



ANDREW STULTZ

PRESIDENT

EDUCATION.

B.S. – Cum Laude, Mechanical Engineering - Rose-Hulman Institute of Technology/Terre Haute, Indiana

CERTIFICATIONS.

- U.S. Green Building Council LEED Accredited Professional, 2007
- 30-Hour OSHA Certified

ASSOCIATIONS.

- Sarasota Planning Commission - Past Board Chair, Board Member
- Community Foundation of Sarasota County - Board Treasurer
- The Argus Foundation - Member
- Bradenton Area Economic Development Corporation - Chair Elect
- Gulf Coast CEO Forum - Board Member
- Charlotte County Economic Development Partnership – Past President, Founding Board Member since 2009
- GCBX (Gulf Coast Builders Exchange)- Member

BIO.

Andy Stultz is president and CEO of Atlas Building Company, a Sarasota-based commercial construction company serving public and private clients throughout Florida.

Stultz earned a bachelor's degree in mechanical engineering from Rose-Hulman Institute of Technology in Terre Haute, Indiana and worked for GE Aircraft Engines in Cincinnati, before entering the real estate development industry in 2001. Five years later, he sold his business and moved to Venice where he transitioned into commercial construction.

The LEED Accredited Professional has over 19 years' experience in commercial construction. Through the years, Stultz has managed or been Project Executive on a wide variety of commercial projects ranging from \$250,000 to \$25 million, including the \$6.4 million King Plastic Manufacturing Expansion in North Port, the \$15.8 million Luxe Luxury Vehicle Storage Suites in Lakewood Ranch, the \$23 million Sun Hydraulics manufacturing and office building expansion in Manatee County, and the \$25 million Gasparilla Road Improvements project for Charlotte County.

He has also taken on leadership roles in professional, civic and charitable organizations, serving as past Board Chair of the Sarasota County Planning Commission, Board Treasurer of The Community Foundation of Sarasota County, Chair Elect of the Bradenton Area Economic Development Corporation, Member of The Argus Foundation, Member of the Charlotte County Economic Development Partnership, and Member of the Gulf Coast Builders Exchange.

A native of Indiana, Stultz's family has been in the construction and real estate development business for more than 70 years. His grandfather, Clarence Kopp, started building houses in the 1950s and teamed with his mother and uncles to develop single and multi-family housing projects along with small commercial projects throughout southern Indiana from the early 1970s until they retired in 2013. His mentor and uncle, Jerry Kopp, was also a developer and builder in Atlanta, and was one of the founders of Builders Insurance Group.

ATLAS PROJECTS.

Sunset Self-Storage/Clearwater, FL

Site development improvements, additions and new construction of a single-story, 45,576sf climate controlled self-storage building and the addition of four new out buildings for boat or RV storage. The primary Pre-engineered metal building structure is completely conditioned, and fully fire sprinkled with new Stanley storefront auto operated doors. The site development includes upgrades to the stormwater system, new parking and drive aisles and new site lighting. \$4,665,837

Lock Up Self-Storage/Nokomis, FL

Site development and new construction of a 35', three-story, 112,785sf climate controlled self-storage building totaling 803 units. The Pre-engineered metal building structure is completely conditioned, and fully fire sprinkled with new Stanley storefront auto operated doors and covered unloading areas. The site development includes preparations for a phase 2 area adjacent to the new storage facility to be developed at a later date. \$10,457,195

Bradfordville Kohl's Self-Storage/Bradfordville, FL

Pre-construction of a two-story Kohls department store that will be converted into a self-storage facility totaling 96,000 sf. with 689 climate controlled units of various sizes with an office and two restrooms, as well as two elevators and 4 stairwells. \$4,554,278

Bayshore Self-Storage/Bradenton, FL

New construction of 90,000 sf "Extra Space" brand storage facility. The project includes all site work, paving, landscaping, utilities, new 3-story building, HVAC, electrical, plumbing, elevators, storage compartments, etc. The project includes all current brand standards optimizing the customer experience. \$7,998,097

ATLAS PROJECTS. (CONTINUED)

Lock Up Cattlemen Self-Storage/Sarasota, FL

Site development and new construction of a three-story, 35' tall, 104,877 SF self-storage facility with 819 units of varied sizes. The sitework includes new fill to bring the building to the proper elevation, a directional bore under Cattlemen road for new site water, landscaping, paving, new sidewalks, a monument sign, and a new bus stop covered shelter. The PEMB structure is complete with climate control and fully fire sprinklered. The building is protected by a security system that features a fire alarm, access control, CCTV, and a security system. \$9,209,873

Cube Smart Self -Storage/Atlanta, GA

Complete site development and new construction of a 35', three-story, 94,163 sf self-storage facility with almost 800 storage units. \$7,295,486

Cube Smart Self -Storage/Osprey, FL

Pre-construction for complete site development and new construction of a 35', three-story, 94,163 sf self-storage facility with almost 800 storage units. \$5,304,632

Lockhart Self-Storage/Panama City, FL

Complete site development and new construction of two buildings - one two-story, 60,000sf self-storage facility with elevators and stair towers and the other a single story 23,000s.f. storage facility. Combined, they will contain 660 storage units. The PEMB structures are completely conditioned and fully fire sprinklered with new storefronts. The scope includes a finished office with cabinets, bathrooms, and complete fire alarm electrical systems. Site work includes 2 retention ponds, associated stormwater improvements, complete landscaping, paving and parking, new sidewalks and new signage. \$7,205,684

Cube Smart Self -Storage/Osprey, FL

Complete site development and new construction of a 35', three-story, 94,163 sf self-storage facility with almost 800 storage units. \$5,304,632

Extra Space Self-Storage/Seminole, FL

Existing facility that included renovation of the existing office building and new construction of a two-story 50,000 sf storage building. The office renovation included interior demolition including removing the existing roof. The building included an entire new storefront, roof system and interior. Site work included all utilities, while keeping the existing facilities operational. \$3,438,758

Extra Space Self-Storage/Nokomis, FL

Complete site development and new, ground up construction of a two-story, 29,000 sf storage facility. \$2,071,988

Tamiami Trail Extra Space Self-Storage/Ft. Myers, FL

Construction of 2 self-storage buildings; one a new 41,000sf, three-story structure and the other, an existing single-story 52,000sf warehouse conversion all totaling 93,000sf. Both buildings are fully conditioned with both interior and exterior access to storage units. \$4,178,665

Venice Vault Self-Storage/Venice, FL

Complete site development and construction of (5) five single story self-storage buildings totaling 90,000sf. There are two main buildings that are fully conditioned and the remainder are non-conditioned. The main building has enhanced architectural features such as stucco lap siding and stone veneer. \$4,908,427

Caruso Road Extra Space Self-Storage/Bradenton, FL

Complete site development and construction of a 90,000 s.f. climate controlled, self-storage building facility on a 6.25 acre parcel. \$4,200,000

Laurel Public Self-Storage/City of Venice, FL

Site development and new construction of three (3) self-storage buildings totaling 60,800sf. The main building is a two-story, PEMB totaling 53,000sf of air-conditioned storage space with two elevators and two stairwells. The remaining two buildings totaling 7,800sf, are single-story, unconditioned, with storage unit access from the exterior parking area. \$3,354,725



ATLAS PROJECTS. (CONTINUED)

Extra Space Self-Storage/Stuart, FL

Site development and new construction of a 3-story self-storage building totaling 90,000sf. The main building is a two-story, PEMB totaling 53,000sf of air-conditioned storage space and includes two elevators and two stairwells. The remaining two buildings totaling 7,800sf., are single-story, unconditioned with storage unit access from the exterior parking area. \$5,359,000

Extra Space Self-Storage/Englewood, FL

Site development and construction of a 3-story, self-storage facility comprised of 72,900sf climate controlled and 1,650sf of non-climate controlled units. \$4,695,786

Extra Space Self-Storage/Nokomis, FL

Complete site development and new, ground up construction of a two-story, 29,000 sf storage facility. \$2,071,988

Luxe Luxury Vehicle Storage Suites/Lakewood Ranch, FL

CM/GC for pre-construction, site development and new construction of 83,327 sf luxury vehicle storage facility, including a clubhouse, 65 storage units across three buildings, secured fencing and entry, and a detail bay on a 5.4 acre site.

Construction is tilt-up concrete wall panels with a hollow-core precast concrete roof structure to withstand category-4 storms and TPO roofing along with large garage doors and impact windows. Each unit will have its own electrical service, bathroom, separate entry door, air-conditioning, and exhausting systems. The spaces will vary in size from 1,000 to 4,400 sf and offer customizable interiors that can include vehicle lifts, mezzanine levels, TV/audio, or wet bar.

The clubhouse will have comfortable space to accommodate small get-togethers or indoor/outdoor events. The attached garage will offer fully air-conditioned space to work on cars and even get assistance from on-call mechanics. There will also be a member lounge area with a small kitchen for light food prep, varied games, and an outdoor area with 2 bocce courts, a fire pit, and a barbecue area. \$15,840,000

Motocave Luxury Car Condos/St. Petersburg, FL

Site development and new construction of a luxury car condo complex including 43 units, a clubhouse and a detail bay totaling 55,245sf. Each unit is climate controlled, and fully fire sprinkled with private restrooms. The site development includes access controlled security gates, site lighting and all new utilities. \$9,418,908

East Bradenton Park/Bradenton, FL

CMAR services to Manatee County on the construction of amenity improvements including a new, fenced basketball court and resurfacing, upgrading the existing basketball court to provide two (2) courts with LED lighting. Improvements also include a new pavilion, chilled water fountains, new playground equipment/surfacing, and an additional .30 miles of walking trails. All designed in accordance with ADA regulations. \$770,288

Coquina Beach South Boat Ramp/Bradenton, FL

Complete replacement and upgrading of the waterside components of Manatee County's Coquina South boat ramp including approximately 500 linear feet of wooden docks, concrete seawalls, double lane concrete launch ramp, ADA accessible walkway, dredging within the launch and accessory lighting. \$1,756,385

King Plastic Office Renovation/North Port, FL

Demo and renovate 7,700 sf of office area. Work includes replacement of all glass and storefront to impact glass, new wall framing, drywall, new flooring, new lighting, new acoustic ceiling and new bathroom plumbing fixtures. \$870,000

Roskamp Institute Reroof & Mechanical Improvements/Bradenton, FL

Re-roof building and replace AC systems to include removal of old rooftop equipment, fans, and re-work all electric to all of the new systems. \$1,412,646

Manatee County Tax Collector 1st Floor Renovations

Renovations to the call center area of the tax collector's office. Interior demo, ceiling and flooring replacement, new walls, all new electrical and lighting, new cabinetry and door replacements. \$222,400

ATLAS PROJECTS. (CONTINUED)

Citria Apartment Complex Amenity Pavilion/Sarasota, FL

New outdoor Amenity Pavilion. Work consists of a built-in kitchen, exterior gas cooking grills, outside seating area with fire pits, a putting green and covered trellis areas. \$317,393

Lakewood Ranch Park Tennis Court Renovations/Lakewood Ranch, FL

Construction of amenity improvements including a new, fenced basketball court and resurfacing, upgrading the existing basketball court to provide two (2) courts with LED lighting. Additional improvements include a new pavilion, chilled water fountains, new playground equipment/surfacing, and an additional .30 miles of walking trails, all designed in accordance with (ADA) regulations. \$514,346

Roskamp Institute Addition/Bradenton, FL

Conversion of an existing interior recreational area and warehouse area into a specialized lab space. The primary requirement was to create a pressurized, contained unit for laboratory animal housing and individual testing rooms. The main challenge was the very sensitive nature of working in the laboratory environment and coordination with active laboratories and clean room operations which dictated the critical path of this work. \$323,347

Furniture Warehouse/City of Venice, FL

New construction, 21,000sf concrete and masonry structure with a structural steel roof system. \$2,038,766

DaRuMa Restaurant/Sarasota, FL

Complete build out of a new 8,600sf restaurant in the Landings Shopping Center \$1,340,121

King Plastic Manufacturing Expansion/City of North Port, FL

New 106,000sf expansion to the company's existing, state-of-the-art 150,000sf plant. The addition, which features a steel structure and roof with concrete tilt wall panels houses approximately 40,000sf of warehouse and 60,000sf of additional manufacturing. The project scope included site upgrades to drainage, retention lakes and additional parking. \$6,422,471

Wheel Base Premium Garage Condos/Sarasota, FL

Complete site development and new construction of 3 storage buildings totaling 54,000 sf of reinforced masonry walls, 5" concrete slab and steel bar joist deck, with TPO roof system. There are various size garages to purchase and customize. Each garage has its own electrical service, bathroom, 12' x 14' overhead door, secure steel entry door and foyer, LED lighting, air conditioning and individual parking. Additionally, there is a clubhouse with laundry and kitchen facilities, front visitor parking, and an RV/Boat storage with a vehicle cleaning area and an RV cleanout location. \$5,990,241.70

PGT Industries (various projects)/North Venice, FL

Ongoing interior and exterior renovations at various locations within PGT's headquarters campus.

Robinson Preserve Expansion Phase IIB Facilities/Bradenton, FL

New construction of restroom complex; over 2,500 lf of new water distribution system for domestic water and fire protection. New sanitary sewer lines were provided with other modifications to parking lot and rubberized walking paths, pavillion & shade structure, a new storage rack for 120 kayaks. \$650,000

NU U Detox Center/City of Ft. Myers

Renovation of a 16,000 SF assisted living facility into a drug and alcohol rehabilitation facility. \$332,089

GT Bray Football & Soccer Building Improvements/Bradenton, FL

Two separate, adjacent facilities were demolished and newly constructed. The football facility includes (2) structures, one, two-story building to house the concessions, storage and press box and a one-story structure that houses the new restrooms and large meeting area. The structures are tied together with a louvered breezeway. A new, pre-engineered aluminum canopy provides cover to a seating and patio area. The existing soccer building had selective demo to make way for new renovations and a new structure built to house concession area. The renovated building houses restrooms, offices and meeting space. A covered breezeway ties the 2 structures together and a large pre-engineered aluminum canopy covers the seating and patio area. Site work included new sidewalks and storm water drainage systems to both facilities. \$1,758,984

ATLAS PROJECTS. (CONTINUED)

CM at Risk for 3 Recreation Center Renovations/Charlotte County, FL

JV Partner for pre-construction and construction management on the sub-projects in the existing facilities at Harold Avenue, South County Regional and Tringali Community parks. \$3,500,000

5th Floor BOCC Work Session/Conference Rooms Renovations/Bradenton, FL

Renovations on 4,200 sf on the 5th floor at Manatee County Administration Building to provide work session room for BOCC accomodating up to 26 seats and audience seating area for 60. The renovated area can be sectioned off into 3 large conference rooms via electric partition walls and includes a clerk and kitchen area. Scope included major IT/data upgrades, as well as full audio and recording equipment for streaming live meetings. \$800,000

Lakewood Ranch Tennis Courts/Lakewood Ranch, FL

Construction of amenity improvements included a new, fenced basketball court and resurfacing, upgraded the existing basketball court to provide two (2) courts with LED lighting. Additional improvements included a new pavilion, chilled water fountains, new playground equipment/surfacing, and an additional .30 miles of walking trails, all designed in accordance with (ADA) regulations. \$514,346

Get FPV/City of Sarasota, FL

Complete site development and construction of a 24,000 sf new warehouse and office space. \$1,995,000

Super Suds Car Wash/City of Bradenton, FL

Complete demolition & new, ground up car wash facility. \$641,602

B&L Investments Office Building/City of Venice, FL

8,600 sf new office building. \$465,000

Farley Funeral Home Interior Renovation/City of Venice, FL

Complete interior renovation of an occupied and operational funeral home. \$400,000

Atypical Kitchen/Lakewood Ranch, FL

Build out of a 2,400sf restaurant \$250,000



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PROJECT EXPERIENCE PRIOR TO ATLAS.

Cassariano Italian Eatery Renovation/City of Venice, FL

Renovation to this 1920's historical site comprised of 12,000 sf of commercial and 2nd floor living space. \$560,000

Gold Coast Eagle Distributing/Lakewood Ranch, FL

New construction of 150,000 SF facility including warehouse, offices, hospitality center and vehicle maintenance facility on 23 acres. \$17.5 million

PGD Air Traffic Control Tower/Punta Gorda, FL

Construction of a new, twelve and 1/2 stories, 135' tall tower with a cab comprised of 600 sf \$3,352,000

PGD Administration Offices/Punta Gorda, FL

Demolition of an existing manufacturing facility, complete site development and construction of a new 10,000 sf office building serving the CCAA. \$1,368,964

PGD Board Room Build Out/Punta Gorda, FL

Design/Build project to convert old Fed Ex facility into a state of the art boardroom with seating for five commissioners and select staff at the dais, public seating for 100 guests, restrooms and a catering kitchen. \$221,000

PGD Terminal TSA Renovations/Punta Gorda, FL

Design/Build included new 16,000 SF terminal, short-term parking, long-term parking, rental car staging and various airport building improvements. \$922,000

Sarasota County Terrace Building Plumbing and ADA Improvements/City of Sarasota, FL

CMAR to renovate all plumbing and restrooms in historic 10-story, multi-tenant, building. The scope included reconfiguring every bathroom to provide for increased ADA compliance and accessibility, as well as upgrading. \$1.3 million

Sarasota County Terrace Building Tax Collector & Property Appraiser Office Renovation/City of Sarasota, FL

New finishes, electric and systems updates, enhanced workspace area and a renovated heating, ventilation and air-conditioning (HVAC). \$1.0 million

Sky Academy Charter School/Venice, FL

A 15,000 sf, two-story new charter school within a strict construction budget of \$1.5 million.

Venice YMCA Gymnasium & Fitness Center Renovation/Venice, FL

A renovation of the original gymnasium which included a new roof system, restrooms, interior roof system, new lights, new HVAC duct work, a new gym floor, wall mats and paint inside and out. \$500,682

Lockheed Martin Tallevast Remediation Facility/Sarasota , FL

Construction of a 14,000 sf building to house a groundwater treatment system. \$2,767,672

Burns Court Villas/City of Sarasota, FL

23 tuscan inspired townhomes surrounded by a landscaped, garden courtyard. \$19 million

Sun Hydraulics New Manufacturing Facility/Sarasota, FL

Design/Build project of new 75,000 sf, manufacturing facility. This state of the art manufacturing facility incorporated a unique Pre-Engineered Metal Building technology with exterior mainframe columns that provided an unencumbered interior wall to maximize flexibility within the manufacturing area. \$16,610,000

Sun Hydraulics Chiller Plant/Sarasota, FL

Construction of a chilled water energy plant that utilized thermal energy storage (ice) tanks. \$3 million



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PROJECT EXPERIENCE PRIOR TO ATLAS. (CONTINUED)

Sun Hydraulics Tallavast Road Building Renovation/Sarasota, FL

The project involved minor demolition and the installation of new pump room additions. \$1.5 million

First Baptist Church/City of Venice, FL

Interior renovation of the 1940's era First Baptist Church of Venice fellowship hall, kitchen and restroom facilities. \$384,452

Senior Friendship Center Living Room Building Great Room Renovation/City of Sarasota, FL

A strict five day window was set to demo, reinstall a new ceiling grid and tile, light fixtures, new doors, paint and flooring to get space operational, followed by demo of the stairwell, new HVAC ductwork, re-work of the fire sprinklers, new lighting fixtures, new store-front doors and windows, metal framing, drywall, acoustical ceilings, painting, exterior driveway repairs, new brick paver walkways and front entrance. \$493,351

Senior Friendship Center Kitchen & Dining Room Renovation/City of Sarasota, FL

Selective demolition, new plumbing and electric, kitchen equipment, new acoustical ceiling tiles, light fixtures, paint, flooring, and overhead doors. \$197,327

Gasparilla Road Improvements/Charlotte County, FL

CM at Risk for widening to a four-lane divided highway with the installation of sidewalks/bicycle facilities and utility improvements. \$22million

Bermont Road Improvements/Charlotte County, FL

Design/Build improvements for a 15 mile, two-lane road without shoulders and heavily traveled by semi-trucks. The scope delivered a much safer road with improved drainage to alleviate flooding. \$32 million

Cheney Road Improvements/Charlotte County, FL

Design/Build for a 0.5 mile road in the Charlotte County Airport Authority business park including the road, water and sewer utilities, and improvements to the CCAA master storm water drainage plan. \$1,425,000



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