

GulfInsight

FALL 2019



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BUILDING FROM THE TOP



As we move into Fall, I am pleased to say that Gulf has been busy with the construction of several exciting projects while continuing to build our backlog with the acquisition of work for new and existing clients.

As construction on the Heron Estates Senior Center Apartments in Riviera Beach and the 550 Office Building and Parking Garage in Fort Lauderdale are all on schedule for completion later this year, we are gearing up to begin construction on two high profile projects in Fort Lauderdale: a \$19M renovation and upgrade to the historic Parker Playhouse and new construction of the 4-story, +/- 72,000 SF LA Lee YMCA Mizell Community Center. We are also pleased to announce the upcoming Atla West Development project in Delray Beach.

Our Federal division recently completed the Weapons Storage Facility at the Marine Corps Logistics Base Albany for NAVFAC that was certified LEED Gold and the division continues to stay busy with 3 projects under construction at the Kings Bay Naval Submarine Base in Georgia and 2 projects underway for the US Department of Veterans Affairs.

Additionally, our residential division continues to grow. We recently completed our largest estate home to date, the construction of an 18,000 SF modern beachfront oasis in Fort Lauderdale and have 12 more homes currently underway.

As our firm grows, so does our Gulf Family and we are excited about the new additions to our team, which include: Jay Weaver, Project Executive; Ed Starnes, Senior Project Manager; John Rodriguez, Project Manager; Brandon Graff, Project Manager; Andrew Guirguis, Project Engineer; Thomas Riddle, Superintendent; Richard Squires, Superintendent; Mark Watson, Superintendent; Victoria Owens, Site Safety/Health Officer; Vivi Lorenzotti, Finishes Coordinator; Johanna Cruz, Executive Assistant; Joaquin Boggio, Intern; Lloyd Meadows, Intern; and Kevin Villatoro, Intern.

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


JOHN SCHERER
PRESIDENT / CEO

COMMERCIAL

HERON ESTATES - DELRAY BEACH, FL

As of end of May 2019, we are 81% complete with the overall project comprising of a new 3 story building with 101 affordable housing units on a 6.5 acre site with the following amenities: swimming pool and spa, exercise room, community room, and computer room. Cabinet delivery has started with appliance delivery to follow. MEP trim has commenced including light fixtures, plumbing fixtures, AC units, and water heaters. Gunite of the swimming pool and spa is now complete. North and East Parking Lots 1st lift of asphalt and 90% of curbing is now complete. Sidewalk pouring has also started on the North Parking Lot and moving clockwise to the East Parking Lot. Anticipated Substantial Completion is August 2019. Gulf is also pursuing Phase 2 of the project which is expected to begin upon completion of Phase I and will include 79 units, a clubhouse and outside recreational features.



550 OFFICE BUILDING AND PARKING GARAGE - FORT LAUDERDALE, FL



OFFICE BUILDING

Gulf Building is making its final preparations on completion of the office building. On the exterior of the building the pre-fabricated wood cladding is nearing completion, along with the painting and stonework. In the coming weeks, site utilities, sidewalks, pavers, and landscaping will be completed. Interior core build-out continues on each floor with the upcoming arrival of the restroom plumbing fixtures, stone cladding, and the completion of the Main Lobby. Life Safety Systems, including pre-testing has started and the major push to the end is on-going.

The Garage continues to carry momentum as it follows the office building. Erection of the precast is nearing completion with the last zone. Once complete, the exterior finishes will follow along with the sidewalks, entrance steps, landscaping, and re-paving of South Andrews Avenue. Interior work continues, including the slab on grade, construction of the ground level BOH rooms, and MEP above ceiling rough-in. In the coming weeks, installation of the elevators and build-out of the elevators vestibules on each level will be completed and interior trim-out will start.



PARKING GARAGE



FEDERAL

SITE VI & MSF HURRICANE MATTHEW REPAIRS

Gulf Building & Hernandez Consulting, JV recently completed a two-site, design-build project at NSB Kings Bay for the Naval Facilities Engineering Command SOUTHEAST. One project site under this contract consisted of demolishing what remained of a 7800-SF floating dock section and installing a new 12,000-SF floating dock system complete with utility connections to support U.S. Coast Guard vessels at NSB Kings Bay. The original dock sections were damaged by Hurricanes Matthew and Irma. The new floating dock system is wider than the original and includes reinforced hurricane hinges to better withstand the wave action experienced by the past few hurricanes. The second project site under this contract consisted of removing and reinstalling 56 guide piles to include all new straps and hardware.



MPW ROOF

Gulf Building & Hernandez Consulting, JV recently completed a 136,000-SF multi-level, PVC built-up roof replacement at NSB Kings Bay for the Naval Facilities Engineering Command SOUTHEAST. The design-build project included an upgraded lightning protection system on all roof levels.



PHARMACY AND TELEMETRY UNIT RENOVATION

Gulf Building & Hernandez Consulting Joint Venture is currently working on two Department of Veterans Affairs Projects in the VISN 8 Region, which is comprised of Florida and Puerto Rico. The projects are located in St. Petersburg, Florida and San Juan, Puerto Rico. The St. Petersburg project is a renovation of the Pharmacy and Telemetry Unit that provides an upgrade to the existing facilities required to ensure compliance with updated medical industry standards. The project includes installation of new HVAC systems and installation of a modular pharmacy and clean room. The San Juan, Puerto Rico project provides replacement patient lifts for the Community Living Center that serves resident veterans at the facility. The patient lifts will replace existing lift systems within all patient rooms and are part of a VA effort to improve quality of service to veterans as well as reduce the risk of caregiver injury.

Separate from the Joint Venture, the Jacksonville Office is currently pursuing commercial projects within Northeast Florida. Gulf Building was ranked highest in the Phase I scoring for construction of Fire Station 71 in Nassau County and has been approached by the Jacksonville Bar Association for renovation of their new offices in Jacksonville.



ST. PETERSBURG, FLORIDA



SAN JUAN, PUERTO RICO

RESIDENTIAL

NURMI MODERN RESIDENCE

New construction of a 3-story single family residence, 10,000 SF, 5 bedrooms, 6½ bathrooms, pool, elevator, 1 outdoor kitchen, and a 2 car garage.



RIO VISTA FARMHOUSE

New construction of a 1-story single family residence, approximately 4,000 SF, 4 bedrooms, 3½ bathrooms, and a 1 car garage.



ASPEN MODERN RESIDENCE

New construction of a 2-story single family residence, approximately 11,510 SF (7,588 A/C), 6 bedrooms, 6½ bathrooms, and 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, 6½ bathrooms, and a 3 car garage.



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, and a 2 car garage.



MEDITERRANEAN RESIDENCE

New construction of a 2-story single family residence, approximately 6,520 SF, 4 bedrooms, 3½ bathrooms, fireplace, pool, and a 2 car garage.



UPCOMING COMMERCIAL PROJECTS

YMCA - FORT LAUDERDALE, FL



Gulf was selected by the YMCA of South Florida to construct their newest facility, the LA Lee YMCA Mizell Community Center, which will be located at 1409 NW 6th Street (Sistrunk Boulevard) in Fort Lauderdale, FL. The new 4-story, +/- 72,000 sf state-of-the-art mixed-use building will include ground floor retail along Sistrunk, classrooms, meeting space, main lobby, locker rooms,

wellness, offices, gymnasium, theater, education labs, support space, site work, site amenities and a swimming pool. A Golden Sledgehammer Demolition event was held on March 20, 2019 to kick-off the start of the project. Since then, the existing building has been demolished and the site has been cleared and prepped for construction. Two successful pre-bid/outreach meetings were held in May to generate subcontractor interest with bids due in early June. The anticipated construction start date is August 2019 with a 12-month construction duration.

PARKER PLAYHOUSE - FORT LAUDERDALE, FL



Gulf Building and RCC Associates have partnered for the \$19 million renovation to Parker Playhouse. The facility located at 707 N.E. 8th Street in Fort Lauderdale has been in operation since 1967. The project scope includes a new major 8,000 SF lobby expansion, renovations of the existing facilities, new theatrical equipment, lighting, and sound systems, new theater seating, new private donor and VIP lounges, a

new and expanded signature bar area with several bars, an upgraded electrical system, more advanced acoustics, enhancements to the building's air conditioning and six new public toilet facilities. The existing building's exterior structure shall be repaired and repainted so that the completed project will look fresh and new. A groundbreaking ceremony was held on April 11, 2019. Construction is expected to begin in July of this year and will be done in two phases in 2019 and 2020 to minimize interruptions during the 2019-2020 season. The work will be completed by November 1, 2020 ready for the 2020-2021 season.

ATLA WEST- DELRAY BEACH, FL



Gulf Building was selected as part of the BH3 Management Team to build Atla West in Delray Beach. The Team was approved to move forward with the purchase of a 7.4 acre site at 600 to 800 West Atlantic Avenue for the new development. Gulf Building will serve as general contractor and will assist with Community Outreach efforts throughout the

project. Additional team members include: ID&D Design International, Richard Jones Architecture, Levy Land Trust, SA Nelson Associates, Dave Bodker Landscape Architecture/Planning, Saul Ewing Arnstein & Lehr, and Joe Snider Consulting.

Atla West will provide apartments, including workforce housing units; retail/restaurants; a grocery store; office space; an open public area located in the middle of the project called “frog alley” which reflects the history of the area; and an abundance of much needed parking.



EVENTS

YMCA GOLDEN SLEDGEHAMMER DEMOLITION



550 OFFICE BUILDING TOPPING OUT CELEBRATION



FLORIDA HOME & GARDEN MAGAZINE



Congratulations to John for being named the Face of Custom Home Building by Florida Home & Garden magazine.

KILWINS RUN



The Gulf team in Jacksonville, Florida at the Kilwins Ice Cream Run, an event to benefit Clarke Schools for Hearing and Speech.

TOP 100

TOP 100 SOUTH FLORIDA'S PRIVATE COMPANIES

Rank	Company / Prior (* Not Ranked In 2018) / URL
53	Gulf Building 633 S. Federal Highway 5th floor Fort Lauderdale, FL 33301 954-492-9191 gulfbuilding.com

TOP 100 SOUTH FLORIDA'S LARGEST GENERAL CONTRACTORS & CONSTRUCTION COMPANIES

Rank	Company / Prior (*Not Ranked In 2018) / URL ²
18	Gulf Building 633 S. Federal Highway 5th floor Fort Lauderdale, FL 33301 954-492-9191 gulfbuilding.com

NEW HIRES



Jay Weaver

Project
Executive



Ed Starnes

Senior Project
Manager



John Rodriguez

Project
Manager



Brandon Graff

Project
Manager



Andrew Guirguis

Project
Engineer



Richard Squires

Superintendent



Thomas Riddle

Superintendent



Mark Watson

Superintendent



Victoria Owens

Site Safety/
Health Officer



Vivi Lorenzotti

Finishes
Coordinator



Johanna Cruz

Executive
Assistant



Joaquin Boggio

Intern



Lloyd Meadows

Intern



Kevin Villatoro

Intern