

Michael Blem

CONSTRUCTION

MICHAEL E. BLEM

Certified General Contractor | Certified Building Contractor

CGC 1508400 | CBC 047796

mike@blemconstruction.com | 941-777-BLEM (2536) | Nokomis, Florida 34275

EXECUTIVE SUMMARY

Accomplished construction executive with over four decades of comprehensive experience spanning commercial, industrial, municipal, hospitality, healthcare, and residential construction sectors. Proven track record as Owner/Principal managing ground-up new construction, adaptive reuse, renovation, tenant improvements, and complex multi-phase development projects with aggregate portfolio value exceeding \$60 million.

Distinguished expertise serving as Owner's Representative for national hospitality brands including IHG (InterContinental Hotels Group), delivering turnkey hotel development from site selection through Certificate of Occupancy and FF&E installation. Recognized for exceptional abilities in preconstruction services, value engineering, critical path scheduling, regulatory compliance, subcontractor procurement, quality assurance/quality control (QA/QC), and stakeholder management.

Hands-on leader with deep technical knowledge across all CSI MasterFormat divisions, maintaining strong relationships with architects, engineers, municipal authorities, and trade contractors throughout Southwest Florida and the Southeast United States.

CORE COMPETENCIES & TECHNICAL EXPERTISE

Project Delivery Methods

- Design-Build (D-B)
- Design-Bid-Build (D-B-B)
- Construction Management at Risk
- Integrated Project Delivery
- Fast-Track Construction
- Owner's Representative Services

Building Systems

- Structural Steel & Concrete
- MEP Coordination
- Building Envelope Systems
- Fire Protection & Life Safety
- ADA Compliance
- Low-Voltage & Technology

Preconstruction Services

- Conceptual Estimating
- Value Engineering (VE)
- Constructability Reviews
- Bid Package Development
- Scope Definition & Leveling
- Permit Expediting

Sector Expertise

- Hospitality & Hotels
- Healthcare & Medical Office
- Commercial Office & Retail
- Multi-Family Residential
- Municipal & Institutional
- Industrial & Warehouse

Construction Management

- Critical Path Method (CPM)
- Resource Loading & Leveling
- Quality Assurance/Control
- RFI/Submittal Management
- Change Order Administration
- Punch List & Closeout

Business Operations

- Subcontractor Procurement
- Contract Negotiation
- Risk Management
- Budget Development & Control
- Client Relations
- Team Leadership

PROFESSIONAL EXPERIENCE

BLEM CONSTRUCTION, INC. | Nokomis, Florida

Owner / Principal | 40+ Years

Founded and continue to lead a full-service general contracting firm specializing in commercial, healthcare, hospitality, and residential construction throughout Southwest Florida. Maintain direct oversight of all business operations, project delivery, financial management, and client relationships.

- Direct all phases of construction from initial client consultation through final certificate of occupancy, warranty, and post-construction services
- Manage comprehensive preconstruction services including conceptual budgeting, design development support, value engineering, and bid procurement
- Oversee self-performed work and subcontractor coordination across all 16 CSI MasterFormat divisions
- Maintain bonding capacity and insurance requirements for municipal, commercial, and private sector projects
- Ensure compliance with Florida Building Code, ADA requirements, OSHA regulations, and local jurisdictional requirements
- Cultivate long-term relationships with architects, engineers, building officials, and trade partners
- Implement quality management systems ensuring defect-free delivery and client satisfaction

AMERICAN HOTEL DEVELOPMENT PARTNERS

Owner's Representative | Multi-State Portfolio

Served as Owner's Representative for IHG-branded hotel developments, managing full project lifecycle from site acquisition support through stabilization. Responsible for design coordination, permitting, contractor procurement, construction oversight, brand compliance, and FF&E installation.

- Represented ownership interests on hotel developments totaling \$30+ million across South Carolina, Georgia, Pennsylvania, North Carolina, Louisiana, and Florida
- Coordinated IHG brand standards compliance including Candlewood Suites, Holiday Inn Express, and Staybridge Suites product lines
- Managed design team selection and oversight, ensuring adherence to prototype requirements while maximizing value engineering opportunities
- Directed entitlement and permitting processes across multiple jurisdictions with varying code requirements
- Executed competitive bid procurement, contract negotiation, and general contractor selection
- Provided construction phase oversight including progress monitoring, pay application review, and quality inspections
- Coordinated FF&E procurement, delivery logistics, and installation to meet opening deadlines

EDUCATION & PROFESSIONAL CREDENTIALS

Bachelor of Science in Architectural Construction Engineering Technology

Florida A&M University, Tallahassee, Florida | 1987

Active State Licenses

Certified General Contractor

License No. CGC 1508400

State of Florida - Active

Certified Building Contractor

License No. CBC 047796

State of Florida - Active

SELECTED PROJECT PORTFOLIO

Representative sampling of completed projects demonstrating breadth of experience across multiple construction sectors. Total career portfolio value exceeds \$100 million.

| PROJECT NAME | LOCATION | VALUE | SCOPE OF WORK |
|---|--------------|---------|--|
| <u>HOSPITALITY & HOTEL DEVELOPMENT</u> | | | |
| Candlewood Suites & Convention Center | Hazleton, PA | \$13.0M | Ground-up extended-stay hotel with convention facilities; IHG brand standards; full MEP; site work |
| Candlewood Suites | Bluffton, SC | \$6.5M | New construction extended-stay; 4-story Type V-A; FF&E coordination; brand compliance |
| Candlewood Suites | Columbia, SC | \$5.8M | Extended-stay hotel development; design-build coordination; permit expediting |
| Holiday Inn Express | Savannah, GA | \$4.7M | Limited-service hotel; IHG prototype adaptation; accelerated schedule |
| Staybridge Suites (Permitted) | Multiple | — | Entitlement and permit phase: Greensboro NC, Clearwater FL, Baton Rouge LA |
| Full Service Holiday Inn (Permitted) | Tampa, FL | — | Complete permit documents; food service; meeting facilities; pool amenities |
| <u>HEALTHCARE & MEDICAL OFFICE BUILD-OUT</u> | | | |
| Physicians Clinic | Venice, FL | \$510K | Multi-specialty medical clinic; exam rooms; procedure suites; medical gas; infection control |
| O'Donoghue Dermatology | Sarasota, FL | \$549K | Dermatology practice; procedure rooms; phototherapy; specialized HVAC |
| Dr. Jiles Medical/Surgical Center | Sarasota, FL | \$90K | Outpatient surgical suite; equipment coordination; sterile environments |
| Venice Retina | Venice, FL | \$190K | Ophthalmology specialty; imaging suites; dark rooms; patient flow optimization |
| Shane Retina (2 Locations) | Sarasota, FL | \$265K | Multi-site retina practice; specialized equipment installation; MEP coordination |
| Dynamic Dental Smiles | Sarasota, FL | \$220K | Full dental operator fit-out; compressed air; vacuum; nitrous; digital imaging |
| Good Pediatrics | Sarasota, FL | \$171K | Pediatric medical office; well/sick separation; age-appropriate finishes |
| Contemporary Chiropractic Care | Sarasota, FL | \$70K | Chiropractic clinic; treatment rooms; therapy areas; reception |
| <u>COMMERCIAL OFFICE & RETAIL</u> | | | |
| Fruitville Office Building | Sarasota, FL | \$1.1M | Ground-up 2-story professional office; tilt-up construction; core & shell with TI |

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| Oaks Center Plaza Addition | Sarasota, FL | \$340K | Retail center expansion; structural modifications; storefront systems |
| State Farm Insurance | Sarasota, FL | \$200K | Corporate office tenant improvement; data/voice; security systems |
| Merrill Lynch | Venice, FL | \$95K | Financial services office; electrical infrastructure; secure areas |
| Absolute Window | Venice, FL | \$73K | Showroom and warehouse; product display; climate control |
| <u>MULTI-FAMILY RESIDENTIAL & CONDOMINIUMS</u> | | | |
| Winston Palms Condominium | Englewood, FL | \$1.5M | Multi-unit residential; wood frame; stucco; individual unit finishes |
| Alafia Apartment Complex | Riverview, FL | \$925K | Garden-style apartments; site work; amenities; unit build-out |
| King's Gate Club House | Nokomis, FL | \$740K | HOA community center; gathering spaces; commercial kitchen; pool house |
| Lindis Lane Duplex | Nokomis, FL | \$250K | Investment property; side-by-side units; separate utilities |
| 57th Ave Duplex | Bradenton, FL | \$110K | Rental property development; energy efficient; low maintenance |
| <u>MUNICIPAL & INSTITUTIONAL</u> | | | |
| Englewood Sports Complex Phase IV | Englewood, FL | \$4.6M | Municipal recreation; athletic fields; concessions; site utilities; parking |
| NW Water Storage & Pumping Station | Sarasota County | \$2.8M | Critical infrastructure; water treatment; pumping systems; emergency backup |
| North Metro Park | Sarasota, FL | \$490K | Public park improvements; pavilions; restroom facilities; ADA accessibility |
| Venice Airport | Venice, FL | \$82K | Aviation facility improvements; FAA compliance; apron work |
| FAA Base Building Expansion | Regional | \$950K | Federal facility; security requirements; specialized MEP; commissioning |
| Epiphany Cathedral School | Venice, FL | \$110K | Educational facility renovation; fire/life safety upgrades; ADA compliance |
| <u>RESIDENTIAL RENOVATION & ADDITIONS</u> | | | |
| Dr. Craighead Addition | Regional, FL | \$702K | Major residential expansion; structural; custom finishes; landscape integration |
| Popham Mother-in-Law Suite | Regional, FL | \$606K | Accessory dwelling unit; separate entrance; full kitchen; accessibility features |
| Pintea Interior/Exterior Renovation | Regional, FL | \$425K | Whole-house renovation; kitchen; bathrooms; exterior improvements |
| Royal St. Andrews | Sarasota, FL | \$315K | Historic property renovation; period-appropriate restoration; modern systems |
| Olesnycky Storm Damage | Regional, FL | \$293K | Insurance restoration; structural repairs; interior rebuild; mold remediation |

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|-----------------------------------|------------------|--------|--|
| Dr. Strickland Addition & Remodel | Osprey, FL | \$253K | Custom addition; high-end finishes; architectural details |
| Walton Residential | Regional, FL | \$250K | Complete interior renovation; kitchen; bathrooms; flooring; electrical upgrade |
| McMurray Interior | Regional, FL | \$225K | Full interior remodel; open floor plan; custom millwork |
| Windward Bay | Longboat Key, FL | \$220K | Waterfront condo renovation; impact windows; luxury finishes |
| Katie Huss Residence | Myakka, FL | \$140K | Custom rural residence; agricultural considerations; well/septic |
| Kinne Storm Damage | Regional, FL | \$105K | Insurance claim restoration; water damage remediation; complete rebuild |

PROFESSIONAL AFFILIATIONS & INDUSTRY ENGAGEMENT

- Construction Specifications Institute (CSI) MasterFormat Standards Compliance
- Florida Building Code Certified Construction Administrator
- OSHA 30-Hour Construction Safety Certified
- AIA Document Administration (A101, A201, G702/G703)
- Continuing Education: Building Envelope, Energy Code Updates, Hurricane Mitigation

REFERENCES

Professional and client references available upon request. Extensive portfolio of repeat clients and long-term professional relationships spanning four decades of construction excellence.

— **Building Excellence Since 1987** —

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