

NAUTILUS

HOMES



Ryan Perrone
President



Welcome to Nautilus Homes

“Thank you for your interest in Nautilus Homes. We look forward to creating a masterpiece of functional art for you and your family to enjoy. We take pride in creating homes and relationships that withstand the test of time.

Please let us know exactly what you want and we will make sure it is done. “



Our Values



Customer
Satisfaction
Quality
Communication
Passion
Professionalism

Systematic
Safety
Scheduling
Efficient





Jewel Box Homes



We Build Our Company Through Passion

Building your forever home is what we do best.
Why? Because we have a team of talented, passionate professionals that work tirelessly to produce perfection.

We are a full service general contractor specializing in the construction of one-of-a-kind luxury waterfront homes on the keys and estates of Sarasota. Due to the nature of our clients being from out of state and even out of country, we have developed extensive systems that provide the very best communication, whether near or far.

Nautilus Homes has produced an impressive portfolio of homes in the full range of architectural styles from Antebellum to Bauhaus. With the right professionals surrounding you during design, estimating, and construction, you will find that the process is exciting and rewarding. Let us do the heavy lifting to create the team and manage all of the difficult tasks while you enjoy the fun stuff!

Let's get started!

-The Nautilus Team



A Trusted Partner

Known as Sarasota's Jewel Box Builder, we fine tune every facet of your home.

Our name brings value to projects. When a realtor hears "Nautilus Homes," they immediately know the home was built to the highest standards and beyond.

Our dedicated VP of Client Satisfaction, Rick Mountjoy, ensures client comfort and success during the project. He is your single point of contact throughout the process from the initial meeting to move in day.





Technology for Clearer Communication



CLOUD BASED
PROJECT
MANAGEMENT
SOFTWARE

- Industry leading cloud based project management tool
- Single source document control for all parties involved. Drawings, RFI's, Submittals, Photos, Weekly Reports.
- Serves as an online portal for Clients, Owners Rep, Architect, to access anytime, anywhere



ADVANCED
ACCOUNTING
SOFTWARE

- Industry specific accounting software
- Provides real time cost controls against subcontracts ensuring that we are on budget
- Creates professional, detailed proposals, AIA billing, change orders, etc.



INTUITIVE
ESTIMATING

- WBS (work breakdown structure) based estimating ensures we have accurate and competitive pricing
- Uses historical and database costs to develop accurate estimates for proposals and changes
- Creates complex material takeoffs with just the click of a button



PROFESSIONAL
3D DRAWINGS

- Project managers are well versed in professional 3D drawing software
- Creates complex 3D drawings used to convey details/ideas accurately and efficiently to field personnel and design professionals
- Useful to work out potential issues digitally, which is quicker and less expensive, creating efficiency



Working with Nautilus



There are no words to describe **Ryan's attention to detail**. He will not settle for mediocre and expects nothing but excellence from his subcontractors.

Kim Peacock

Commercial Client - Strata PT



Nautilus Homes is an excellent resource for our architectural firm. We provide design services for high end waterfront residences and Nautilus Homes is a custom residential construction firm that we can rely on to provide our clients with craftsmanship, accountability and well communicated contracting.

Cliff Scholz

Architect – Various Projects



I have had the pleasure of working with Nautilus Homes, Ryan Perrone, and Abbie Forrest as they constructed one of the custom homes I've designed.

They have performed admirably, with great conscientiousness, attention to detail, and determination to build the home correctly and in accordance with my drawings and architectural intentions.

They have approached this project with intelligence, care, and respect, and maintain a high level of continuing communication- all critical to a successful project. Highly recommended.

Thank you Nautilus Homes!



Randall Sample

Architect

Shifting Shores Project
and various others



It came down to choosing the best person to do this job and with the three generations of home building as well as your family being known as the best waterfront luxury custom home builders in the area, we got a personal relationship with that history and that level of experience.

The Lang's Residential Client – Shifting Shores



[CLICK HERE TO WATCH](#)
The Langs



Having dreamed about this house for so long, we were not about to let any detail go without thought and without care and **Ryan and his team responded to every one of those things...**This is something I've thought about for years and I wanted it just so. **For him to say, "Absolutely, I get it," and to work towards that goal is great,** I think we made a good team.

Owner – Old Grove

Residential Client



[CLICK HERE TO WATCH](#)
Old Grove



Awards & Accreditations



2016-2019



2017 & 2019





Architects & Designers



Honored to work with a great team.

We have had the pleasure of working with some extremely talented design professionals. This short list of esteemed Architects and Designers has helped Nautilus Homes build some of Sarasota's finest homes.



William B. Litchfield

Located in Atlanta, GA. WBL designs classic award winning homes around the world.



Ellen Hansen Designs

Located on Madison Ave., NYC. Ellen creates impeccable luxurious interiors.



DSDG Architects

Located in Sarasota, FL. DSDG creates award winning crisp modern Bauhaus style architecture



Hive Architects

Located in Sarasota, FL. This talented young team is creating the 21st century's version on mid century modern.



CMSA Architects

Located in Sarasota, FL. CMSA is an award winning architect of classic homes in the Georgian style.



Harrell & Co. Architect

Located in Naples, FL. Harrel creates Naples most exquisite estates.



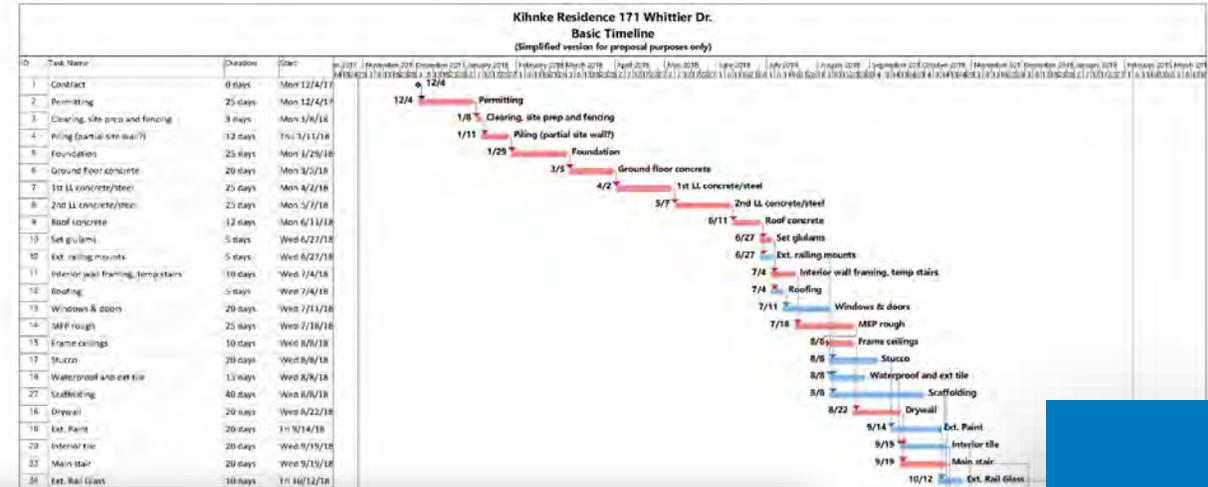
Project Controls & Billing

A defined process creates a controlled project. We have developed simple, yet effective project controls and defined accountability for direct employees and subcontractors. Thus creating a predictable outcome... success.

Schedules

Setting goals to timelines- this is the basis of a successful project. We produce a schedule during every estimating process. We understand that time is money to our clients.

Our weekly report provides an update on the work performed and upcoming work to give the client peace of mind that things are going as planned.



Weekly Report:

Shibusu

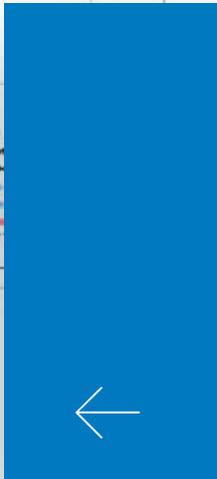
Week Ending 06/14/19

Work Performed:

- Wall layout snapped onto the footings ready for form work.
- Wall panels delivered by the concrete company.
- Material for the board formed concrete delivered.
- Vertical tie in steel and wall panel construction started.

Upcoming in schedule next week:

- Meeting with subs onsite to place critical mechanical sleeves in garage walls.





Standardized Documentation Throughout

From the proposal to change orders to our AIA billing, our cost codes allow everyone to be on the same page throughout the process.

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER PROJECT: APPLICATION NO: 2036 Draw #10 Distribution to:
 PERIOD TO: 04/01/2019

FROM Nautilus Custom Homes, Inc. VIA ARCHITECT: CONTRACT FOR:
 CONTRACTOR: 7126 Beneva Rd #201 Sarasota FL 34238 CONTRACT DATE: 05/24/2018 PROJECT NOS:

OWNER
 ARCHITECT
 CONTRACTOR
 CONSULTANT

CONTRACTOR'S APPLICATION FOR PAYMENT

1. ORIGINAL CONTRACT SUM
 2. Net change by Change Orders
 3. CONTRACT SUM TO DATE (Line 1+2)
 4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)
 5. RETAINAGE
 a. 0.00 % of Completed Work (Column D + E on detailed sheet)
 b. 0.00 % of Stored Material (Column F on detailed sheet)
 Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)
 6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)
 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)
 8. CURRENT PAYMENT DUE
 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)

CONTRACTOR'S CERTIFICATION OF WORK
 The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: _____ Date: _____
 State of: _____ County of: _____
 Subscribed and sworn to before me this _____ day of _____
 Notary Public: _____
 My Commission Expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT
 In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: _____ \$
 (Attach explanation if amount certified differs from amount applied for). Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.

ARCHITECT: _____ Date: _____

This Certificate is non negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor on this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes approved in Previous month by Owner		
Total approved this Month		
NET CHANGES by Change Order		
TOTAL		

3310.000 Daily Jobsite clean	980.00	980.00	450.00	450.00	45.92
3320.000 Final construction	1,650.00	1,650.00			
3330.000 Pressure wash	1,200.00	1,200.00			
3410.000 Pool(A)	56,080.00	8,711.68	64,791.68	19,391.22	44,400.46
3422.000 Driveway(A)	8,844.00	8,339.49	17,183.49	17,183.49	100.00

2036 Draw #10
 04/01/2019
 9
 NO:

Balance	Retained
14,838.00	
2,167.00	
2,950.00	
4,813.00	
3,566.79	
2,162.00	
2,462.50	
4,400.00	
5,360.00	
-594.26	
594.55	
19,010.00	
545.00	
530.00	
1,650.00	
1,200.00	
1,000.00	

Change Order
 Order#: 13
 Order Date: 07/03/2018

7126 Beneva Rd #201
 Sarasota FL 34238
 941-366-3650

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To: _____ Project: _____

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract
 Ordered By: 1 Ryan Perrone Customer Order: _____

Plans Attached
 Specifications Attached

Description of Work	Amount
3010 Shower Enclosure	
3010 Shower Enclosure, Less Budget	
3020 Mirrors	
3020 Mirrors, Less Budget	
3030 Custom Glass Specialties	
3030 Custom Glass Specialties, Less Budget	
6000 OH&P	

Notes

Approved Amount of Change

The original Contract Sum was _____
 Net change by previous Change Orders _____
 The Contract Sum prior to this Change Order _____
 The Contract Sum will be changed by this Change Order _____
 The new Contract Sum including this Change Order will be _____
 The Contract Time will be changed by _____



Giving Back to the Community

ACE mentorship volunteers, scholarship provider
and internship provider.

HAROLD BUBIL: ACE program mentors future building professionals

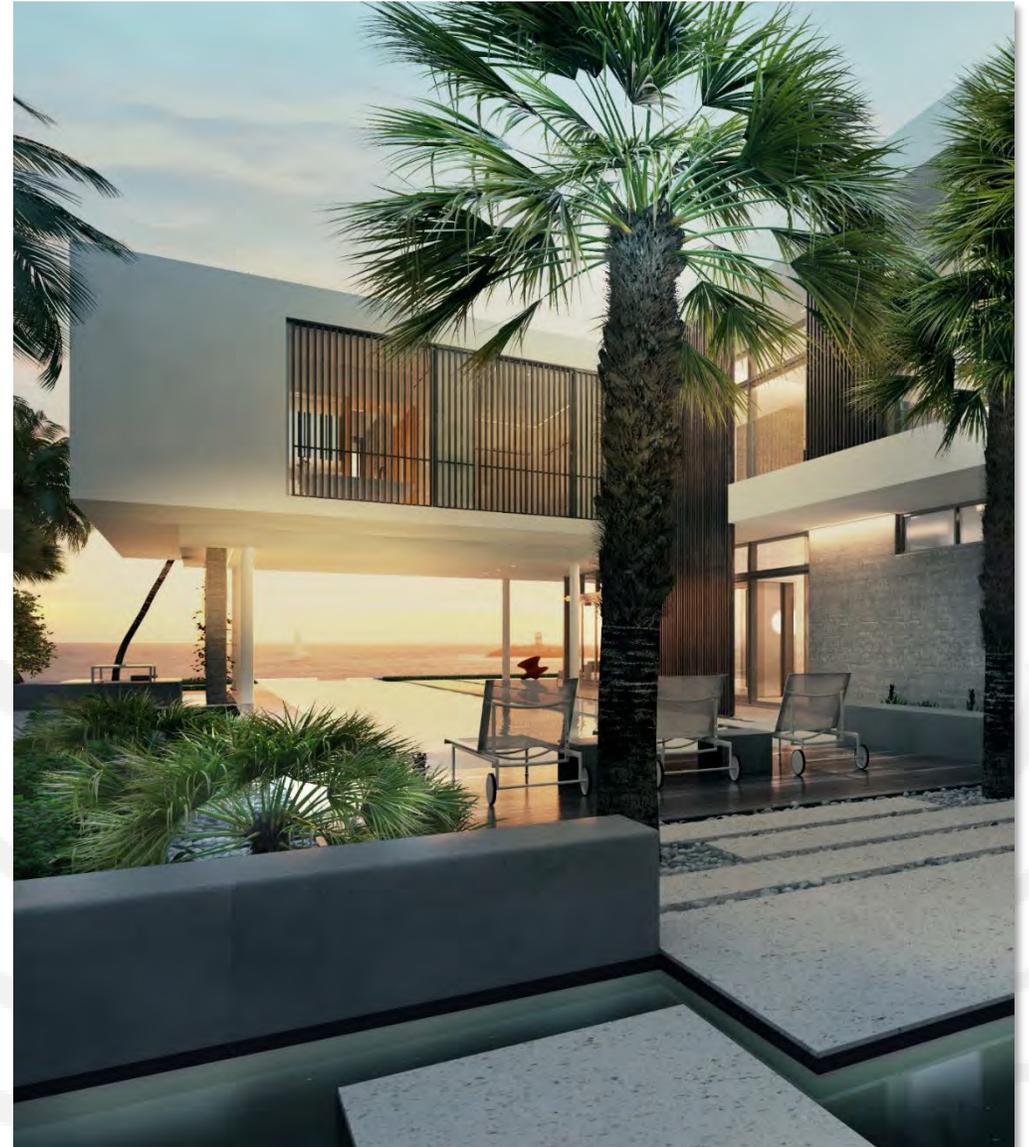
Posted Jun 16, 2019 at 6:20 AM



With his father in the audience, Ryan Perrone delivered the keynote address during a recent program in which scholarships were awarded to five students in Venice High School's Engineering CTE program (Career Technology Education, a Sarasota County STEM initiative). The winners: Matthew Stutzman, Wyatt Ehrhardt, Andrew Bui, James Wardlaw and Luwel Fe Abarintos.

Stutzman was awarded a \$2,000 scholarship from Nautilus Homes, as well as a summer internship during which he will shadow Ryan Perrone and other company executives and supervisors on a residential project designed by Joe Kelly of Hive Architects.

heraldtribune.com





Featured Projects



Old Grove

The Old Grove was brought to life as a forever home for a renowned musician and his family.

The family purchased the 7 acres of Spanish moss draped, river front landscape over ten years prior to this build. The lot was part of the Gamble Sugar plantation, built in 1840. They requested a home resembling the longest standing structures in north America such as Drayton Hall built in 1747 with the conveniences and open feel of a new build.





In preparation for construction, the Nautilus Homes team traveled to visit Drayton Hall to understand the architectural building techniques of the period to ensure the home would hold historic integrity.

The home was designed and crafted to maintain the historic, traditional feel while filled with playful and creative details such as painted striped floors, swinging diner doors, rolling ladders, antique hardware, gas lanterns, brick floors, reclaimed wood, and secret doors.



The home features authentic materials including Loewen windows, Signature entry doors, Timberlane shutters, coffered ceiling, custom cabinetry and millwork creating elaborate, grand spaces.

The home captures the clients' character and will stand as a testament to their family and their passion for classical arts.

The home received the Grand Aurora for Interior Detailing and Silver Aurora for Best Custom Home in 2019.



Interior Detailing in
Home over \$2 Million



Best Custom Home
4,000-6,000 sq. ft.





Orchid Beach

Nestled in the white sands of Lido Beach, overlooking a 100-acre preserve of Florida habitat, this Colonial West Indies home celebrates the natural beauty that Sarasota is known for. Inspired by the sugar plantation estates on the island of Barbados, “Orchid Beach” radiates a barefoot elegance.

Imported Dominican Coral and a red brick paved drive transitions to a courtyard with stone and bronze fountains, cedar trellises, gas lanterns and an intricate orchid pergola creating a calming effect while approaching the home.





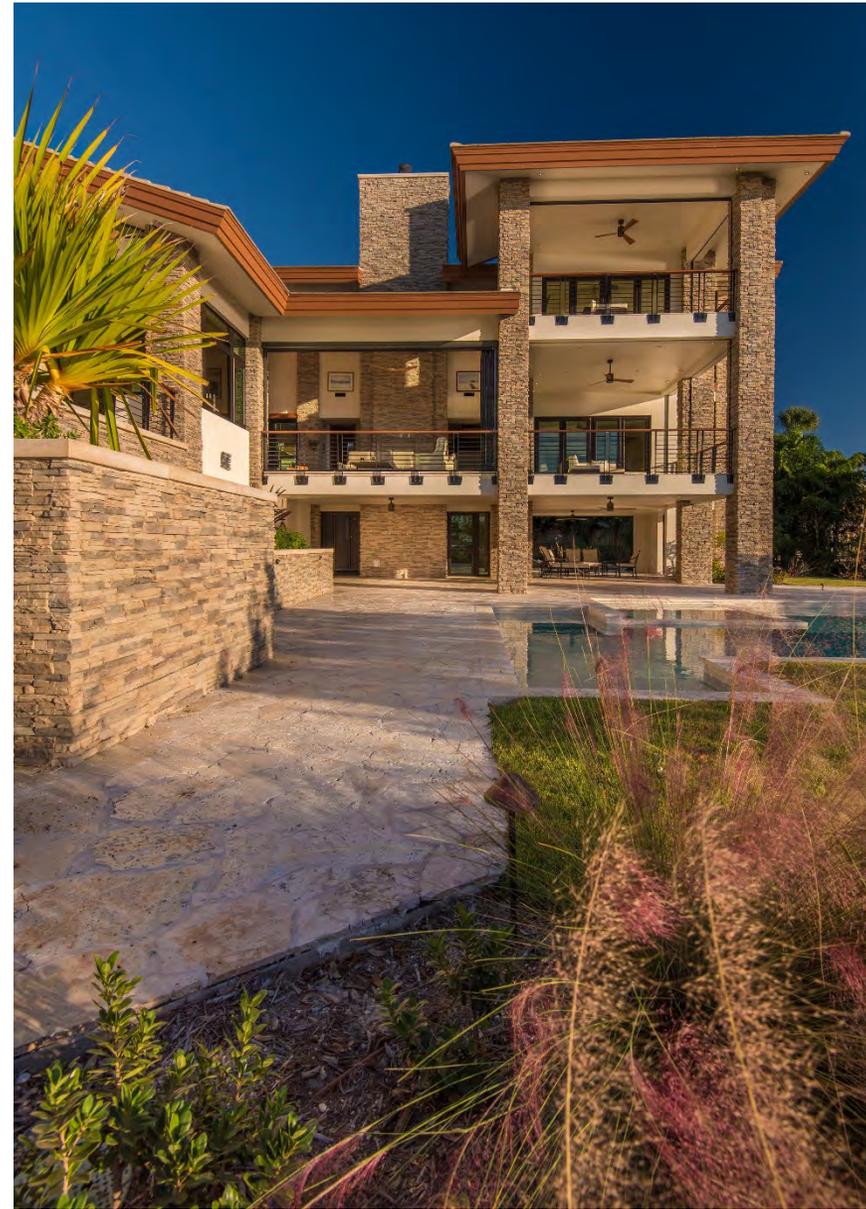
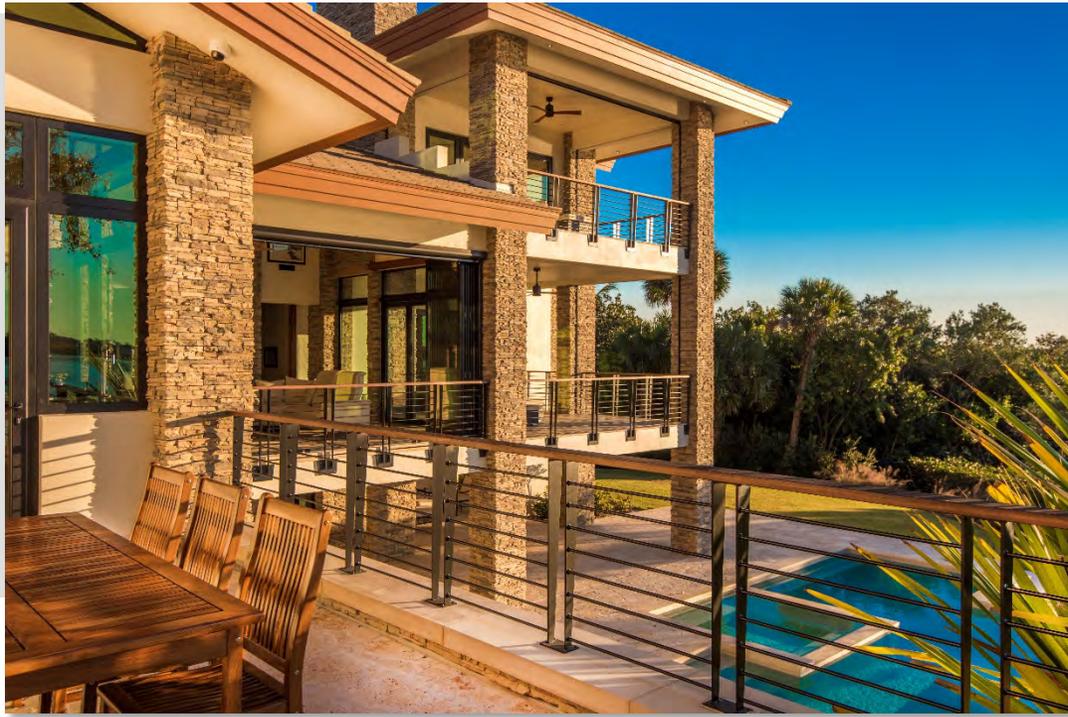
The old-world materials and craftsmanship continue throughout the home, culminating in areas of standout detail, including an English pub style bar overlooking the preserve, a paneled master bedroom with windows to resemble to stern of an old sailing ship overlooking the bayou.

Orchid Beach was designed as a personal oasis for the owners to share the Florida lifestyle with their family and friends. Even the guest suites are fit for a governor.



The home gives the feel of traveling back in time to a spectacular island estate and promises to become a timeless piece of architecture on Lido Key.

Art and craftsmanship is the cornerstone of society. Orchid Beach combines an unparalleled level of craft into a living piece of art.



Shifting Shores

The client wanted to create a forever home that embodied the spirit of the property, which is a gorgeous natural peninsula. The architect designed a simplistic rectilinear floorplan that masterfully maximizes space and views.

Much of the intent is to picture frame the views with his architecture to create depth and interest. One of the most difficult aspects was to incorporate an RV garage without diminishing the curb appeal while appeasing the HOA. All of this was carefully done while maintaining a strict budget.



Nautilus worked with a nationally renowned architect, Maurice Jennings architecture who provided interior architecture including fully designed cabinetry, trim moldings, custom light fixtures and furniture.

Shifting Shores features floor-to-ceiling window systems featuring cathedral style windows providing 180-degree views of the intercostal waterway.



The project design grew out of the natural grades of the land and used locally sourced natural materials throughout, drawing from the designs of E-fay Jones and Frank Lloyd Wright. The home was honored to receive the Grand Aurora for Best Kitchen in the \$1-\$2 million category.



Best Kitchen
\$1,000,000 to \$2,000,000



Venice Beach Cottage

The architecture of this home is extremely ornate. It is based off an architectural style that is prevalent in the old cracker houses in Old Naples. The detailing is everywhere from the fully paneled office and loft with a spiral staircase to the exposed rafter tails and scissor trusses in the great room. The house is a jewel box home - a home that feels elegant but also inviting. The expectation of the team to have everything absolutely perfect was the greatest challenge, but one that was appreciated and attended to with discernment. It was an honor to work with such an amazing team and a testament to the work that we do.





The home features Calcutta style gold mosaic floor tile and countertops in the master bathroom. The floor and countertop together create a classic look when mixed with the handmade wall tiles throughout.

The chateau collection oiled wood floors from Duchateau create a soothing old-world finish throughout the house that ties all the colors together.



Sub-Zero and Wolf paneled appliances throughout make for a clean and impressive kitchen.

Overall this home was a showstopper and was honored with the Aurora Award for Best Custom Home in 2017.



Best Custom Home
4,000-6,000 Sq. Ft.



Bildhaus





Siesta Key Low Country







Coming Soon - Shibusa

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Get Started on Your Forever Home Today!

Call to setup an appointment with our VP of Client Experience, Rick Mountjoy. Rick would be happy to walk you through our process to show you what makes us different from the rest.



Contact

Phone: 941.366.3650

Email: Rick@Nautilus-homes.com

Address: 7126 S. Beneva Rd.
Sarasota, FL 34238