



**MARINO CONSTRUCTION GROUP, INC.**

**PO BOX 1706, KEY WEST, FL 33041**

**OFFICE (305) 359-5269 • FAX (305) 459-1940**

**LIC. # CGC 021647**

Larry Bleil  
c/o Keystar  
506 Fleming Street  
Key West, Florida 33040

Re: Coconut Beach Interior Remodel

November 9, 2010

We hereby submit estimates for labor, materials and supervision for the interior remodeling of Coconut Beach Resort, located at 1500 Alberta Street, Key West, FL, Florida.

**Included in Proposal:**

- Remove all flooring throughout entire unit
- Remove all existing bath fixtures, cabinets, countertops, appliances
- Remove all tile and drywall on all bathroom tub/shower walls
- Remove all debris from property
- Repair any damaged subfloor that is found
- Add ¾" gypcrete floor topping leveling, soundproofing, and tile backing
- Install floor tile throughout entire unit
- Install new plumbing fixtures, including tub, toilet, and sink
- Install new moisture resistant drywall on all bathroom walls and durarock cement board in tub/shower area.
- Install new tile in tub/shower area
- Install new furniture type vanity with granite top
- Install new exhaust fan in all bathrooms
- Install new cabinets in kitchen with granite top
- Install new water shut off for appliances in kitchen
- Kitchen appliance allowance per unit \$3,000.00
- Replace all air handler and condensing units for all units
- Clean all existing AC ductwork
- Replace all window units with mini-split units
- Move air handlers currently in the attic to a closet for easier maintenance
- Install new doors on A/C closets for easy maintenance
- Remove existing ceiling fans and light fixtures that are being replaced
- Electrical fixture allowance per unit \$1,000.00
- Install roof guard rail per new code for A/C units
- Paint interior unit throughout, including all walls and trim work
- Final clean

**Excluded from Proposal:**

- Removal of existing furniture currently in units

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- Furniture, artwork, draperies, televisions, housewares, etc.
- Installation of artwork, draperies, televisions, housewares, etc.
- Shower enclosures

Total Price per Unit: \$52,896.00

Total Price 32 Units: \$1,692,672.00

We look forward to working with you on this project. If you have any questions, please feel free to call me (305) 851-2201.

Thank you,

Mike Marino  
Marino Construction Group, Inc.

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**General Breakdown per Unit**

Demolition	\$2,400.00
Dumpsters	\$800.00
Gypcrete, Tile floors and tile bathroom shower	\$10,950.00
Cabinets and Countertops	\$6,600.00
Appliances and Light Fixtures	\$4,000.00
Drywall repair and replace bathroom tub walls	\$3,400.00
Closet additions for AC units	\$971.00
Wood trim repair or replace as needed	\$600.00
AC Unites - 2 per unit	\$8,600.00
Plumbing	\$8,375.00
Electrical	\$1,200.00
Clean AC ductwork	\$400.00
Exhaust Fans	\$600.00
Interior paint	\$2,200.00
Final clean and general labor	\$1,800.00

Total: \$52,896.00

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