heritage is approached as continuity rather than replication. Historic forms and spatial logic inform new work, guiding proportion, scale and organisation while allowing contemporary construction methods and technologies to be integrated without contradiction.

CONTRIBUTION THROUGH PRACTICE

Over successive Governor's Award cycles, projects by John Doak Architecture have been recognised as winners, shortlisted entries and nominations, reflecting a sustained contribution to Cayman's built environment rather than isolated moments of recognition.

Award-winning residential projects such as Seagrape House and Pinkie & Driftwood demonstrate how traditional Caymanian architectural principles can be reinterpreted through contemporary construction, achieving resilience, environmental performance and cultural continuity without loss of character. Shortlisted residential work, including Trevose, further reinforces this approach, showing how climate-responsive planning and long-term liveability can be embedded within family homes.

In the commercial realm, the practice has contributed to recognised projects such as 18 Forum Lane, where it served as local architect of record on a development that combined urban density, sustainability and mixed-use programming within George Town. Across these varied typologies, the common thread is intent: buildings shaped by context, performance and use rather than visual excess.



COLLABORATION AND CONTINUITY

Collaboration is central to this work. Projects are developed through close engagement with clients, engineers, contractors and consultants from early concept through completion. This integrated approach supports buildability, cost discipline and the clear translation of design intent into constructed form. Architectural quality is treated as inseparable from technical resolution and delivery.

Beyond individual buildings, the practice has contributed to wider conversations around sustainability, heritage and long-term stewardship in the Cayman Islands. By prioritising performance, durability and contextual response, its work reinforces an understanding of architecture as something shaped by place, responsibility and time.

A SHARED ETHOS

John Doak Architecture's engagement with the Governor's Award reflects a shared belief in recognising work that is thoughtful, responsible and rooted in context. The Award provides a framework for celebrating architecture that is not defined by scale or spectacle, but by care, clarity and relevance.

Through continued participation in the Award programme and the wider professional community, the practice affirms its commitment to an architecture that is distinctly Caymanian, quietly confident and, above all, of this place.





ARCH & GODFREY: DELIVERING EXCELLENCE THROUGH EXPERIENCE AND COLLABORATION

For more than five decades, Arch & Godfrey has played a consistent role in shaping the Cayman Islands' built environment, delivering complex projects across commercial, residential and mixed-use sectors with a strong emphasis on build quality, coordination and long-term performance.

Across multiple Governor's Award cycles, the firm's work has been recognised for its disciplined execution and ability to translate architectural intent into robust, well-resolved buildings. Award-associated projects including 49 Mary Street (Winner, 2021), The Grove (Shortlist, 2021) and Periwinkle Residence (Shortlist, 2021), The Barcodere (Fuel Station, Changing Rooms and Scott's Marine Building – Winner, 2013) and Water's Edge (Shortlist, 2010) demonstrate a commitment to careful construction, technical rigour and contextual sensitivity within both urban and residential settings.

What distinguishes Arch & Godfrey's contribution is not any single project, but a sustained pattern of delivery. The firm has consistently worked alongside architects, engineers and specialist consultants to resolve challenging sites, tight urban conditions and demanding environmental requirements, ensuring that design ambition is supported by practical, buildable solutions.

This collaborative approach reflects the core values of the Governor's Award itself: that excellence in the built environment is achieved through shared responsibility between design and construction. By prioritising coordination, workmanship and long-term performance, Arch & Godfrey has helped raise expectations around construction quality and professional delivery in the Cayman Islands.

Their ongoing involvement in award-recognised projects underscores the essential role of experienced contractors in realising architecture that is resilient, contextually grounded and built to endure.



CORPORATE ELECTRIC LTD.: ENGINEERING PERFORMANCE, RELIABILITY AND LONG-TERM VALUE

Corporate Electric Ltd. has been a longstanding contributor to the technical quality and environmental performance of buildings in the Cayman Islands, providing electrical, mechanical and integrated building services across a wide range of project types.

Over successive Governor's Award cycles, the firm has been involved in numerous recognised projects, including 49 Mary Street (Winner, 2021), Cayman First Centre (Shortlist, 2021), Arvia (Shortlist, 2021), Frank Residence (Shortlist, 2021), Plug Residence (Shortlist, 2021), Russell Residence (Shortlist, 2021), Periwinkle Residence (Shortlist, 2021) and The Meadows at Batabano (Shortlist, 2025). Collectively, these projects reflect the breadth of the firm's contribution across residential, commercial and mixed-use development.

Rather than treating building services as isolated technical systems, Corporate Electric Ltd.'s work demonstrates a consistent focus on integration. Electrical, mechanical and

renewable energy strategies are coordinated closely with architectural design to support efficiency, resilience and occupant comfort over time. This approach aligns directly with the Award's emphasis on performance, durability and responsible resource use.

As sustainability expectations have evolved, the firm has played an important role in supporting the practical implementation of energy-efficient systems, smart building technologies and renewable infrastructure within the realities of Cayman's climate and regulatory framework.

Through long-term collaboration with architects, contractors and clients, Corporate Electric Ltd. has helped ensure that many of Cayman's award-recognised buildings perform as well technically as they do architecturally. Their contribution reinforces a central principle of the Governor's Award: that environmental responsibility and construction excellence are inseparable from sound engineering.



EDGEWATER GROUP

EDGEWATER: RESIDENTIAL CRAFT AND COMMUNITY STEWARDSHIP

Edgewater's presence within the Governor's Award record reflects a sustained commitment to residential development shaped by durability, technical discipline and long-term liveability.

Projects including Beach House, Little Cayman (2015 Shortlist) and the Lindsay Residence (2017 Shortlist) and Rost Residence (Shortlist 2019) demonstrate close alignment between design and construction, with coastal siting, structural resilience and environmental systems treated as core design drivers.

More recently, The Meadows at Batabano (2025 Shortlist) illustrates a broader community-focused approach. As developer and contractor, Edgewater delivered a medium-density neighbourhood prioritising walkability, shared amenities and integrated stormwater management within landscaped public space.

Together, these projects reinforce an understanding that residential development is measured not only by individual buildings, but by the enduring quality of the environments they create.

AJB HOLDINGS: PLACE-MAKING AND CONTEMPORARY LIVING

AJB Holdings' contribution to the Governor's Award record highlights the critical role of the developer in shaping the ambition and long-term performance of projects in the Cayman Islands. As developer of Botanica, a Governor's Award recipient, the company demonstrated how clear vision and disciplined oversight can establish the foundation for architectural quality.

Botanica's recognition was defined by coherent planning, a sensitive interpretation of Caribbean architectural language and the integration of hospitality, landscape and environmental performance. From the outset, AJB Holdings prioritised contextual response, durability and long-term value.

Development leadership determines how architectural intent is realised. Through Botanica, AJB Holdings illustrates how commercial objectives can align with cultural continuity and environmental responsibility, reinforcing the importance of thoughtful development in Cayman's evolving built environment.

CASE CAYMAN SOCIETY OF ARCHITECTS SURVEYORS & ENGINEERS

CAYMAN ISLANDS SOCIETY OF ARCHITECTS, SURVEYORS & ENGINEERS (CASE)

The Governor's Award is administered in partnership with the Cayman Islands Society of Architects, Surveyors and Engineers, reflecting the profession's role in upholding standards across the built environment. CASE promotes design integrity and ethical practice within the Cayman Islands. Its involvement ensures that architectural quality, contextual understanding and long-term performance remain central to the Award's assessment framework.

Through its continued partnership, CASE reinforces the principle that excellence is grounded in clarity of intent, professional rigour and a disciplined response to place.



CAYMAN CONTRACTORS ASSOCIATION (CCA)

The Cayman Contractors Association partners in the Governor's Award to represent the construction industry's essential role in delivering architectural quality. CCA advocates for best practice and safety across the sector. Its involvement underscores that strong design must be matched by skilled execution, coordination and buildability.

By supporting the Award, the CCA affirms that durability, performance and construction integrity are fundamental to shaping a resilient built environment in the Cayman Islands.

ACKNOWLEDGEMENTS

The Governor's Award for Design and Construction Excellence is sustained by a network of individuals and organisations committed to raising standards within the Cayman Islands' built environment.

The Office of the Governor, the Cayman Islands Society of Architects, Surveyors and Engineers (CASE), and the Cayman Contractors Association (CCA) have provided consistent leadership and stewardship since the Award's establishment in 2010. Their collaboration ensures that the programme is administered with independence, professional rigour and continuity.

The Award also depends upon the generosity of sponsors and industry partners whose support enables documentation, publication and public recognition of the work presented here. Their contribution reflects a shared belief that quality in the built environment matters — not only to the profession, but to the wider community.

Special thanks are extended to the independent jurors, planning committee members and advisors who contribute their time and expertise to the evaluation process. The Award's integrity rests upon their careful judgment and professional discernment.

Above all, acknowledgement is due to the clients, designers, engineers, contractors and consultants whose projects are recorded in these pages. Their commitment to thoughtful planning, disciplined execution and long-term responsibility shapes the Cayman Islands in enduring ways.



END NOTE

LOOKING FORWARD

The built environment is never finished. It evolves through each decision, each commission and each act of construction.

Over fifteen years, the Governor's Award has documented a steady maturation in how the Cayman Islands design and build. Projects have become more climate-responsive, more collaborative and more technically assured. They reflect an understanding that architecture is not peripheral to daily life, but fundamental to resilience, identity and community.

The challenges ahead are complex. Climate pressures, population growth, economic transition and environmental stewardship will continue to shape development decisions. The standard established over the past fifteen years provides a framework for meeting those challenges with discipline rather than reaction.

The Governor's Award exists not only to recognise completed work, but to influence what follows. It affirms that excellence is measured not by spectacle or scale, but by responsibility, performance and contribution to place.

The next fifteen years will test those principles. Their endurance will define the future of the Cayman Islands' built environment.



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2010–2025 Commemorative Book

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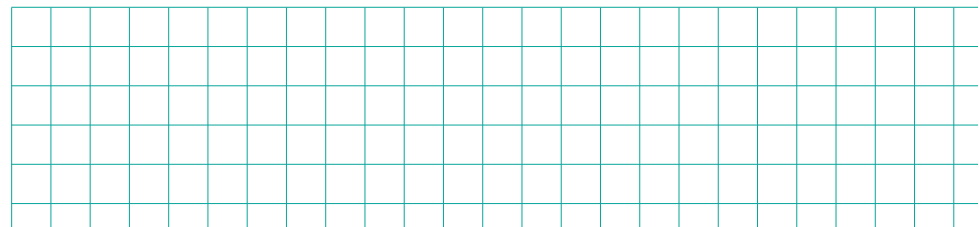
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CELEBRATING 15 YEARS OF DESIGN & CONSTRUCTION EXCELLENCE IN THE CAYMAN ISLANDS





GOVERNOR'S AWARD
2010 – 2025