



MARINO CONSTRUCTION GROUP, INC.

5700 CAPE HARBOUR DRIVE, CAPE CORAL, FLORIDA 33914
OFFICE (239) 945-4889 • FAX (239) 945-4870
LIC. # CGC 021647

Larry Bleil
Keystar, Inc.
506 Fleming Street
Key West, Fl. 33040

October 16, 2008

Project Property Location
Coconut Beach Resort
1500 Alberta Street
Key West, Fl. 33040

This proposal for repair and remodel is based on drawings and specifications provided by Thomas E. Pope, P.A. Architect, and direction from Larry Bleil, representative of Keystar, Inc.

Marino Construction Group, Inc. proposes to provide the following:

Electrical work for all buildings - Scope of work:

- Remove and replace (106) exterior fixtures.
- Remove and replace (14) exit emergency combination light fixtures.
- Rework exposed conduit in 14 areas into walls utilizing approved and existing branch circuitry.

Roofing and Painting for all buildings – Scope of work:

- Remove and replace any rusted eve drip, screws, and flashing. Remove and replace any rusted downspouts, conductor heads and gutters.
- Pressure wash and paint exteriors of all buildings.



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Walkway around Pool and Gazebo Scope of work:

Decking

- Remove and replace decking with new composite decking.

Handrails

- Remove handrails and replace with new powder coated aluminum handrails with profile to match existing.

Building “A” Scope of work:

Decking, Trim, Siding, Doors

- Remove old decking on rear patio's and replace with new composite decking with hidden fasteners when possible.
- Remove and replace decking on rear stairs and 2”x12” stringers.
- On rear decks, change all hurricane clips to stainless steel with stainless steel nails.
- Remove and replace siding, trim and exterior doors on rear decks - Total of (9) sets of exterior doors to be replaced with impact doors, including MIWA Lock Company card reader locks.
- Front East side; replace 20' of siding on front corner of building with Hardi lap siding to match the rest of existing building.
- Change decking and framing for first floor stairs on East side.
- Replace (4) lattice panels.
- Replace damaged freeze board at back deck.

Handrails

- Remove rear handrails and replace with new powder coated aluminum handrail with profile to match existing.
- Remove handrails on rear stairs, first through third floors, and replace with new powder coated aluminum handrail with profile to match existing.



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Building “B” Scope of work:

Decking, Trim, Siding, Doors

- Remove old decking on rear patio’s and replace with new composite decking with hidden fasteners when possible.
- First floor, remove existing tile and replace with new composite decking.
- Remove and replace decking on rear stairs and 2”x12” stringers.
- On rear decks, change all hurricane clips to stainless steel with stainless steel nails.
- Remove and replace siding, trim and exterior doors on rear decks - Total of (12) sets of exterior doors to be replaced with impact doors, including MIWA Lock Company card reader locks.
- Replace front stairs, posts and railings.
- Change decking and framing for first floor stairs.
- Replace (1) lattice panel.
- Replace damaged freeze board at back deck and front porch.
- Remove and replace rotted (1) 6”x6” post on northwest corner and (1) 6”x6” post on the rear patio of building.

Handrails

- Remove rear handrail and replace with new powder coated aluminum handrail with profile to match existing.
- Remove handrails on rear stairs, first through third floors, and replace with new powder coated aluminum handrail with profile to match existing.

Building “C” Scope of work:

Decking, Trim, Siding, Doors

- Remove old decking on rear patio’s and replace with new composite decking with hidden fasteners when possible.
- First floor, remove existing tile and replace with new composite decking.
- Remove and replace decking on rear stairs and 2”x12” stringers.
- On rear decks, change all hurricane clips to stainless steel with stainless steel nails.
- Remove and replace siding, trim and exterior doors on rear decks - Total of (6) sets of exterior doors to be replaced with impact doors, including MIWA Lock Company card reader locks.
- Replace front stairs, posts and railings.
- Replace damaged freeze board at back deck and front porch.



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Building “C” Scope of work continued:

Handrails

- Remove rear handrail and replace with new powder coated aluminum handrail with profile to match existing.
- Remove handrails on rear stairs, first through third floors, and replace with new powder coated aluminum handrail with profile to match existing.

Building “D” Scope of work:

Decking, Trim, Siding, Doors

- Remove old decking on rear patio’s and replace with new composite decking with hidden fasteners when possible.
- First floor, remove existing tile and replace with new composite decking.
- Remove and replace decking on rear stairs and 2”x12” stringers.
- On rear decks, change all hurricane clips to stainless steel with stainless steel nails.
- Remove and replace siding, trim and exterior doors on rear decks - (21) sets of exterior doors to be replaced with impact doors, including MIWA Lock Company card reader locks.
- Replace front stairs, posts and railings.
- Replace damaged freeze board at back deck and front porch.
- Remove and replace rotted (1) 6”x6” post on the rear patio of building.

Handrails

- Remove rear handrail and replace with new powder coated aluminum handrail with profile to match existing.
- Remove handrails on rear stairs, first through third floors, and replace with new powder coated aluminum handrail with profile to match existing.

Building “E” Scope of work:

Trim and Siding

- Remove and replace all rotted siding and trim on second floor. Replace soffit on the South side of second floor.
- Remove and replace rotted porch ceiling.
- Remove and replace rotted freeze boards.
- Remove and replace (2) sets of rotted stairs and curved railing.

Building “E” Scope of work continued:



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Trim and Siding

- Remove and replace miscellaneous rotted materials around the building.
- Remove and replace (6) lattice panels.

Miscellaneous Notes:

- We have done an extensive investigation of this property to determine the extent of the damage and have included the cost of all repairs to said damaged areas, however, there could be unforeseen damage that would require repair. We will address any additional damages and associated costs as they are found.
- The estimated time of completion is 3 to 4 weeks per building.
- Construction trash removal is included in this proposal.
- Lodging for construction staff is to be provided by owner.

Excluded from this proposal:

- Interior construction and finishes are not included in this proposal.

Total Price: \$1,108,350.00

Alternate Add #1 \$73,000

- Includes changing 6'8" doors with transom windows to 8' doors - \$20,000
- Includes new interior shutters for 8' doors - \$53,000

I appreciate the opportunity to bid this project. Please feel free to contact me if you have any questions or concerns. I look forward to working with you on this project.

Thank you,

Mike Marino