CAPABILITIES

Banking & Financial
Hospitality
Tenant Improvement
Telecommunications
Retail
Energy
Healthcare
For 31 years, Golden Sands has been called upon by our clients for their toughest challenges, because our unmatched expertise and determined work ethic successfully delivers their projects.

Today, we serve the commercial general contracting needs of the nation’s largest financial institutions, one of the Southeast’s primary sports venues, and a steadily growing list of prestigious clients including leading U.S. nuclear power utilities.
THREE PLUS DECADES
SERVING INDUSTRY LEADERS

In 1988, Golden Sands was founded in Miami on the solid building blocks of quality, integrity, and personal accountability. Three decades later, Golden Sands is proud to serve the commercial general contracting needs of the nation’s largest financial institutions, one of the Southeast’s primary sports venues, and a steadily growing list of prestigious clients, including Fortune 500 companies, leading U.S. nuclear power utilities and the U.S. Navy.

With a history of success delivering in high security, critical environments - including nuclear power plants, occupied banking facilities, major airports and sports venues – we have earned a reputation for innovative responses to client demands and time-sensitive deliveries.

Over the years, we have continued to expand and thrive, winning projects throughout the country. This demand from our clients pushed us to expand our services nationwide, opening regional offices in Atlanta, Dallas, Houston and Lakeland.

We always look to the future, re-investing in the latest technology and equipment; purchasing land for our own expansion; and most importantly, finding and keeping the best professionals in the industry. That is one thing we'll never change. We will continue to meet challenges as we always have – with people who know more and give more than most when it comes to rolling up their sleeves and getting the work done. We wouldn’t have it any other way.

RESPONSIBLE CONTRACTOR
Golden Sands honors a true commitment to sustainability and is a Member of USGBC, LEED AP certified, occupies LEED Certified Facilities, and is a Carbon Neutral Company.
COMMITTED TO EMPOWERING WOMEN
As a certified Women Owned business and member of the Women’s Business Enterprise National Council, Golden Sands is committed to empowering our diverse workforce, twenty-five percent of which are women.
The Golden Sands Way.

For over 30 years Golden Sands has built relationships throughout our footprint to bring a true partnership from corporate offices to local management. Our motto is we Make It Happen for you.

OUR VISION STATEMENT
We build up our people and empower them to build lasting client relationships by delivering extraordinary projects.

OUR CORPORATE VALUES
Fearless  We Make It Happen regardless of the challenge in front of us.
Persistent We prepare today to Make It Happen tomorrow.
Adaptable  We adapt to each unique situation and Make It Happen.
Family     We earn each other’s trust by looking out for one another and Make It Happen together.
Opportunity We Make It Happen for our people by enabling personal and professional development.

RELATIONSHIPS
We nurture our relationships to ensure our client’s needs are met throughout the Project Lifecycle. We strive to be your “easy button” and are here for you.
Our Team.

EXPERIENCED LEADERSHIP TEAM
Golden Sands employs a robust team of experienced personnel to lead our teams. Our departments include:
- Operations
- Estimating
- Safety
- Accounting
- Risk Management
- Human Resources
- Organizational Development
- Business Development

LOCAL, SCALABLE TEAMS
Each office is staffed to **Make It Happen** for our clients. Our 150 person workforce is cross-trained & mentored before being assigned to a project team. Team structure provides effective communication throughout the life of a project.
Preconstruction.

ESTIMATING
Golden Sands’ approach to estimating and cost control includes a thorough review of the project documents, site visits, internal scope development, as well as client and project expectations which allow us to recognize deficiencies or conflicts so we may prepare to resolve prior to construction and final pricing.

VALUE ENGINEERING
Golden Sands reviews each and every project from a construction perspective and looks for cost savings in every scope related. Our approach to value engineering allows us to recognize savings during the preconstruction phase through review of project basis, design, specifications, and scheduling. We also engage our trade partners early with detailed project information to assist this process.

BUILDINGCONNECTED
Our Estimating software, BuildingConnected allows us to manage estimates and level Subcontractor bids to create fine detail scope verification and associated costs with break-outs.

VETTED SUBCONTRACTOR BASE
Golden Sands has an extensive database of prequalified sub-contractors, allowing us to scale effectively and readily meet our clients’ needs.

- Prequalification process addressing Subcontractor’s safety record, financial stability, certificate of insurance, bonding capacity, resume & references.
- Master Subcontractor Agreement in place to govern our working relationship, ensuring our clients are protected.
- Performance reviews completed for each subcontractor involved in the project.

SUBCONTRACTOR DIVERSITY
We support subcontractor diversity and are committed to helping minority business enterprises, women-owned business enterprises, veteran-owned small business, HUB Zone enterprises, and small business enterprise (SBE) firms.
Project Accountability.

Golden Sands utilizes best in class construction technology applications allowing for a collaborative and transparent working environment.

BUILDING CONNECTED
Building Connected is our preconstruction software that is used to send invitations to bid, qualify vendors, and track opportunities.

PROCORE
Procore is a cloud based software designed for Project Management that allows all members of a project team to work collaboratively on a project in real time. The tools included with the software cover topics relating to Project Management, Quality & Safety and Construction Financials.

DOCUSIGN
DocuSign is utilized to ensure contracts with our Vendors, including our Master Subcontractor Agreement and Subcontracts, are signed in a legally binding manner.

VIEWPOINT
Viewpoint is our construction accounting ERP that provides us timely reporting of critical financial data.
Project Management.

**SCHEDULE**
Our project schedules are created in collaboration with our clients and vendors, taking into account long lead material procurement and project milestones. Our Superintends are responsible for preparing 3 week look ahead schedules to proactively manage unanticipated events.

**MANAGEMENT**
A Project Manager, Project Superintendent and Project Coordinator are assigned to manage and administer the various aspects of the Project. These key personnel will facilitate all project requirements such as quality control, safety, scheduling, and management.

**COMMUNICATION**
Our project execution philosophy is centered on continuous communication between our clients, design team, and project team. An integrated approach is critical to successful project completion. This is accomplished by a number of techniques:

- Daily Huddle project team meetings
- Weekly project review meetings with Golden Sands Senior Leadership
- Weekly progress meetings with the subcontractors and major material suppliers
- Regularly scheduled OAC meetings
- Weekly Quality Control and Safety Meetings
- Real-time project updates through our internet-based project collaboration software Procore

**CHANGE MANAGEMENT**
Changes are identified via Observations that lead to RFIs and collaboration with the client. Approved changes are thoroughly value engineered to ensure pricing and any impact to the schedule are minimized.
Safety.

EHS PLAN
Golden Sands holds the safety of our workers, subcontractors and clients above all else. We employ a full-time OSHA 500 certified safety manager and enforce our safety program, including all identified hazards present or possible across our markets.

CONTINUING EDUCATION
We hold monthly safety trainings throughout the organization, weekly on each construction site, and individual safety training based on identified hazards, safety concerns, and/or refresher training requirements. We also implement post-accident training for individuals involved in an incident, and carry the lessons learned over to the next month’s discussions.

CERTIFICATIONS
The bedrock of our program will always be our supervision. As such, our construction superintendents are required to, at minimum, have recent OSHA 30 training, a valid CPR/FA/AED card and current equipment certifications, and to certify in site-specific hazards as they are made known.

CLIENT SPECIFIC TRAINING
Finally, in addition to our standard program, we author client specific programs and educate our staff in client specific needs, requirements, or hazards that may not be typical with the industry. This affords us the proficiency to safely succeed in, not only general contracting, but many niche markets as well.
Project Closeout.

FINANCIAL CLOSEOUT
Upon Financial Closeout we ensure all risk to our clients are mitigated by collecting Lien Waivers and Warranties from our Subcontractors and Suppliers.

ZERO PUNCH
Throughout the project our teams continuously monitor Subcontractor’s work to ensure that it adheres to our quality standards resulting in zero-punch at project turnover.

QUALITY
As part of the Closeout process, our project teams deliver all as-built drawings, O & M manuals, and close out documentation to our clients. Before our crews vacate the site, Golden Sands conducts a general cleanup by sweeping floors, vacuuming carpeted surfaces, cleaning equipment and fixtures, and removing any waste, surplus materials, rubbish, and construction equipment from the site.
Facility Services.

Golden Sands has the capability to be your turnkey construction management and facilities maintenance solution. Our experienced Facility Services teams respond to both on-demand requests and unplanned emergencies.

**RESPONSIVE**
Golden Sands 24/7/365 Emergency Hotline routes client’s calls, guaranteeing a heightened response to critical service issues. Call us Toll Free at 844.333.GSFS (4737).

**PREVENTATIVE**
Golden Sands can create a customized and cost efficient facility maintenance program to help extend the life of your facilities or grounds.

**WELL PLANNED**
Our team has the experience and resources needed to meet and communicate your budgetary, design, and scheduling needs.

- Cloud based technology for reporting. Field technicians are equipped with tablets and smart phones.
- Each market is staffed with experienced Service Managers, Coordinators, and OSHA-certified Technicians. Staff undergo extensive background checks and are professionally uniformed and badged.
- Our knowledgeable staff can identify problems before they arise and perform preventative maintenance.
- Our goal is to self-perform all work, however when that is not possible, we utilize a well-vetted base of corporate partners.
- Our custom designed Work Order Management system tracks work orders from start to finish, allowing us to provide better, faster, and more economical service.
- Centralized billing system provides uniform and consistent invoicing and reporting no matter where the work is performed.
HYDE LOUNGE

Miami, FL

Golden Sands was approached by the American Airlines Arena, South Florida’s ultimate sports and entertainment showplace, to transform the WNBA Miami Sol locker room into a unique, state of the art nightclub that sports fans can enjoy before, during, and after the game.

Hyde Lounge is a chic, intimate getaway for nightlife connoisseurs that gives new meaning to home-court advantage, with gourmet fare, vibrant mixology, inspired design, and impeccable service.

This exclusive 250-person venue features multiple bars, lounge seating, and a private dining room. While Golden Sands was constructing the interior of Hyde Lounge, we simultaneously built the commercial kitchen that is shared by the arenas’ South Flagship Lounge.

Working under a tight schedule between basketball seasons and events, Golden Sands delivered this high-end nightclub, which has become a success at the American Airlines Arena.

Client
American Airlines Arena

Type
Hospitality Renovation
MIAMI HEAT STORE
Miami, FL

The Miami HEAT Store features the NBA Champion’s official merchandise. Due to the location within a secure area of the airport, the project demanded an increased level of coordination and speed to market delivery.

Client
Miami International Airport

Type
Retail
Tenant Improvement
CHASE BANK
*Cape Coral, FL*

Golden Sands constructed and built-out a new branch location for Chase Bank in Cape Coral, Florida. We also completed all site work.

**Client**
Chase Bank

**Type**
Banking & Financial
Retail Banking
New Construction
CHASE BANK

*Katy, TX*

Golden Sands constructed and built-out a new brand located for Chase Bank in Katy, Texas. The client stated at turnover that the bank “was the best condition of any bank he’s handed off at turnover, ever.”

**Client**
Chase Bank

**Type**
Banking & Financial
Retail Banking
New Construction
Golden Sands was tasked with the construction of a brand new Circle K store. The project included the convenience store, a car wash, and ten dispenser fueling canopy.

Client
Circle K

Type
Petroleum Services
New Construction
Golden Sands was tasked to develop a new outparcel site and construct a new flagship Sonic Beach restaurant. Work consisted of preparing the new site with utility connections, drainage, and a parking lot complete with two Sonic ® car canopy structures and a drive thru. The building contains a commercial kitchen and a dining room, complete with full service bar and stylish patio area.
GARDAWORLD CORPORATE HEADQUARTERS
Boca Raton, FL

Golden Sands renovated the two-story world headquarters for GardaWorld. This project required direct coordination with the on-site building management and landlord in order to successfully complete the project.

Client
GardaWorld

Type
Renovation
REGUS SPACES LAS OLAS
Ft. Lauderdale, FL

Golden Sands Completed a 30,000 SF Regus SPACES interior fit out to the 2nd and 3rd Floors of a boutique Class A Office Building located at 501 East Las Olas Blvd. Heavy coordination with other contractors regarding the use of the service elevator, deliveries and scheduling was required as there was additional construction ongoing simultaneously throughout the building for the duration of the project.

The interior fit out included selective interior demolition, including a slab opening between the 2nd and 3rd floor to allow for a monumental stair install. New installs included electrical, plumbing, HVAC, storefronts and finishes. All trades were subcontracted for the scope of work.
Golden Sands renovated a T-Mobile Technical Support Call Center in Idaho, where more than 90 employees work. Due to the nature of the call center, which must operate 20 hours a day, it was required that 75% of the work be performed during off hours (10 pm to 6 am) within a 13 month time frame.
Golden Sands renovated an existing branch banking center, converting it into Capital One’s new NEX Café Standard. This is the first branch/Café conversion for Capital One nationwide. Work on the project occurred while the branch remained open for business.
Golden Sands completed the complete renovation of an existing liquor store and delivered a turnkey primary medical center for seniors under a tight three month timeframe.

The major renovation included complete interior demolition of the existing space, structural overhaul of entire building including installation of structural steel columns, underground plumbing system, new electrical and low voltage systems, new mechanical equipment, and duct systems.

The buildout included installation of x-ray room with lead lined walls, construction of six restrooms, thirty exam rooms, reception area, conference room, breakroom, nurse and doctor stations, medication room with access control and storefront glass, and a café. The exterior work included landscaping, mill and repave parking lot, stripe parking lot, construct CMU trash corral, and signage.
Golden Sands completed a major renovation of a Navy Federal Credit Union location. We were able to successfully complete the project in four phases, while the bank was still open.
MULTI-DOME BUSINESS
CONTINUITY COMPLEX
Lakeland, FL

Golden Sands purchased 9.8 acres of land, strategically positioned in Lakeland, Florida and commenced work with infrastructure to support a multi-phased development in a park like setting. The initial structure was a disaster-resistant dome facility.

Golden Sands has continued to develop the property to include a NARA compliant facility for Certified Records Management, and a dome that houses Golden Sands’ own business continuity equipment and its northern Florida operation.

Client
American Business Continuity Domes

Type:
New Construction
Disaster Recovery
Infrastructure
Banking & Financial
UNITED STATES NAVY
Patuxent River, MD

Golden Sands was awarded a government contract to expand the existing EMP site to accommodate a new VEMPS antenna at the Naval Air Station. Work consisted of site clearing and preparation, air field conductive concrete paving, and construction of the Pulsar Equipment Building.

Client
United States Navy

Type
Energy
Infrastructure
Making it Happen.