

GulfInsight

WINTER 2020-2021



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BUILDING FROM THE TOP



As we continue to navigate these most unusual and unprecedented times I am pleased to report that Gulf has remained open and busy and has been able to adapt our jobsites and work environments to ensure the safety of our clients, subcontractors and employees.

Several of our projects that have remained in operation throughout this pandemic include the new construction of the 4-story, 64,500 sf LA Lee YMCA Mizell Community Center on Sistrunk Boulevard and the renovation and upgrades to the historic Parker Playhouse located in Holiday Park. During this time, we have completed construction of a new Medical Center in Hollywood; an office building in Clewiston; and tenant improvement build outs of a ColorOnly Hair Salon in Coral Springs and the Spenga Studio in Fort Lauderdale. Recent awards include the New Joe Pinder Administration Building for the Florida Keys Aqueduct Authority; Collins Elementary School and Coral Springs High School for the School Board of Broward County; the 3rd and 4th Floor Tenant Improvements at the 550 Office Building which we completed construction on last year; and Cloverleaf Park for the City of Miami Gardens.

Our Federal division recently completed the Site VI and MSF Hurricane Matthew Repairs and MPW Roof Replacement, HVAC and B3049 RBC Install Vapor Barrier/Floor at Kings Bay Naval Submarine Base in Georgia and the division continues to stay busy with projects underway for the US Department of Veterans Affairs at the VA Hospitals in Bay Pines, FL and Puerto Rico and additional projects at Kings Bay. Additionally, our residential division continues to grow with 14 more homes currently underway.

We are excited to announce that October 2021 will mark our firm's 30th anniversary and due to our continued growth we will be breaking ground early 2021 on a new 3-story, state-of-the-art headquarters office building in Fort Lauderdale. As 2020 winds down we will continue to adapt to the changing conditions and look forward to good things ahead in 2021. Thank you to everyone; without your hard work and dedication our success could not be possible.


JOHN SCHERER
PRESIDENT / CEO

COMMERCIAL

YMCA - FORT LAUDERDALE, FL

Construction is underway at the YMCA of South Florida's newest facility, the LA Lee YMCA Mizell Community Center located at 1409 NW 6th Street (Sistrunk Boulevard) in Fort Lauderdale, FL. The new 4-story, 64,500 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 groundbreaking event was held on November 15, 2019 to kick-off the start of the construction. Since then, the building's structural shell has been topped out, installation of exterior sheathing windows and stucco has begun, and is expected to open in spring 2021.



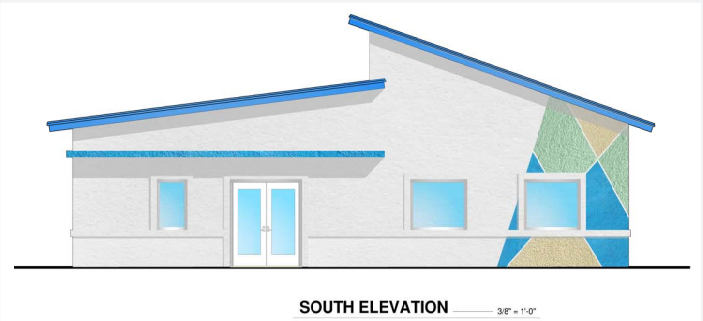
NEW JOE PINDER ADMINISTRATION BUILDING - KEY WEST, FL



Gulf Building along with its local Joint Venture Partner, Keystar Construction, have been awarded the New Joe Pinder Administration Building in Key West, FL for the Florida Keys Aqueduct Authority. This new building will replace the current facility and consists of a 3-story, 38,000 SF hurricane hardened structure over ground level parking with Class A office space, public lobby with support services, boardroom, and ancillary spaces. Designed by Pope + Scarbrough Architects, the new administration building is being designed to implement Florida Green Building Coalition standards along with the needed programming to modernize their services. GULF-Keystar JV looks forward to the overall success of this Project with construction breaking ground in October 2020.

CLOVERLEAF PARK - MIAMI GARDENS, FL

The project includes improvements to the existing Cloverleaf Park located at 301 NW 191 Street in Miami Gardens and includes construction of a new 1,500 SF signature recreation building with community room, installation of new playground and shade structures, construction of a new basketball court, fencing, parking lot improvements, lighting, landscaping and irrigation, and installation of a video surveillance system and public WIFI.



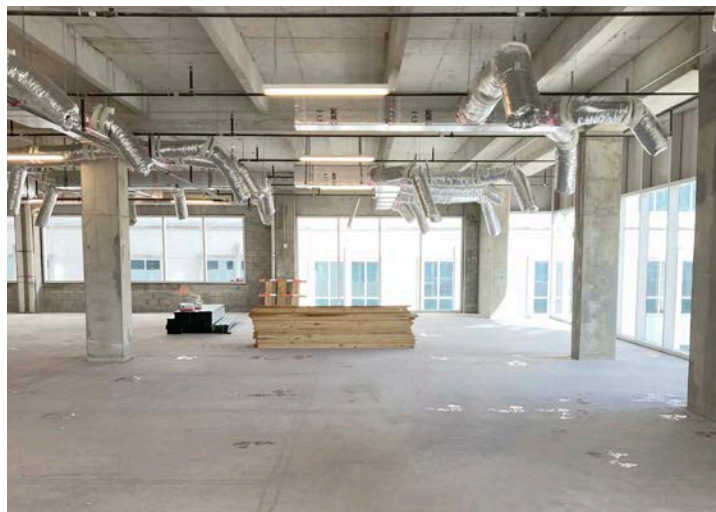
PARKER PLAYHOUSE - FORT LAUDERDALE, FL



Gull Building and joint venture partner RCC Associates are diligently working towards the completion of the \$22 million dollar renovation to Parker Playhouse located at 707 NE 8th St in Fort Lauderdale. Demolition of existing parts of the facility was completed first quarter of 2020 and the new 8,000 sf expansion has been erected and was watertight in April 2020. The new rooftop units have been set which will service the new lobby addition and the new theatre seating has been released for a November 2020 installation timeframe. All restrooms and dressing rooms in the existing facility areas have been renovated. Floor tile has started in the four new restrooms in the lobby expansion and the new expanded bar area, box office, and concierge rooms are waiting for millwork to be installed. The facility's new storm drainage system was installed July 2020 and first lift of asphalt was recently completed for the new parking areas. Construction is expected to be completed by January 2021.

550 TENANT IMPROVEMENT

The 550 Building 3rd and 4th Floor Tenant Improvement Buildout Project includes the interior buildout of approximately 25,000 square feet of Class A Office Suites designed by The Trieshmann Dumala Architectural Group. The project is being constructed within the 550 Building shell spaces previously built by Gulf Building and is our second construction venture with the developer, Blackhawk Properties and Investments LLC. The existing shell spaces will receive new demising partitions to create seven spec office suites on the 3rd floor and four office suites on the 4th floor. Along with new demising partitions, each suite will receive new mechanical, electrical, plumbing, and interior finishes, producing top of the line Class A Office Suites for future tenants.



FEDERAL

VAMC DESIGN-BUILD RENOVATE A/C BLDG 102, PHASE 1 - BAY PINES, FL

Full HVAC system demolition and renovation of Building 102's central service hub to include six (6) new roof top units, ductwork, chilled water and hot water piping, VAVs, heat pumps, controls systems, sprinkler heads, ceiling and grid system, structural steel reinforcement, roofing and asbestos abatement.



VAMC DESIGN-BUILD RENOVATE SPACE FOR GERIATRIC MENTAL HEALTH AND SUICIDE PREVENTION - TAMPA, FL



Full remodel of an existing space for Geriatric Mental Health and Suicide Prevention services. Renovations include full demolition of space, installation of walls, HVAC system, flooring, and fire protection.

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.



NURMI ISLAND ESTATE

New construction of a 3-story single family residence, approximately 10,000 SF, 5 bedrooms, 7 full bathrooms, 2 ½ bathrooms, and a 3-car garage.



COASTAL MODERN RESIDENCE

New construction of a 2-story single family residence, approximately 9,413 SF, 5 bedrooms, 7½ bathrooms, and a 3-car garage.



CORAL RIDGE GOLF ESTATE

New construction of a 2-story single family residence, approximately 12,000 SF, 5 bedrooms, 6 bathrooms, 2 ½ bathrooms, and a 3-car garage.



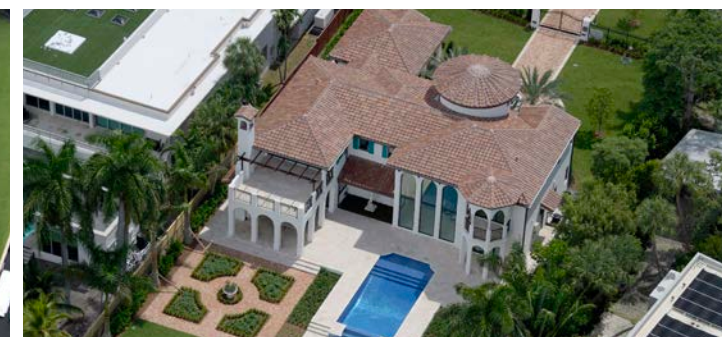
TARPON BEND RESIDENCE

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.



SPANISH REVIVAL 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

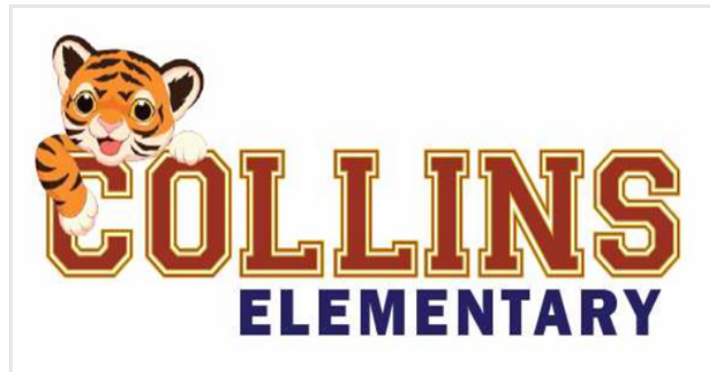
GULF BUILDING NEW HEADQUARTERS - FORT LAUDERDALE, FL



Gulf Building is excited to announce the construction of a new headquarters office building. Gulf will be moving from its current location at 633 South Federal Highway to 1121 E Broward Blvd in downtown Fort Lauderdale.

The move stems from Gulf's unprecedented growth in the last several years and the new facility will accommodate Gulf's expanding team while providing the company with further room for growth. The new 3-story, state-of-the-art office space is approximately 11,500 gross square feet and will include new safety enhancements for air quality, touchless elevators and doors, and other COVID-19 related configurations. The new Class A professional office building is expected to break ground in January.

COLLINGS ELEMENTARY SCHOOL DANIA BEACH, FL



Collins Elementary School, located in Dania Beach, FL, is part of the District's Smart Program Renovations through the GOB Bond Program. Gulf was awarded this renovation project under the Construction Manager at Risk Delivery and includes: the complete removal and replacement of the existing roofing systems at Buildings 3, 10, & 85; interior renovations of the Media Center in Building 2; interior renovations and ADA upgrades for the restrooms in Building 4; the replacement of the kitchen hood and the new OAU at the Kitchen in Building 3; replacement of the main electrical service gear; replacement and addition of new security lighting; and replacement of the entire fire alarm system campus wide. Work is scheduled to commence in November 2020 with an 8-month construction duration.

CORAL SPRING HIGH SCHOOL CORAL SPRING, FL



Coral Springs High School, located in Coral Springs, FL, is part of the District's Smart Program Renovations through the GOB Bond Program. Gulf was awarded this renovation project under competitive bid as the General Contractor and includes: the complete removal and replacement of the existing roofing systems at Building 1, 2, 4, & 10; exterior re-painting of Building, 2, 4, 10, & 11; interior renovations to Stem Lab Rooms - Advanced Culinary Arts & Home Economics and Media Center; providing ADA restroom upgrade; replacement of the Central Energy Plant; removal and replacement of all AHUs campus wide; and electrical and fire alarm systems improvements. Work is scheduled to commence in November 2020 with a 24-month construction duration.

COMPLETED FEDERAL PROJECTS

VAMC PHARMACY & TELEMETRY - BAY PINES, FL

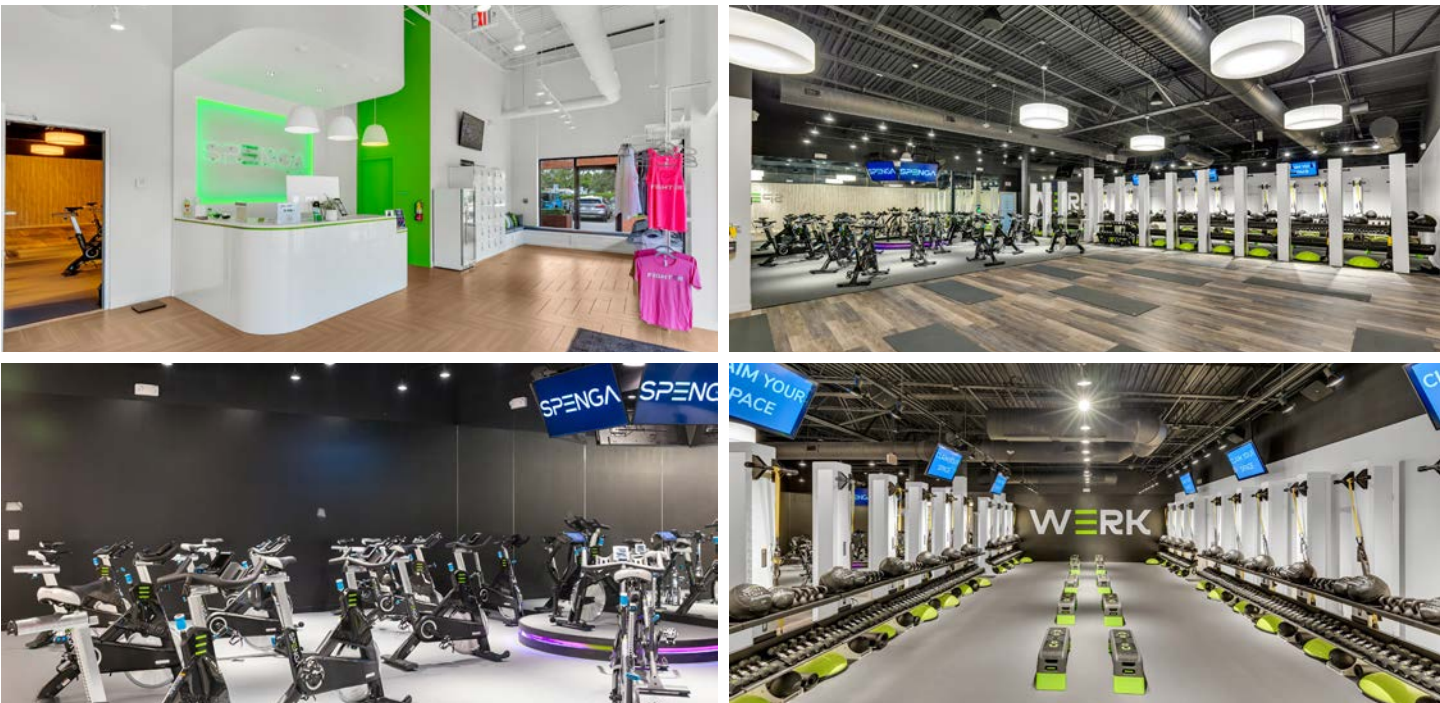


COMPLETED COMMERCIAL PROJECTS

HERON ESTATES - RIVIERA BEACH, FL



SPENGA GYM - FORT LAUDERDALE, FL



COLORONLY - CORAL SPRINGS, FL

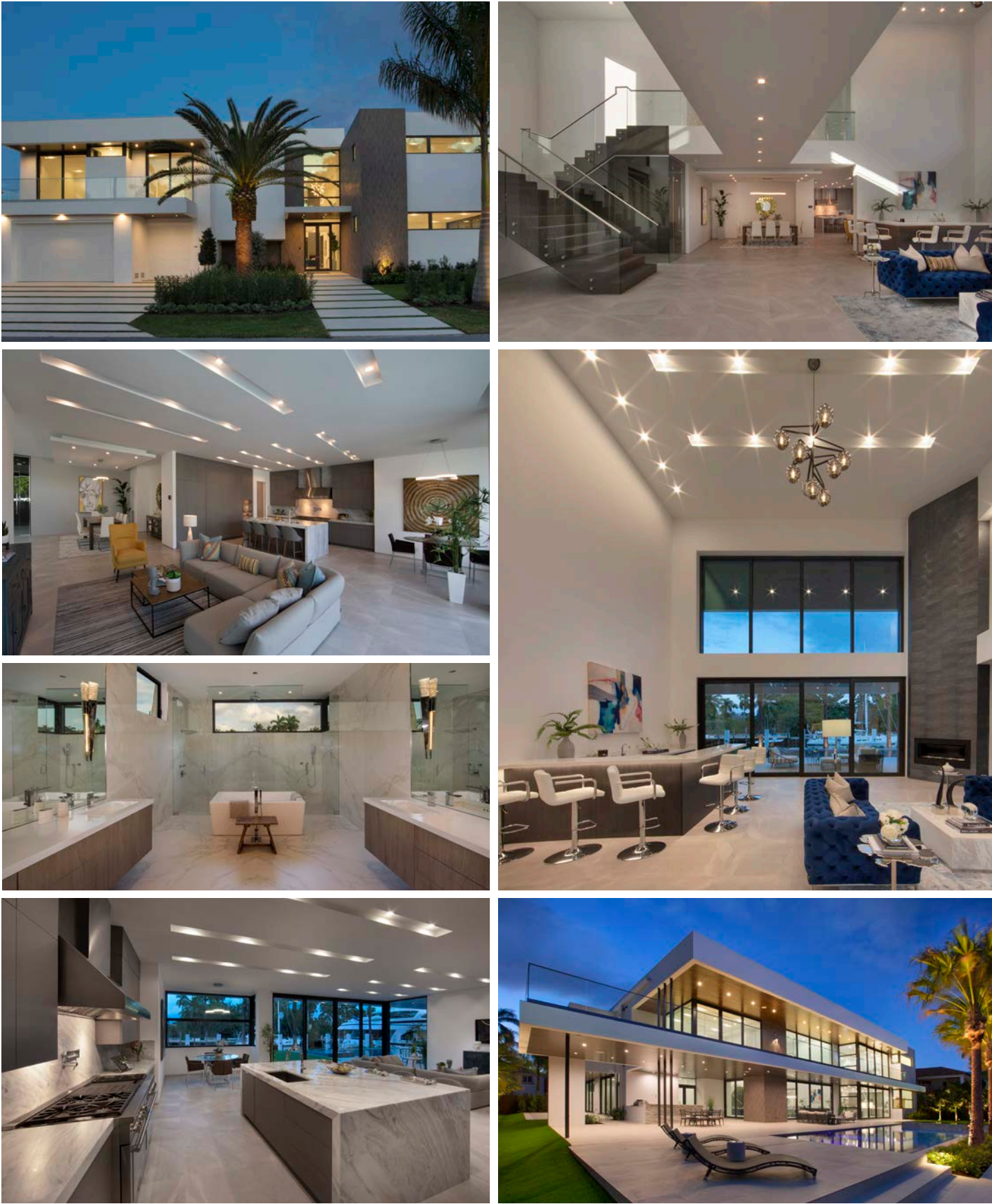


NEW OFFICE BUILDING - CLEWISTON, FL



COMPLETED RESIDENTIAL PROJECTS

INTRACOASTAL CONTEMPORARY - FORT LAUDERDALE, FL



MOUNTAIN MODERN - FORT LAUDERDALE, FL



EVENTS

LA LEE YMCA MIZELL COMMUNITY CENTER JOB FAIR - FORT LAUDERDALE, FL



SUPPORTING OUR COMMUNITY



PROMOTIONS

RYAN DONNELLY



Ryan has been with Gulf Building for over 2 years, starting as an intern in May 2018. Ryan works as an assistant project manager on a variety of assignments ranging from ground-up new construction projects to federal hospital renovations. Ryan recently completed a two-story, 40,000 SF tilt up medical clinic project, which included pharmacy, dialysis, and administrative office areas. Currently, Ryan is working on design-build renovation projects at the Tampa, Lake City, and Miami VA Hospitals. His ability to manage the sequencing of a project, coupled with strong client relationships, makes him a positive addition to the construction project team. Ryan excels in managing projects from the early stages of conceptual design through planning and construction. Ryan works together with clients, design professionals and project-related personnel on coordination, scheduling, and implementation of the project details to build a successful project.

JOAQUIN BOGGIO



Joaquin Boggio is a project engineer and pre-construction estimator. He started as a part-time project engineer intern for Gulf Building's residential department and later joined the commercial department as an estimator. His responsibilities include writing RFI's, conceptual estimating, following up with sub-contractors, budgeting, and value engineering. He is part of the estimating team that secured projects such as the Coral Springs High School renovation and Florida Keys Aqueduct Authority New Joe Pinder Admirative Building, helping Gulf Building obtain combined contracts valued over \$24 million. He recently earned a bachelor's degree in architecture and urban design from Florida Atlantic University and became a father to a beautiful baby girl in March 2020.

BRUNO ESTEVES



Bruno Esteves is a graduate of Florida Atlantic University with a bachelor's degree in architecture. Originally from Rio de Janeiro, Brazil, Bruno has been living in the United States for the past 8 years. He started as an intern with Gulf's residential division and is now a project engineer. As an architecture student, he was always seeking innovative ways and cohesiveness in his projects. This is led by his great passion for construction and design related disciplines. He understands the importance of maintaining high quality standards and focusing on the details on every project. Working for Gulf Building has been a rewarding experience that has allowed him to grow his skills and push himself even further to achieve excellence.



MEDICAL CLINIC BUILDING

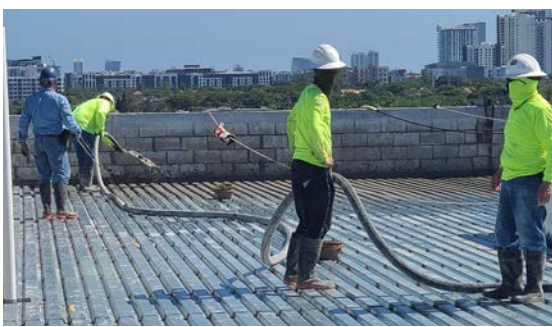
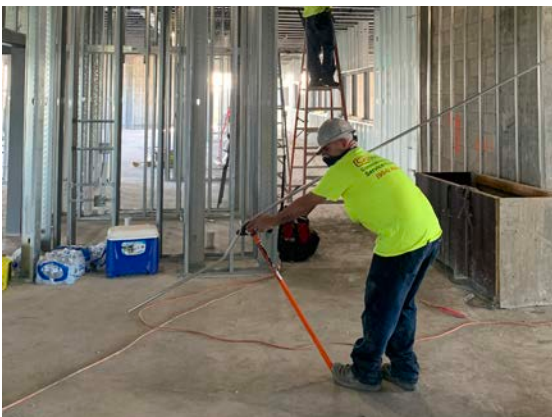


NEW JOE PINDER ADMINISTRATION BUILDING



COASTAL MODERN HOME

GULF TEAM



FORT LAUDERDALE ILLUSTRATED



John Scherer, CEO of Gulf Building, was featured in Fort Lauderdale Illustrated magazine as the Face of Luxury Home and Custom Estate Construction.

TOP GENERAL CONTRACTORS



50 FASTEST GROWING PRIVATE COMPANIES



TOP 100 SOUTH FLORIDA'S PRIVATE COMPANIES



John Scherer was recently appointed to the UF College of Design, Construction and Planning Advisory Board. As a graduate of UF's School of Building Construction, John is proud to be an active Alumnus and support his Alma Mater. John was also recently honored in UF's Gator 100, which recognizes the top 100 fastest-growing businesses owned by a UF Alumnus.



Gulf Building recently completed construction of an award-winning custom estate in Fort Lauderdale. This stunning 6 bedroom / 8 bathroom, 7,554 SF home was named a Regional Winner in the Contemporary/Modern Architecture category in the 2020 Luxe RED Awards. The 2020 Luxe RED Awards honors excellence, innovation and the best residential architecture, interior design and landscape architecture projects across the country.

NEW HIRES

								
Patrick Holland	Steve Stenmark	Kevin Rascoe	M. Lewandowski	Rick Ramion	Troy Mann	Charles League	Angel Gonzalez	Marina Scherer
Project Manager	Project Manager	Superintendent	Superintendent	Superintendent	Superintendent	Superintendent	Estimator	Intern

