

St Augustine Historic Beach Hotel Renovations  
370 AIA Beach Blvd  
St Augustine FL 32080

## Project narrative and scope

---

The Project consists of the renovation at the St Augustine Beach Hotel. The work will be completed in multiple phases. The drawings and specifications included in the Proposal set include Phase 1 and Phase 2 and there is a cost worksheet for each Phase to be filled out by applicants. A diagram is also included showing the floor plan and phasing areas.

The first phase consists of the elevator shaft construction, electrical upgrades including 3-phase power, replacing, and installing windows and doors as indicated in the schedule, restoring the balcony, upgrading HVAC and ductwork at the 1<sup>st</sup> floor art studio and new entry, moving the condenser units from the roof to the courtyard, new enclosure around courtyard condensing units, new exterior awnings, repairing / replacing exterior columns, refinishing the stair to the second floor, waterproofing coquina, and exterior painting.

The second phase includes installing the elevator equipment and cab, partially finishing the 2<sup>nd</sup> floor including new art studios and bathrooms, installing HVAC and duct work at the 2<sup>nd</sup> floor, converting the septic to connect to the county sewer and other misc. items necessary.

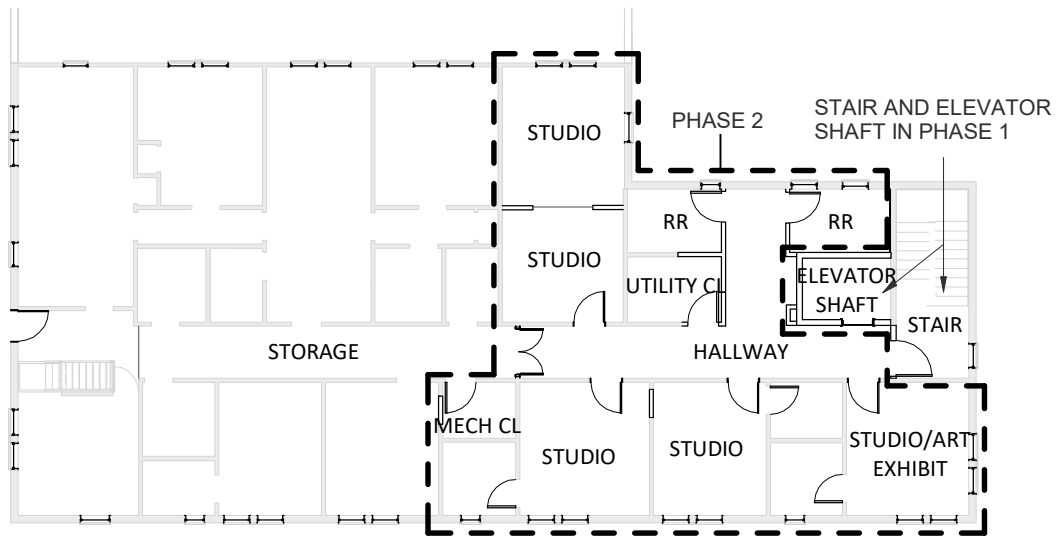
Please see attached to the narrative:

- Phasing Diagram
- Phase 1 Cost Worksheet
- Phase 2 Cost Worksheet

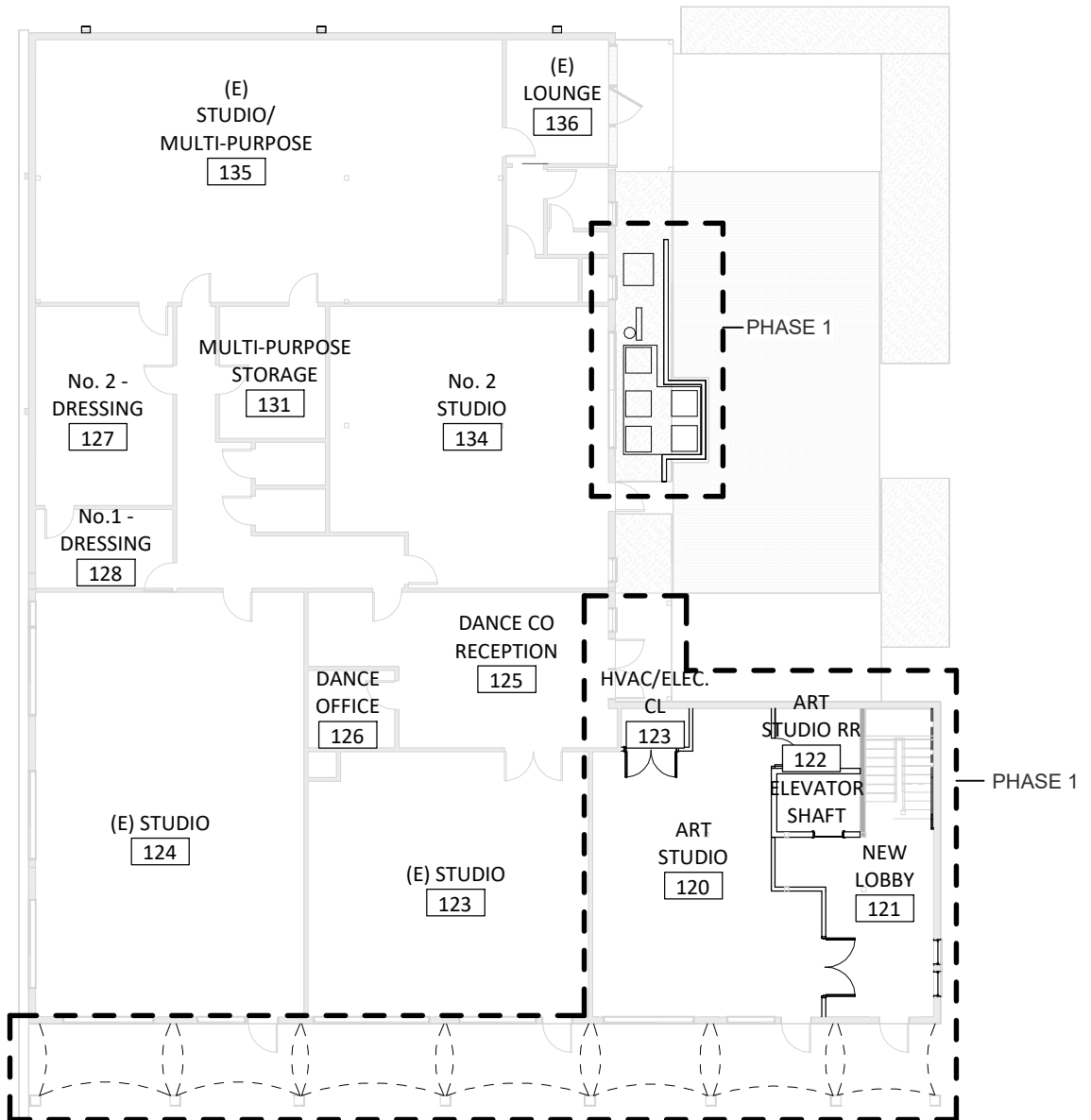


Open City Architecture





② KEY PLAN LEVEL 02  
NTS



① KEY PLAN LEVEL 01  
NTS

St Augustine Beach Hotel  
370 AIA Beach Blvd  
St Augustine FL 32080

**Phase 1 Cost Worksheet**

Contractor name and address:

---

<b>Description</b>	<b>Cost</b>
Elevator Shaft Construction	
Electrical Upgrades including 3 phase power	
Replace and Install windows / door as indicated in schedule	
Restore balcony	
Upgrade HVAC and ductwork at 1 <sup>st</sup> floor Art Studio and new entry Move condensor units from the roof to courtyard and re-install	
New exterior awnings (sail shade and awning canopy)	
Columns Repair / Replace	
Refinish stair to second floor	
Waterproof exterior coquina	
Exterior Painting	
Fence and re-work of courtyard for Condensor units	
Misc.	
	<b>Total :</b>

---

St Augustine Beach Hotel  
370 AIA Beach Blvd  
St Augustine FL 32080

### Phase 2 Cost Worksheet

Contractor name and address:

---

---

**Description**

**Cost**

---

Install Elevator Equipment / Cab

---

Finish 2nd floor (art studios and bathrooms) as indicated on drawings

---

Install HVAC at the 2<sup>nd</sup> Floor (1) AC unit and associated duct work

---

Abandoning the existing Septic and connecting to the County Sewer

---

Misc.

---

**Total :**