



# Spanish Key Railing & Storefront Replacement Proposal

6.25.2025

**ENTER** 



# Opening Statement

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Railing and Storefront Replacement  
Spanish Key

06/25/2025

Mr. Steve Rozich  
Spanish Key Condominium Association Inc.  
17287 Perdido Key Dr  
Pensacola, FL 32507

Re: Spanish Key Condominium Association Inc. – Railing, Storefront,  
& Auto Slider Replacement

Mr. Steve Rozich:

Thank you for the opportunity to provide this bid package for the railing and storefront replacement project at Spanish Key.

Included in the proposal are references from similar projects as well as licensing, sample insurance, and bonding information.

We appreciate the opportunity to provide this proposal and look forward to discussing it further. Please do not hesitate to call if you or the board should have any questions.

Respectfully,

Ty Jordan



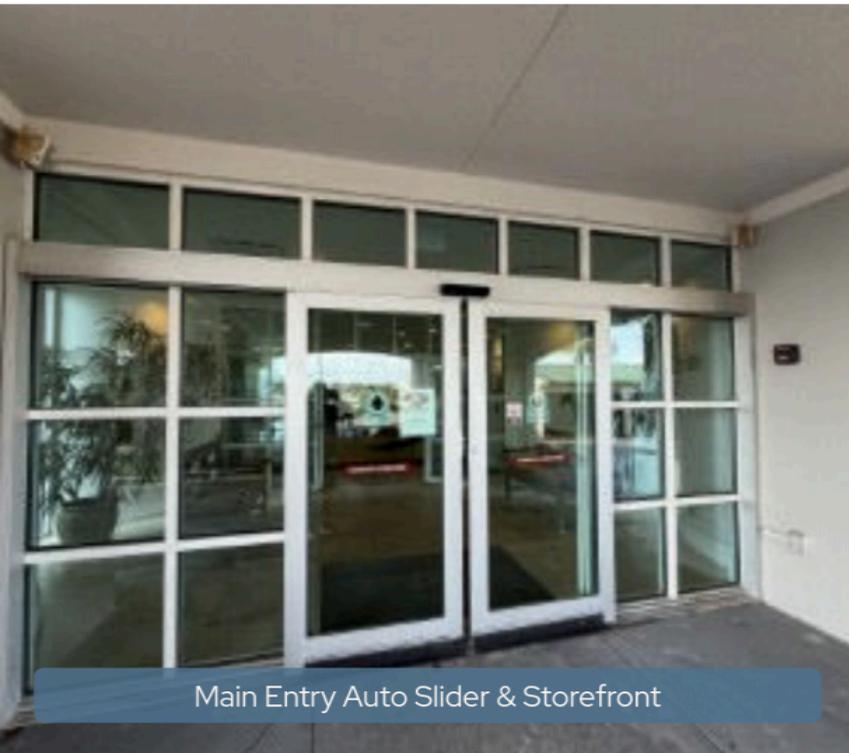
# Scope

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Railing and  
Storefront  
Replacement  
Spanish Key

## Scope of Work

1. Removal and disposal of the existing private balcony handrails to allow for repair work prior to the installation of new rails.
2. Removal and disposal of pool area handrails
3. Repair of existing handrail stanchion pockets on private balconies and around the pool. Proposal includes up to 25 LF of Slab Edge Concrete Repair as needed.
4. Removal of tile one foot from slab edge to allow for new rails to be mounted.
5. Grinding of existing coatings under removed tiles to prepare for new deck coatings
6. Application of new deck coatings system at balcony edge.
7. Installation of new Sterling Dula Classics 2-line Aluminum picket rail hand rails with a 2" half round top rail.
8. Installation of new sealants at hand rail base plates.
9. Removal of designated storefront window systems along with designated auto operator doors and sliders.
10. Installation of new ground floor storefront, storefront doors, swing arm auto operator, and new auto slider.



Main Entry Auto Slider & Storefront



Double Door Auto Operator & Storefront Doors



Storefront Door to Gym



Remove Secondary Entrance Storefront

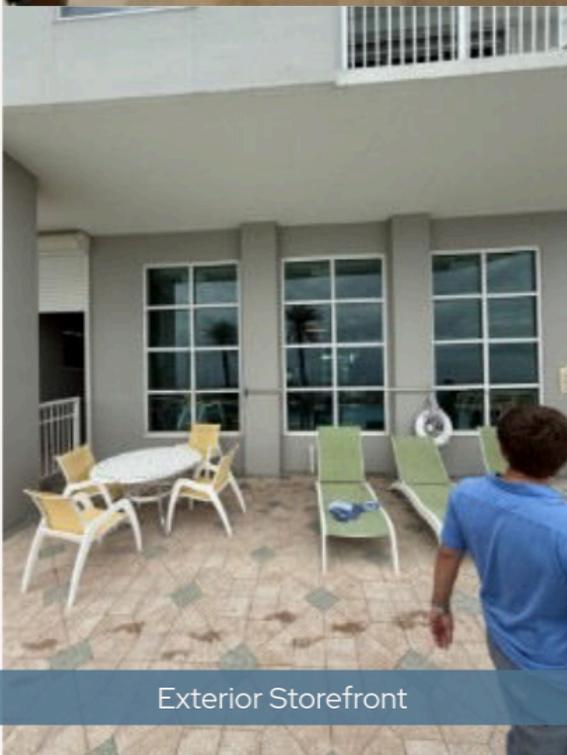
Storefront to be Replaced



lobby/Interior Pool Storefront



Exterior Storefront (2 Locations)



Exterior Storefront



Exterior Storefront (2 Locations)

# Storefront Replacement



Rail Cap 2" half round vs 3" round



Rail picket comparison



Rail Cap View

## Rail Comparison

# Pricing

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Railing and  
Storefront  
Replacement  
Spanish Key

## Pricing

We propose to provide all labor, equipment, insurance, and material to perform the above scope of work for the sum of:

Base Bid Balcony Rail Replacement:	\$862,972
Add Pool Rails:	\$68,374
Add Ground Floor Storefronts, Swing-doors, & Auto Sliders:	\$322,255



# Clarifications

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## Railing and Storefront Replacement La Serena

### Clarifications

Notwithstanding any language to the contrary contained in the bid documents (including, without limitation, the request for proposal, invitation to bid, bid package, plans, specifications, and/or project manual), this bid/quotation/estimate is expressly conditioned on the parties reaching agreement on a written contract that incorporates the scope, price, and conditions contained herein.

#### Clarifications:

1. Based on our experience with this type of restoration project, we recommend the owner carry an additional contingency for possible unforeseen conditions or repairs that may arise in addition to the scope provided. This would include (but not limited too): additional concrete repairs, routing and sealing cracks, engineering/permitting design documents etc.
2. Proposal assumes unit owner will remove, store, and reinstall all unit balcony furnishings as needed to provide a free unobstructed working area on each balcony to be coated.
3. Proposal does not include any Post Tensioned Cable Repairs or Cable End Repairs.
4. Engineering may be required for permitting and inspection sign off. This Proposal does not include any scope for design/permitting documents.
5. Proposal does not include any concrete repair scope of work unless specifically called out. Should any (or additional) be required, additional pricing will be provided on an as needed basis.
6. Proposal does not include any flooring repair, assumed by owner if needed/required.
7. Proposal includes a 2" rail top cap as noted in the proposal; the 3" rail cap is not recommended due to issues and potential to deform that can arise when bending the radius with the three inch rail cap versus the two inch cap.
8. Material and labor prices are contingent on the date they were priced, their availability, and market conditions. C-Sharpe and their representatives have factored in current material and labor prices which will remain valid for 30 days. Significant increases in material and/or labor pricing that are a result of geographic or market factors (including potential trade tariffs) affecting the industry as a whole will require updated pricing to be provided at that time.

# Licensed



Ron DeSantis, Governor

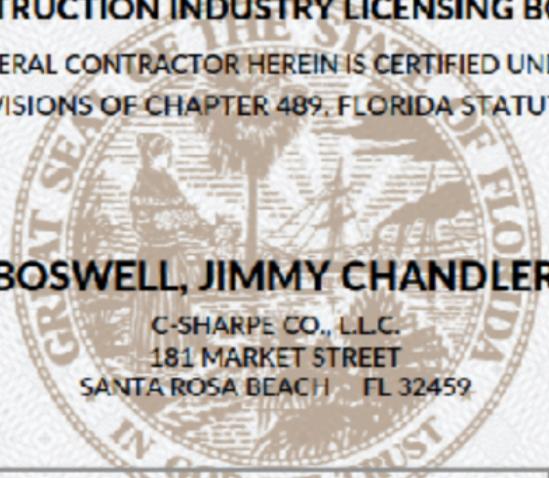
Melanie S. Griffin, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



**BOSWELL, JIMMY CHANDLER**  
C-SHARPE CO., L.L.C.  
181 MARKET STREET  
SANTA ROSA BEACH, FL 32459

**LICENSE NUMBER: CGC1531752**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at [MyFloridaLicense.com](https://www.myfloridalicense.com)

ISSUED: 07/30/2024

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# Certificate of Liability



## CERTIFICATE OF LIABILITY INSURANCE

1588 00000000  
12/27/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE PROVIDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PROVIDER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INCURRED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Edgewood Partners Insurance Agency 3730 Mansel Rd, Suite 373 Alpharetta GA 30017	<b>AGENT</b> Gregory C. Boudreau PHONE: 770-672-6355 FAX: 770-672-6355 EMAIL: greg@edgewoodpartners.com												
<b>INSURED</b> C-Sharp Co., LLC 22657 Canal Road Orange Beach FL 32561	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>INSURANCE COMPANY</th> <th>RATE</th> </tr> <tr> <td>Automobile - United Specialty Insurance Company</td> <td>12637</td> </tr> <tr> <td>Automobile - Progressive Insurance Company</td> <td>57357</td> </tr> <tr> <td>Automobile - Zurich American Insurance Company</td> <td>27748</td> </tr> <tr> <td>Automobile - Accelant Specialty Insurance Company</td> <td>16888</td> </tr> <tr> <td>Automobile - StarKona Specialty Insurance Company</td> <td>44776</td> </tr> </table>	INSURANCE COMPANY	RATE	Automobile - United Specialty Insurance Company	12637	Automobile - Progressive Insurance Company	57357	Automobile - Zurich American Insurance Company	27748	Automobile - Accelant Specialty Insurance Company	16888	Automobile - StarKona Specialty Insurance Company	44776
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**COVERAGES**      **CERTIFICATE NUMBER:** 2861726079      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OF DOCUMENT HERETO REFERRED TO WHICH MAY REQUIRE THE INSURED TO MAINTAIN A CERTAIN TYPE OR AMOUNT OF INSURANCE, THIS CERTIFICATE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PROVIDER, AND THE CERTIFICATE HOLDER.

TYPE	TYPE OF COVERAGE	COVERAGE	START DATE	END DATE	AMOUNT	EXCLUSIONS	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIM MADE <input checked="" type="checkbox"/> OCCUR  COMMERCIAL ADVERTISING PUBLICATIONS POLICY <input checked="" type="checkbox"/> FORTY <input type="checkbox"/> FORTY <input type="checkbox"/> LOC	ATN02213074	1/1/2025	1/1/2026		EMPLOYMENT PRACTICES FURNISHED TO EMPLOYER FINANCIAL STATEMENTS SELF-EMPLOYMENT PERSONAL & FAMILY GENERAL AGGREGATE PRODUCTS - WAIVER AGG	\$1,000,000 \$500,000 \$2,000,000 \$1,000,000 \$2,000,000 \$1,000,000
L	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> OWNED <input type="checkbox"/> RENTED <input type="checkbox"/> BOAT/TAILORED <input type="checkbox"/> AUTO ONLY	002000405	1/1/2025	1/1/2026		OPERATING PRACTICES PRODUCTS OTHER RISKY OPERATIONS OPERATING PRACTICES (Professional)	\$1,000,000
E	<input checked="" type="checkbox"/> EMPLOYERS' LIABILITY <input type="checkbox"/> BUSINESS LIABILITY <input checked="" type="checkbox"/> CONTRACTORS	674001397 JL2205992	1/1/2025 1/1/2025	1/1/2026 1/1/2026		EMPLOYMENT PRACTICES PRODUCTS OPERATING PRACTICES (Professional)	\$2,000,000 \$2,000,000 \$2,000,000
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY APPLICABLE TO ALL EMPLOYEES EMPLOYERS' LIABILITY EXCLUDED BENEFITS OF BENEFIT PLAN BENEFITS OF PENSION PLAN BENEFITS OF DEFERRED COMPENSATION PLAN	794000000	1/1/2025	1/1/2026		<input checked="" type="checkbox"/> FORTY <input type="checkbox"/> FORTY <input type="checkbox"/> FORTY <input type="checkbox"/> FORTY	\$1,000,000 \$1,000,000 \$1,000,000 \$1,000,000
U	<input checked="" type="checkbox"/> UMBRELLA AND EXCESS LIABILITY COVERAGE UNDER THIS POLICY IS SUBJECT TO THE LIMITS AND EXCLUSIONS OF THE UNDERLYING POLICIES	000750136211331	1/1/2025	1/1/2026		<input checked="" type="checkbox"/> FORTY <input type="checkbox"/> FORTY <input type="checkbox"/> FORTY	\$1,000,000 \$1,000,000 \$1,000,000

INSURANCE COMPANY(S) LISTED ABOVE ARE SUBJECT TO THE LIMITS AND EXCLUSIONS OF THE UNDERLYING POLICIES. CONTRACTOR IS NAMED AS AN ADDITIONAL INSURED ON THE ABOVE REFERENCED LIABILITY POLICIES WITH THE EXCEPTION OF WORKERS COMPENSATION AND PROFESSIONAL LIABILITY WHICH ARE REQUIRED BY OTHER CONTRACTS. THE ABOVE REFERENCED LIABILITY POLICIES WITH THE EXCEPTION OF WORKERS COMPENSATION AND PROFESSIONAL LIABILITY ARE PRIMARY & NON-CONCURRENT WITH ANY OTHER POLICIES WHICH MAY BE MAINTAINED BY THE CONTRACTOR. FOLLOW UP TO VERIFY IF APPLICABLE WHEN AND WHERE REQUIRED BY ANY CONTRACTS AND ALLOWED BY LAW.

<b>CERTIFICATE HOLDER</b>  C-Sharp Co., LLC	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE REFERENCED POLICIES BE CANCELLED OR EXPIRE, THE INSURED SHALL BE NOTIFIED BY THE ISSUING INSURER(S) IN WRITING AND WITH THE POLICY CONTRACTS.
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ACORD 26 (2016/03)

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Nationwide

January 15, 2025

RE: C-Sharp Co., LLC

To Whom It May Concern:

I have handled the bond needs of C-Sharp Co., LLC since 2020. The company has bonding capacity that exceeds \$25,000,000 single and \$75,000,000 aggregate. Nationwide Mutual Insurance Company is A rated by AM Best.

Issuance of the bonds is subject to application of Nationwide's usual and customary underwriting standards and risk selection criteria, including satisfactory contract terms and conditions, satisfactory bond forms, and receipt and satisfactory review of current underwriting information from our client, evidence of adequate owner financing and the appropriate request form from our contractor for us to provide the bonds.

This letter does not constitute an assumption of liability. The issuance of bonds in connection with this Project is a matter solely between Nationwide and the Contractor. We assume no liability to you or any third party by the issuance of this letter.



Daniel J. Bagge  
 Senior Director, Business Development  
 South Central Region  
 Nationwide Surety  
 2 Sanctuary Blvd., Ste 203  
 Mandeville, LA 70471

A photograph of a construction worker in an orange safety vest and white hard hat operating a green scissor lift. The worker is positioned against a light-colored, textured wall, likely performing painting or maintenance work. Several palm trees are visible in the foreground and background, framing the scene. A window with a white railing is visible above the worker. The overall scene suggests a professional construction or maintenance project in a tropical or coastal environment.

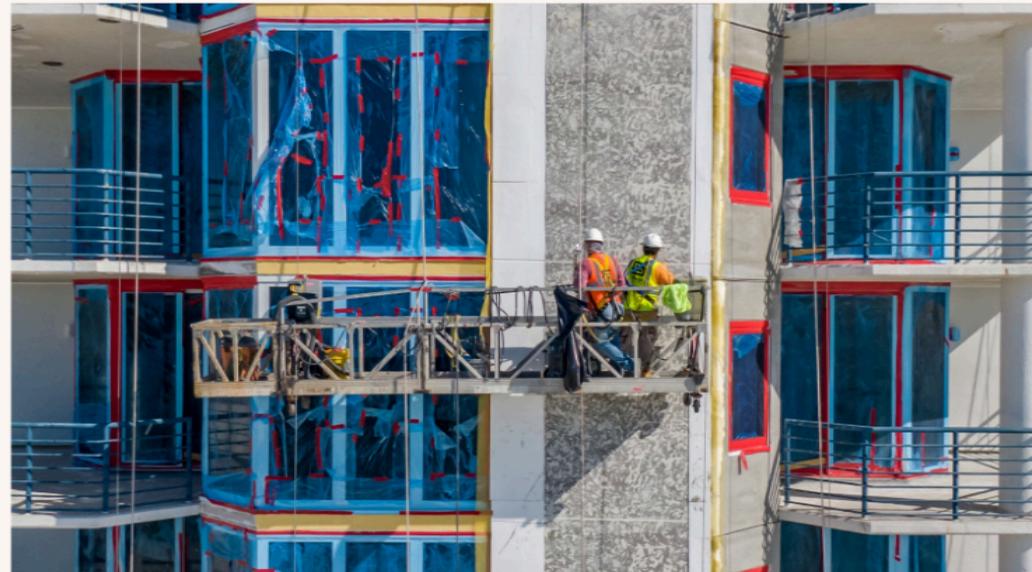
# Relevant Experience

# Lands End

13335 Johnson Beach Road  
Pensacola, FL 32507

## Scope of Work:

- Concrete repairs
- Walkway waterproofing
- Stucco repairs
- Window and sliding glass doors installation
- Swing door replacement
- Cladding work



# White Caps Condo

24900 Perdido Beach Blvd  
Orange Beach, AL 36561

## Scope of Work:

- Extensive Concrete Removal, Repair, & and Replacement

## Project Reference

Contact: Julie Thompson  
Phone: 251-974-1672



# Summer House

25011 Perdido Beach Blvd  
Orange Beach, AL 36561

## Scope of Work:

- Balcony deck and ceiling concrete repairs
- New window and sliding door installations to improve energy efficiency and water tightness
- Stucco removal and replacement
- Joint sealant upgrades and comprehensive waterproofing throughout
- Storage and walkway wall restoration
- Complete repainting and protective coating applications
- Interior protection and finish work
- Entry door and handrail replacement

## Project Reference

Contact: Nat Pruitt  
Phone: 251-752-9711



# Tropic Isles

433 W Beach Blvd  
Gulf Shores, AL 36542

## Scope of Work:

- Removal & Replacement of Wall and EIFS Sheathing
- Roof Replacement
- Sliding Glass Door Replacement
- Full Sealant Replacement
- Concrete Repairs
- Full Wall Coatings

## Project Reference

Contact: Jo Mattox  
Phone: 601-504-5415  
Email: tropicislescondo433@yahoo.com



# Indigo Condominiums

13621 Perdido Key Drive  
Pensacola, FL 32507

## Scope of Work:

- Building joint and glass perimeter sealant replacement
- Seam roof installation
- Sliding glass door restoration
- Window glass replacement
- Handrail repairs

## Project Reference

Contact: Pat Schibline

Phone: 715-571-1827

Email: [president@indigo-perdidokey.com](mailto:president@indigo-perdidokey.com)



# Beach Colony West

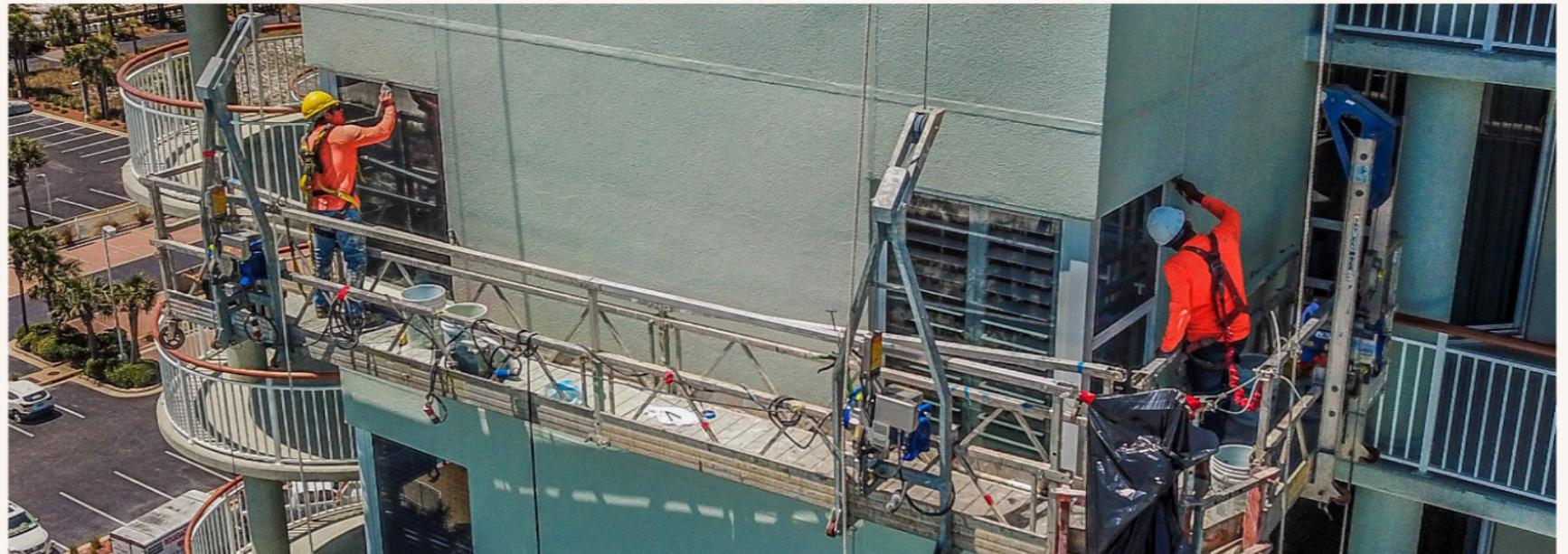
8501 Gulf Blvd  
Navarre, FL 32566

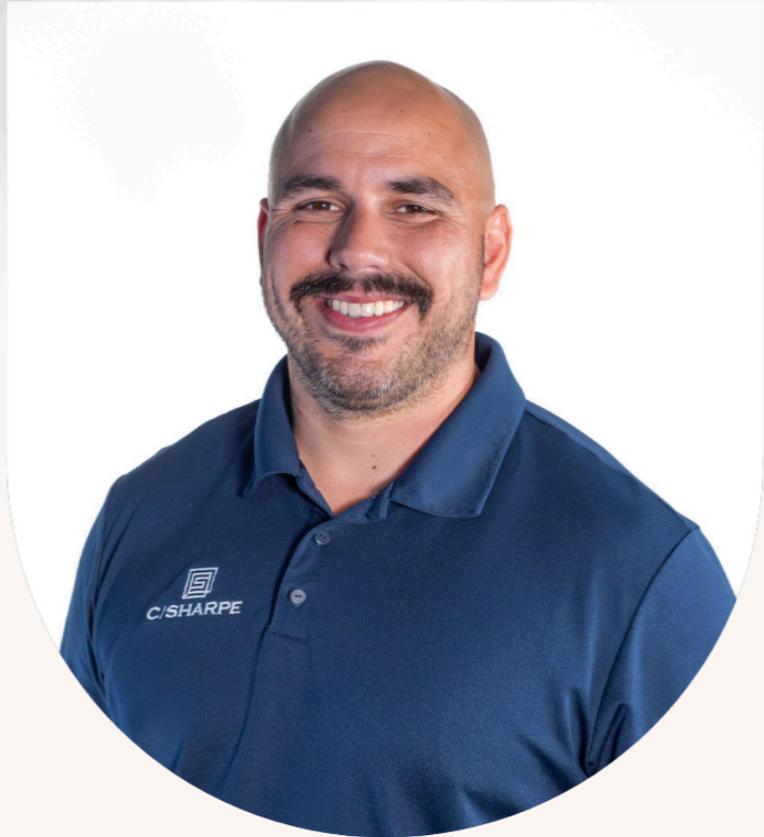
## Scope of Work:

- Waterproofing
- Full Exterior Coating of Walls
- Walkways, and Balconies
- EIFS & Stucco Repair
- Concrete Repairs

## Project Reference

Contact: Debra Ciano  
Phone: 850-572-3241  
Email: [debraciano@cianoproperties.com](mailto:debraciano@cianoproperties.com)



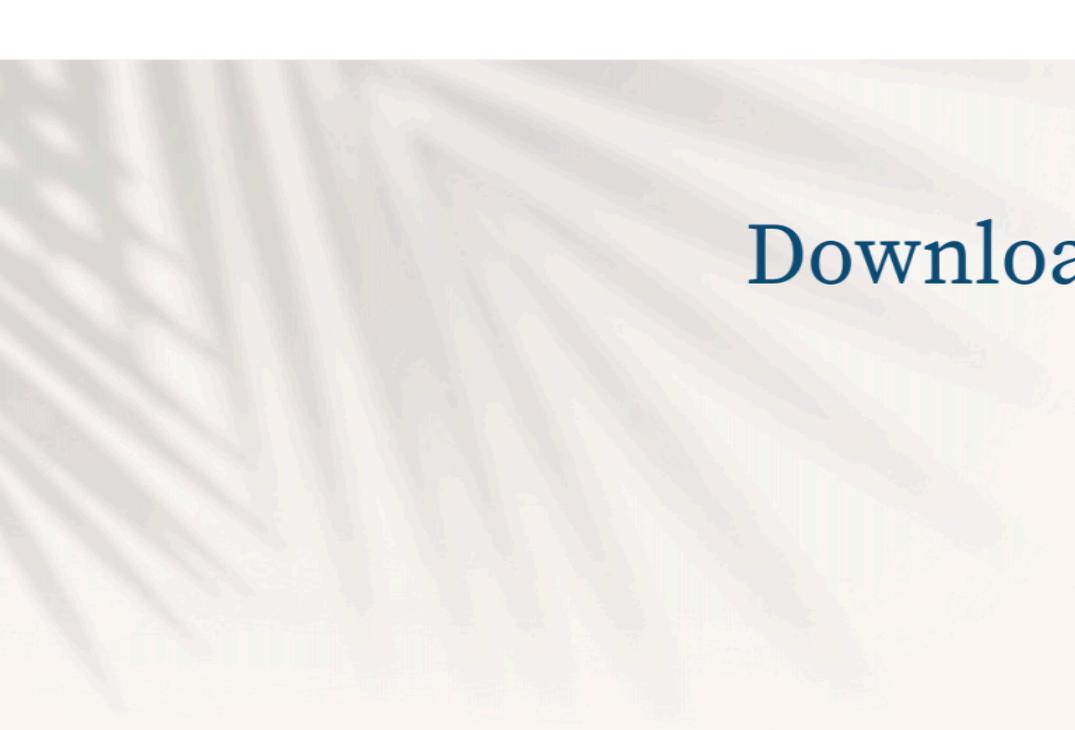


# Ty Jordan

 EMAIL

 PHONE



A decorative graphic of a palm frond is positioned in the upper-left corner of the slide, rendered in a light, semi-transparent grey color. The frond's leaves radiate from the top-left towards the center of the slide.

[Download PDF of Presentation](#)