

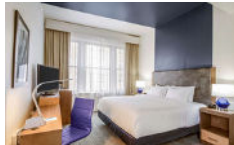
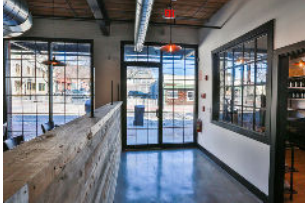


SOUTH COAST
Improvement Company
Construction • Renovation
Est. 1998

HOTEL AND HOSPITALITY CONSTRUCTION SERVICES

Our experience in the
Hospitality sector allows us to
provide seamless renovation
projects for hotels all around
the country.

HOSPITALITY



South Coast has been performing **Hospitality renovations and construction for over 25 years** and has worked with brand hotels and restaurants in several states.

Whether performing a complete renovation on a hotel lobby, providing a re-refresh on guest suites, or building an addition, we follow the same diligent process to assure our clients are always receiving a quality project in a timely manner.

We understand how critical it is to keep a business open during construction in order to eliminate cashflow interruptions and we have several procedures in place to do just that. From isolating construction zones, to site protection and daily cleanup, we have successfully managed many projects during operating business hours.

More than 80%

of our portfolio includes the demanding area of occupied renovations in senior living and hospitality.

LET US TAKE THE LEAD

Our goal in taking on the lead role for our hospitality clients is to ensure they are receiving the highest level of quality, the most efficient building products, closely managed budgets and uninterrupted daily activity to their business, as well as other local businesses.



SENIOR LIVING VS HOTELS COMPARISON

	SENIOR LIVING	HOTEL
Interior Renovations	X	X
Multiple Rooms	X	X
Restaurants	X	X
Function Space	X	X
Back Offices	X	X
Commercial Kitchen(s)	X	X
Common Spaces	X	X

OUR HOSPITALITY SERVICES

Lobby Areas
Guest Rooms
Common Areas
Fitness Centers
Dinning Areas
Bathrooms
Exteriors
Restaurants
Cafes and Coffee Shops
Bar and Lounge Areas
MEP Services
HVAC System Replacements
Building Efficiency and Performance

SERVICES

Hotel Construction Services

SOUTH COAST IMPROVEMENT APPROACH

South Coast Improvement Company has been in the construction industry for over 25 years. We have worked on numerous general contracting and construction management projects, including building efficiency and performance.

Our extensive experience in the Hospitality industry allows us to provide seamless renovation projects while your business stays in operational.



NEW BEDFORD HARBOR HOTEL

On this project we converted an unoccupied, abandoned, historic mixed-use building in downtown New Bedford into a luxury hotel. This historic hotel conversion project consisted of a complete exterior renovation and a full interior build-out of the 46,000-square-foot building. The New Bedford Harbor Hotel has 70 rooms, a 3,300-square-foot restaurant and bar, and a 5,100-square-foot banquet space.

BOSTON HARBOR HOTEL

The Palladium Level of the Hotel is a wood façade. We replaced all rotted wood and recoated entire façade using aliphatic urethane-based marine coating to protect from the weather. In their main Function Room “Sails” there was a sprinkler burst. We provided major sheetrock repairs to ceilings and walls.

CHATHAM BARS INN

We completed renovations at several locations within the prestigious grounds of the Chatham Bars Inn. The scope of work for these four projects included the complete replacement of rotted wood trim, fascia boards, and soffits with the more durable AZEK trim board.

NEEDHAM SHERATON

The 5th floor main sprinkler system broke, damaging all floors below and the lobby. Due to the damage caused a complete lobby renovation, sheetrock replacement, new finishes, and new lighting in the lobby and floors 1 - 4 was required.

HAMPTON INN

Provided complete corridor refresh, paint, carpet lighting, and ceilings in all guest rooms, we renovated the bathrooms including all new fixtures and accessories. Created new Breakfast Pantry in the lobby to accommodate continental breakfast. Underground plumbing, new electrical service, and extensive millwork. Refreshed all the reception area and lobby with new custom trim, wall covering, paint, and new lighting.

QUALITY INN

Renovated all rooms, repurposed, and reconfigured common areas and corridors, and provided structural repairs at the porte-cochere after being damaged by a delivery truck. Constructed a new breakfast nook in the lobby which involved all-new underground plumbing, electrical, and HVAC. New ceilings, lighting, wall finishes, millwork, and carpet throughout.

“Our project was not a simple one and all challenges were handled with the firmness, fairness and decisiveness required to keep a project moving. Because of the commitment and dedication of Tom and Henry Quinlan, their tradesmen and office personnel, our project was executed as planned and pleasantly met the expectation of our management and unit owners.”

Rick Tobojka
Harwichport Resort Club

OUR PORTFOLIO

Four Seasons
The Belmont
Sterling Country Club
Harwichport Resort Club
Moby Dick Brewery Company
The Raw Bar at Island Creek
Oyster Farm
The Enchantment, Sedona, AZ*
Sheraton Windsor Locks, CT*
Hampton Inn Boca Raton, FL*

*Proposal Pending



SOUTH COAST
Improvement Company
Construction • Renovation
Est. 1998

FLORIDA

6501 Congress Ave, Suite 100
Boca Raton, FL 33487
Phone: 786.770.0035
t. 84-509-2786

MASSACHUSETTS

13 Marconi Lane
Marion, MA 02738
t.508.748.6545

www.southcoastimprovement.com