

## **Professional Resume'**

**Frank M. 'Pete' Clements III**

### **Experience:**

My experiences lie in Project Management where, over a 32 year period, I have been responsible for projects from conception thru completion. Specifically, pre-construction services, budgeting/estimating, contract negotiation, project procurement, construction phase, and project closeout. Commercial experiences include condominiums, car dealership, golf club houses, churches, office/retail, tenant fit-outs, contractor trades/warehouses, educational facilities, etc. Residential experiences include numerous high-end custom single family residences in developments in Indian River County such as John's Island, Windsor, Bermuda Bay, The Anchor (Moorings), The Shores, etc. See attached project history.

### **Affiliations:**

- Indian River County Code Enforcement Board, Current, past chairman.
- Habitat for Humanity, Board of Directors, past.
- Indian River County, Board of Building Appeals, Past Chairman, .
- City of Vero Beach, Board of Building Appeals, past.
- Indian River County, Affordable Housing Advisory Committee, past.
- Associated General Contractors, Treasure Coast Chapter, Carpentry Apprenticeship Committee, Chairman, past.
- Associated General Contractors, Treasure Coast Chapter, AIA/Contractor Joint Committee, past.
- Indian River County, Occupational License Tax Equity Study Committee, Chairman, past, appointed by County Commissioners.
- Creative Playground, Vero Beach, Core Committee Member, past.

### **Education:**

- University of North Florida, Bachelors Degree, Building Construction.
- University of Florida, Associates Degree, emphasis in Architecture & Building Construction.
- University of North Florida's Continuing Education Contractor's exam course.
- Associated General Contractor's Project Managers Course, Dallas, Texas.
- Various Continuing Education Courses as required by the State of Florida's Dept. of Business & Professional Regulations.

### **Licensing**

- State Certified General Contractor since 1985.



*The projects listed below are those managed directly by Pete Clements*

**PROJECT HISTORY – COMMERCIAL (up to \$8.5 million project value)**

- Project: SDIRC New Administration Complex  
Location: Vero Beach, Fl.  
Description: Development of a 10 acre parcel and the construction of a 35,000sf administration building for the School District of IRC's new offices.
- Project: Indian River Habitat for Humanity ReStore Expansion  
Location: Vero Beach, Fl.  
Description: 10,000sf expansion of existing Retail Store with Site work, while store was open to public.
- Project: SDIRC Fellsmere Elementary New Classroom Building and Kitchen/Cafeteria  
Location: Fellsmere, Fl.  
Description: Demolition and extensive site work, new two story classroom building and new kitchen/cafeteria comprising approx. 30,000sf.
- Project: Ace Hardware  
Location: Indian River County, Fl.  
Description: 16,800sf Retail Building, Including Extensive Site work.
- Project: North County Charter School  
Location: Indian River County, Fl.  
Description: 13,850sf Elementary School Facility, Including Extensive Site work.
- Project: Christ Church Vero Beach  
Location: Vero Beach, Florida  
Description: Interior renovation/alteration to administration and child care areas.
- Project: Church of God by Faith  
Location: Wabasso, Florida  
Description: New construction of a detached fellowship hall.

- Project: Christ Church- 923 Community Center  
 Location: Vero Beach, Florida  
 Description: Interior renovation/alteration for community outreach facility.
- Project: SDIRC & Simon Youth Foundation's Educational Resource Classroom  
 Location: Indian River County, Fl.  
 Description: Construction of the Educational Resource Classrooms and Office Facilities for at Risk Students.
- Project: SDIRC FLC Renovations to Drama, Chorus, Band & ROTC Rooms  
 Location: Indian River County, Fl.  
 Description: 7000sf Classroom Facilities Renovations.
- Project: Urgent Care Walk-In Clinic  
 Location: Indian River County, Fl.  
 Description: Medical Office Space for Lawnwood Regional Medical Center's Walk-in Clinic.
- Project: Indian River Habitat for Humanity- Operations & Training Center  
 Location: Indian River County, Fl.  
 Description: New 8,000sf Office building with extensive site work.
- Project: SDIRC- Sebastian River High School Concession Stand and Press Box  
 Location: Sebastian, Fl.  
 Description: 2-Story Concession Stand/Press Box/Locker Room, Restrooms Building
- Project: SDIRC – Oslo Middle Schools Covered Hardcourt  
 Location: Indian River County, Fl.  
 Description: New Pre-Engineered Structural Steel Cover and Hard Court Improvements.
- Project: SDIRC – Beachland Elementary School  
 Location: Vero Beach, Fl.  
 Description: Construct Covered Walks, Parent Pick-up, Parking Lot Drainage Improvements, and Renovations to Gang Bathroom Facilities.
- Project: Chesnutt Commercial Plaza  
 Location: Vero Beach, Fl.  
 Description: 15,000sf Retail building with site work.
- Project: Indian River County Mosquito Control District  
 Location: Vero Beach, Fl.  
 Description: Construction of 4 New Buildings and Renovation of one existing.

Project: Vista Royale Condominium Association- Maintenance Compound.  
 Location: Indian River County, Fl.  
 Description: Demolition of previous compound, setting up temporary compound, then constructing new 4,000sf Pre-Engineered Metal Building, with offices and warehouse/shop and extensive site work.

Project: Seald Sweet- Office Renovations  
 Location: Indian River County, Fl.  
 Description: Renovations and subdivision of existing office building along with ADA compliance upgrades to restrooms and site.

Project: Pro Sports Fitness  
 Location: Sebastian, Florida  
 Description: Tenant fit out of previously unimproved space for martial arts and fitness gym.

Project: Hair Shop for Men  
 Location: Indian River County, Fl.  
 Description: Tenant fit our of previously unimproved space for barber shop.

Project: Smoke Inn  
 Location: Vero Beach, Fl.  
 Description: Interior renovation for cigar shop.

Project: SDIRC – FLC School Store Front Doors & Gym Doors Replacement  
 Location: Indian River County, Fl.  
 Description: Replacement of all Storefront Door Systems at Campus and Replacement of Exterior Doors at Gym.

Project: SDIRC – Highlands Elementary Parent Pick Up & Staff Parking Lot  
 Location: Indian River County, Fl.  
 Description: Construct New Parent Pick Up Loop & Parking Areas with Storm Drainage.

Project: Little Caesar’s Pizza  
 Location: Sebastian, Florida  
 Description: Commercial Retail/Restaurant Tenant Fit Out.

Project: Little Caesar’s Pizza  
 Location: Vero Beach, Fl.  
 Description: Commercial Retail/Restaurant Tenant Fit Out.

Project: SDIRC – Sebastian Middle School  
 Location: Sebastian, Fl.  
 Description: Restroom Refurbishing

Project: SDIRC – FLC Generator Replacement

- Location: Indian River County, Fl.  
Description: Generator System Replacement
- Project: SDIRC- Oslo Middle School Soccer Fields  
Location: Indian River County, Fl.  
Description: Construct Two New Soccer Fields with Irrigation.
- Project: SDIRC – Liberty Magnet School  
Location: Indian River County, Fl.  
Description: Storm Drainage Improvements and Roadway Improvements
- Project: Little Rising Star  
Location: Indian River County  
Description: Conversion of a Residential Property to a Commercial Daycare Facility Including Extensive Site Work, Paving, and Storm Drainage.
- Project: SDIRC – Pelican Island Elementary  
Location: Sebastian, Fl.  
Description: Multiple Restroom Renovations
- Project: SDIRC – Citrus Elementary Site Work Improvements  
Location: Indian River County, Fl.  
Description: Relocate Security Trailer/Residence, Remove Existing Property Entrance Drive Culverts and Replace with New.
- Project: SDIRC – Citrus Elementary ESE Bathroom  
Locations: Indian River County, Fl.  
Description: Construct a new ESE Bathroom Facility.
- Project: Unitarian Universalist Fellowship Church  
Location: Vero Beach, Fl.  
Description: Interior Construction of new preschool classrooms and office space.
- Project: Bobby’s Arcade  
Location: Vero Beach, Fl.  
Description: Interior Tenant Fit Out, new construction
- Project: Kemp’s Shoe Salon  
Location: Sewels Point, Fl.  
Description: Expansion and Renovation of Retail Space
- Project: 40 Love  
Location: Vero Beach, Fl.  
Description: Interior Renovation of Retail Store.

Projects Listed Below were Project Managed by Pete Clements while employed by others.

Project: The Boulevard Village & Tennis Club  
 Location: Indian River County, FL  
 Description: Site Development 17acres+

Project: Hibiscus Village  
 Location: Indian River County, FL  
 Description: Multi-building Facility for abused children

Project: Windsor Golf Club  
 Location: Indian River County, FL  
 Description: Club House for Windsor Properties

Project: John's Island Golf Club (West)  
 Location: Wabasso, FL  
 Description: Club House for Lost Tree Village

Project: Hawks Nest Golf Club  
 Location: Winter Beach, FL  
 Description: Club House

Project: Treasure Coast Nissan Car Dealership  
 Location: South U.S. 1, Vero Beach, FL  
 Description: Car Dealership - Service Dept. - Site work

Project: Grove Isle  
 Location: South U.S. 1, Vero Beach, FL  
 Description: 2-Story, 18-Unit Condominium Building (2)

Project: Reflections on the River Building #8  
 Location: U.S. 1, Sebastian, FL  
 Description: 4-Story, 28-Unit Condominium

Project: Bryn Mawr  
 Location: N. A1A, Ft. Pierce, FL  
 Description: 9-Story, 52-Unit Condominium for Dixon Ticonderoga

Project: Moss Henderson Attorney's Building  
 Location: Royal Palm Blvd., Vero Beach, FL  
 Description: 2-Story Office- Parking Garage Addition

Project: Arden Bailey McLaughlin Office Building  
 Location: Cardinal Drive, Vero Beach, FL  
 Description: 2-Story Office - Retail Building

Project: Pelican Plaza  
 Location: N. A1A, Vero Beach, FL

Description: 3-Story and 1-Story Office - Retail Building

Project: Gateway Industrial Park  
 Location: Indian River County  
 Description: Office/Warehouse, approx. 30,000sf

Project: Pest Guard  
 Location: Indian River County  
 Description: Tenant Fit-out

Project: XStream Systems  
 Location: Indian River County  
 Description: Tenant Fit-out

Project: Gateway Industrial Park Phases 1, 2 & 3  
 Location: 3891-3899 39<sup>th</sup> Square, Vero Beach, FL  
 Description: 31,000 s.f. Office - Warehouse Building

Project: Indian River National Bank – Operations Center  
 Location: 3895 39<sup>th</sup> Square, Vero Beach, FL  
 Description: 8,000 s.f. Office Space

Project: David M. Jones, Surveyor  
 Location: 3899 39<sup>th</sup> Square, Vero Beach, FL  
 Description: Office Space

### **PROJECT HISTORY – RESIDENTIAL (up to \$6 million project value)**

Project: Davidson Residence  
 Location: Gracewood, Vero Beach, Fl.  
 Description: Custom Residence on the barrier island

Project: McConvey Residence Addition  
 Location: Moorings, Vero Beach, Fl.  
 Description: Add second story to existing ocean front residence.

Project: Keen Residence Addition/Renovation  
 Location: Vero Beach, Florida  
 Description: Major home renovation.

Project: Seiz Residence Renovation  
 Location: Moorings, Vero Beach, Fl.  
 Description: Major whole house renovation

Project: Mr. Peter Busch  
 Location: River Ridge, Vero Beach, Florida  
 Description: Remodeling/Renovations on a River Front Residence

Project: Mr. Peter Busch  
 Location: Cove Drive, Vero Beach, Florida  
 Description: Remodeling/Renovations on a River Front Residence

Project: Mr. Peter Busch  
 Location: 4<sup>th</sup> Street, Vero Beach, Florida  
 Description: Various Remodeling/Renovations/Addition

Project: Clements Residence  
 Location: Kings Lake, Winter Beach, FL  
 Description: Custom Residence - Lot 31 and 17

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Project: Mr. & Mrs. Paul Becker  
 Location: John's Island, Indian River Shores, FL  
 Description: Custom River Front Residence

Project: Mr. & Mrs. William C. Graves, IV  
 Location: Indian River County  
 Description: Custom Residence on 10 Acres

Project: Mr. & Mrs. William Becker  
 Location: The Anchor, Moorings  
 Description: Custom River Front Residence

Project: Mr. & Mrs. Kaneb  
 Location: John's Island, Indian River Shores, FL  
 Description: Custom Ocean Front Residence

Project: Mr. & Mrs. Gulino  
 Location: John's Island, Indian River Shores, FL  
 Description: Custom Ocean Front Residence

Project: Mr. A. J. Clark  
 Location: John's Island, Indian River Shores, FL  
 Description: Custom Ocean Front Residence

Project: Mr. & Mrs. Manoogian  
 Location: John's Island, Indian River Shores, FL  
 Description: Custom Ocean Front Residence



Project: Mr. & Mrs. Anderson  
Location: John's Island, Indian River Shores, FL  
Description: Custom Ocean Front Residence

Project: Mr. & Mrs. Denunzio  
Location: John's Island, Indian River Shores, FL  
Description: Custom Ocean Front Residence

Project: Mr. & Mrs. Rogers  
Location: John's Island, Indian River Shores, FL  
Description: Custom Ocean Front Residence

Project: Mr. & Mrs. Davenport  
Location: John's Island, Indian River Shores, FL  
Description: Custom Ocean Front Residence

Project: Mr. & Mrs. McCoy  
Location: John's Island, Indian River Shores, FL  
Description: Custom Residence

Project: Mr. & Mrs. Buck  
Location: John's Island, Indian River Shores, FL  
Description: Custom Residence

Project: Mr. & Mrs. Doheny  
Location: John's Island, Indian River Shores, FL  
Description: Custom Residence

Project: Windsor – Duany Spec  
Location: Windsor, Indian River County, FL  
Description: Custom Residence

Project: Mr. & Mrs. Binnion  
Location: Windsor, Indian River County, FL  
Description: Custom Residence

Project: Mr. & Mrs. Kean  
Location: John's Island, Indian River Shores, FL  
Description: Custom Residence

Project: Mr. & Mrs. Macrae  
Location: John's Island, Indian River Shores, FL  
Description: Custom Residence

Project: Mr. & Mrs. Peterson  
Location: Windsor, Indian River County, FL

Description: Renovation - Addition

Project: Mr. & Mrs. Moltz  
Location: Windsor, Indian River County, FL  
Description: Custom Residence

Project: Mr. & Mrs. Rebanks  
Location: Windsor, Indian River County, FL  
Description: Custom Residence

Project: Mr. & Mrs. Blaicher  
Location: John's Island, Indian River Shores, FL  
Description: Custom Residence

Project: Mr. & Mrs. Hinkley  
Location: John's Island, Indian River Shores, FL  
Description: Custom Residence

Project: Mr. & Mrs. Penny  
Location: John's Island, Indian River Shores, FL  
Description: Custom Residence

Project: Schaub Communities  
Location: The Shores, Indian River Shores, FL  
Description: Custom Residence - Spec