



CHARLIE WOEHLE

SENIOR VICE PRESIDENT-
PRECONSTRUCTION

CERTIFICATIONS.

- Certified General Contractor, State of Florida CGC #034078
- Procore Certified
- 30-Hour OSHA Certified
- Basic First Aid
- Adult CPR

ASSOCIATIONS.

- Manatee Technical College Carpentry Advisory Board since 2010
- American Red Cross-Bradenton, past Board member
- Manatee Lighthouse For the Blind, past Board member

BIO.

Mr. Woehle is Senior Vice President of Preconstruction for Atlas Building Company. He has over 45 years of commercial construction experience with a proven ability to take projects from inception to completion, whether new, ground up construction or commercial renovations, both vacant and occupied. His project experience is in both the public and private sector including large site development, municipal, medical, warehouses, retail, shipping facilities, assisted living facilities and numerous other types of construction ranging in size from \$250,000 to \$24.5 million.

Charlie has completed numerous Design/Build projects and worked with many architects, engineers, designers and mechanical engineers. All of these projects were completed in time frames, in budget and with the finished product the Client desired.

Having owned his own area General Contracting business for 17 years, Charlie brings not only the technical knowledge and capabilities, but understanding the need for strong communication with the client and project team at all levels.

ATLAS PROJECTS.

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

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

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

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

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

King Plastic Manufacturing Expansion/North Port, FL

New 106,000sf construction expansion to company's existing 150,000sf plant.

The addition, features a steel structure and roof with concrete tilt wall panels and 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

ATLAS PROJECTS. (CONTINUED)

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 located at East State Road 70 and Caruso Road on a 6.25 acre parcel. \$4,200,000

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

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

Located on a 5-acre parcel on South Tamiami Trail, this project consists 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 interior and exterior access to storage units. \$4,178,665

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. \$5,990,000

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

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

Atlas is completing renovations to the call center area of the tax collector's office. Following demo of the space, the scope includes replacing ceiling and flooring, new walls, all new electrical and lighting, new cabinetry and the replacement of all doors. \$222,400

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

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

ATLAS PROJECTS. (CONTINUED)

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

Walton Raquet Center/ Bradenton, FL

Complete interior renovation of 2,400 sf tennis facility. Complete ADA upgrade and renovation of bathrooms, offices, check in area, all new lighting, and new entrance doors to allow hands free entry. \$324,537

Robinson Preserve Expansion Phase IIB Facilities/Bradenton, FL

New construction of restroom complex. Additional work included 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

Furniture Warehouse/Venice, FL

Demolition of old facility and complete site development and new construction of a 21,000sf concrete and masonry building with a structural steel roof system. The new structure houses approximately 19,000 square feet of showroom. \$2,038,766

Super Suds Car Wash/City of Bradenton, FL

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

DaRuMa Restaurant/Sarasota, FL

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

NU U Detox Center/City of Ft. Myers, FL

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



CHARLIE WOEHLE
SENIOR VICE PRESIDENT- PRECONSTRUCTION

PROJECT EXPERIENCE PRIOR TO ATLAS.

EDUCATION:

Manatee School of the Arts/Bradenton

Work included site development and construction of a new 17,000sf, 3-story facility including a state-of-the-art music building and renovation to its office and administration areas and was constructed on a 10.5 acre parcel. \$4.2 million

Imagine School/City of North Port

New 17,000-square-foot Florida charter school, constructed on a 1.7 acre parcel. Work included site development and construction of the facility including classrooms, administrative space and a gymnasium. \$2.2 million

40 Carrots Family Center Day Care Center/Sarasota, FL

Converted an old church into a preschool

MEDICAL:

VA Hospital/Orlando, FL

ADA upgrades to all restroom and open client areas. Work included total demolition, negative air machines, rerouting of existing ductwork, plumbing and electric and the reconstruction of these areas. To keep the majority of the facility operational, work had to be done in stages or phases during the evening hours to avoid conflicts with staff and patients. \$850,000

Charlie Norwood VA Medical Center/Augusta, GA

Project took place in approximately 686,000 SF in downtown building and 1,060,000 SF in uptown facility. The contract was to update paint, base and crash rails, in all common areas and corridors. All night work was required to avoid conflicts with staff and patients. Work required closing off portions of construction area, to maintain clean area, and daily cleaning from night shift work. \$775,000

Baldomero Lopez Nursing Home/Bradenton, FL

Complete exterior remodel of 152 bed nursing home to include new stucco, new window installation, new fascia/soffit and all new roofing. Work included interior refreshing of patient rooms, new fire alarm system, new crash rails and all new exterior automatic doors. \$2.2 million

Physicians Medical Building/Bradenton, FL

16,000 sf new, two-story Medical Office building. Work included main lobby with elevator, and 4 separate medical practices, two per floor. Each quadrant included procedure and exam rooms, intake and check out, bathrooms, and various other offices. Each floor contained a shared break area. \$1.8 million

Bradenton Physicians/Bradenton, FL

Conversion of the Bradenton Ale House into a medical facility. The total renovation included demolition of kitchen, bar and all restaurant materials and conversion to 9 exam rooms, medical offices, lab area, medicine dispensing area and waiting room.

Veterans Administration Nursing Home Remodel/Land O Lakes, FL

30,000 sf \$2.7 million

Pediatrics Office/Ellenton, FL

5,000 sf conversion of a former bank building into a medical office. Interior demolition included removal of all bank equipment and teller lines, except bank vault which was converted for medicine storage. Lobby was designed for young patients with a large salt water aquarium. \$1.2 million

First Care of Bradenton, for Manatee Memorial Hospital/Bradenton, FL

Build out



CHARLIE WOEHLE
SENIOR VICE PRESIDENT- PRECONSTRUCTION

PROJECT EXPERIENCE PRIOR TO ATLAS. (CONTINUED)

Pinebrook Dental, Pinebrook Shopping Center/Bradenton, FL

Build out

Caruso Dermatology, Parkwood Square Shopping Center/Ellenton, FL

Build out

Caruso Dermatology/ Sun City, FL

Build out

Cardiology Office, for Manatee Memorial Hospital/Ellenton, FL

Build out

RETAIL/RESTAURANT:

Furniture Warehouse/Ellenton

20,000 sf \$2.1 million

Furniture Warehouse/Bradenton

22,000 sf remodel \$1.3 million

Daruma Restaurant/Ft. Myers

8,500 sf \$1.7 million

Bradenton Country Club/Bradenton, FL

New 500 sf Pro Shop building, block construction, wood truss, and complete interior; New Exercise Building; Administration office addition; Pool Snack Bar; Renovation to lounge area in Clubhouse over a 4 year period

(9) Peach's Restaurants - The average was 4,000 sf with a median cost \$750K

Hollywood Video, Bayshore Shopping Center/Bradenton, FL

Asian Restaurant, Bayshore Shopping Center/Bradenton, FL

Miami Subs, Bayshore Shopping Center/Bradenton, FL

Pet and Aquarium, Bayshore Shopping Center/Bradenton, FL

M & M Café, Bayshore Shopping Center/Bradenton, FL

Futon Store, Bayshore Shopping Center/Bradenton, FL

Palma Sola Botanical Garden/Bradenton, FL

Build out old barn

Hungry Howies/Arcadia, FL

Hungry Howies/Bradenton, FL

Hungry Howies/Palmetto, FL

Pizza Hut – 26 stores in 4 states.

Kentucky Fried Chicken – 4 stores.

Popeyes Chicken – 3 stores.



CHARLIE WOEHLE
SENIOR VICE PRESIDENT- PRECONSTRUCTION

PROJECT EXPERIENCE PRIOR TO ATLAS. (CONTINUED)

Church's Chicken – 5 stores.

7-11 Stores– 24 in 3 states.

Salon West, Northwest Promenade/Bradenton, FL

Lazy Boy Furniture, Pinebrook Shopping Center/Bradenton, FL

Circuit City, Pinebrook Shopping Center/Bradenton, FL

Subway, Pinebrook Shopping Center/Bradenton, FL

Subway, Siesta Key Village Shopping Center/Sarasota, FL

Franks Nursery Pinebrook Shopping Center

Thai Wasabi Restaurant, Bennett Plaza/Bradenton, FL

Décor and More, Bennett Plaza/Bradenton, FL

Wine and More, Bennett Plaza/Bradenton, FL

Spa South, Wildewood Plaza/Bradenton, FL

California Federal Bank, Spring Hill Plaza/Spring Hill, FL

California Federal Bank, S. Beneva Road/Sarasota, FL

Solo's Pizza, Island Shops/Anna Maria, FL

Dental Office, Desoto Mall/Bradenton, FL

Vanguard Pharmaceutical/Bradenton, FL

converted historic downtown Bradenton building

Quinn's Hair Salon, University Parkway Shopping Center/Bradenton, FL

Home Accent Gallery, University Parkway Shopping Center/Bradenton, FL

BANKING:

Palmetto Federal Savings and Loan/Bradenton, FL

Flagship Bank/Sarasota, FL

Freedom Bank /Ellenton, FL

Freedom Bank/Sarasota, FL

California Federal/Spring Hill, FL

California Federal/Sarasota, FL

California Federal/Pembroke Pines, FL

Sun Bank/Sarasota, FL

Bank of the Ozarks/Bradenton, FL

Palmetto Bank, Wildewood Plaza/Bradenton, FL



CHARLIE WOEHLE
SENIOR VICE PRESIDENT- PRECONSTRUCTION

PROJECT EXPERIENCE PRIOR TO ATLAS. (CONTINUED)

MUNICIPAL:

Manatee County Historical Courthouse Renovation/City of Bradenton, FL

Complete exterior remodel, to include all new FRC cornice and trims, new windows, new masonry openings for new windows, new roofing, and new exterior face lift. Due to the historical nature of the project, the existing structure required new work to support the cornice and the new impact windows. \$2.8 million

Bradenton Transit Station/City of Bradenton, FL

Convert a complete Bradenton city block into a Manatee County Transit station. Work included ticket center with bathrooms, Precast and concrete "Art Walls" as bus stops. Ceramic tile was designed by Chicago artist, and laser cut in Washington state. A aluminum wave railing was created to separate bus traffic from car traffic. Work was done in association with Manatee County, Manatee Transit, City of Bradenton and Realize Bradenton. \$1.8 million

Manatee County Judicial Center/City of Bradenton, FL

Demo 2 floors, construct new offices, HVAC, electrical & communications system, \$500K

Special Forces/Key West, FL

New marina facility \$3.8million

WAREHOUSE/INDUSTRIAL:

FedEx Office & Distribution Center/Detroit, MI

300,000 sf new construction on 54acre site. \$24.5 million

FedEx Office & Distribution Center/Richfield, OH

55,000 sf facility addition \$6.5 million

FedEx Office & Distribution Center/Orion, MI

50,000 sf facility addition \$5.8 million

Custom Homes, all waterfront

Primary structure, poured in place concrete, supported by pilings. Square footage varied from 5,000 to 18,000 sqft. Contracts ranged from \$1.5 - \$5 million.



CHARLIE WOEHLE
SENIOR VICE PRESIDENT- PRECONSTRUCTION