

AG2G · GRAND KEY ENTERPRISE · SOUTH COAST RESTORATION & PAINTING

FULL-SERVICE GENERAL CONTRACTING — CONSTRUCTION, RENOVATION, MEP & RESTORATION

GOVERNMENT | COMMERCIAL | INSTITUTIONAL | RESIDENTIAL

CORPORATE TEAM

AG2G LLC BUSINESS DEVELOPMENT & CONSTRUCTION MANAGEMENT Originates opportunities and structures teaming partnerships across the group. Provides construction management oversight, contract compliance coordination, and government-contracting business development for federal, state, and municipal pursuits.	Grand Key Enterprise Corp. FULL-SERVICE GENERAL CONTRACTOR · CGC1525205 Boca Raton, FL general contractor active since 2014, licensed for new construction, complete renovations, and multi-trade project delivery — from ground-up builds to interior remodels, restoration, and repaint. 40+ completed high-rise restoration and painting projects; 600+ condominium interior renovations completed in 2023–2024 alone.	South Coast Restoration & Painting FL GENERAL CONTRACTOR · CGC1527478 Founded 1972; serving South Florida since 1981. Full-building trade capability including concrete restoration, waterproofing, and high-rise painting, backed by manufacturer-certified applicator status and a five-decade track record with condominium associations and property managers.
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WHAT WE DO

New Construction	Full Renovations & Remodels	Carpentry
Plumbing	Electrical	MEP
Roofing	Pool & Spa	Turnover Cleaning
Concrete Restoration	Waterproofing	Painting & Coatings
Glass & Glazing	Storefronts, Windows & Doors	Railings, Mirrors & Custom Glass

WHY CHOOSE OUR TEAM

- One team, every trade — from ground-up construction to final coat, one point of coordination across the scope
- 50+ years combined experience · 40+ high-rise projects · 600+ renovations completed in 2023–2024 alone
- Cross-licensed leadership: General Contractor, Roofing Contractor, Commercial Pool/Spa Contractor
- Manufacturer-certified applicators — Sika-Hydrotech, Tremco, Sto Corp
- Dedicated GovCon arm (AG2G) for federal, state, and municipal teaming

REPRESENTATIVE PROJECTS

PROJECT	LOCATION	SCOPE
La Mer Estates Condominium	Hallandale Beach, FL	3 towers, 443 units — full concrete restoration, waterproofing, pavers, and railing replacement
Bal Harbour 101	Bal Harbour, FL	18-story, 172 units — full concrete restoration of garages/façade, deck waterproofing (2019–2021)
Winston Towers 100	Sunny Isles Beach, FL	22-story tower — concrete restoration and full repaint (2021–2022)
Sunrise Harbour	Fort Lauderdale, FL	Two 17-story towers + 6-story commercial building — repeat client, restoration and repaint (2005 & 2013)
Marina Village	Boynton Beach, FL	Two 15-story + one 7-story buildings, 175 units — restoration, drain replacement, full repaint

PROJECT	LOCATION	SCOPE
YMP Real Estate Portfolio	Palm Beach / Broward / Dade, FL	Multiple 3–10 story properties — repeat-client restoration and painting program
Coronado at Highland Beach	Highland Beach, FL	40-Year Recertification — structural, electrical, and envelope repairs
Village Walk of Wellington	Wellington, FL	753 buildings / 954 units across 552 single-family and duplex homes, plus clock-tower restoration
Environ One & Two Condominiums	Lauderhill, FL	24 five-story buildings — full concrete restoration and painting
City Palms Condo	West Palm Beach, FL	10-story, 303 units — repairs and full repaint
Malaga Towers Association	Hallandale Beach, FL	Balcony knee-wall removal, floating glass railing installation, garage restoration
CENTRA Homeowners Association	Boca Raton, FL	35 buildings, 198 units — restoration, waterproofing, and full repaint
The Ellington Townhomes	Fort Lauderdale, FL	50 four-story townhomes — repeat client, full repaint plus 4th-floor roof deck waterproofing
Boca Pointe Costa Del Sol	Boca Raton, FL	146 buildings — repeat client (3x), repairs and full repainting

Additional high-rise trade experience (Grand Key, restoration & painting scope): Icon Brickell, Brickell Heights, SLS LUX Brickell, Eden Roc Miami Beach, The Grandview Condominiums, Cordoba Condominium (Doral), and Portofino Condominium (Deerfield, incl. 40-Year inspection and approval).

CLIENT & INDUSTRY TESTIMONIALS

Mike Morgulis, General Manager <i>Bal Harbour 101 (19-story, 40+ years in condo management)</i> “The best company I ever had to work with.” Cites unmatched professionalism, quality, and hurricane-preparedness scheduling.	Robert Tolkan, President <i>Tilford S – Century Village East</i> “Exceptional quality and professionalism in every project,” with consistent on-time, on-budget delivery.
John Hennigan, President <i>Hillcrest No. 4 Condominium Association</i> Confirms references were “not exaggerated” — an outstanding result on every facet of the restoration.	Brian Horvath, Contractor Account Manager <i>The Sherwin-Williams Company</i> Multi-year manufacturer partnership; confirms reliable, high-quality workmanship across countless completed projects.
Richard Devick, President <i>UCI Paints</i> Unblemished performance record meeting rigid inspection standards for over 25 years running.	

CERTIFICATIONS & CORPORATE INFORMATION

Grand Key Enterprise Corp. FL General Contractor License CGC1525205 — exp. 8/31/2028 Active Florida Corporation since 2014 (Sunbiz) South Coast Restoration & Painting FL General Contractor License CGC1527478 Established 1972; serving South Florida since 1981 Anael I. Ramos Neto — Cross-Licensed Principal General Contractor (CGC1525205), Roofing Contractor (CCC1335734), Commercial Pool/Spa Contractor (CPC1460645) — all exp. 8/31/2028	Manufacturer & Trade Certifications Sika-Hydrotech Authorized Applicator — systems qualify for up to 20-yr warranties Tremco Approved Applicator — Vulkem, EWS Traffic/Waterproofing, TremProof, Paraseal Systems (2025–2026) Sika RoofPro — Bronze Level Applicator (materials & limited labor warranties) Sto Corp warranted applicator • ICRI Member since 2020 Safety & Compliance REACH-certified Competent Person — Swing Stage & Fall Arrest Systems EPA Lead-Safe Certified Renovator on staff (exp. 12/2027) AG2G LLC SAM.gov Status: Active UEI: YXHFU5221AG5 • CAGE: 22E04
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INSURANCE COVERAGE

General Liability — Spinnaker Insurance Co. Policy CSG-00304585-00 • eff. 7/15/2026–7/15/2029 Each Occurrence: \$1,000,000 General Aggregate: \$2,000,000 Products/Completed Operations Aggregate: \$2,000,000 Personal & Advertising Injury: \$1,000,000	Workers' Compensation & Employers' Liability — SUNZ Insurance Eff. 1/1/2025–1/1/2027 • Statutory coverage, Grand Key Enterprise employees E.L. Each Accident: \$1,000,000 E.L. Disease – Policy Limit: \$1,000,000 E.L. Disease – Each Employee: \$1,000,000
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MARKETS SERVED

Federal	State	Municipal
Commercial	Institutional	Healthcare
Hospitality	Multifamily	Residential Renovation

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