

# Edward Lee Warmoth

Plumb Line



in

## Construction





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**THIS BUILDER  
BRINGS TO THE  
TABLE:**

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◆ **33 YEARS  
OF EXPERIENCE  
IN BUILDING**

◆ **HANDS-ON  
CONSTRUCTION  
KNOW-HOW**

◆ **EXPERTISE IN  
STREAMLINING  
OPERATIONS**

◆ **ROCK SOLID  
INDUSTRY-WIDE  
RESPECTABILITY**

◆ **THE RESOLVE  
TO BE ON TIME  
& WITHIN BUDGET**

◆ **COMMITMENT  
TO GET IT RIGHT  
THE FIRST TIME**

◆ **PROVEN  
ABILITY TO TAKE  
ON ANY SIZE JOB**

◆ **ADEPTNESS  
IN TURN-KEY  
CONSTRUCTION**

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**Q**uality

workmanship and high ethical standards are synonymous with this ambitious Florida State certified General Contractor, who brings his 33 years of experience in the building industry to Conquest Contracting's nationwide construction and design team.

A repository of construction knowledge, Mr. Warmoth acquired an intimate hands-on understanding of all aspects of the construction process from concept through completion while studying and working under the watchful eyes of Old World craftsmen in Virginia.

While addressing all phases of residential and light commercial construction under his own small decade-old contracting company, Mr. Warmoth honed his skills in streamlining operations and in the dynamics and economics of business administration.

Having commanded key management positions in larger contracting firms that required meeting rigorous deadline schedules on fast-track, mid-sized commercial construction projects throughout the United States, Mr. Warmoth earned a solid reputation with his long-standing multi-million-dollar clients as being an equitable negotiator who consistently delivers on time and within budget. Paying particular attention to getting the job done right, whether putting the finishing touches on a historical restoration or erecting a full-service diner, Mr. Warmoth has delivered top-of-the-line turn-key construction services to such renowned clients as Darden Restaurants, Metromedia Restaurant Group, Pizzeria Uno, Advantica Restaurant Group, Inc, and Huntington Restaurant Group.

**THE HERITAGE**



Mr. Warmoth's special knack for going beyond mere construction modus operandi to getting into the heart and the art of his projects is particularly evident at the Heritage



Holiday Inn, once known as the Martha Washington, a landmark hotel during the Roaring '20s that catered to St. Petersburg's elite. This three-

story, old-Florida-style hotel has been restored to nearly its original state, but with all of the modern pleasantries.





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*Going beyond mere construction modus operandi, this builder gets into the heart and the art of his projects.*

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At the adjacent Julian's at the Heritage, Mr. Warmoth transformed a period home into a world-class steak restaurant and cigar bar. He captured the ambiance of that period by refurbishing with custom woodwork and mill work throughout; specialty built-up crown moulding trimmed in gold accents, overstuffed high-back luxury booths, and an authentic Confederate gun-safe that he had converted into a lock-and-key chest for fine wine and Cognac.



"...Ed always displayed exemplary ability to take on any project, no matter how difficult the task, and bring it successfully through completion; to the satisfaction of our clients...I find Ed to be a multi-talented, resourceful and determined individual, who works with the utmost integrity...he has been nothing short of an asset to our company."

Rick Chase – Supervisor  
Mainstream Construction Group





**N**oteworthy

among Mr. Warmoth's other local projects is an authentic Irish beer parlor. The An Tobar Irish Pub conversion in Maitland upstaged a 1980s discotheque considered one of the area's hot spots. This picturesque tavern has since held its own as a popular Greater Orlando nightspot. Mr. Warmoth's concept for the establishment's exterior transformed the contemporary aluminum-framed glass storefront by giving it an old-fashioned appearance with wooden false column wraps and arches to complement the themed interior. Inside, the pub features a complete mill work package imported from Ireland. A mezzanine with an upper dining area and small bar overlooks Gothic arches and finials, and the pub's main oak bar, which is situated nearby a sunken floor of stone. Tucked away beneath the balcony is a cozy sitting area with a faux fireplace.







"...He worked closely with me and successfully steered me through the design and layout of the dining area of my project...Ed was an excellent troubleshooter and provided creative and sound solutions. I felt at ease knowing that he was overseeing the progress of construction for my restaurant..."

George Hakim, Jr. – President  
Froggers Restaurant Group

**C**reative

outside-in construction of multiple artistic 3-D building facades gives diners the feel of sitting on a sun-drenched deck set in a lazy beach-side town at the Froggers tenant improvement that Mr. Warmoth built in Kissimmee. In a town that serves as a bedroom community for Walt Disney World, Kissimmee is anything but lazy, and competition for eye-catching themes is fierce among area restaurants and hotels. Mr. Warmoth was well up to the task of theming within a tight budget, having designed most of the restaurant's colorful interior finishes. This multi-faceted eatery features a mural situated between faux windows; real pine logs; a tiki bar, and a textured, speckled epoxy floor that looks like beach sand.



*An intelligent blend of construction creativity and capability, this builder can transform a "castle in the air" into a themed reality built to suit a client's budget.*





"As the General Contractor's Project Manager, Mr. Ed Warmoth managed several re-image remodel projects under my responsibility at Denny's Restaurants...The projects were so successful that Denny's chose two of the restaurants as model re-image examples for the National Franchise Convention. It is important to note that the fast turnaround nature of these projects is demanding and leaves no room in the tight schedule for inconsistencies or shortfalls in performance. Mr. Warmoth proved himself to be an extremely capable builder and manager, who demanded much from his subordinates as well as from himself. As a result, Ed consistently delivered a quality product to our company. His exacting standards and professional ability to translate our designs to reality was most impressive and refreshing..."

Bill Supinski – Construction Project Manager  
Corporate Denny's



Denny's –  
Upper Left Cluster:  
– INTERNATIONAL DRIVE, ORLANDO, FL  
145-SEAT DINING AREA AND EXTERIOR \$230,000  
DESCRIPTION: 10-DAY FAST-TRACK REMODEL FOR  
PREMIER PROTOTYPE, INCLUDING STRUCTURAL  
ALTERATIONS AND REPAIRS  
Lower Right Cluster:  
– FOREST PARK, FL  
4,000 SQ. FT. \$750,000  
DESCRIPTION: CONVERSION, STREAMLINE DECOR  
PACKAGE AND INTEGRATED IRISH PUB WITH  
HAND-CRAFTED WOOD FACADE



- OTHER DENNY'S PROJECTS:
- \*ORANGE CITY, FL: \$3,000,000 GROUND-UP
  - \*LADY LAKE, FL: \$2,500,000 GROUND-UP
  - \*STATESBORO, GA: \$320,000 CONVERSION WITH LOUNGE AND CONFERENCE ROOM
  - \*CALHOUN, GA: \$300,000 CONVERSION WITH LOUNGE
  - \*AGUSTA, GA: \$300,000 CONVERSION
  - \*ORANGE PARK, FL: \$260,000 FAST-TRACK REMODEL
  - \*DAYTONA BEACH, FL: \$240,000 FAST-TRACK REMODEL
  - \*KISSIMMEE, FL: \$200,000 FAST-TRACK REMODEL
  - \*LAKE BUENA VISTA, FL: \$120,000 FAST-TRACK REMODEL
  - \*ORLANDO, FL: \$98,000 FAST-TRACK REMODEL
  - \*PITTSBURGH, PA: \$68,000 FAST-TRACK REMODEL
  - \*CLIFTON HEIGHTS, PA: \$60,000 FAST-TRACK REMODEL
  - \*VESTAL, NY: \$56,000 FAST-TRACK REMODEL
  - \*ST. CLAIRSVILLE, OH: \$48,000 FAST-TRACK REMODEL
  - \*VARIOUS LOCATIONS: FACILITIES WORK



*In the rigorous  
and risky realm  
of national  
fast-track  
construction and  
reconstruction,*





"...Ed has built two of our ground up Bennigan's restaurants. During this time we encountered significant difficulty in one of the locations, Waldorf, MD. This situation could have caused a late opening. Upon starting this project we discovered that poor soil conditions were evident throughout the site. This condition was not reflected in the soils report. Ed wasted no time in coordinating with the site engineers, local municipality and the earth work subcontractor to bring about a speedy resolution to the problem. The additional site work added approximately 3 to 4 more weeks of additional work that was not planned in the original 18 week construction schedule. Ed not only made sure that site work was completed properly, but delivered the Certificate of Occupancy on the original scheduled completion date....Overall, I would have to say that Ed is a very competent and ethical contractor, who works well under pressure. He has proven that he is capable of managing a variety of trades, working with local health and building officials, and cooperating with my Project Management Team. He has earned their respect and mine as well "

Paul Jones – Senior Director of Construction & Facilities  
Metromedia Restaurant Group

BENNIGAN'S GRILL & TAVERN –  
WALDORF, MD  
6,800 SQ. FT. \$1,200,000  
DESCRIPTION: GROUND-UP B-10A PROTOTYPE,  
INCLUDING SITE IMPROVEMENTS  
OTHER BENNIGAN'S PROJECTS:  
\*SANFORD, FL: \$1,300,000 GROUND-UP  
WITH SITE IMPROVEMENTS  
\*VARIOUS LOCATIONS: FACILITIES WORK



*this builder has the  
wherewithal  
to keep projects  
on schedule  
and to ensure  
their profitability.*



# Petroleum

OTHER RACE TRAC PROJECT:  
\*ORMOND BEACH, FL: \$1,000,000 GROUND-UP CONVENIENCE STORE  
WITH PETROLEUM AND SITE IMPROVEMENTS



## Versatility

is no stranger to this builder, who constructs ground-up convenience stores with petroleum, which complements his broad background in building and remodeling specialty and national brand restaurants. This particular Race Trac in Sanford, FL, comprises a 20-pump filling station, a 2,000-square-foot convenience store, and site improvements. The 12-pump Hess below, located in neighboring Orlando, features a 5,000-square-foot convenience store with multiple concessions and retail space, as well as site improvements.

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*Versatility is no stranger to this builder, who is also experienced in petroleum.*

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*This builder performs progressive remodels with ease, drawing upon his extensive problem-solving and troubleshooting skills.*

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rogressive

remodeling is intricate, and oftentimes thorny, for it involves an establishment being opened for business while work is performed on its structure. An expert in problem-solving and troubleshooting, Mr. Warmoth gave this two-story, 160-room Day's Inn hotel in Brooksville, FL, a \$1.8 million interior and exterior face lift – all while guests enjoyed their stays. The rock waterfall that Mr. Warmoth built to grace the hotel's pool area continues to make a splash for swimmers cooling off from the Florida heat.

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"Being foreigners and unfamiliar with America's construction requirements, we found Ed to be very helpful and understanding. He designed our wood-burning grill and took great care in seeing that every detail of the construction was to our desires. We are very satisfied with our restaurant..."

Horst Winter — Owner  
Matthew's Steak and More



**MATTHEW'S STEAK AND MORE**  
— OCOCHEE, FL  
1,800 SQ. FT. \$98,000  
DESCRIPTION: GERMAN LEITMOTIF  
TENANT IMPROVEMENT WITH  
WOOD-BURNING GRILL



**D**etail-minded

and diligent in every respect, Mr. Warmoth puts as much care and consideration in working on a sole proprietor's tenant improvement project as when remodeling a congregation's place of worship; as when converting a structure into a national client's multi-million-dollar restaurant.



**FAITH CHAPEL ASSEMBLY OF GOD —**  
LEESBURG, FL  
5,000 SQ. FT. \$60,000  
DESCRIPTION: COMPLETE REMODEL WITH  
ADDITIONAL TRUSS PACKAGE TO  
ACCOMMODATE MODERNIZED REST ROOM  
FACILITIES



**OVIEDO MEDICAL PLAZA —**  
OVIEDO, FL  
10,000 SQ. FT.  
DESCRIPTION: FACILITIES WORK; SELECTIVE REMODELS



**SIGNATURE REALTY —**  
BAY HILL, FL  
1,500 SQ. FT. \$86,000  
DESCRIPTION: CONVERSION  
OTHER SIGNATURE REALTY PROJECTS:  
\*ORLANDO, FL: \$80,000 REMODEL  
\*CLERMONT, FL: \$80,000 TENANT IMPROVEMENT  
OTHER OFFICE PROJECT:  
\*CYPRESS COMPANIES, ORLANDO, FL: \$100,000  
REMODEL AND OFFICE SET-UP  
FOR CORPORATE HEADQUARTERS

*Detail-minded and diligent, this builder maintains a full grasp on the job-site situation, regardless of the scope of the project.*



**FELMAN APARTMENTS —**  
EAST ORLANDO, FL  
1,236 SQ. FT. \$82,000  
DESCRIPTION: GROUND-UP RESIDENTIAL DUPLEX  
OTHER FELMAN PROJECTS:  
\*EAST ORANGE COUNTY, FL: \$102,000 DUPLEX  
\*UCF AREA, ORLANDO, FL: \$80,000 DUPLEX  
\*WINTER PARK, FL: \$80,000 DUPLEX



"It was a pleasure doing business with Ed. I found him to be well learned in his field, possessing a broad knowledge of construction operations. He not only worked well with Cypress Companies, but also with our restaurant general management, building department and health inspectors, and on-site sub-contractors. When I visited my sites, Ed always had a full grasp of any given situation. Ed was never afraid of a challenge, he was very mindful of deadlines and of our needs as a client of Mainstream Construction Group. He never hesitated to go above and beyond to see to it that the job was done properly and in close coordination with my store start-up management team."

Michael E. Axelrod – Vice President of Restaurant Development  
Cypress Restaurants, Inc.

RED LOBSTER –  
SANFORD, FL  
\$42,000  
DESCRIPTION: EXTERIOR REMODEL  
OTHER DARDEN PROJECTS:  
\*SMOKEY BONES BBQ & SPORTS BAR  
– SPRINGFIELD, MA: \$1,400,000 CONVERSION WITH NEW BAR  
– AURORA, IL: \$1,300,000 CONVERSION WITH NEW BAR  
\*VARIOUS RED LOBSTER LOCATIONS: FACILITIES WORK



In this line of work, being a people person has its advantages. From project managers to sub-contractors, Mr. Warmoth has managed approximately 100 subordinates on any given day, and has overseen an average of five to seven jobs spanning several states at any given period.



HOLLIBAN'S –  
BONITA SPRINGS, FL  
6,000 SQ. FT. \$500,000  
DESCRIPTION: TENANT BUILD-OUT WITH GAZEBO BAR  
AND SPECIALTY AWNINGS  
OTHER HOLLIBAN'S PROJECTS:  
\*NAPLES, FL: \$330,000 CONVERSION WITH NEW BAR  
\*TAMPA, FL: \$900,000, 90-DAY GROUND-UP  
\*VARIOUS LOCATIONS: FACILITIES WORK

In such a challenging business environment, Mr. Warmoth also maintains a qualitative edge in the office by staying abreast of the latest building and materials technologies and by utilizing computerized systems for implementing and expediting the bidding, estimating, and contract writing processes.



By continually upholding the highest business and work ethics, Mr. Warmoth remains in every sense of the word: a plumb line in construction.

*This builder's  
upstanding  
business ethics and work  
ethics make him a plumb  
line in construction.*



PIZZERIA UNO CHICAGO BAR & GRILL –  
INTERNATIONAL DRIVE, ORLANDO, FL  
7,400 SQ. FT. \$1,000,000  
DESCRIPTION: CONVERSION OF EXISTING MEXICAN RESTAURANT,  
AND OUTDOOR PATIO WITH INCIDENT WEATHER AWNINGS  
OTHER UNO'S PROJECTS:  
\*UNIVERSITY DRIVE, ORLANDO: \$50,000 EXTERIOR REMODEL  
\*EAST COLONIAL DRIVE, ORLANDO: \$58,000 EXTERIOR REMODEL  
\*DAYTONA BEACH, FL: \$120,000 INTERIOR/EXTERIOR  
SELECTIVE REMODEL  
\*VARIOUS LOCATIONS: FACILITIES WORK





**A deliberate force in a stormy industry:**

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