



CAPABILITY STATEMENT Commercial Construction

Group II, Inc. is a South Florida based licensed General Contractor with over 80 cumulative years of experience in all aspects of the construction industry. Our focus is commercial interior build-out and renovations. Among targeted clients in the fast casual restaurant, retail and fitness spaces. We provide services from the ground floor in site selection, with construction in mind, to design collaboration and construction buildout/renovation. The key to our success is our industry focus and critical mass of projects. That combination allows us to attract the highest quality subcontractors at the best prices, passing the value along to our clients. We use the latest software to communicate and account the projects with our clients. We are grateful for their trust and success.

OUR TEAM

Carlos A Valderrama	President / Qualifier	Bryan Valdivieso	Project Superintendent
Freddy Valderrama	Vice President / COO	Ernesto Guerra	Estimating
Daynet Valderrama	Vice President / Admin	Christian A Valderrama	Marketing & Social Media
Juan Ossa	Project Manager	Stephani Gelavert	Administrative Assistant
Carlos A Rodriguez	Project Superintendent		

CORPORATE INFORMATION

<i>Incorporated</i>	1/19/2000	<i>Dunn & Bradstreet</i>	140243309
<i>State Incorporated</i>	Florida	<i>CAGE Code</i>	50EZZ
<i>Tax I.D.</i>	65-1127595		

PRINCIPLES QUALIFICATIONS

Construction

- Licensed Certified General Contractor (CGC052815 & CGC053467)
- Licensed Certified Roofing Contractor (CCC057129)
- Licensed Plans Examiner (PX1889)

Code Compliance

- Licensed Building Code Administrator (BU1431)
- Licensed Building Code Inspector (BN1249)
- American Concrete Institute (ACI)
- Structural Masonry Inspector, (SMI 778)

SERVICES

General Contracting & Construction Management

- Commercial Remodeling, Renovations and Tenant Improvement

Inspections

- Code Violation Resolution
- Certificate of Use (CU) Inspections & Report (Ordinance No. 08-133)
- Forty/Fifty 40/50 Year Building Commercial Re-Certification Inspection

PAST & CURRENT PROJECTS

Burgerim, 16861 Ventura Blvd, Suite 205, Encino, CA 91436, Tom Wordlow, VP of Construction, 818-599-9092. Complete build out of fast casual restaurants in shopping centers throughout the state of Florida.

Burgerim Sarasota, FL	Burgerim Clearwater, FL	Burgerim Jensen Beach, FL
Burgerim Doral, FL	Burgerim Deerfield Bch, FL	Burgerim Tallahassee, FL
Burgerim Weston, FL	Burgerim Maitland, FL	Burgerim Delray Beach, FL
Burgerim Sawgrass Mills, FL	Burgerim Midtown, FL	Burgerim Kissimmee, FL
Burgerim Ft Myers, FL	Burgerim Orlando, FL	Burgerim Broward Mall, FL

Charley's Cheesesteak and Wings Palm Springs, 3276 Congress Ave., Palm Springs, FL 33461, Rimon Saad, 704-898-2815, Franchisee. Complete 1,000 sf remodel of fast casual restaurant concept in a Marathon gas station.

Charley's Cheesesteak and Wings, Johnny Vulcain, 954-665-1834, 954-665-1834, Franchisee. Complete 2,130 sf remodel of fast casual restaurant concept in a Walmart store space.

Palm Springs, FL	North Miami Beach, FL	Oakland Park, FL
Hialeah (Walmart), FL	North Lauderdale, FL	



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Charley's Cheesesteak and Wings Pompano Beach, 1146 N Federal Hwy, Pompano Beach, FL 33062, Eli Moubarak, 313-510-2129, Franchisee. Complete 1,961 sf remodel of fast casual restaurant concept in a strip shopping center.

Dollar Tree Palmetto Bay, 15043 S Dixie Hwy, Miami, FL 33176. Charles Gomez (PM) 757-376-0058. Complete remodel of 18,000 sf retail store in a shopping center.

Doral North Business Center, 10181 N.W. 58th St., Doral, FL 33178, Carlos A. Valderrama, 786-621-5576. Owner/developer. Development of 1 acre parcel of land in Doral, Miami Dade, 18,000 SF condo warehouses, including new roof by Group II.

Doral North Business Center II, 10171 N.W. 58th St., Miami, FL 33178, Carlos A. Valderrama, 786-621-5576, owner/developer. Development of 1 acre parcel of land in Doral, Miami Dade, 18,000 SF condo warehouses, including new roof by Group II.

Epic Beauty & Wellness Spa, 1400 NE 8 St, Bay 6, Homestead, FL 33033. Angela Fleites, 786-253-7758, owner/operator. Complete 1,370 sf build out in a new shopping center.

Fada Beauty and Body Spa, 1200 Ponce de Leon Blvd, Unit 1101, Coral Gables, FL 33134. Antonio Gulin, Owner, 415-994-6366. Buildout of commercial condo building unit.

GCA at 22nd Ave, LLC, 2020 NW 22 Ave, Miami, FL 33142. Mike Gomez (386) 586-5192. Commercial Retail Shopping Center, two stories, complete exterior and interior remodel of 12,000 sf, 2 story, retail building, including reroof by Group II.

Holiday Inn, 6650 W 20 Ave, Hialeah, FL 33016, Sound Hospitality, Hotel, 146 rooms and baths remodeling.

Holiday Inn, 1350 S Dixie Hwy, Coral Gables, FL 33146, Sound Hospitality, Hotel, 180 rooms and baths remodeling.

iHeart Mac and Cheese Cooper City, 5602 Flamingo Rd., Cooper City, FL 33330, Gary Philips, 954-243-1117, Franchisee. Complete 1,600 sf remodel of fast casual restaurants concept in a shopping center.

iHeart Mac and Cheese Cape Coral, 2209 Santa Barbara Blvd, Space 7, Cape Coral, FL 33991, Gary Shvets, 718-839-3995, Franchisee. Complete 1,300 sf remodel of fast casual restaurants in a shopping center.

Juici Patties Miramar, 11735 City Hall Promenade, Units 6-7-8, Miramar FL 33025, Robert & Annette Kidd, 305-742-3950, Owner/Franchisee. Complete build out of fast casual concept in retail space of a new mixed-use building.

Juici Patties Miami Gardens (permitting), 19184 NW 27th Ave, Miami Gardens, FL 33056, Malaika Wint, 754-284-7313, Owner/Franchisee. Complete build out of fast casual concept in retail space of a new strip shopping center.

La Carpaccieria Restaurant, 7751 NW 107 Ave, Space 2-03, Doral FL 33178, Omar Oliveros, 786-208-2365, Owner. Complete build out of fast casual concept in retail space of a new mixed-use building.

La Diosa Bakery, 1400 NE 8th St., Bay 3, Homestead, FL 33033, Ricardo Valdeperas, 786-303-7440, owner. Complete 1,200 sf build out of fast casual concept in a new shopping center.

Metro Mix of South Florida, 3425 S.W. 128th Avenue, Miami, FL 33175, Jose Diaz, 305-223-7840, Owner. Complete construction of 3 Ready Mix Manufacturing Plants, including new and reroof.

Miami Dade County Public Housing, Annie Coleman Site 32, 6239-2360-2350-2330 N.W. 63rd Street, Miami, FL 33147, Jorge Zaldivar, 305-979-4892, Project Manager. Complete gut out and remodel of 24 ea 2-bedroom 1 bath



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apartment units.

Miami Dade County Housing and Community Development, Vacant Unit Prep, Chantel Bien-Aime, 305-301-0104, Regional Coordinator – South, remodeling of various homes ready to occupy and roof leak repairs throughout.

Miami Dade County Housing and Community Development, Georgina Baena, 786-256-5842, Property Manager, interior and exterior remodeling of various homes ready to occupy.

Miami Dade County Housing and Community Development, Vacant Unit Repairs, Monica Perry, 305-836-4252, Property Manager, remodeling of various homes ready to occupy.

Miami Dade County Housing and Community Development, MDPH 2024-08-22 NSPIRE Repairs, Anaely Rodriguez, 305-606-6486, Regional Coordinator – North, remodeling of 21 vacant unit homes ready to occupy.

Pandora, Miami International Mall, Miami, FL 33172, Ravee R Boolchand Nandwant, Interior Commercial Retail Renovation, 2,000 sf space.

Samsung, Dolphin, Miami, FL, Interior commercial retail remodel, 2,500 sf space.

Terranova, 801 Arthur Godfrey Rd, Suite 600, Miami Beach, FL 33140, Henry Torre, Various Commercial Shopping Center Tenant Buildout.

Yoga Joint Pembroke Pines, 15887 Pines Blvd, Pembroke Pines Blvd, FL 33028. Tony Lopez (305) 610-6119, Franchisee. Minor interior alteration of yoga studio.

REFERENCES

- Enoch Jong, Franchisor, Charley's Cheesesteak and Wings, 614-923-4709, EJong@Charleys.com
- Mike Patch, Franchisor, I Heart Mac and Cheese 786-252-8659, MPatch@iHeratMacandCheese.com
- Gary Phillips, Franchisee, I Heart Mac and Cheese 954-243-1117, GPhillips@PhillipsLawyers.com
- Tom Wordlow, Burgerim, 818-599-9092, Tom@FCMGroup.net
- Mike Gomez, 305-322-3464, MCGomez1@bellsouth.net
- Armando Bravo, Bravo & Partners, 305-343-2505, 3432505@gmail.com
- Gianna Blanco, NAI Real Estate, 305-989-2413, GBlanco@NAIMiami.com
- Carlos Sobrin, Architect, 407-592-6813, Carloss@LIS-AE.com