

# GulfInsight

SPRING 2025



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## BUILDING FROM THE TOP



As we continue to grow and evolve, I am proud to share the latest edition of our company newsletter. For over three decades, our commitment to quality craftsmanship, innovation, and client satisfaction has been the foundation of our success. From large-scale commercial projects to high-end residential builds, we take pride in delivering excellence in every detail.

Our company's growth—both in personnel and clientele—is a testament to the trust our clients place in us and the dedication of our talented team. With new projects on the horizon and exciting opportunities ahead, we remain committed to exceeding expectations and shaping the future of construction.

In this edition, you'll find highlights of our newly awarded projects, updates on ongoing construction, celebrations of recently completed work, and introductions to our newest team members—all showcasing the dedication and expertise that drive our continued success. Thank you to our clients, partners, and employees for being part of this journey. Here's to continued growth and building a future we can all be proud of.



JOHN SCHERER  
PRESIDENT / CEO



## EYW NEW CONCOURSE A AND TERMINAL IMPROVEMENTS

Key West, FL

Key West International Airport Concourse A is almost ready to welcome travelers, with its grand opening set for April 8th, 2025. The new concourse promises a bright and airy atmosphere, featuring a spacious, high-ceiling hold room designed to handle a large flow of passengers comfortably. Its 29-foot-tall curtain walls flood the space with natural light, while electrochromic glass keeps the interior cool and pleasant, no matter the weather outside.



## ELLENTON CROSSINGS

Ellenton, FL

Ellenton Crossings is a luxury 235 unit apartment complex near Sarasota. A single four story wood framed building houses all the living units along with luxurious resort style amenities inclusive of pool and pool pavilion, dog park, fitness center, business center with private suites, and a club room. The project team is wrapping up a very challenging underground install with storm vaults and pushing the framing to the 3rd floor.

*Client: Mountaineer Development*





### **HOLLYWOOD PRESCHOOL, ADMIN, NEW PARKING LOT** Hollywood, FL

The Hollywood Preschool and Administration Project is nearing completion. The Preschool and the two-story Administrative Building are in the final construction stages, including finishes, millwork, and final systems testing. All hardscape work and the first lift have been completed. The pour-in-place rubber (PIP) for both playgrounds has begun. Landscaping and irrigation work are ongoing in preparation for the final lift, scheduled for mid-April. The Skatepark portion received the Certificate of Occupancy in October 2024, and the Preschool has an estimated substantial completion date of late April 2025.



### **NEW MARKHAM CENTER FOR TEACHING AND LEARNING** Fort Lauderdale, FL

The Pine Crest School / Markham Center for Teaching and Learning is progressing nicely and on track for a mid-April TCO. The exterior key finishes, including stone and brick facades, have been completed and the exterior plaster is nearing completion. The interior is deep into the finish phasing since receiving the final building power to climatize the building. The interior finishes, including flooring, final painting, cabinetry, and final fixture placement will be completed by mid-March. The exterior decorative hardscapes will include brick paver courtyards and student seating areas.



### **DELRAY BEACH FIRE STATION NO. 113** Delray Beach, FL

The new Delray Beach Fire Station No. 113 remains on track for completion in Spring 2025, staying both on schedule and within budget. The team is making great progress, with exterior hardscapes and landscaping nearing completion. Inside, finishes are being installed, bringing the space to life. This state-of-the-art facility will enhance emergency response capabilities for the community, and we're excited to see it take shape.



### **NEW HOLLYWOOD SENIOR CENTER** Hollywood, FL

The Hollywood Senior Center is poised to become a vibrant community hub within its 31,102 sq ft space. Featuring a robust ICC 500-rated storm shelter, it will offer both safety and comfort for seniors, with lively areas for fitness activities, movies, arts and crafts, billiards, a kitchen, pool, and more. The project has officially broken ground, initial site work is underway, and the construction of the structural foundations will soon begin.

## AVILLA SILVER PALM

Land O' Lakes, Florida



Avila Silver Palms is a vibrant community of build-to-rent cottages featuring 180 units in a combination of 1-bedroom duplexes, 2-bedroom and 3-bedroom houses. Amenities for residents include garages, leasing office, pool, playground, dog park, and open recreation spaces.



## YMCA HOLIDAY PARK WELLNESS AND MEDICAL CENTER Fort Lauderdale, FL

We are honored to have been selected by our repeat client, YMCA of South Florida, to build the new YMCA at Holiday Park. The new 54,573 SF two story facility includes an outdoor pool, indoor basketball court, weight rooms, cardio room, yoga room and luxury locker rooms. Preconstruction is underway with an anticipated start in May.



## MEDICAL CLINIC EXPANSION Hollywood, FL

Early Work is scheduled to commence in March, which includes the relocation of +/- 60 trees and backfilling of the existing Retainage Ponds. Detailed phasing has been developed with the Owner with the intent to fully maintain operations to the existing Medical Clinic. The next Phase is to start the new Site Storm Drainage System and South parking lot construction with construction of the expansion starting in June/ July 2025.



## HARBOR BEACH POINT RESIDENCE



## RANCHO SAO JOSE



## INTRACOASTAL MODERN ESTATE

Client: Mountaineer Development



## MERCEDES MODERN RESIDENCE

Client: Mountaineer Development



**MERCEDES MODERN TRANSITIONAL***Client: Mountaineer Development*

10,519 SF

**GORDON ROAD MODERN***Client: Mountaineer Development*

8,354 SF

**DELMAR PLACE***Client: Mountaineer Development*

8,454 SF

**CONTEMPORARY COASTAL RESIDENCE**

9,485 SF

**VILLA MODERNA RESIDENCE**

9,686 SF

**LUCILLE TROPICAL MODERN**

10,412 SF

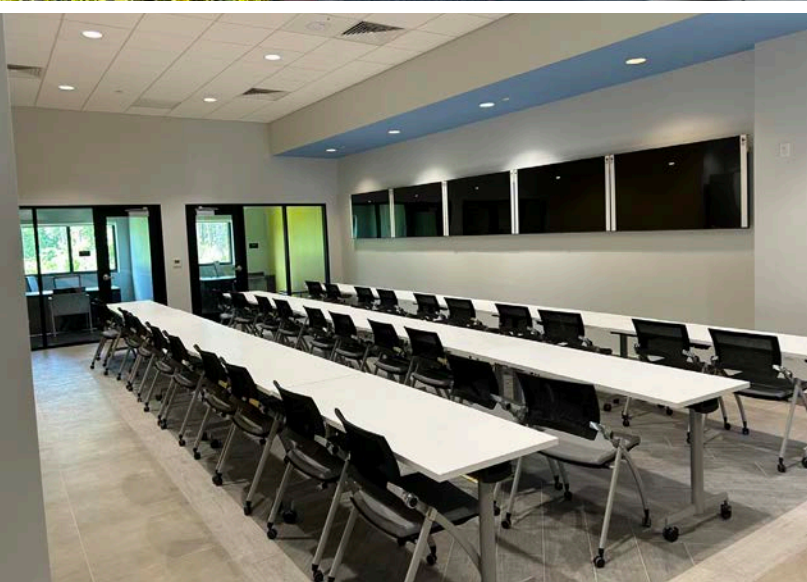
**PONCE DE LEON RESIDENCE**

8,116 SF

COMMERCIAL

COMPLETED CONSTRUCTION

**NEW MEDICAL CENTER, BEHAVIORAL  
HEALTH & PUBLIC SAFETY BUILDING**  
Immokalee, FL



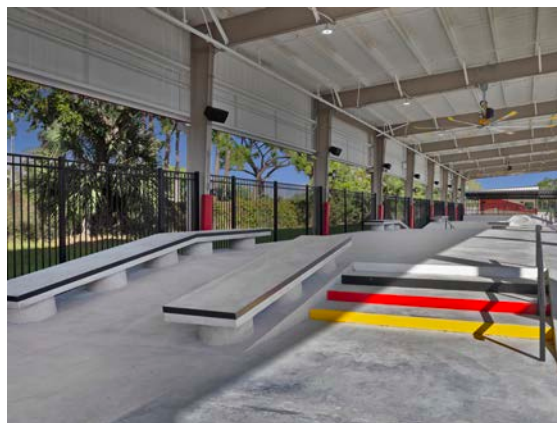
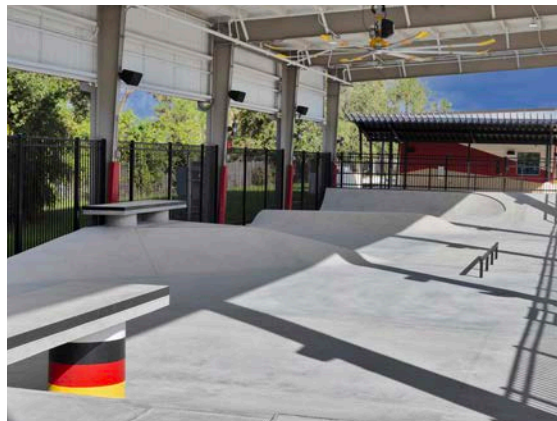
# ROLLING OAKS PARK

Miami Gardens, FL



# SKATE PARK

Hollywood, FL



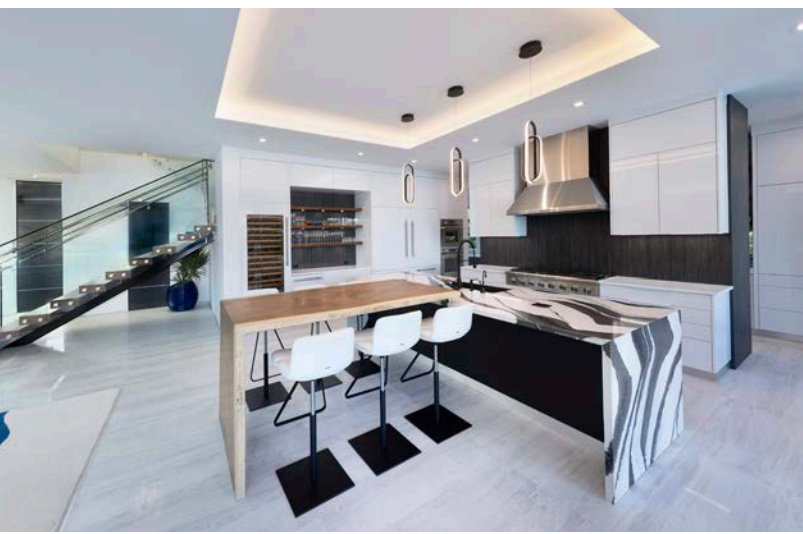
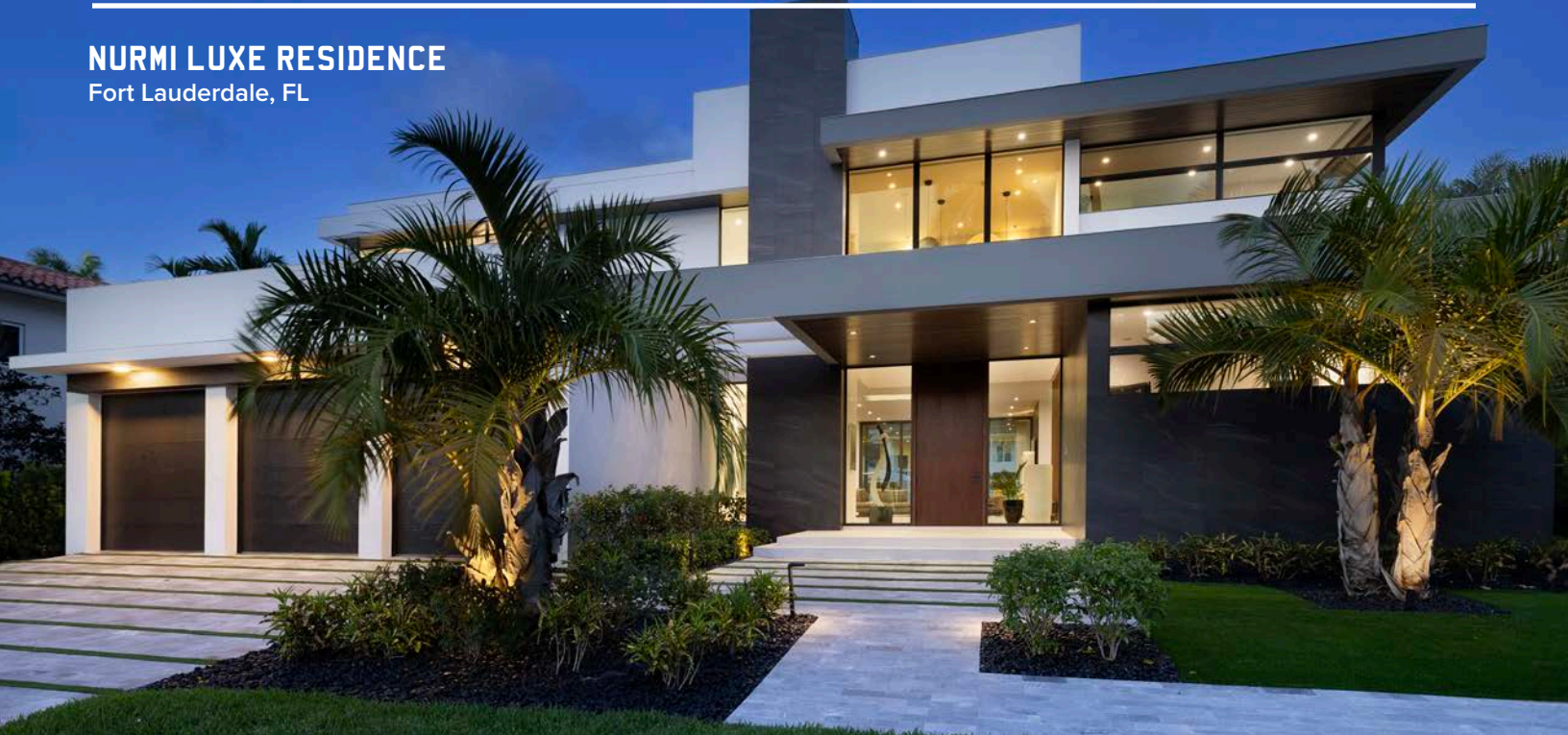
## **WILLIS CUSTOM YACHTS BUILDING**

Stuart, FL



## NURMI LUXE RESIDENCE

Fort Lauderdale, FL



**DESIGNING A HOME THAT  
REFLECTS A LIFETIME**  
Fort Lauderdale, FL



## AWARDS/RECOGNITIONS

### 2025 South Florida AGC's Build Florida Awards Best Public Use Project – Rolling Oaks Park



Gulf is honored to be named to the University of Florida's 2024 Gator100 list, which recognizes the world's fastest-growing Gator owned businesses.



Gulf Building was recognized as one of the South Florida Business Journal's Top 100 Private Companies.



Gulf is proud to be recognized as one of the 2024 Fastest-Growing Private Companies by the South Florida Business Journal.

## PROMOTIONS



Kevin Newell

Kevin's appointment to Vice President from Senior Project Manager reflects his 25 years of experience. With extensive industry knowledge, he brings valuable leadership and expertise to drive strategic initiatives and promote organizational success.

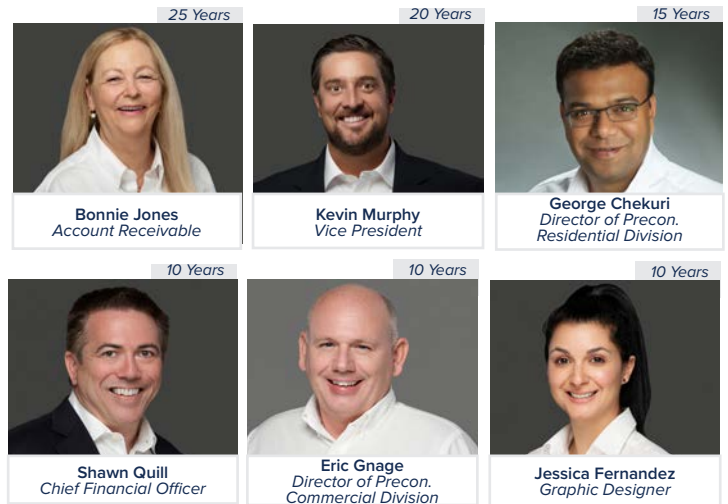


Sean Oakley

Sean has earned a promotion to Project Manager, where he will take on greater responsibility in leading larger teams and managing more complex projects while continuing to drive successful project outcomes.

## ANNIVERSARIES

We're excited to recognize and celebrate the work anniversaries of several dedicated team members! Your hard work, commitment, and contributions continue to drive our success, and we truly appreciate all that you do. Thank you for being an essential part of our team and we look forward to reaching even greater milestones together. Cheers to many more years of success!



## MISSION ACCOMPLISHED



**Samuel Benson**  
33 Years



**Treaty Bongirne**  
10 Years

After years of dedication, hard work, and unwavering commitment, Sammy and Treaty are retiring! Your contributions have made a lasting impact, and your positive attitudes will be greatly missed. Wishing you all the best in this exciting new chapter – may it be filled with relaxation, joy, and new adventures. Thank you for everything, Sammy and Treaty! Enjoy your well-deserved retirement!

## NEW HIRES

### ELLENTON CROSSINGS

Chris Berger - *Project Manager*  
Kevin Williams - *Assistant PM*  
Keith Jupp - *Superintendent*  
Kevin Elg - *Assistant Superintendent*  
Brian Blasik - *Assistant Superintendent*

### KEY WEST INTERNATIONAL AIRPORT

Kellen Donnelly - *Project Engineer*  
John Govero - *Superintendent*  
Michael Lobo - *Superintendent*

### DELRAY FIRE STATION 107

Fletcher Schrod - *Superintendent*  
Nicola Sacco - *Superintendent*

### HOLLYWOOD SENIOR CENTER

Tommy Shisler - *Superintendent*

### HOLLYWOOD PRESCHOOL

Elena Van Lenten - *Project Engineer*

### OFFICE

Celina Barbosa - *Residential Account Payable*  
Raquel Lizarazo - *Receptionist*

## CERTIFICATIONS



Congratulations to Mitchell Chugunov for obtaining his Construction Management Certificate.

## EVENTS/SUPPORTING OUR COMMUNITY



21st Annual Martin Luther King Jr. Inspirational Breakfast



AGC Fishing Challenge



AGC Contractors and Clays



Key West International Airport Topping Off Celebration



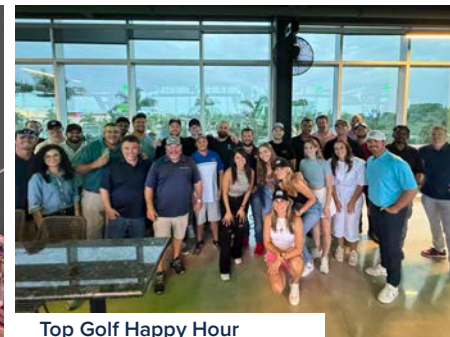
CASF Networking Breakfast



UF Career Fair



Toys for Tots



Top Golf Happy Hour

