

Michael Blem

CONSTRUCTION

MICHAEL E. BLEM

Certified General Contractor | Certified Building Contractor

CGC 1508400 | CBC 047796

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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
HOSPITALITY & HOTEL DEVELOPMENT			
Candlewood Suites & Convention Center	Hazelton, 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
HEALTHCARE & MEDICAL OFFICE BUILD-OUT			
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 operatory 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
COMMERCIAL OFFICE & RETAIL			
Fruitville Office Building	Sarasota, FL	\$1.1M	Ground-up 2-story professional office; tilt-up construction; core & shell with TI

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

MULTI-FAMILY RESIDENTIAL & CONDOMINIUMS

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

MUNICIPAL & INSTITUTIONAL

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

RESIDENTIAL RENOVATION & ADDITIONS

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

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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