

FIRM INTRODUCTION

FLSTAR CONSTRUCTION

Firm Introduction

Gary Hains and David Torres lead FL Star Construction, bringing decades of experience managing projects in Southwest Florida. Founded in 2015, FL Star Construction is built on a commitment to provide outstanding construction services for each and every client. FL Star Construction delivers multifamily apartments, custom homes, amenity centers, and commercial properties. We offer pre-construction support, design-build capabilities, general contracting, and construction management services. Whether building a luxury custom residence, a multifamily development, or a commercial facility, we are committed to delivering exceptional results through collaboration, transparency, and quality craftsmanship.



FLSTAR CONSTRUCTION

Leadership Team



Gary M. Hains - Founder

Gary Hains serves as Chief Executive Officer for FL Star Construction with direct responsibility and oversight into the daily operations of our general contracting personnel. Gary has been in the management of the construction of thousands of units during his career spanning over 25 years.

Before founding FL Star, Gary was Division Vice President for Toll Brothers' Southwest Florida Division. A participant in Toll Brothers Management Training Program, he also previously served as a senior project manager for Toll Brothers, responsible for constructing single-family homes and multi-family developments throughout Southwest Florida.

Prior to joining Toll Brothers, Gary worked for LaBranche & Co. in New York City as a financial analyst on the floor of The New York Stock Exchange. Gary, a Florida-licensed real estate agent, graduated from Brown University and studied abroad at the London School of Economics in London, England. As head leadership of FL Star Construction Gary oversees all members and facets of the project, meeting with Project Managers and staff daily to ensure sufficient progress.

FLSTAR CONSTRUCTION

Leadership Team



David E. Torres - Founder

David Torres serves as Chief Financial Officer for FL Star Construction and is responsible for guiding the company's financial strategy, capital planning, and risk management. David has been involved in the development of thousands of residential units throughout the state of Florida during the last 25 years. Prior to the founding of FL Star Construction, David was division president for Toll Brothers (NYSE: TOL) and was heavily involved in land acquisition, representing thousands of lots for future development. During his career with Toll Brothers, he held various positions, overseeing the construction of both single-family homes and multi-family neighborhoods. Before joining Toll Brothers, David was an analyst with the New York City office of national management consulting firm Booz Allen & Hamilton.

David is both a licensed Florida Certified General Contractor and Florida real estate agent. He graduated from Columbia University in New York City, receiving a Bachelor of Science in Civil Engineering and a minor in Economics. He also received the Citation for Excellence in Civil Engineering and was a Tau Beta Pi Engineering Honor Society member.

FLSTAR CONSTRUCTION

Collaborating with Owners & Design Teams

FL Star brings a collaborative attitude and a dedication to achieving our clients' goals. We engage with the client and design team to make key schedule, cost and performance decisions, always focused on achieving the most value for the available budget.





In addition to accurate and reliable cost data, we provide alternative approaches for different aspects of construction installations and means and methods. We provide a constructability analysis during the design-development stage, working with the design professionals to identify design to construction inconsistencies, dissimilar materials issues, installation sequencing voids, and options for systems and materials going into the final design. Through this operations led process, we analyze critical building components including roofing materials, mechanical systems, building envelope integrity, finishes, etc. After review, we provide a comprehensive listing of discoveries, with alternative solutions that incorporate the most cost-effective approach for every area where there are alternatives to be considered.

As the team progresses through the design phases, we solicit input from key subcontractors, and begin working towards a tighter cost parameter, identifying contingencies necessary within the project cost.



FLSTAR CONSTRUCTION

In-House Cost Estimating / Bidding Staff Resources and Capabilities



We have in-house cost estimating team of senior estimators. Our estimators have on average over twenty years of experience. They are knowledgeable in all trades and have extensive subcontractor relationships across Florida.

The most important step in preparing a low bid that will result in a successful project is having the right subcontractors bid the project. Based on our experience and knowledge we know who to reach out to and invite to bid. We go through extensive outreach to generate market interest in the project. We then work with the individual trades one-on-one to assure that they understand the entire scope and don't miss anything on their bids.

Working with the trades, we look for opportunities for possible substitutions or for potential gaps as we are working on the bid. We then submit RFI's during the bidding process to clarify any questionable items. This puts everybody on a level playing field and reduces the need for change orders after the award of the bid.





FLSTAR CONSTRUCTION



FLSTAR CONSTRUCTION

Delivering High-Quality Projects

For over two decades FL Star Construction has maintained an impeccable reputation as a construction manager who builds a superior product at an even better value.

Pre-Construction Projects

Estero Apartments

300 Apartment Units

Estero, Florida

Commencement: December 2026

White Lake Apartments

102 Apartment Units for Employer Housing

Naples, Florida

Commencement: November 2026

Creative Commons Apartments

112 Apartment Units

Naples, Florida

Commencement: November 2027

Marquis Apartments

180 Apartment Units

Naples, Florida

Commencement: December 2027

As an active general contractor in Southwest Florida, we understand your business and the importance of providing the most accurate information possible throughout the entire construction process. We understand the importance of cash flow and how effective construction planning can make a positive impact, allowing for timely delivery of a finished product and maximizing profitability.

Our main objective is to ensure that your design, budget, and timeline goals are met with the end result of saving you money and providing a superior product.

Current Projects

Azalea Park Apartments

394 Apartment Units

Naples, Florida

Commenced December 2023

Radio Road Apartments

70 Apartment Units for Employer Housing

Naples, Florida

Commenced September 2026

Completed Project History

2025

Hammock Park Apartments

2024

Bella Vista Apartments, Hammock Park Retail, and Golden Gate Homes

Total Completed projects: 14

2023

Sapphire Cove Phase 3 and Golden Gate Homes

Total Completed projects: 51

2022

Sapphire Cove Phase 2, Golden Gate Homes, Arrowhead Reserve Phase 3, Provident Jewelers, Volcano Mountain Mini Golf, and Narrative Coffee Central

Total Completed projects: 85

2021

Sapphire Cove Phase 1, Golden Gate Homes, Narrative Coffee Mercado, Kilwins, and Arrowhead Reserve Phase 2

Total Completed projects: 64

2020

Milano Lakes Apartments, Golden Gate Homes, Arrowhead Reserve Phase 1, and North Port Homes

Total Completed projects: 26

FL STAR CONSTRUCTION

Azalea Park Apartments

CURRENT PROJECT

394 Apartment Units | Contract Amount: $75,977,216

Commenced: December 2023









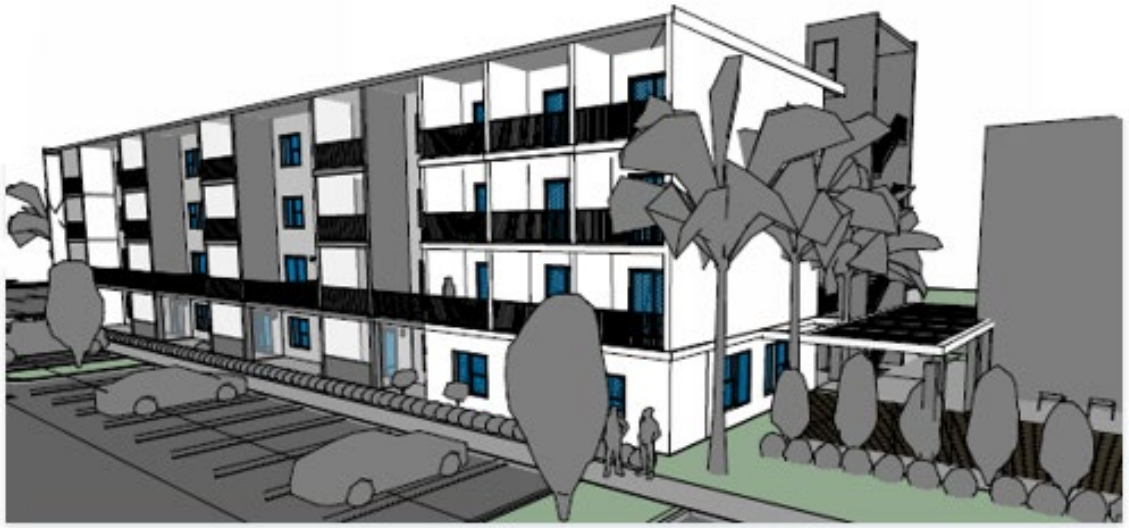
FLSTAR CONSTRUCTION

Radio Road Apartments

CURRENT PROJECT

70 Apartment Units Employer Housing | Contract Amount: $15,870,695

Commenced: September 2026





Estero Apartments

PRE-CONSTRUCTION

300 Apartment Units

Anticipated Start: December 2026







White Lake Apartments

PRE-CONSTRUCTION

102 Apartment Units Employer Housing

Anticipated Start: November 2026



FLSTAR CONSTRUCTION

Creative Commons Apartments

PRE-CONSTRUCTON

112 Apartment Units

Anticipated Start: December 2027





FLSTAR CONSTRUCTION

Hammock Park Apartments

COMPLETED PROJECT

265 Apartment Units | Contract Amount: $47,024,395

Completed: March 2025









FLSTAR CONSTRUCTION

Milano Lakes Apartments

COMPLETED PROJECT

296 Apartment Units | Contract Amount: $39,500,000

Completed: December 2020







FLSTAR CONSTRUCTION

Bella Vista Apartments

COMPLETED PROJECT

48 Apartment Units | Contract Amount: $7,996,743.35

Completed: December 2024





Sapphire Cove

COMPLETED PROJECT

75 Single-Family Villa Homes Community

Completed: November 2024









Arrowhead Reserve

COMPLETED PROJECT

318 Single-Family Home Community

Completed: 2023



FLSTAR CONSTRUCTION

Hammock Park Retail

COMPLETED PROJECT

16,203 sf | Contract Amount: $2,996,743

Completed: December 2023



Provident Jewelry

COMPLETED PROJECT

Luxury Renovation

Completed: 2022





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Narrative Coffee

COMPLETED PROJECT

Tenant buildout at Mercado in Naples

Completed: 2022





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Kilwins

COMPLETED PROJECT

Tenant buildout at Mercado in Naples

Completed: 2022





QUALITY CONTROL PROGRAM

FLSTAR CONSTRUCTION

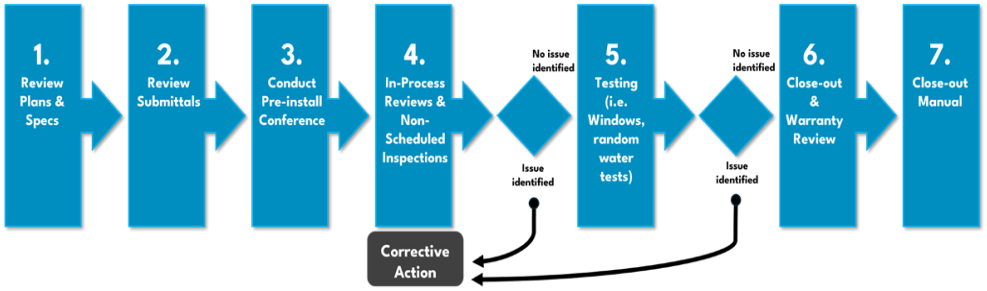
Building Better Buildings:
FL Star's Quality Control Program

Since the inception of FL Star Construction, Gary Hains has insisted on stringent quality control levels. When we noticed a decline in quality workmanship in our industry, we set out to create an enhanced quality control program.

We started out by conducting a thorough inventory of issues faced by our superintendents. Then we talked with owners to better understand the overall issues they faced with all their projects. The number one complaint: building envelope issues.

With this information, we developed a quality control program that includes our on-site teams and senior staff to provide extra oversight during preconstruction as well as a second set of eyes for our Superintendents as they monitor multiple trades on a daily basis in the field.

Our quality control plan begins during preconstruction by reviewing submittals and shop drawings as well as only soliciting subcontractor and material bids from pre-qualified vendors.



Intense oversight of submittals with an extra set of eyes to support the design team.

We begin our process by meeting with the entire design team to ensure all systems are compatible. We then work with our preconstruction staff to review submittals with a checklist of what must be included such as: manufacturer product data, details and installation instruction, preparations procedures, qualifications of installers, shop drawings with sequencing for installation, notice of acceptance (if necessary), wind calculations, special requirements and a sample copy of the warranty. We then review all submittals in compliance with the contract documents.



FLSTAR CONSTRUCTION

Quality Control Program

Prequalified Subcontractors — The Right Subcontractors Make All the difference.

We only solicit subcontractor and material bids from pre-qualified vendors, reviewing not only their financial stability but also their experience, safety record, size and type of work they perform.

Our base-line level of quality has been defined and developed from our completed projects. Our staff is well versed on the FL Star Construction standards and clearly communicates our expectations to the subcontractors prior to construction. Our standards are well known to our subcontractors as many have been providing services for FL Star Construction
for more than 30 years.

Nothing Replaces “Plans In Hand” Inspections and regular communication by our Superintendents. During construction, we ensure quality through our daily quality inspections along with weekly jobsite meetings. Every day our superintendents walk miles checking on quality regardless of the size of the building footprint. Our superintendents use tablets in the field that are continually updated with the most recent plans noting any new changes. Checking subcontractors work against the plans any concerns can be shown to the foremen in a simple, up-to-date format. Any issues that need to be reviewed by the design team are photographed and send to the entire team for review and response. This immediate reaction prevents a budding problem from taking root or allows us to discover it quickly to find a remedy without impacting the schedule. This process is in addition to our weekly onsite meetings that include subcontractors, owners and design professionals where we walk the jobsite to allow all parties to inspect current work and any question of quality is addressed.



Quality Control Program

To accomplish a true and complete closeout process, FL Star Construction creates a closeout process which details the requirements listed in the contract documents and our in-house requirements, we believe necessitate successful turn-over documents. The project team starts the closeout effort “day one” of the project assuring a continuing effort of gathering the finish line, often missing the mark on complete documentation.

The project site staff keeps and maintains all permit records and ‘as-built’ drawings which are reviewed as needed and updated weekly by each subcontractor. These “final” as-built plans are then copied appropriately and included as part of the closeout documents turned over to the local Jurisdiction.

The FL Star Construction closeout process would include the following correspondence at minimum:

- Approved shop drawings, submittals and samples
- Commissioning reports and final approvals
- Material and equipment warranties
- Product maintenance and operations manuals
- As-Built plans
- Owner training acknowledgment letters
- Permits, Certificates of Completion
- Complete project directory
- Recorded instructions to operate and maintain key systems



FLSTAR CONSTRUCTION

Quality Control Program

Warranty Resolution Process

FL Star Construction's project closeout does not end with the Certificate of Occupancy. We stand behind our work. Prior to the warranty expiration periods, our project manager sets up a walk through with the owner's staff to identify items in need of warranty repairs. In addition, due to our corporate philosophy of being an extension of our owners' staff and our desire for long-term relationships, FL Star Construction has a history of taking care of clients and projects after the warranty period expires.

The warranty process starts with a thorough closeout of the project. Prior to building commissioning and final equipment start-up, we review all systems with the respective vendors' technical team to review the proper sequencing, interface and controls. We instruct and train the owner's personnel on the building systems and controls.

The management of the punch list is really an extension of our quality control program which includes a pre-installation meeting with subcontractors to review submittals, specifications and materials as well as three stages of inspection:

Initial Inspection: Before a subcontractor proceeds with their scope, we have them prepare a mock-up area. Once inspected and approved by our team this mock-up area becomes the control sample for all later work.

In-Progress Inspections: Our superintendents conduct ongoing inspections of work put in place.

Final Inspection: Before a subcontractor is released from the site, our superintendents perform a final inspection and note any deficiencies.

As we approach substantial completion, we prepare a completion list that spells out everything that still needs to be completed or corrected on a room-by-room basis. The list is posted in each room for easy reference by the subcontractors. The complete list is also available to the entire project team on Procore. Once all items on the list have been completed, the project manager and superintendent walk the entire project and prepare an internal punch list, which again is tracked in Procore. Once this internal list is marked complete, the Project Executive performs a final review. Only then do we ask the owner and architect to prepare a punch list. All items identified in the official punch list are transmitted to the subcontractors who have a contractually specified number of days to complete the items.



At the end of the project, we provide the owner with a binder with all manufacturer warranties, installation warranties, operations manuals and detailed contact lists.



SAFETY PROGRAM

FLSTAR CONSTRUCTION

Nationally Rated Safety Program

No matter the size or the scope of a project, the degree that we focus on safety never waivers

Exceeding Standards for Superintendent Safety Training and OSHA Certification

FL Star Construction requires our superintendents to receive ongoing and advanced training certification to OSHA 30 requirements, well beyond OSHA 10 which is what most contractors require of their superintendents. This training includes fall protection, confined space, ladder safety, trench and excavation and a host of safety related matters to keep our team at the ready and certified in the latest and most innovative practices.

Dedicated to Subcontractor Safety Training

Training at FL Star Construction extends to our subcontractor teams as well. Every worker must go through a safety orientation before being allowed on site.

We teach safety techniques to our subcontractors at the Weekly Tool Box meetings. We gather the teams on the job site each week, review their current and upcoming project issues and discuss the safety measures that must be employed on the jobsite.

Ongoing Crisis Management Training

This plan is part of the standard training for all projects. Accompanying this plan each job site prominently displays emergency contact information and locations of nearest medical facility.

We are not only concerned with the safety of our workers, but we also want to make sure that pedestrians and motorists around the jobsite are kept away from hazards and have nothing to worry about. FL Star Construction develops detailed maintenance of traffic (MOT) plans, establishing safe, clearly defined passages for individuals and vehicles around the site.



