



VERCETTI
ENTERPRISES

“DEVELOPING A FOUNDATION
YOU CAN RELY ON”

WE BUILD

GROUND UPS

REMODELS

EXPANSIONS

ADDITIONS

TENANT IMPROVEMENTS



PRESIDENT'S STATEMENT

"I find it vital to not only provide the client with an excellent experience, but as well as the team I work with. Through hard work and a great work environment, Vercetti Enterprises has created a culture like none other."

-DANNY VERCETTI





ABOUT US

Vercetti Enterprises provide clients with a wide array of construction solutions by leveraging our team's experience of over 25 years.

From development and construction management down to the nuts and bolts of general contracting, we deliver a comprehensive and fully integrated service to meet every client's project.

CREATE. DESIGN. BUILD.

1

OUR FOCUS

PROJECTS UNDER \$2.5M
RESIDENTIAL
COMMERCIAL
INSTITUTIONAL
MIAMI DADE/BROWARD

2

WHY US?

COMPETITIVE
LOW OVERHEAD
TURNKEY SERVICE
RESPONSIVE
INNOVATIVE
RELIABLE
SMALL BUSINESS

3

HOW WE CAN HELP YOU?

GIVE US A CALL TODAY
& LET'S FIND OUT!

ON TIME

WITHIN BUDGET

OUR TEAM



DANNY VERCETTI
PRESIDENT

Founder and president of Vercetti Enterprises, which launched in 2016. With over 13 years of experience in both development and construction combined, he actively engages in all types of development. Danny has been a part of 30 projects totaling over \$350 million spread across multiple project types.




EDWARD KIEJLICHES
ASSISTANT PROJECT MANAGER

Assistant project manager with experience and exposure in fields such as commercial real estate brokerage, creative marketing, and construction management, he brings a diverse skill set to the firm. Edward focuses on strategic prospective property marketing which includes in-depth market analysis, financial modeling, and acquisition management.



CHRISTOPHER COBAS
ASSISTANT PROJECT MANAGER

Assistant project manager who is responsible for assisting with bid procurement, subcontractor coordination, job-site correspondence, and closeout management. Chris is responsible for assisting in the construction process from inception to completion; he provides a hands-on approach that starts from estimating and carries over into field operations.



“A vision is only
as courageous
as the people
who make it
a reality”

nation.

form mental images, or the
unusually generate images • think
• ability to confront and deal
• creative ability • the power
and expressing the ideal • the
the mind • has a power to
es and ideas to do the work of
power of the mind to decompose
and to recombine the elements
pleasure • is more important
for which knowledge defines
know and understand.
by all we might yet
can solve problems
unconventional

DEVELOPMENT MANAGEMENT

Vercetti Enterprises offers an integrated approach to real estate development that is tailored to fit each of our client's needs. We leverage our general contracting division in order to remove the unknowns associated with cost, scheduling, and overall constructability. Whether it is a long or short-term investment, our team provides thorough project analysis and a turnkey management service necessary for the success of each project.

**"THE DIFFERENCE
IS TURNKEY"**



Disposition

Property
Evaluation

Site
Acquisition

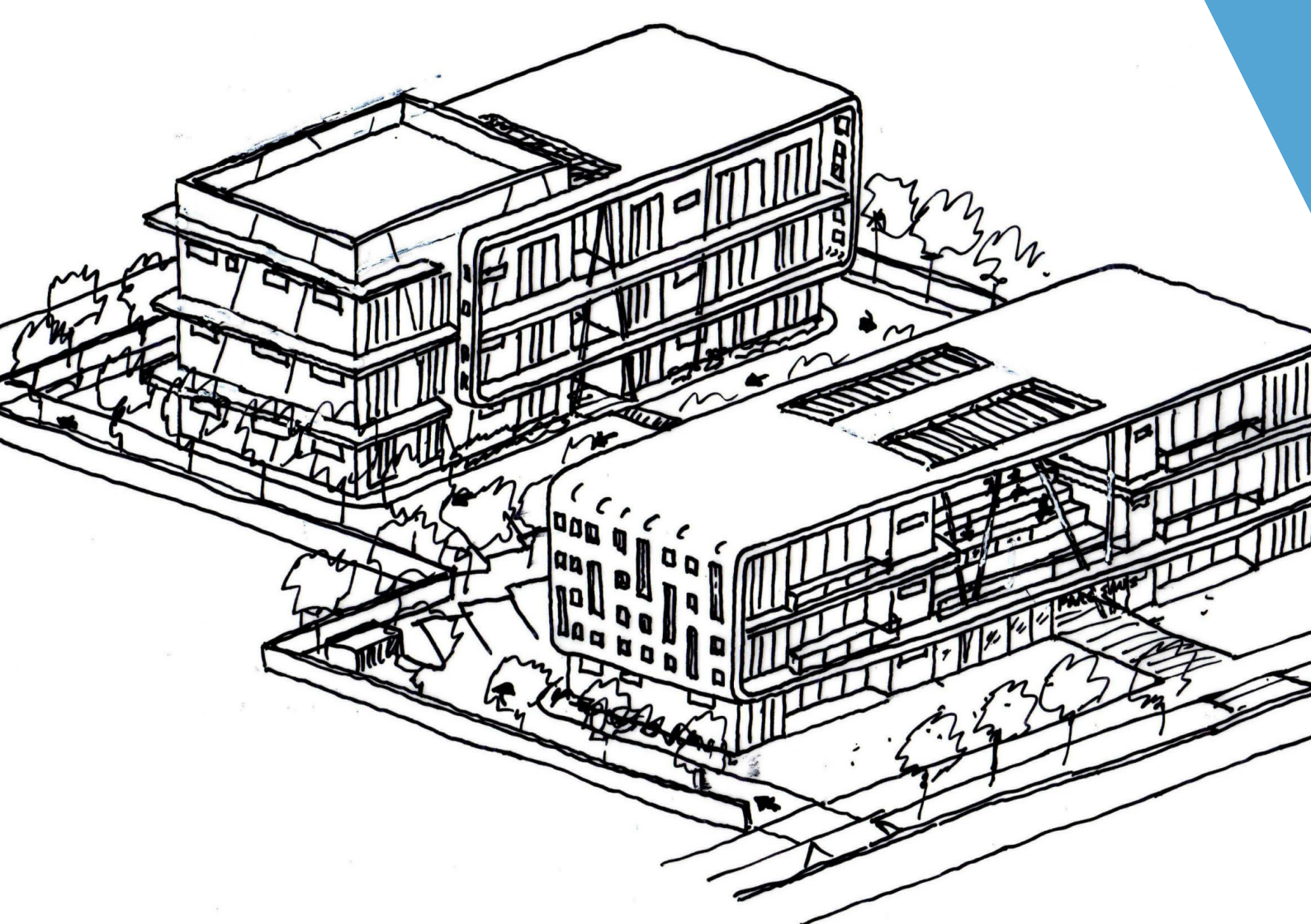
Consultant
Sourcing

Design &
Programming

Municipality
Approvals

Consultant
Management

Close Out /
Turnover





CONSTRUCTION MANAGEMENT

We understand the importance of guiding our clients' unique projects from vision to reality. By overseeing the planning, design, and construction phases of each project, we incorporate our development management and general contracting experience to ensure that each project is delivered on time and within budget. By capitalizing on our relationships with architects, engineers, and various other consultants we are able to add value and quality where others can-

"WE BUILD YOUR VISION"

GENERAL CONTRACTING

Vercetti Enterprises understands the significance of a general contractor's responsibility from the preconstruction stage all the way to the day-to-day building operations of our client's projects. We utilize our development experience to analyze and understand every client's vision by treating each project as our very own while offering an exclusive approach specific to each project's ultimate success.

**"OUR GOAL IS EXCELLENCE,
OUR PASSION IS QUALITY"**



DANGER

**CONSTRUCTION AREA
KEEP OUT**



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83-6170-210

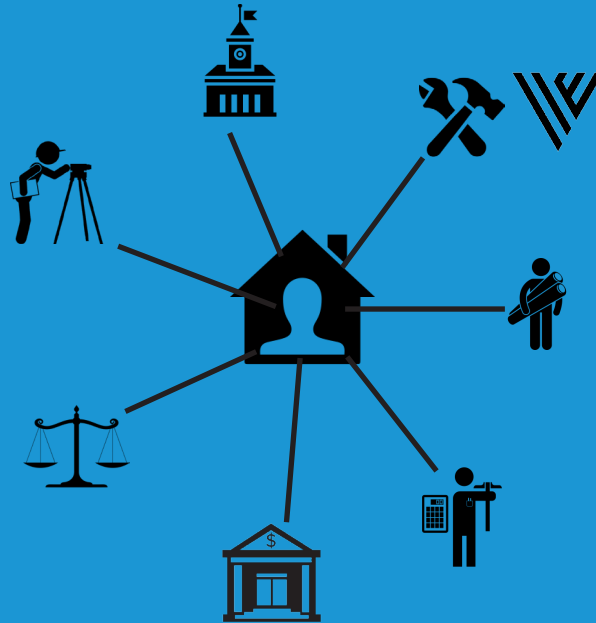
Made in U.S.A.

Hillman Sign Center www.hillmangroup.com

VERCETTI ADVANTAGE

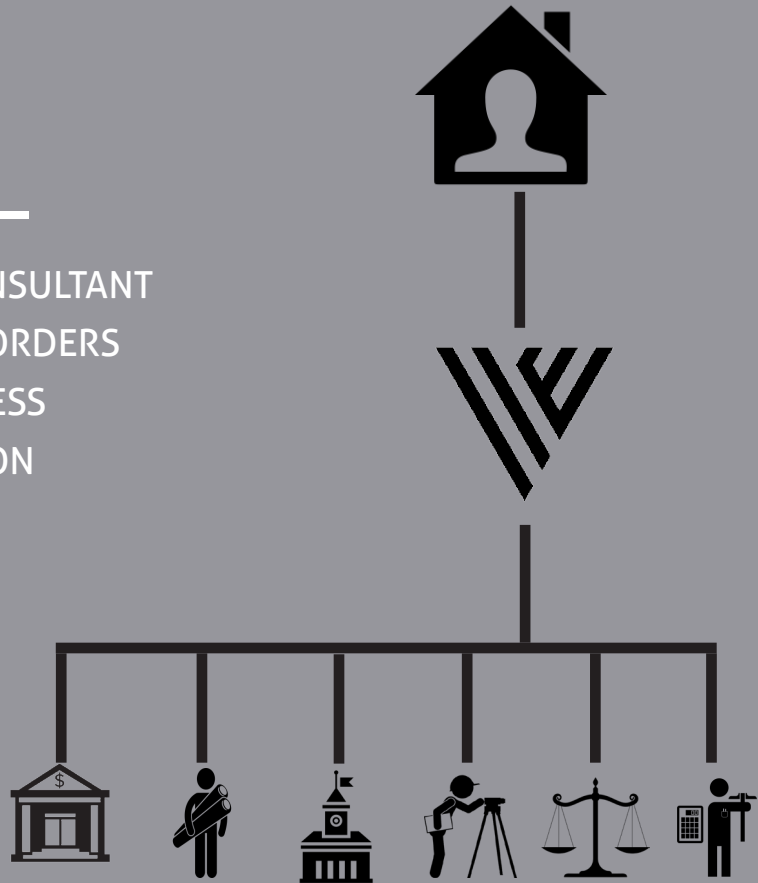
OLD WAY

- MANAGEMENT OF 7+ CONSULTANTS
- HIGHER RISK OF CHANGE ORDERS
- DELAYS ON DESIGN
- LACK OF COMMUNICATION
- ADDED STRESS TO OWNER
- UNCERTAINTY OF BUDGET
- DELAY OF SCHEDULE



NEW WAY

- MANAGEMENT OF "1" CONSULTANT
- LOWER RISK OF CHANGE ORDERS
- EXPEDITED DESIGN PROCESS
- EFFICIENT COMMUNICATION
- LESS STRESS TO OWNER
- WITHIN BUDGET
- SCHEDULE ON TIME





RESIDENTIAL



Residence
Miami Beach, FL

Turn-key Design Build for custom Cali Bamboo pool deck and state-of-the-art motorized lowered shade system. Performed interior electrical upgrades and installation of decorative luxury wallpaper throughout home.



Residence
Pinecrest, FL

Repair and upgrade of new exterior window system, waterproofing, and sealing of existing windows and doors, and installation of a 200 kW generator.



Residence
Doral, FL

Turn-key Design Build expansion and interior renovation of a single family home with a second floor addition, new kitchen, pantry closet, and bathrooms.

EDUCATION



UM Cox Science Building
Coral Gables, FL

Preconstruction and Construction Management of exterior facade renovation including new storefront and curtain wall glazing systems.



Downtown Doral Charter
Doral, FL

Lump Sum construction with a partnership between Codina Partners and the City of Doral. Performed estimating, scoping, initial scheduling, sourcing, and buy-out of subcontractors' and vendors.



FIU US Century Bank Arena
Miami, FL

Preconstruction and Construction Management services for arena expansion including new formal lobby/pre-function area, ticket facilities, VIP/media relation suites, and renovated restrooms and concessions.





LJ Health

THE LENNAR FOUNDATION MEDICAL CENTER

NO LEFT TURN

63333

HEALTHCARE



St. Catherine's West Rehab
Hialeah Gardens, FL

Assisted Construction Management team on new construction of three story, 40-bed, state-of-the-art medical facility.



South Miami Hospital
South Miami, FL

Preconstruction and Lump Sum construction services for the addition and renovation of 80k+ square feet emergency wing, operating rooms, support spaces, recovery, central sterile, human resources, and cafeteria.



Nickolaus Children's Hospital
Coral Gables, FL

Preconstruction, Design Build, Lump Sum and Construction Management services for 850 parking space garage, central energy plant, bed tower infrastructure, emergency department expansion, psychiatric department, and variety wing renovation.

TENANT IMPROVEMENT



UM - CRB Building
Miami, FL

Construction Management for 100k+ square foot build-out of LEED certified medical office space.



Clinical Research Building
Miami, FL

Construction Management and Lump Sum for 125k+ square foot build-out of LEED certified medical office space. Build outs included new Eye and Ear



Hialeah Park Casino
Hialeah, FL

Comprehensive Pre-construction services and assisting the Construction Management team for Phase 2A Casino, warming kitchen expansion, and casino terrace shading.







Marshalls

Marshalls

Marshalls

FOR LEASE

FOR LEASE

911 POLICE

RETAIL



Lincoln East Garage
Miami Beach, FL

Pre-construction services for an all new 484 space, cast in place parking garage with ground floor retail space.



Aeropostale
Sunrise, FL

Construction management services for repairs to existing dressing rooms.



Turnpike Service Plazas
Throughout Florida

Design Build pre-construction services for the new convenience stores, restaurants, fuel canopies, fuel farms, truck parking area, impound lots, site/utility improvements and soil remediation.

INDUSTRIAL & COMMERCIAL



Violeta Duenas Senior Center
Miami, FL

Lump Sum pre-construction services for the new construction of a two story senior citizen activity center.



Miami Springs Aquatic
Miami Springs, FL

Performed early Design Build pre-construction services for the new Aquatic Center with Olympic sized pool lanes and multi-use facility.



Seafarers Seafood Distribu-
Medley, FL

Performed Design Build pre-construction services for a new headquarter and seafood distribution.



CORPORATE OFFICE

1705



PARK CENTRAL HOTEL

Quinn's

HISTORICAL RENOVATION



Hialeah Park Casino
Hialeah, FL

Performed pre-construction services for the Phase 2A Music Band Stand, Outdoor Bar Trellis, and Shade Structure.



600 Collins
Miami Beach, FL

Development management services for the addition and renovation of all new retail along the Historic Collins Avenue Retail District.



Park Central Hotel
Miami Beach, FL

Development, construction and property management of the historic Ocean Dr hotel. The project entailed the complete gut, structural repair and renovation of the entire hotel and property.

HOSPITALITY & RESTAURANT



The Celino Hotel
Miami Beach, FL

Provided development and construction management to the largest hotel on Ocean Drive with 120+ hotel rooms, 2 restaurants, 1 ground floor pool and 1 rooftop pool.



Turnpike Service Plazas
Throughout Florida

Design Build pre-construction services for the new restaurants throughout each service plaza ranging from Dunkin Donuts, Wendy's, Villa Pizza, KFC, Nature' Table Cafe, Auntie Anne's, Earl of Sandwich, Nathan's, Arthur Treacher's, Baskin Robbins, Subway, Pizza Hut, and Burger King.



Burger King
Miami, FL

Provided construction management/emergency services for the immediate connection of over 800 KW of generator power throughout the Miami area after Hurricane Irma.



Let's talk about the success of
your next project

CONTACT US



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