



COOPER CONSTRUCTION & DEVELOPMENT, LLC

CAPABILITY STATEMENT

HEALTHCARE & COMMERCIAL CONSTRUCTION IN OCCUPIED ENVIRONMENTS

UEI
SHSJJEJ9QA3

CAGE CODE
9KS45

NAICS
236220

FOUNDED
2020

LOCATION
WELLINGTON, FL

01 — WHO WE ARE

Company Overview

Cooper Construction & Development (CCD) is a South Florida-based commercial general contractor delivering healthcare-grade execution across interior renovations, tenant improvements, and medical facility projects. Owner-led since 2020, CCD specializes in building inside active, occupied environments where coordination, infection control, and schedule certainty are non-negotiable.

02 — WHAT WE DO

Core Competencies

- Healthcare & Medical Facility Renovations
- Tenant Improvements (TI) & Build-Outs
- Occupied-Space & Phased Construction
- Preconstruction, Budgeting & GMP / CE
- Construction Management & General Contracting
- ICRA-Compliant & AHCA Project Delivery

03 — WHY CCD

Differentiators

CCD delivers healthcare-level discipline on every project, regardless of size. The owner is directly accountable on each engagement, and our transparent cost-plus model aligns our interests with the client's. Procore-driven workflows give real-time visibility into budgets, RFIs, submittals, and field progress.

04 — PROOF

Past Performance

Cleveland Clinic — Martin North Hospital

Endoscopy Processing Room • Port St. Lucie, FL

Converted storage space into a fully operational endoscopy processing room inside an active hospital. Delivered with ICRA protocols, phased execution, and AHCA compliance — zero disruption to clinical operations.

Inspire Aesthetics — Surgical Suite Expansion

Plastic Surgery Build-Out • Delray Beach, FL

Expanded an operating plastic surgery practice into an adjacent 2,000 SF space — phased so the existing suite remained fully operational throughout construction.

Private-Sector Commercial Portfolio

Tenant Build-Outs & Renovations • South Florida

Commercial projects from \$100K to \$5M — build-outs, renovations, and facility upgrades, on schedule and on budget.



KEY CLIENTS

Cleveland Clinic
Inspire Aesthetics
Image Studios
Private commercial owners & developers

ACCREDITATIONS

SDVOSB

Service-Disabled Veteran-Owned Small Business

CHC

Certified Healthcare Constructor

AHA Member

American Hospital Association

CONTACT

Benjamin Cooper, Owner

561-571-3324

admin@cooperconstruct.net

www.coopercd.com

11320 Fortune Circle, G11
Wellington, FL 33414