

# GulfInsight

JULY 2018



GULF BUILDING



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# BUILDING FROM THE TOP



Another quarter has come and, gone and I am pleased to announce that Gulf has continued its growth streak both in the acquisition of new work as well as the addition of qualified personnel.

We recently completed a new fire station for the City of Miramar ( our third project for the municipality ) and the SFRTA Operations Center & Parking Garage and Pompano Beach Tri-Rail Station Improvements project, which won an ABC Eagle Award and was named Most Outstanding Green Transit Facility by the USGBC South Florida Region.

We just broke ground on Heron Estates Senior Center Apartments in Riviera Beach, construction is underway on the 550 Office Building and Parking Garage in Fort Lauderdale. Our Federal division continues to stay busy with four projects under construction at the Kings Bay Naval Submarine Base in Georgia. Additionally, our residential division has almost doubled its volume during the past year, and we had five homes in the running for the City of Fort Lauderdale Community Appearance Awards and three received top honors.

We are excited about the new additions to the Gulf Family, which include Eric Squilla, Vice President; Chris Ely, Project Manager; Bob McCreary, Project Manager; Sunny Thakkar, Project Engineer; Sean Oakley, Project Engineer; Kayla Lekettey, Project Engineer; Jennifer Arias, Assistant Project Manager; Jaime Shlimbaum, Assistant Project Manager; Doug Perez, Superintendent; Chris Curtis, Estimator; Sandra Elasiak, Accounts Payable; Bonnie Jones, Project Coordinator and Ryan Donnelly, Intern.

Lastly, I am also pleased to announce our expansion into the northern Florida market with the upcoming opening of our Jacksonville office.

Stay tuned for more details and we look forward to another great quarter. Thank you to everyone without your hard work and dedication our success could not be possible.

  
JOHN SCHERER  
PRESIDENT / CEO

## COMMERCIAL

### FIRE RESCUE STATION 107 - MIRAMAR, FL

Gulf recently completed construction of Miramar Fire Station #107. This new three-bay, 14,127 SF facility is located on a 2.4-acre site and includes bunk rooms to accommodate ten personnel, a 6,500 SF apparatus bay capable of housing six full-size fire engines/ladder trucks, a full-size commercial kitchen, dining room, outdoor covered dining patio, gym, staff, public restrooms, public lobby, community room, conference room, day room, laundry room, communication study room, and administrative offices. Technical spaces include electrical, data, decontamination, cascades, emergency medical supply, equipment storage, and bunker gear rooms. The project also included installation of a traffic signal along Miramar Parkway for emergency vehicles, a backup generator with 72 hours of fuel, ample parking spaces at the front and rear of the building, along with a dumpster enclosure and a remote operable sliding gate in the rear. The exterior of the building has aesthetically pleasing architectural features that include the bright red hurricane impact 4-fold apparatus bay doors, hurricane impact resistant windows and storefront doors, bright contrasting paint on a stucco finish, and site amenities such as an electric car charging station, red bike racks, backlit pop-up signage and the Miramar Fire Rescue team seal. Some of the new features incorporated into this station include a fire alerting system, which notifies the firemen via electronic LED signs and speakers throughout the station as well as a safe air system, which is suspended in the ceiling of the apparatus bays to filter and exhaust the carbon monoxide while the trucks are inside the apparatus bays. The project is registered and seeking LEED Silver certification from the USGBC.



### 550 OFFICE BUILDING AND PARKING GARAGE- FORT LAUDERDALE, FL



OFFICE BUILDING

The project includes demolition of the existing four-story office building and construction of a new seven-story, 94,532 square-foot Class A mixed-use office building, which features approximately 10,000 square feet of retail and/or restaurant space on the ground floor. Designed by FSMY, the project will be a modern-style office building with auger-cast concrete piles, cast-in-place a precast joist structure, floor-to-floor exterior glass systems, machine-less room elevators, and an emergency generator. Anticipated completion is in the 1st quarter of 2019.

The project includes demolition of the existing one-story retail buildings and construction of a new eight level, 266,000 square-foot parking garage with 613 spaces and approximately 15,000 square-feet of retail and/or restaurant space on the ground level. Also designed by FSMY, the parking garage is contiguous with the office building and compliments the same design style and features. This project will utilize a 3rd party private reviewer for permitting and inspections and will be built concurrently with the office building. Anticipated completion is in the 1st quarter of 2019.



PARKING GARAGE





**HERON ESTATES - DELRAY BEACH, FL**



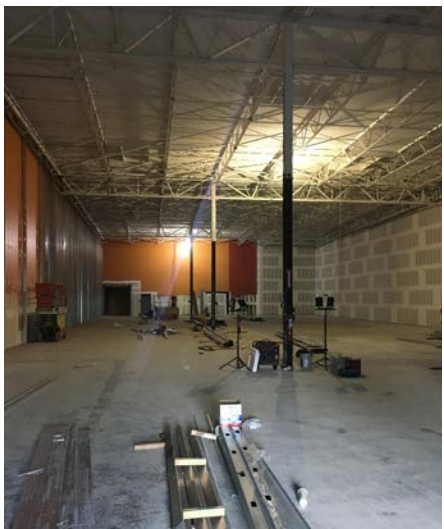
Gulf Building was selected as the general contractor for the Heron Estates Senior Center Apartments development, which is being developed by a public private partnership between the Riviera Beach Housing Authority and the Housing Trust Group. This new development is located on a 6.5 acre site at 17th Court and North Congress Avenue in Riviera Beach, Florida. Heron Estates Senior Center consists of new construction of a three-story building that

includes 101 affordable housing units and a community room for seniors. Gulf will also be constructing a swimming pool, parking lots and other site related improvements for the development. The project broke ground on May 1, 2018 and has a 14 month construction duration. In addition to Heron Estates Senior Center, a second phase is currently moving through the State’s affordable housing process. The second phase will feature a 79 unit family community with a clubhouse and outside recreational features. Construction of the second phase is expected to commence upon completion of Heron Estates Senior Center, which Gulf intends to pursue the second phase as well.

**GUITAR CENTER - DELRAY BEACH, FL**



Gulf recently completed the infrastructure build-out for the site of the new Guitar Center located in the New Century Commons Shopping Center at 510 Linton Boulevard in Delray Beach, FL. Working directly for the landlord, the scope of the project included alterations to approximately 12,000 square feet of existing in-line retail shell space, new rooftop mechanical equipment, new storefront, and exterior improvements. The Guitar Center held its grand opening on April 19, 2018.

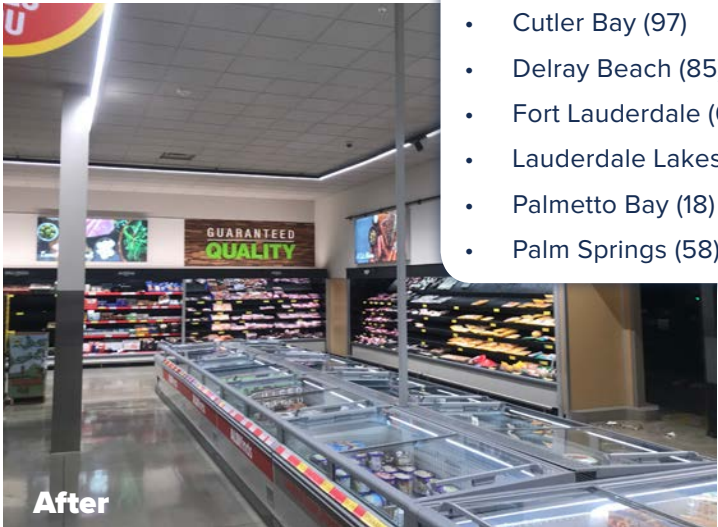


**ALDI SUPERMARKETS (#36,97,85,65,87,18,58) - FLORIDA**

Gulf was selected by Aldi US to remodel seven of their grocery stores throughout Palm Beach, Broward and Miami-Dade Counties. The remodeling work includes cosmetic and partial mechanical upgrades. These remodeling projects started in late 2017 and will be completed in the 2nd quarter of 2018.



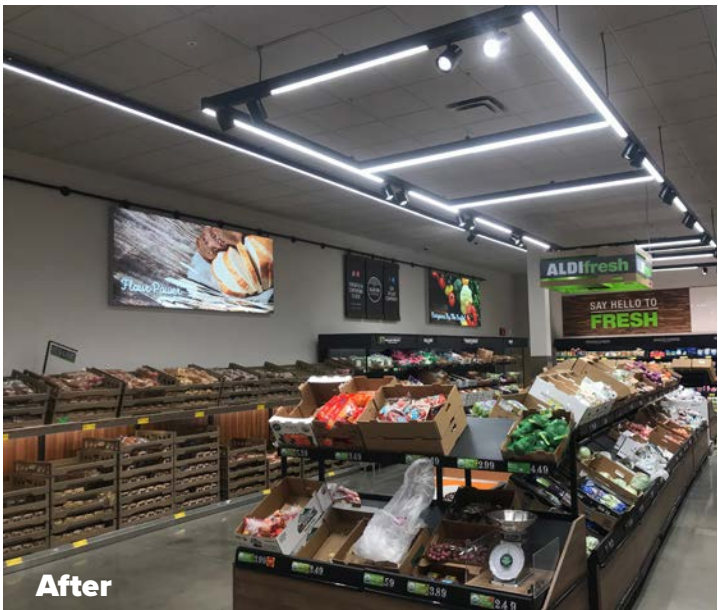
**Before**



**After**



**After**



**After**

**LOCATIONS**

- Boca Raton (36)
- Cutler Bay (97)
- Delray Beach (85)
- Fort Lauderdale (65)
- Lauderdale Lakes (87)
- Palmetto Bay (18)
- Palm Springs (58)

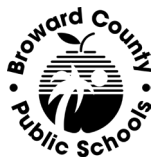
**UPCOMING COMMERCIAL PROJECTS**



**Cloverleaf Park Improvements**  
Miami Gardens, FL



**LA Lee YMCA Mizell Community Center**  
Fort Lauderdale, FL



**Thurgood Marshall Elementary School Renovation**  
Fort Lauderdale, FL



## FEDERAL



Gulf Building-Hernandez Consulting JV is currently working on four separate projects at the Kings Bay Naval Submarine Base in Kings Bay, GA. These four projects are located at different locations throughout the base, each with their own high security access /restricted challenges. The projects include: 1) Drydock which consists of work to the hotrails, catwalks, crane rails and conduit removal of the dry dock area; 2) MPW & RBC which consists of electrical upgrades, roof replacement, replacement of three dehumidifiers and the integration of new and existing dehumidification and humidification units into the existing BAS system. 3) Site VI & Magnetic Silencing Facility consists of providing repairs to the existing facility that was damaged during Hurricane Matthew which includes demolition and repair of damaged pier deck structures, removal of existing gangways, removal of existing wooden fender piles, top structures, install new composite fender piles, top supports, and provide new hotel services for supported vessels; 4) Repave Missile Haul Route LA &CA which consists of resurfacing and limited full-depth repairs to asphalt roadways and maneuvering areas which will remain in operation throughout construction.



## RESIDENTIAL

### MODERN BEACHFRONT RESIDENCE

New construction of a 4-story single family residence, 18,000 SF, 6 bedrooms, 8½ bathrooms, pool, elevator, 2 indoor kitchen, 1 outdoor kitchen with a 2 car garage.



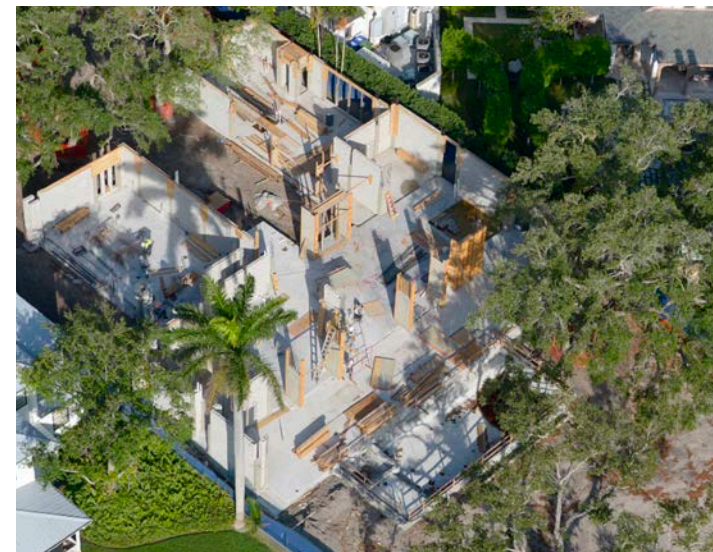
### MODERN RESIDENCE

New construction of a 3-story single family residence, approximately 10,679 SF (7,275 A/C), 4 bedrooms, 6 bathrooms, 2 half bathrooms with two 2-car garages.



### TARPON BEND RESIDENCE

New construction of a 2-story single family residence with a basement, approximately 11,010 SF (9,240 A/C), 4 bedrooms, 6½ bathrooms with a 2 car garage.



### NEW ORLEANS CHIC RESIDENCE

New construction of a 2-story single family residence, approximately 9,450 SF (6,481 A/C), 5 bedrooms, 7 bathrooms with a 3 car garage.





BRITISH WEST INDIES RESIDENCE

New construction of a 2-story single family residence, approximately 9,450 SF (6,481 A/C), 5 bedroom, 7 bathrooms with a 3 car garage.



THIRD TIME’S THE CHARM RESIDENCE

New construction of a 2-story single family residence, approximately 5,150 SF (3,921 A/C), 5 bedrooms, 5½ bathrooms with a 2 car garage.



ASPEN MODERN RESIDENCE

New construction of a 2-story single family residence, approximately 11,510 SF (7,588 A/C), 6 bedrooms, 6 bathrooms, 1½ bath with a 3 car garage.



INTRACOASTAL CONTEMPORARY RESIDENCE

New construction of a 2-story single family residence, approximately 9,895 SF (7,051 A/C), 5 bedrooms, 6 bathrooms, 2½ baths with a 3 car garage.



FLORIDA MODERN RESIDENCE

New construction of a 2-story single family residence with, approximately 5,895 SF (4,291 A/C), 4 bedrooms, 5½ bathrooms with a 2 car garage and a 2 story cabana structure.



COMMERCIAL PROJECTS

SFRTA Operations Center & Parking Garage, and Pompano Beach Tri-Rail Station Improvements





Anidjar & Levine Office Renovations



MPT Smart Center



One Fifty One Biscayne



Miami Country Day School

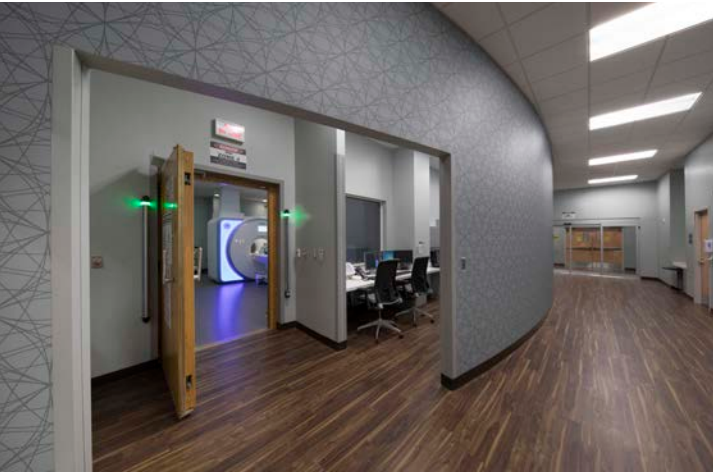


FEDERAL PROJECTS

NAVFAC Weapon Storage and Inspection Facility



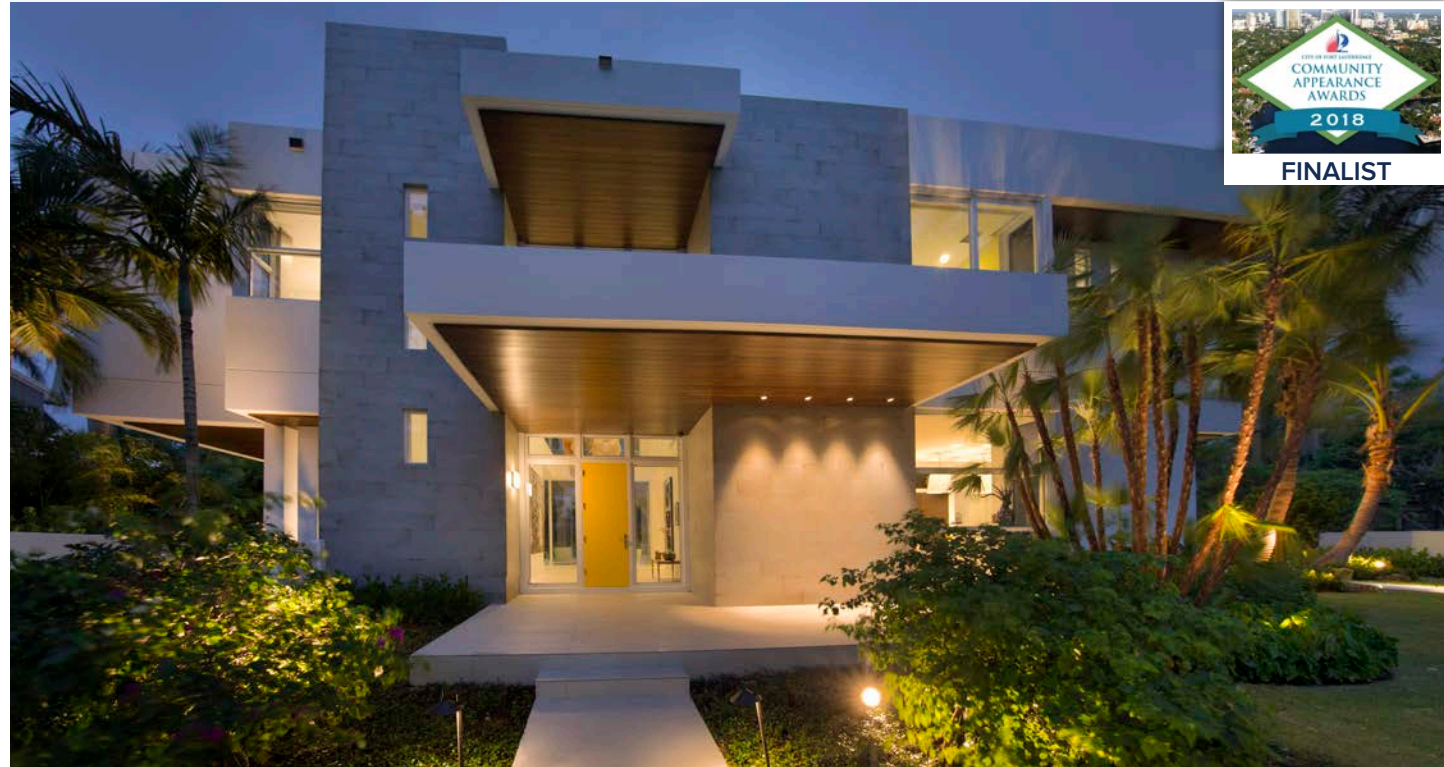
VA MRI Clinic and Grounds Shop





## RESIDENTIAL PROJECTS

Modern Residence and Art Studio



Tropical Classic



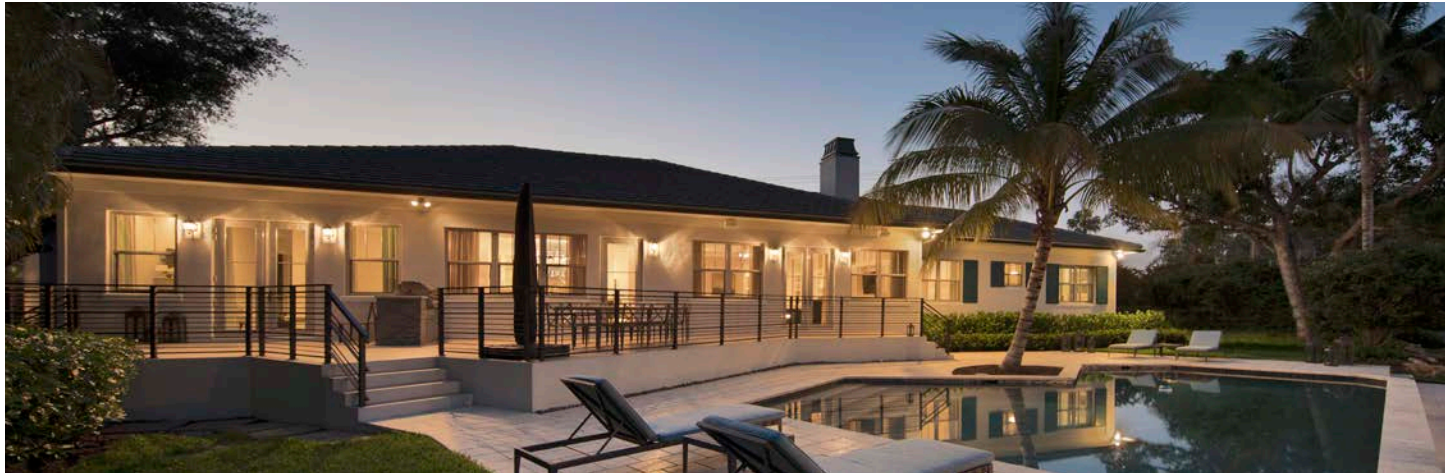
American Colonial







Hamptons Meets Fort Lauderdale



Mondrian Residence



A Touch of Key West Residence





## AWARDS

### GATOR 100 AWARD



Gulf Building LLC was named as one of the University of Florida's 2018 Gator100 honorees during a ceremony in February at UF's J. Wayne Reitz Union Grand Ballroom. Sponsored by the UF Alumni Association, in partnership with the UF Entrepreneurship & Innovation Center, the

Gator100 recognizes the 100 fastest-growing businesses owned or led by a UF alumni. Ernst & Young calculated each company's compound annual growth rate (CAGR) over the past three years to generate the ranking.

Gulf Building LLC was ranked 39 with a CAGR of 48.99%.

"The Gator100 honors UF alumni from across the University who are founding and growing amazing companies around the Country," said Kent Fuchs, President of the University of Florida. "It's an incredible affirmation of the innovative and entrepreneurial spirit of the Gator Nation."

### EAGLE AWARD



Gulf recently completed the SFRTA Operations Center & Parking Garage, and Pompano Beach Tri-Rail Station Improvements project, which received an Excellence in Construction (EIC) Eagle Award from the Associated Builders and Contractors (ABC), Florida East Coast Chapter in the General Contractor – Commercial Category. This is EIC's top honor and only one project per category is selected, which is based on safety and other key project elements. We are honored that our project was chosen to receive such a prestigious honor.

## NEW HIRES



**Eric Squilla**  
Vice  
President



**Chris Ely**  
Project  
Manager



**Bob McCreary**  
Project  
Manager



**Sunny Thakkar**  
Project  
Engineer



**Sean Oakley**  
Project  
Engineer



**Kayla Leketty**  
Project  
Engineer



**Jennifer Arias**  
Assistant  
Project Manager



**Jaime Shlimbaum**  
Assistant  
Project Manager



**Doug Perez**  
Superintendent



**Chris Curtis**  
Estimator



**Sandra Elasik**  
Accounts Payable



**Bonnie Jones**  
Project  
Coordinator



**Ryan Donnelly**  
Intern