

# Directors Report 2026

---



**August 12, 2026**

---

**Florida West Coast Operating Engineers  
Apprenticeship Trust Fund  
Authored by: Adrian Lacey**



---

# Apprentices

We have added a total of 2 new apprentices, completed 1, dropped 1 and elevated 8. This brings our total to 53 apprentices. Sims Crane has a total of 27 apprentices. Pre-Con Construction has a total of 3 apprentices. Kelley Equipment has a total of 7 apprentices. A-Crane has a total of 5 apprentices. Maxim Crane Works has a total of 5 apprentices. Liberty has a total of 2 apprentices. North American has a total of 0 apprentice. Keller has 2 apprentices. Unemployed total of 2 apprentices. We currently have (26) prospective apprentices on our waiting list.

## Upgrading Program

- Sunday May 17<sup>th</sup> we flew to Crosby, TX with all 3<sup>rd</sup> & 4<sup>th</sup> apprentices for their block week of training. We returned on Friday May 22, 2026.
- Wednesday May 27, 2026 I attended the NCCCO Foundation Board of Directors Meeting.
- Friday May 29, 2026 I updated wage scales in Rapids.
- Tuesday June 2, 2026 we had a site visit with Stine Construction for the new building. (Proposal attached in new business)
- Monday June 8, 2026 through Friday June 12, 2026 we hosted the OECP workshop to become a test site for operator certifications. We now offer both NCCCO and OECP. Alfredo Brito will handle all OECP and I will continue to handle all NCCCO. (See our certification of completion attached in new business)
- Thursday June 11, 2026 USA Fence was here to make all the repairs to our fence from where the two trees had fallen.
- Wednesday June 17, 2026 we had a site visit with Gard Construction for the new building. (Proposal attached in new business)
- Thursday June 18, 2026 we received our letter and certificate from Helmets to Hardhats. (See letter attached in new business)

- 
- Friday June 19, 2026 we had a site visit with Cardenal Construction for the new building. (Proposal attached in new business)
  - Friday June 19, 2026 Alfredo Brito was involved in an accident on his way home from work. He was hit from behind on I-4. There were no injuries and the police came out. Also, there was no damage to our truck the 2018 Ford F-15. (See attached police report and photos in new business)
  - Tuesday June 23, 2026 I received my letter from NCCCO stating I was confirmed for another year serving on the Signalperson Exam Management Committee. (See attached letter in new business)
  - Tuesday June 30, 2026 we completed our very 1<sup>st</sup> OECP practical exams on both Crawler and RT.
  - Tuesday June 30, 2026 I had a meeting with Chrissy Lewis at Workforce Development. We discussed the opportunity for them to tour one of our contractors and show the students what it's all about. I did reach out to Bryan at Maxim Crane, and we are still working on this. The visit would be either in January 2027 or February 2027. (See attached letter in new business)
  - Monday July 13, 2026 through Friday July 17, 2026 I attended the Florida Apprenticeship Conference held at the Ocean Reef Key Largo.
  - Friday July 24, 2026 we had Johnson Mechanical here to repair our A/C unit in the testing building. They found a leak in the freon and made the repair.

## Classes for This Quarter

- Classes are all in person during block training.
- All tests and quizzes are online using Test Moz.

---

## Certifications

- There was a total of (32) NCCCO Practical Exams Given. (11) Mobile Crane Exams, (5) Signal Person Exams, (11) Rigging Level 1 Exams and (2) Tower Crane Exams completed on multiple dates.
- There was a total of (25) candidates who took their NCCCO Written OPT Exams.
- There was a total of (23) candidates who received their Forklift Certification.
- There was a total of (0) candidates who received their American Red Cross Adult and Pediatric First Aid/CPR/AED Certification.
- There was a total of (0) candidates who took their CPT (Crane Proficiency Test) Exams.
- There was a total of (2) OECF Practical Exams Given.
- There was a total of (1) candidates who took their OECF Written CBT Exams.

## School Board

- All apprentice applications and action forms are up to date.

## Florida State

- RAPIDS currently up to date.
- All new apprentice applications have been filed with the state.
- Standards for the Apprentices are up to date.

## Equipment Program

Liebherr LTM 1060-2 – Serial #LWE057489

- Routine maintenance completed.
- Full PM service completed.

---

**Grove RT530E-2 – Serial #228473**

- Routine maintenance completed.
- Installed new Shrader valve on high side ac port, then recharged.
- Replaced the rear steer switch.

**Genie GTH-636 – Serial # GTH0608A-11991**

- Routine maintenance completed.

**Link-Belt Crawler LS138H-II – Serial #H7J1-5919**

- Routine maintenance completed.

**Neck Breaker Lorain LRT110 – Serial #98499**

- Routine maintenance completed.
- Painted lower

**Case Backhoe 580L – Serial # JJG0247087**

- Routine maintenance completed.
- Had right side bucket cylinder repaired at Gibson Hydraulics.

**Kubota Lawn Mower – Serial #: 23696**

- Routine maintenance completed.
- Replaced both petcocks from right and left fuel tanks.

**John Deere Gator (SxS) Model 590ES4 – Serial #: 1M0590EBLKM020162**

- Routine maintenance completed.

**John Deere Tractor Model 4052R – Serial #: 1LV4052RVKK403068**

- Routine maintenance completed.

**John Deere MX6 Lift-Type Rotary Cutter – Serial #: 1P00MX6CCJP074653**

- Routine maintenance completed.

---

#### **Potain MTD139 Tower Crane**

- Routine maintenance completed.
- Replace swing encoder assembly.

#### **Ford National Series 400 Boom Truck – Serial #1FDXR80U3HA29377**

- Routine maintenance completed.
- Replaced hoist hydraulic hoses at the motor along with both elbow connections.

#### **Freightliner Semi Tractor – Serial #1FUPDWYB3LH374354**

- Routine maintenance completed.

## **New Business**

- Look at our current apprentice working rules and obligations. (See attached)  
Make a change to either 14 or 15. That if any apprentice is late for class during the block week and it is unexcused more than once. Then they will not receive their \$500.00 stipend check. I had an apprentice that was late to class two times within one week. He was over 2 hours late for class each time and his excuse was that he overslept. I called the contractor that he works for to ask if he is ever late for work. I was advised that he always shows up 20 mins early every day.
- Need approval to attend the South Atlantic Conference Sept 20-23 2026 in Charleston SC. Hotel cost is \$1,711.08 plus tax. I plan to drive there. Would need to add fuel, food, and parking. (See attached)
- Need approval to attend the 61<sup>st</sup> Biannual NCCCO Commissioners Meeting held in Albuquerque NM. The dates are fly in on Monday October 26, 2026. The meetings are Tuesday through Friday October 27, 2026 to October 30, 2026. The prices I looked up for airfare, car rental and hotel stay are approximately \$2,000.00 plus tax and food. (See attached)

- 
- **Need approval to purchase millings for the new crane pads for both OECP practical exam testing on tower crane and RT. We would need to add 8,100sq ft at about 3" to 4" thick. The cost is \$900.00 per load, and we would need 9 loads. That would be \$8,100.00.**
  - **Attached are the 3 contractor proposals for the new building. The first one is from Stine Construction for \$1,000,000.00. The second is from Gard Construction Group LLC for \$1,088,006.00. The third is from Cardinal Building & Restoration is for \$1,050,000.00.**



# Practical Proctor Training for Mobile Crane and Signal Person Rigger

---

Location: Local 487 Training Center, 208 E Terrace Drive, Plant City, FL 33563

Contact: Martin Turek [mturek@oecp.org](mailto:mturek@oecp.org)

Dates: 08-11 JUN 2026

---

## Timeline:

### Prior to 08 JUN 2026

OECF will need a list of all Proctor Training attendees.

Attendees of the proctor training can apply for the Signal Person Rigger (SPR) Certification and Crane Certification (if they meet requirements) at <https://www.oecp.org/Application/AppStart>

### 08 JUN 2026, 1430-1600 EDT

Set up Computer Based Testing at Training Center.

Set up Computer Based Testing at Union Hall.

Review standards and candidate manual for Crane Certification and SPR.

### 09 JUN 2026, 0800-1600 EDT

Conduct Computer Based Testing (CBT) Proctor training.

Any proctor that has been accepted for certification can take the actual computer-based testing.

Demonstrate SPR practical examination and review scoring sheet application.

Review SPR procedure and perform SPR practical examinations.

Candidates who took the SPR computer-based testing can take the Practical SPR examination.

Review and close out CBT and SPR Practical Proctor Training.

### 10 JUN 2026, 0800-1600 EDT

Review standards and candidate manual for Mobile Crane.

Set up Mobile Crane Course(s).

Review Mobile Crane practical examination process and score sheet.

Demonstrate practical examination for telescopic crane.

Demonstrate practical examination for lattice crane.

Demonstrate practical examination for boom truck crane.

Review and close out of Mobile Crane Practical Proctor Training.

### 11 JUN 2026, 0800-1600 EDT

Review standards and candidate manual for Tower Crane.

Set up Tower Crane Course.

Review Tower Crane practical examination process and score sheet.

Perform simulated Tower Crane practical examinations.

Review and close out of Tower Crane Practical Proctor Training.



# IUOE Local 487

## Plant City, FL

HAS BEEN RECOGNIZED BY THE OPERATING ENGINEERS CERTIFICATION PROGRAM  
TO CONDUCT WRITTEN AND PRACTICAL EXAMINATIONS FOR SIGNAL PERSON RIGGER

MOU SIGNED ON

6/19/2026

THOMAS MILANTI JR.,  
OECF EXECUTIVE DIRECTOR



# IUOE Local 487

## Plant City, FL

HAS BEEN RECOGNIZED BY THE OPERATING ENGINEERS CERTIFICATION PROGRAM  
TO CONDUCT COMPUTER BASED TESTING

MOU SIGNED ON \_\_\_\_\_

6/19/2026



THOMAS MILIANTI JR.,  
OECF EXECUTIVE DIRECTOR



# IUOE Local 487

## Plant City, FL

HAS BEEN RECOGNIZED BY THE OPERATING ENGINEERS CERTIFICATION PROGRAM  
TO CONDUCT WRITTEN AND PRACTICAL EXAMINATIONS FOR CRANES

MOU SIGNED ON \_\_\_\_\_

6/19/2026



THOMAS MILANTI JR.,  
OECF EXECUTIVE DIRECTOR



June 18, 2026

Dear: IUOE Local 487

Thank you for submitting the names of your successfully transitioned military veterans to Helmets to Hardhats. Because of your partnership, we have verified 60,000 Known Successful Transitions (KSTs) across the program, including 3,085 placements in 2025.

Your reports turn outreach into verified careers, completing the H2H mission. Helmets to Hardhats connects veterans and transitioning service members with registered apprenticeship and career opportunities across the construction trades, helping them “earn while they learn,” access training and benefits, and build long-term, family-supporting careers. By placing veterans into skilled, well-paying jobs, we are not only supporting individuals and their families but also building the middle class and strengthening communities nationwide. Verified KSTs allow us to document real outcomes, strengthen employer and training partnerships, secure resources, and show other veterans that the trades offer a proven pathway to stable employment.

Enclosed is your Keeping America’s Promise award in recognition of your contribution to the 2025 Known Successful Transitions. Please display it proudly—your local’s effort is a visible sign of the construction trades’ commitment to those who served.

We will be reaching out soon to collect the 2026 Known Successful Transitions. Thank you again for your continued support of our nation’s veterans.

With sincere appreciation,

Martin F. Helms  
Helmets to Hardhats  
Executive Director

## DRIVER INFORMATION EXCHANGE

www.FloridaCrashPortal.gov

|                          |                                            |  |  |
|--------------------------|--------------------------------------------|--|--|
| Crash Number<br>27994767 | Reporting Agency<br>FLORIDA HIGHWAY PATROL |  |  |
|--------------------------|--------------------------------------------|--|--|

## CRASH IDENTIFIERS

|                                                                   |                                      |                                      |                                        |                                           |
|-------------------------------------------------------------------|--------------------------------------|--------------------------------------|----------------------------------------|-------------------------------------------|
| County of Crash<br>HILLSBOROUGH                                   | City or Place of Crash<br>PLANT CITY | <input type="checkbox"/> City Limits | Crash Date/Time<br>06/19/2026 12:13 PM | Reported Date/Time<br>06/19/2026 02:13 PM |
| Roadway Description for Location of Occurrence<br>INTERSTATE 4 WB |                                      |                                      |                                        |                                           |

## VEHICLE

|                               |                |                            |                 |                                  |             |                          |                                      |                                                 |                          |
|-------------------------------|----------------|----------------------------|-----------------|----------------------------------|-------------|--------------------------|--------------------------------------|-------------------------------------------------|--------------------------|
| V01                           | Year<br>2015   | Make<br>SMRT               | Model<br>FORTWO | Color<br>WHI                     | State<br>FL | License Number<br>AX32MY | Registration Expires<br>11/26/2026   | <input type="checkbox"/> Permanent Registration | VIN<br>WMEEJ3BA7FK813165 |
| Owner First Name<br>CHRISTINE |                | Owner Middle Name          |                 | Owner Last Name<br>CLAY          |             | Owner Suffix             | Owner Business (if not Person)       |                                                 |                          |
| Address<br>424 LOTUS PATH     |                |                            |                 | Address Other                    |             | City<br>CLEARWATER       | State<br>FL                          | Zip Code<br>33756-0000                          |                          |
| Owner Phone Number            |                | Owner Phone Number (other) |                 | Insurance Company<br>PROGRESSIVE |             |                          | Insurance Policy Number<br>904999614 |                                                 |                          |
| Trailer One                   | License Number | State                      | Reg. Expires    | Permanent Reg.<br>NO             | VIN         | Year                     | Make                                 | Length                                          | Axles                    |
| Trailer Two                   | License Number | State                      | Reg. Expires    | Permanent Reg.<br>NO             | VIN         | Year                     | Make                                 | Length                                          | Axles                    |

## VEHICLE

|                           |                |                            |                      |                                          |             |                          |                                                                            |                                                 |                          |
|---------------------------|----------------|----------------------------|----------------------|------------------------------------------|-------------|--------------------------|----------------------------------------------------------------------------|-------------------------------------------------|--------------------------|
| V02                       | Year<br>2018   | Make<br>FORD               | Model<br>F150 PICKUP | Color<br>SIL                             | State<br>FL | License Number<br>KUAD30 | Registration Expires<br>8/30/2027                                          | <input type="checkbox"/> Permanent Registration | VIN<br>1FTEW1CP9JKD64555 |
| Owner First Name          |                | Owner Middle Name          |                      | Owner Last Name                          |             | Owner Suffix             | Owner Business (if not Person)<br>FLORIDA WEST COAST OPERATING ENGINEERS A |                                                 |                          |
| Address<br>5621 HARNEY RD |                |                            |                      | Address Other                            |             | City<br>TAMPA            | State<br>FL                                                                | Zip Code<br>33610-0000                          |                          |
| Owner Phone Number        |                | Owner Phone Number (other) |                      | Insurance Company<br>AUTOWNERS INSURANCE |             |                          | Insurance Policy Number<br>5156033500                                      |                                                 |                          |
| Trailer One               | License Number | State                      | Reg. Expires         | Permanent Reg.<br>NO                     | VIN         | Year                     | Make                                                                       | Length                                          | Axles                    |
| Trailer Two               | License Number | State                      | Reg. Expires         | Permanent Reg.<br>NO                     | VIN         | Year                     | Make                                                                       | Length                                          | Axles                    |

## PERSON RECORD

|                              |     |                      |                     |                           |                    |             |                   |
|------------------------------|-----|----------------------|---------------------|---------------------------|--------------------|-------------|-------------------|
| Person Type<br>DRIVER        | NM# | Vehicle#<br>V01      | First Name<br>HAFEZ | Middle Name<br>MAHMOUD    | Last Name<br>SAMI  | Suffix      |                   |
| Address<br>424 LOTUS PATH    |     |                      | Address Other       |                           | City<br>CLEARWATER | State<br>FL | Zip Code<br>33756 |
| Phone Number<br>630-649-9696 |     | Phone Number (other) |                     | Other Comments (Write In) |                    |             |                   |

## PERSON RECORD

|                                |     |                      |                       |                           |                    |             |                   |
|--------------------------------|-----|----------------------|-----------------------|---------------------------|--------------------|-------------|-------------------|
| Person Type<br>DRIVER          | NM# | Vehicle#<br>V02      | First Name<br>ALFREDO | Middle Name               | Last Name<br>BRITO | Suffix<br>J |                   |
| Address<br>6406 WILLOW WOOD LN |     |                      | Address Other         |                           | City<br>TAMPA      | State<br>FL | Zip Code<br>33634 |
| Phone Number<br>305-440-9722   |     | Phone Number (other) |                       | Other Comments (Write In) |                    |             |                   |

## REPORTING OFFICER

|                   |             |                     |                   |                                          |                              |
|-------------------|-------------|---------------------|-------------------|------------------------------------------|------------------------------|
| ID Number<br>5240 | Rank<br>TPF | Name<br>ANAYA, JOHN | Troop / Post<br>C | Officer Agency<br>FLORIDA HIGHWAY PATROL | Phone Number<br>813-558-1800 |
|-------------------|-------------|---------------------|-------------------|------------------------------------------|------------------------------|

Florida

DRIVER LICENSE



CLASS E

S636-356-64-700-0



1a NAME  
SAMI  
HAFEZ MAHMOUD  
424 LOTUS PATH  
CLEARWATER, FL 33756-3832  
2a DOB 08/11/1951 15SEX M  
4bEXP 08/11/2034 16HGT 5-11"  
12REST B 9aEND NONE

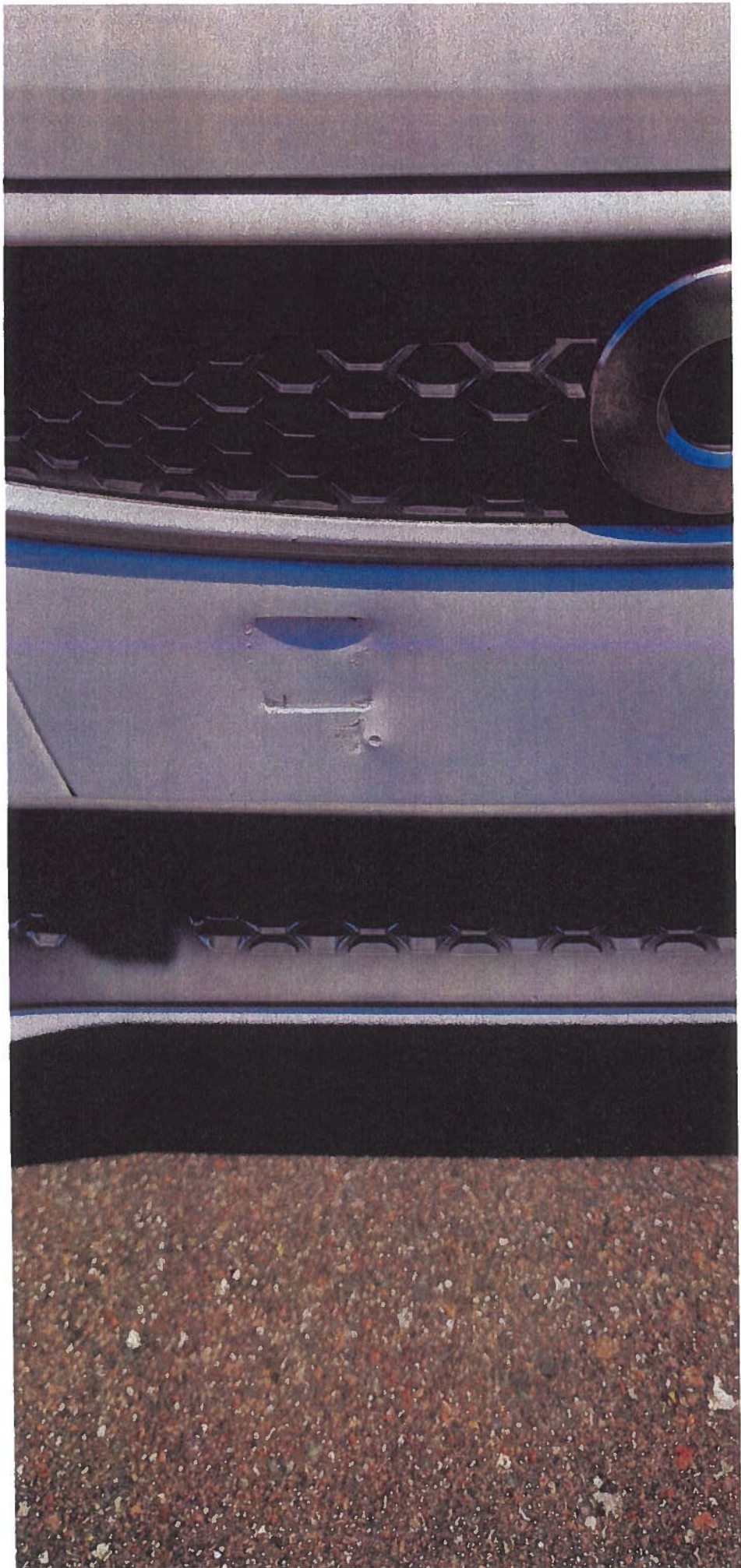
SAFE DRIVER

4a ISS 10/15/2025  
5CD J742540150070



Operation of a motor vehicle constitutes  
consent to any sobriety test required by law.







National Commission for the Certification of Crane Operators  
*Committed to Quality, Integrity, and Fairness in Testing since 1995.*

June 23, 2026

Adrian Lacey  
IUOE Local 487  
208 E. Terrace Dr.  
Plant City, FL 33563  
alacey@iuoe487.org

Dear Adrian Lacey:

We are pleased to confirm your continued service as a member of the CCO Signalperson Exam Management Committee (SPMC). Your current term will run from July 1, 2026, through June 30, 2027, and committee appointments are reviewed annually by the Board of Directors.

As a returning member, your continued participation helps support the committee's work in the development and maintenance of the CCO credential. We recognize the time and effort required to serve in this role, and CCO appreciates your continued volunteer service.

Your participation supports CCO's broader mission to help ensure that load-handling equipment operators and related personnel are assessed through a fair, valid, and defensible certification process. This work contributes directly to the safety and health of those who work in the industry.

Thank you for your continued participation in the Signalperson Exam Management Committee. We appreciate your contribution to CCO and to the load-handling industry.

Sincerely,

Thom Sickelsteel  
Chief Executive Officer

990 W Bellwood Lane, Suite 100 • Murray, UT 84123  
703-560-2391 • [www.nccco.org](http://www.nccco.org) • [info@nccco.org](mailto:info@nccco.org)  
*ANSI Accredited Personnel Certification • Accreditation #0756*

## Adrian Lacey

---

**From:** Chrissy Lewis <[chrissy@workforcedevelopmentpartners.com](mailto:chrissy@workforcedevelopmentpartners.com)>  
**Sent:** Wednesday, July 1, 2026 9:49 AM  
**To:** Adrian Lacey  
**Cc:** Yvonne Fry; Lauren Francis  
**Subject:** Business Tour Field Trip Opportunity

Hi Adrian,

Thanks so much for your time yesterday! We can't wait to get our students in front of more opportunities in your industry.

I took a look at Maxim Crane Works location and identified the Business Tour dates that would be the best fit based on their location. If either (or both) of these dates might work, we'd love to have them, and you participate!

### Community & Dates:

#### **First Option: January 29, 2027 – East Hillsborough Community**

Schools include: Bloomingdale, Brandon, Newsome, Riverview, and Spoto High Schools.

#### **Second Option: February 3, 2027 – East Tampa Community**

Schools include: Armwood, King, Middleton, and Tampa Bay Technical High School.

Our Business Tours are a wonderful opportunity to showcase the organization to graduating seniors, highlight entry-level career opportunities, and introduce students to careers in your industry.

On the day of the tour, each bus will visit three businesses. Students spend approximately one hour at each location, giving them the opportunity to share about the company, discuss career pathways, and provide a behind-the-scenes look at operations. Each bus brings up to 50 students who are actively exploring their next steps after graduation. Safety is our number one priority. All students will be in long pants and closed-toed shoes. If there are any other safety concerns - we are happy to work through!

We have three available tour time slots:

- 9:15 a.m. – 10:15 a.m.
- 10:35 a.m. – 11:35 a.m.
- 1:40 p.m. – 2:40 p.m.

The team is welcome to host one, two, or all three time slots—whatever works best.

Thank you for considering this partnership opportunity. Your involvement plays an important role in inspiring students and helping them discover meaningful career opportunities. We would be thrilled to partner with Maxim Crane Works and the Florida West Coast Operating Engineers.

If anyone has any questions or would like to talk through the details, I'm happy to jump on a call anytime. Just let me know what works best!

With gratitude,  
Chrissy



**Chrissy Lewis**

**Chief of Staff**

(813) 765-1860

[chrissy@workforcedevelopmentpartners.com](mailto:chrissy@workforcedevelopmentpartners.com)

[WorkforceDevelopmentPartners.com](http://WorkforceDevelopmentPartners.com)



## Florida West Coast Operating Engineers Apprenticeship & Training Trust Local 487 District 925

### Working Rules Obligations and Responsibilities

1. Apprentices are on probation for one (1) year from the date of their first job assignment.
2. Apprentices must pay an initiation fee and 3 months dues totaling \$88.25 during their first 2 weeks of employment.
3. After becoming union members, apprentices must attend at least one union meeting per quarter. All dues are paid at the Union Hall. Dues are \$19.00 per month and assessments are 3% of your gross pay. Any Apprentices not current on their dues are subject to disciplinary action, up to and including termination from program. Note: assessments are automatically taken from your paycheck.
4. Job assignments are dispatched only from local union 487 District 925 hiring hall. Any member visiting job sites or soliciting work is in direct violation of the By-Laws along with the working rules and could be subject to a fine.
5. All apprentices will be required to have a telephone and keep the Secretary and Director informed of their correct telephone number and address at all times. Apprentices reporting to a new job assignment must immediately report to the Master Mechanic, Forman or Job Steward for the Operating Engineers.
6. Apprentices must have their initiation receipt, or union card at all times.
7. Apprentices must have a valid Florida Class A Commercial Driver's License and evidence of a D.O.T. physical examination at all times.
8. Any apprentices reporting to work or class under the influence of alcohol or drugs without a doctor's prescription will be immediately terminated.
9. Apprentices becoming unemployed will immediately contact the local union and the director of apprenticeship and request that their name be placed on the out of work list. No one shall accept employment or reemployment without a referral by the union.

10. Apprentices shall be at work sites at least one-half hour before work time. This is a time-honored standard with Operating Engineers. This is unpaid time that we use to prepare ourselves for the workday.
11. Apprentices who fail to show up for a work assignment or leave the job site without prior approval of the local business manager or apprenticeship director will be terminated from the program. Apprentices must attend classes. Anyone late for class will not be permitted to attend, unless permission is given prior to class beginning.
12. Students are required to bring their PPE (Personal Protective Equipment) with them to receive credit for class.
13. Any student who misses three (3) unexcused classes within a block training week without verified excuse will be terminated from the program.
14. Habitual absences and/or tardiness will not be tolerated.
15. Apprentices are required to notify Instructor before class starts if they are going to be unable to attend, or if they are going to be late, or absence will not be excused.
16. OJT reports will be turned into Apprenticeship office by the 1st class of each block training week for previous months. Pay raises and advancements will be heldback, and apprentices will be called before the committee if this is not done.
17. Work attire is mandatory for class attendance. Anyone showing up for class not in long pants, work boots, sleeved shirt, and not in possession of safety glasses, gloves, hardhat and any other required PPE will not be allowed to attend that class and will not be given credit for said class period.

I have read and understand these working rules, Obligations and responsibilities and also understand that when I become a union member, I am also subject to the Bylaws of Local 487, 487B, and 487A and International Constitution in addition to those of the apprentice Standards. I have received a copy of the above. My signature below states that I agree to and will abide to and follow these working rules. Failure to follow these rules will be just cause for discipline and possible termination from the program.

SIGNED: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

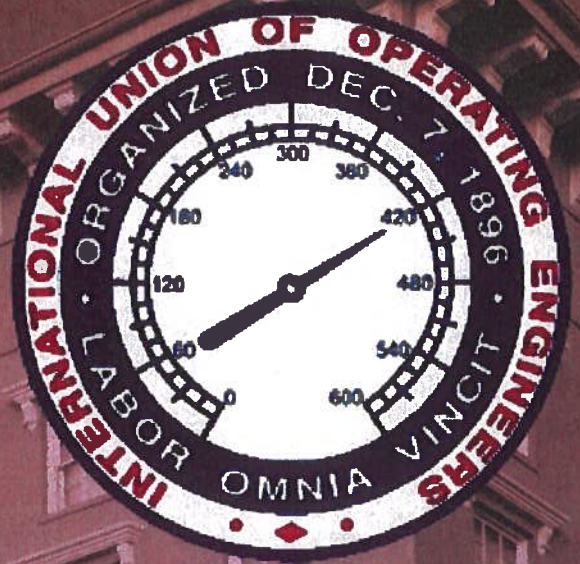
DATE: \_\_\_\_\_

SAVE THE DATE

**2026 IUOE**

**SOUTH ATLANTIC  
CONFERENCE**

**SEPT 20-23 2026**



**Mills House Charleston,  
Curio Collection by Hilton**

115 Meeting St, Charleston, SC 29401





# **61st Biannual Commissioners Meeting**

**October 30, 2026**

CCO is honored to host its 61st Biannual Commissioners Meeting on Friday, October 30th, in Albuquerque, New Mexico from 8:00 a.m. to 4:00 p.m. The meeting will be held at the Embassy Suites by Hilton Albuquerque.

The Commissioners Meeting is open to the public, and we cordially invite guests to attend and observe the Commission's commitment to excellence in the

administration and oversight of its programs.

A detailed schedule of all meetings during the week will be provided as part of the registration process. Please click the link below to complete your registration and view the full schedule of meetings.

We look forward to your participation and seeing you in Albuquerque.

**Register Now (<https://checkout.eventcreate.com/cco-61st-biannual-exam-mana-82854/select-buy>)**

## Hotel Information

### **The Embassy Suites by Hilton Albuquerque**

Website - The Embassy Suites by Hilton Albuquerque ([https://www.hilton.com/en/hotels/abqemes-embassy-suites-albuquerque/?SEO\\_id=GMB-AMER-ES-ABQEMES&y\\_source=1\\_MTEwOTg4OS03MTUtG9jYXRpb24ud2Vic2l0ZQ%3D%3D](https://www.hilton.com/en/hotels/abqemes-embassy-suites-albuquerque/?SEO_id=GMB-AMER-ES-ABQEMES&y_source=1_MTEwOTg4OS03MTUtG9jYXRpb24ud2Vic2l0ZQ%3D%3D))

#### Hotel Information

Embassy Suites by Hilton Albuquerque  
1000 Woodward Place NE  
Albuquerque, New Mexico, 87102  
505-245-7100

Email: [ABQEM\\_GM@hilton.com](mailto:ABQEM_GM@hilton.com) ([mailto:ABQEM\\_GM@hilton.com](mailto:ABQEM_GM@hilton.com))

|           |       |
|-----------|-------|
| Check-in  | 4 pm  |
| Check-out | 11 am |

#### Parking

Self-parking: \$15.00 per day

• Valet parking: Not available

• EV charging: \$2.99 per half hour

### Internet

In-room and lobby WiFi available

Online reservations can be made by visiting the The Embassy Suites by Hilton Albuquerque ([https://www.hilton.com/en/hotels/abqemes-embassy-suites-albuquerque/?SEO\\_id=GMB-AMER-ES-ABQEMES&y\\_source=1\\_MTEwOTg4OS03MTUtbG9jYXRpb24ud2Vic2l0ZQ%3D%3D](https://www.hilton.com/en/hotels/abqemes-embassy-suites-albuquerque/?SEO_id=GMB-AMER-ES-ABQEMES&y_source=1_MTEwOTg4OS03MTUtbG9jYXRpb24ud2Vic2l0ZQ%3D%3D)) website or the **booking link provided within your registration confirmation email**. You will need the booking link to access the CCO group rate when booking your reservations.

Room rates begin at \$179/night + tax

**Last Day to Book CCO Room Rate: October 3, 2026**

## Meeting Location

### **The Embassy Suites by Hilton Albuquerque**

1000 Woodward Place NE

Albuquerque, NM 87102

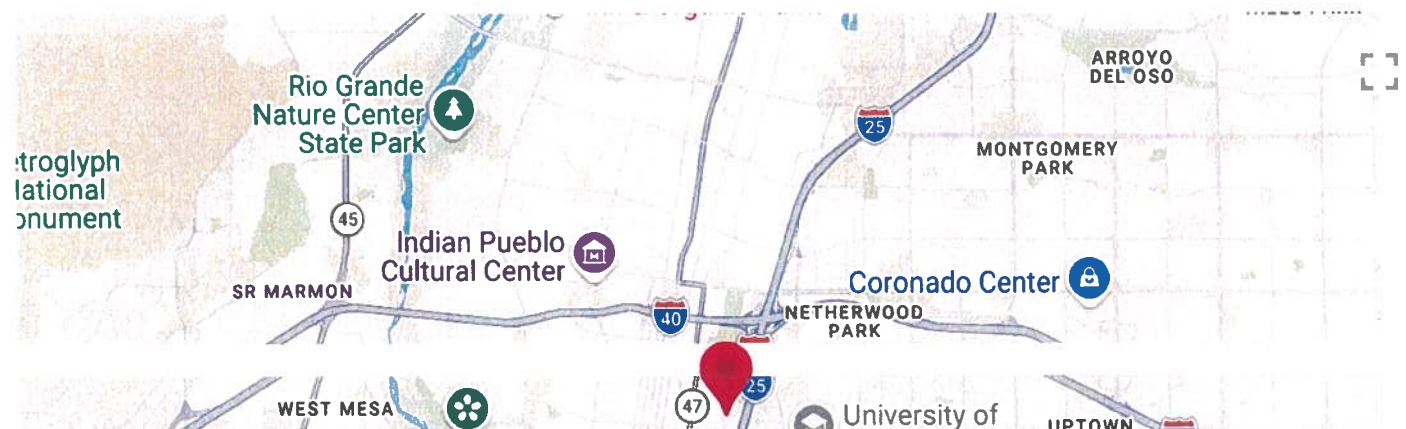
1-800-937-4438

Website - The Embassy Suites by Hilton Albuquerque ([https://www.hilton.com/en/hotels/abqemes-embassy-suites-albuquerque/?SEO\\_id=GMB-AMER-ES-ABQEMES&y\\_source=1\\_MTEwOTg4OS03MTUtbG9jYXRpb24ud2Vic2l0ZQ%3D%3D](https://www.hilton.com/en/hotels/abqemes-embassy-suites-albuquerque/?SEO_id=GMB-AMER-ES-ABQEMES&y_source=1_MTEwOTg4OS03MTUtbG9jYXRpb24ud2Vic2l0ZQ%3D%3D))

### Parking

On-Site Parking

\$15.00 / day





# Airports | Travel

## Airport

Albuquerque International Airport

Website - [www.abqsunport.com/](http://www.abqsunport.com/) (<https://www.abqsunport.com/>)

## Train Station

Downtown Albuquerque Rail Runner Station

Website - <https://www.riometro.org/174/Downtown-Albuquerque>  
(<https://www.riometro.org/174/Downtown-Albuquerque>)

# Contact Us

Email: [meetings@ccocert.org](mailto:meetings@ccocert.org) (<mailto:meetings@ccocert.org>)

Phone: 703-560-2391

**Email Address:**

[youremail@email.com](mailto:youremail@email.com)

**Your Message:**

Your message

I am human



[Privacy](#) - [Terms](#)

**Send**

The complete schedule for the Commission Week meetings is as follows:

**Tuesday, October 27**

8:00am-5:00pm A/D Director  
8:00am-5:00pm Crane Inspector  
8:00am-5:00pm Rigger

**Wednesday, October 28**

8:00am-5:00pm Mobile  
8:00am-5:00pm Overhead  
8:00am-5:00pm Digger Derrick

**Thursday, October 29**

8:00am-5:00pm Signalperson  
8:00am-5:00pm Mobile  
8:00am-5:00pm Tower  
12:00pm-1:30pm EMC Chairs and Vice Chairs Lunch

**Friday, October 30**

8:00am-4:00pm Commissioners Meeting

Looking forward to seeing you all there!

Regards,

**Isabelle Ebert**

Exam Developer, Certification

**CCO Certification**

727-685-6173 cell

[www.nccco.org](http://www.nccco.org) | [iebert@ccocert.org](mailto:iebert@ccocert.org)

ANSI National Accreditation Board (ANAB) – Accreditation #0756



**CONFIDENTIALITY NOTICE:** The information in this email is confidential and is intended only for the use of the addressee. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited. If you have received this message in error, please immediately notify us and delete this original message.



2509 Turkey Creek Rd. Plant City, FL 33566  
Phone # – (813) 752-9119 Fax # – (813) 752-5704  
www.StineConstructionInc.com  
State Certified Contractor Lic.# CBC1260149

## **BUDGET**

June 4<sup>th</sup>, 2026

Reference: International Union Of Operating Engineers Training Building

Location: Plant City, Fl

We are pleased to submit the following budget for the metal building based on floor plan provided by  
Alfredo Brito dated 8/01/23

|                        |                              |
|------------------------|------------------------------|
| <b><u>Building</u></b> | <b><u>\$1,000,000.00</u></b> |
|------------------------|------------------------------|

- Provide labor and materials for concrete foundations and slab
- Provide labor, material and equipment to erect metal building and insulation
- Interior framing and drywall for classrooms, storage and restrooms
- Exterior storefront windows and doors, interior HM doors and frames, dividing wall curtain
- Restroom partitions, flooring and base, painting and finishes
- Mechanical, electrical and plumbing per plans and code.
- General conditions and supervision
- Architectural and Engineering fees
- Survey fees
- Civil plans
- Demoing existing building and extending asphalt area for extra parking
- Connecting to city water and sewer if needed

### **Qualifications**

- Permitting fees by owner.
- No allowance given for unforeseen conflicts or unsuitable construction materials.
- Budget is derived off of plans provided for general pricing and will be re priced once permit plans are issued
- No allowance for asbestos testing or remediation
- Budget is good for 30 days

We appreciate the opportunity to submit this proposal.

Sincerely,  
Chandler Storms  
Project Manager  
Stine Construction Inc.



## ONLINE SERVICES

- [Apply for a License](#)
- [Verify a Licensee](#)
- [View Food & Lodging Inspections](#)
- [File a Complaint](#)
- [Continuing Education Course Search](#)
- [View Application Status](#)
- [Find Exam Information](#)
- [Unlicensed Activity Search](#)
- [AB&T Delinquent Invoice & Activity List Search](#)

### Licensee

**Name:** STINE, ADAM TRAVIS **License Number:** CBC1260149

**Rank:** Certified Building Contractor **License Expiration Date:** 08/31/2026

**Primary Status:** Current **Original License Date:** 11/18/2014

**Secondary Status:** Active

### Related License Information

| License Number | Status  | Related Party           | Relationship Type                     | Relation Effective Date | Rank                              | Expiration Date |
|----------------|---------|-------------------------|---------------------------------------|-------------------------|-----------------------------------|-----------------|
|                | Current | STINE CONSTRUCTION INC. | Primary Qualifying Agent for Business | 11/18/2014              | Construction Business Information |                 |

[Printer Friendly](#)

[Return to License Details](#)

### Related License Search

**License Type**

**First Name**  **Last Name**

**License Number**

**Expiration Date**

**From**   **To**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation  
STINE CONSTRUCTION INC.

### Filing Information

|                        |              |
|------------------------|--------------|
| <b>Document Number</b> | P14000030484 |
| <b>FEI/EIN Number</b>  | 46-5308578   |
| <b>Date Filed</b>      | 04/03/2014   |
| <b>Effective Date</b>  | 04/04/2014   |
| <b>State</b>           | FL           |
| <b>Status</b>          | ACTIVE       |

### Principal Address

2509 TURKEY CREEK RD.  
PLANT CITY, FL 33566

### Mailing Address

2509 TURKEY CREEK RD.  
PLANT CITY, FL 33566

### Registered Agent Name & Address

STINE, ADAM T  
2509 TURKEY CREEK RD  
PLANT CITY, FL 33566

### Officer/Director Detail

#### **Name & Address**

Title P

STINE, ADAM T  
2509 TURKEY CREEK RD  
PLANT CITY, FL 33566

Title VP

Stine, Donald Keith  
2509 TURKEY CREEK RD.  
PLANT CITY, FL 33566

### Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2024        | 02/02/2024 |
| 2025        | 02/10/2025 |
| 2026        | 01/28/2026 |

#### **Document Images**

|                                                            |                                          |
|------------------------------------------------------------|------------------------------------------|
| <a href="#"><u>01/28/2026 -- ANNUAL REPORT</u></a>         | <a href="#">View image in PDF format</a> |
| <a href="#"><u>02/10/2025 -- ANNUAL REPORT</u></a>         | <a href="#">View image in PDF format</a> |
| <a href="#"><u>02/02/2024 -- ANNUAL REPORT</u></a>         | <a href="#">View image in PDF format</a> |
| <a href="#"><u>01/31/2023 -- ANNUAL REPORT</u></a>         | <a href="#">View image in PDF format</a> |
| <a href="#"><u>01/31/2022 -- ANNUAL REPORT</u></a>         | <a href="#">View image in PDF format</a> |
| <a href="#"><u>01/27/2021 -- ANNUAL REPORT</u></a>         | <a href="#">View image in PDF format</a> |
| <a href="#"><u>02/20/2020 -- AMENDED ANNUAL REPORT</u></a> | <a href="#">View image in PDF format</a> |
| <a href="#"><u>01/20/2020 -- ANNUAL REPORT</u></a>         | <a href="#">View image in PDF format</a> |
| <a href="#"><u>02/27/2019 -- ANNUAL REPORT</u></a>         | <a href="#">View image in PDF format</a> |
| <a href="#"><u>02/26/2018 -- ANNUAL REPORT</u></a>         | <a href="#">View image in PDF format</a> |
| <a href="#"><u>03/17/2017 -- ANNUAL REPORT</u></a>         | <a href="#">View image in PDF format</a> |
| <a href="#"><u>05/06/2016 -- ANNUAL REPORT</u></a>         | <a href="#">View image in PDF format</a> |
| <a href="#"><u>01/12/2015 -- ANNUAL REPORT</u></a>         | <a href="#">View image in PDF format</a> |
| <a href="#"><u>04/03/2014 -- Domestic Profit</u></a>       | <a href="#">View image in PDF format</a> |

# Stine Construction Inc

2509 Turkey Creek Rd, Plant City, FL 33566, United States

Write a review

5.0

3 reviews ⓘ

Sort by

Most relevant

Newest

Highest rating

Lowest rating

**Nicole Boulanger**

Local Guide · 21 reviews · 4 photos

★★★★★ Edited 3 years ago

The nicest people. They were fast and reasonable, did an amazing job on my build out. Thank you Camel!



Hover to react



**George Handy**

★★★★★ 4 years ago

**Robin Martindale**

Local Guide · 78 reviews

★★★★★ 6 years ago



Chandler Storms

Project Manager

2509 Turkey Creek Rd.  
Plant City, FL 33566

O - 813-752-9119  
C - 813-763-7615  
F - 813-752-5704

Chandler@StineConstructionInc.com

CBC1260149



Adam Stine

President

2509 Turkey Creek Rd.  
Plant City, Florida 33566

O - 813-752-9119  
C - 813-363-0264  
F - 813-752-5704

Adam@StineConstructionInc.com

CBC1260149



**Architechnical, Inc.**

Architecture \* Planning

**Erick C. Gulke, R.A., NCARB**  
Director of Architecture and C.M Svcs.  
A.R. # 0094596

110 W. Reynolds St. Suite 202  
Plant City, Florida 33563  
E-mail: egulke@architechnical.biz

Office (813) 756-6846  
Cell (813) 312-2455  
Fl. Reg. # AA-26001862

# GARD Construction Group, LLC

## Company Overview

Commercial General Contractor | Design-Build | Construction Management

### 1. Company Bio

GARD Construction Group, LLC is a commercial general contractor headquartered in Lakeland, Florida. The firm was formed in 2024 when a leadership team with more than four decades of combined commercial construction experience — including the former President of Register Construction — came together under a single banner to deliver design-build construction and construction management services across the State of Florida.

GARD carries forward the reputation, relationships and repeat-client base its principals built over a 20-year partnership at a leading Central Florida construction and engineering firm. The result is a contractor that pairs the resources and track record of a long-established builder with the responsiveness and principal-led oversight that larger competitors cannot match.

GARD delivers projects under design-build, construction management and hard-bid delivery models. Core specialties include tilt-wall facilities, cold storage, warehouses and distribution centers, pre-engineered metal buildings, aircraft and hangar facilities, and bakery and food-service construction, with additional experience in government, educational, office and automotive dealership projects.

### Company Snapshot

|                     |                                       |              |                                                                                     |
|---------------------|---------------------------------------|--------------|-------------------------------------------------------------------------------------|
| Legal Name          | GARD Construction Group, LLC          | Founded      | 2024                                                                                |
| HQ                  | 2840 Brooks St, Lakeland, FL 33803    | Phone        | (863) 216-7273                                                                      |
| Website             | gardconstruction.com                  | Service Area | State of Florida                                                                    |
| Combined Experience | 40+ years in commercial construction  | Licensure    | FL Certified General Contractor (CGC)                                               |
| Delivery            | Design-Build, CM, General Contracting | Sectors      | Tilt-wall, cold storage, warehouse, PEMB, aviation, bakery/food service, government |

### 2. Org Chart and Staff Experience/Credentials

GARD is a principal-led firm. Every project receives hands-on involvement from the ownership team, supported by dedicated project management, estimating, field supervision, and administrative staff.

|                         |                  |                     |
|-------------------------|------------------|---------------------|
| Chief Executive Officer | President        | Vice President      |
| Cole Gard               | Clay Gard        | Case Gard           |
| Operations & Strategy   | Project Delivery | PM, Estimating & BD |

Supported by: Project Managers • Superintendents • Estimators • Business Development & Office Administration

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CEO</b><br>Cole Gard            | <ul style="list-style-type: none"> <li>• 20+ years of commercial construction experience; concluded a 20-year partnership as President of Register Construction &amp; Engineering before co-founding GARD.</li> <li>• B.S. in Building Construction, Georgia Southern University. Florida State Certified General Contractor.</li> <li>• Technical specialties: design-build delivery and construction management of tilt-wall, warehouse/distribution, and large-footprint commercial facilities.</li> <li>• Strategic oversight of operations, business development, and long-term client relationships.</li> </ul> |
| <b>President</b><br>Clay Gard      | <ul style="list-style-type: none"> <li>• 15+ years delivering a broad range of building typologies: mixed-use, educational, city/county government, corporate offices, and distribution/warehouse facilities.</li> <li>• B.S. in Building Construction, University of North Florida.</li> <li>• Certified General Contractor with deep experience resolving constructability and budgetary requirements for public and private clients.</li> <li>• Leads project execution, subcontractor relationships, and overall delivery of quality facilities from preconstruction through closeout.</li> </ul>                 |
| <b>Vice President</b><br>Case Gard | <ul style="list-style-type: none"> <li>• Licensed Commercial General Contractor (CGC) in the State of Florida; B.S., Florida Southern College.</li> <li>• Leads project management, estimating, and business development for the firm.</li> <li>• Technical specialties: tilt-up concrete, masonry, and pre-engineered metal building (PEMB) structures across Florida.</li> <li>• Hands-on field leadership style that emphasizes efficiency, quality control, and long-term client relationships.</li> </ul>                                                                                                        |

### Technical Capabilities

- Design-Build Delivery — single-source accountability from concept through turnover, with in-house preconstruction, constructability review, and value engineering.
- Construction Management (CM at-Risk and CM Agency) — transparent, open-book services including GMP pricing, subcontractor bidding, scheduling, and owner reporting.
- Tilt-Wall Concrete Construction — extensive self-performed and managed experience on large tilt-wall industrial, government, and distribution facilities.
- Pre-Engineered Metal Buildings (PEMB) — design coordination, foundation engineering, and erection management for warehouse, industrial, and hangar structures.
- Cold Storage & Food-Service Facilities — insulated metal panel (IMP) envelopes, refrigeration coordination, sanitary finishes, and USDA/FDA-compliant bakery/food production environments.
- Aircraft & Hangar Facilities — airport-side construction, large-span structures, and coordination with aviation authorities.
- Government & Institutional Construction — municipal, county, and educational procurement, including tilt-wall government centers and collegiate athletic facilities.
- Preconstruction Services — conceptual budgeting, site due diligence, permitting strategy, schedule development, and subcontractor prequalification.

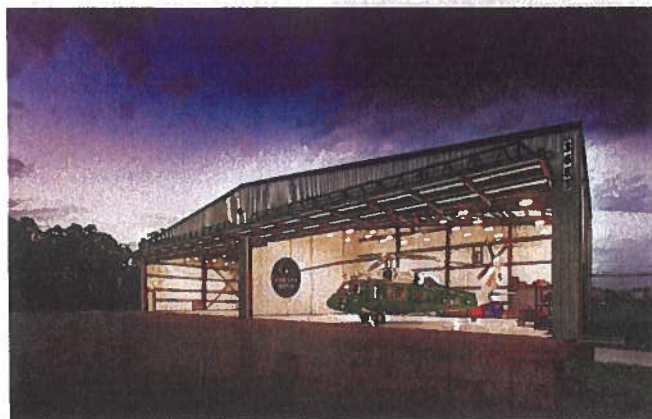
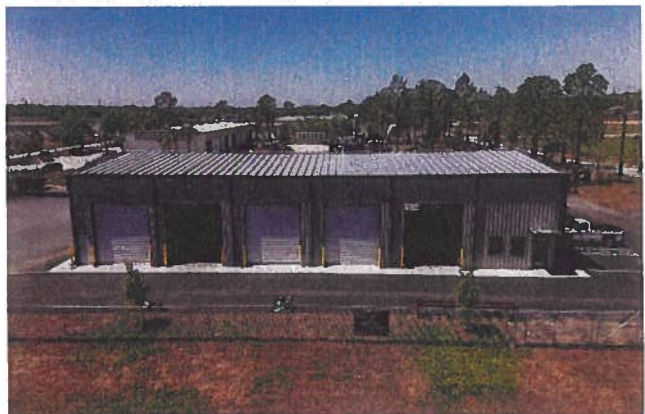
### Licensure, Safety & Compliance

- Florida State Certified General Contractor (CGC) — principal license holders.
- Fully insured: general liability, workers' compensation, auto, and builder's risk coverage to owner/lender requirements.
- OSHA-compliant site safety program with superintendent-led daily oversight; experienced under AIA, ConsensusDocs, EJCDC, and public-sector contract forms.

## 4. Project Portfolio

Representative projects reflect the combined experience of GARD's leadership and team across the building types the firm specializes in today. Projects listed were delivered by GARD or by its principals during their prior leadership of Register Construction & Engineering.

| Project                                                      | Location       | Size      | Building Type            | Delivery / Scope                                                                                                                        |
|--------------------------------------------------------------|----------------|-----------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Centennial Business Park                                     | Bartow, FL     | 48,600 SF | Warehouse/<br>Industrial | <i>Client &amp; Contact Info:</i><br>Barrett Conrad<br>831-320-2472<br>barrettc@skimlite.com<br><br>GMP Cost: \$5.6 million             |
| HD Trailer                                                   | Auburndale, FL | 7,200 SF  | Industrial               | <i>Client &amp; Contact Info:</i><br>Wayne Smith<br>863-425-9600<br>wdsmith@customdrilling.net<br><br>GMP Cost: \$1.4 million           |
| Lakeland Linder Int. Airport<br>— Blackhawk Brothers<br>PEMB | Lakeland, FL   | 9,200 SF  | Aviation Hangar          | <i>Client &amp; Contact Info:</i><br>Kris Hallstrand<br>863-834-3298<br>kris.hallstrand@lakelandgov.net:<br><br>GMP Cost: \$2.6 million |



## 5. Why GARD Construction Group

A growing firm backed by a proven team. GARD combines the track record and subcontractor relationships of a long-established contractor with the responsiveness, accountability, and principal-led oversight of a firm constantly looking to prove itself as industry leaders. Owners work directly with the people whose names are on the door.

**Builders, not just managers.**

Every principal holds or has held a Florida State Certified General Contractor license and has come up through field leadership. That technical depth shows up in preconstruction decisions, subcontractor scopes, and day-to-day jobsite quality control.

**Specialized where it matters.**

Tilt-wall, cold storage, warehouse/distribution, PEMB, aviation, and bakery/food-service are not side projects — they are core competencies. That specialization translates into realistic budgets, tighter schedules and fewer surprises.

**Local to Florida, committed to the community.**

Headquartered in Lakeland with involvement in a variety of local community projects, GARD is invested in Central Florida and the clients who build there.

---

### Client Sectors Served

| Industrial & Logistics                                                    | Aviation & Government                                                     | Commercial & Institutional                                                       |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| Warehouse/distribution, cold storage, manufacturing, tilt-wall industrial | Hangars, airport facilities, city/county government centers, public works | Office, mixed-use, educational & athletic, bakery/food service, auto dealerships |

**For additional information or to request references:****GARD Construction Group, LLC****2840 Brooks Street, Lakeland, FL 33803****(863) 216-7273 • [gardconstruction.com](http://gardconstruction.com)**



July 30, 2026

**International Union of Operating Engineers**

208 E. Terrace Dr.

Plant City, FL 33563

**RE: Proposed IUOE Training Building - +/- 4,000 SF PEMB**

Building Design Fee Proposal/ Budget Estimate

---

**DESIGN FEE BREAKDOWN - Phase 1**

| <b><u>Civil Engineering:</u></b>                    | <b><u>Cost</u></b> |
|-----------------------------------------------------|--------------------|
| Civil Design                                        | 42,365             |
| (Sewer Extension, Water/Wastewater to be Connected) |                    |
| Boundary and Topo (Allowance)                       | 8,460              |
| Geotechnical Survey (Allowance)                     | 5,175              |
| <b>Total Civil Engineering</b>                      | <b>\$56,000</b>    |

**Design Development and Construction Documents:**

Scope Includes: Architectural Design, Foundation Design, Mechanical, Electrical, and Plumbing Design within 5' of the building and assistance with permitting relating to scope of design (all permit fees to be paid directly by owner).

|                         |                 |
|-------------------------|-----------------|
| <b>Total DD and CDs</b> | <b>\$19,200</b> |
|-------------------------|-----------------|

**Design Fee Recap and Total:**

|                                      |                 |
|--------------------------------------|-----------------|
| Civil Engineering and Subconsultants | 56,000          |
| Design Develop and CDs               | 19,200          |
| Preconstruction Coordination         | <u>7,500</u>    |
| Subtotal                             | 82,700          |
| Contractor's Fee at 8%               | <u>6,616</u>    |
| <b>Total Design Cost</b>             | <b>\$89,316</b> |

---

## **CONSTRUCTION BUDGET (Training Building) - Phase 2**

### **Budget Recap**

|                                         | <b><u>Cost</u></b> |
|-----------------------------------------|--------------------|
| General Conditions for 6mo.             | 138,987            |
| General Requirements for 6mo.           | 42,938             |
| Demolition of Current Training Building | 16,500             |
| Sitework/Paving (Allowance)             | 99,581             |
| Landscape/Irrigation (Allowance)        | 10,000             |
| Concrete Foundations/Slab               | 52,450             |
| Metal Building                          | 135,512            |
| Erection                                | Incl.              |
| Insulation: Roof (R-30), Walls (R-19)   | Incl.              |
| Doors & Hardware                        | 27,352             |
| Glass & Glazing (Non Impact)            | 36,465             |
| Drywall & Framing                       | 41,701             |
| Acoustical Ceilings                     | 21,300             |
| Painting                                | 8,805              |
| Operable Partition                      | 28,310             |
| Flooring (w/Polished Concrete)          | 23,700             |
| Misc. Caulking                          | 3,800              |
| Fire Extinguishers                      | 450                |
| Millwork                                | 8,845              |
| Fire Protection                         | Excl.              |
| HVAC                                    | 65,295             |
| Plumbing                                | 45,000             |
| Electrical                              | 87,000             |
| Fire Alarm                              | 10,310             |
| LV/Data (Allowance)                     | 10,500             |
| Final Clean                             | 6,500              |
| Subtotal                                | 921,301            |
| Contractors Fee @ 8%                    | 73,704             |
| General Liability                       | 1,382              |
| Builder's Risk                          | 2,303              |
| <b>Total Budget</b>                     | <b>\$ 998,690</b>  |

**Total Design Cost & Construction Budget:                   \$1,088,006**

### **NOTES:**

- (1) All pricing is to be considered "Budget" Pricing due to not having certified plans for this project.
- (2) Budget EXCLUDES permit fees, impact fees and FF&E

Submitted by:



**CASE GARD**

Vice President

Lic # CGC1537982

📍 2840 Brooks St  
Lakeland, FL 33803

☎ 863.608.0994

📞 863.216.7273

✉ case@gardconstruction.com

**GARDconstruction.com**



Cardinal Building & Restoration  
1312 Orangewalk Dr.  
Brandon, FL 33511  
813-800-7366  
CGC1537220

---

## **Proposal for**

**Client : Tradesmen Training School**

**Property Address: 208 East Terrace Drive Plant City**

**Date: 7/7/2026**

**Prepared By : Cardinal Building**

**License: CGC15337220**

---

## **Project Description**

Construction of a new 4,000 square foot pre-engineered metal building to be utilized as a trades training facility including: Classrooms, offices, reception area, men's and women's restrooms, utility connections, parking and complete site development.

### **Building Program:**

#### **Administrative Area**

- \*Reception/lobby
- \*Waiting area
- \*Three private offices
- \*Storage room

#### **Training Area:**

- \*Classroom Space
- \*Open shop/lab training floor
- \*Mechanical/electrical training stations

#### **Restrooms:**

- \*Men's restroom
- \*Women's restroom
- \*ADA compliant fixtures

**Pre-Construction:**

- \*Boundary survey
- \*Topographic survey
- \*Geotechnical investigation
- \*Civil engineering
- \*Structural engineering
- \*MEP engineering
- \*Permit acquisition

**Budget:** \$35,000

**Site Development:**

- \*Clearing and grubbing
- \*Site grading
- \*Building pad construction
- \*Compaction testing
- \*Stormwater system
- \*Erosion control

**Budget:** \$80,000

**Utilities****Water Service**

- \*Water tap
- \*Meter
- \*Backflow preventer
- \*Domestic water service

**Sewer Service**

- \*Sewer tap
- \*Service line
- \*Cleanouts

**Underground electrical**

- \*Utility coordination
- \*Primary conduit
- \*Transformer pad allowance
- \*Main electrical service

**Budget:** \$95,000

### **Concrete & Foundation**

- \*Building footings
- \*Reinforcing steel
- \*Vapor barrier
- \*6" Reinforced concrete slab
- \*Equipment pads

**Budget: \$70,000**

### **Pre-Engineered Metal Building**

- \*50 'X 80' clear span building
- \*18' eave height
- \*Galvalume roof
- \*Insulated wall panels
- \*Gutters and downspouts
- \*Engineer sealed drawings
- \*Building erection

**Budget: \$185,000**

### **Interior Buildout**

- \*Metal stud framing
- \*Insulation
- \*Drywall
- \*Acoustical ceiling
- \*Interior Doors
- \*Commercial flooring
- \*Paint

Budget: \$95,000

### **Plumbing**

- \*Men's restroom
- \*Women's restroom
- \*Water heater
- \*Drinking fountain
- \*ADA accessories

**Budget: \$40,000**

## **Electrical**

- \*400-amp service
- \*LED Lighting
- \*Emergency lighting
- \*Exit signs
- \*Receptacles
- \*Data rough-in
- \*Exterior lightning

**Budget: \$65,000**

## **HVAC**

- \*Energy efficient rooftop systems
- \*Ductwork
- \*Thermostat controls

**Budget: \$45,000**

## **Demo**

**Budget: \$35,000**

## **Parking and Exterior Improvements**

- \*Approximately 20 parking spaces
- \*ADA parking
- \*Sidewalks
- \*Striping
- \*Landscape Allowance
- \*Site Lighting

**Budget: \$110,000**

## **Estimated Project Cost Summary**

Engineering and Permits: \$35,000

Site Development: \$80,000

Utilities: \$95,000

Foundation: \$70,000

Metal Building: \$185,000

Interior Buildout: \$95,000

Plumbing: \$40,000

Electrical: \$65,000

HVAC: \$45,000

Demo: \$35,000

Parking/Site Improvements: \$110,000

Contingency (10%) \$82,000

**Total Estimated Project Cost: \$937,000**

**Budget Range: \$850,000-\$1,050,000**

**Approximate Cost Per Square Foot: \$212-\$262/SF**

**Estimated Design and Permitting:** 90-150 Days

**Estimated Construction:** 180-240 days

**Total Project Duration:** 9-14 months

**Warranty & Certifications**

- Manufacturer's warranty
- Workmanship Warranty: 1 year from installation

**Terms & Conditions**

- Progress Payments: to be negotiated.
- All work will be performed by licensed and insured contractors.
- Client is responsible for clearing access to work areas prior to start.
- Proposal is valid for 30 days from the above date.

**Acceptance of Proposal**

By signing below, you accept the scope and pricing outlined in this proposal.

Client Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# Cardinal Building & Restoration

## Where Trust Meets Excellence

Dear Business Owner,

Thank you for your interest in **Cardinal Building & Restoration**. We are proud to provide high-quality construction, restoration, and renovation services throughout our community. Our mission is simple: to deliver exceptional craftsmanship, honest communication, and reliable service on every project.

With decades of experience in the construction industry, Cardinal Building & Restoration specializes in residential and commercial projects, including:

- Roofing installation and replacement
- Storm damage restoration
- Home and commercial renovations
- New construction
- Land clearing and site preparation
- Mold assessment and remediation
- Emergency restoration services

As a licensed, bonded, and insured contractor, we are committed to completing every project safely, efficiently, and to the highest professional standards. Our experienced team works closely with each client to understand their needs, provide clear communication throughout the project, and ensure complete satisfaction.

At Cardinal Building & Restoration, we believe that every project is about more than just construction—it's about building lasting relationships and strengthening our community. We take pride in treating every property as if it were our own while delivering dependable service you can trust.

Whether you are recovering from storm damage, planning a renovation, or building something new, our team is ready to help turn your vision into reality.

We appreciate the opportunity to earn your business and look forward to serving you.

Sincerely,

**Cardinal Building & Restoration**

1213 Orangewalk Drive

Brandon, FL 33511

Main Office: (813) 689-7663

Restoration Services: (813) 800-7366



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



# STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

## CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



**WILSON, BRIDGET JENKINS**

INDIVIDUAL

1312 ORANGEWALK DRIVE  
BRANDON FL 33511

LICENSE NUMBER: CGC1537220

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)

ISSUED: 04/03/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company

CARDINAL BUILDING AND RESTORATION LLC

### Filing Information

|                        |              |
|------------------------|--------------|
| <b>Document Number</b> | L25000033309 |
| <b>FEI/EIN Number</b>  | 33-3134119   |
| <b>Date Filed</b>      | 01/17/2025   |
| <b>Effective Date</b>  | 01/16/2025   |
| <b>State</b>           | FL           |
| <b>Status</b>          | ACTIVE       |

### Principal Address

1312 ORANGEWALK DR  
BRANDON, FL 33511

### Mailing Address

1312 ORANGEWALK DR  
BRANDON, FL 33511

### Registered Agent Name & Address

Wilson, Bridget  
1312 ORANGEWALK DR  
BRANDON, FL 33511

Name Changed: 01/29/2026

Address Changed: 01/29/2026

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

WILSON, BRIDGET  
1312 ORANGEWALK DR  
BRANDON, FL 33511

Title MGR

CURCHIN, CHAD  
1312 ORANGEWALK DR  
BRANDON, FL 33511

Title MGR

JENKINS, DEBORAH  
1312 ORANGEWALK DR  
BRANDON, FL 33511

**Annual Reports**

| Report Year | Filed Date |
|-------------|------------|
| 2026        | 01/29/2026 |

**Document Images**

|                                                         |                                          |
|---------------------------------------------------------|------------------------------------------|
| <a href="#">01/29/2026 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">01/17/2025 -- Florida Limited Liability</a> | <a href="#">View image in PDF format</a> |



Donnie Jordan  
Director of Operations

donnie@cardinalbuildingfl.com  
cardinalbuildingfl.com  
813-800-RENO (7366)

ICRC 103997  
Mold Remediator MRSR5571  
Mold Assessor MRSA5565



CGC1537220 / CCC1325939 / ICRC #70229671

Chad Curchin

813-689-ROOF  
7 6 6 3  
C: 813-361-8147

chad@cardinalbuildingfl.com

1312 Orangewalk Dr.  
Brandon, FL 33511

Scan to  
visit our  
website.

