

MALONEY CONSTRUCTION

Commercial Renovation • Remodeling • Disaster Recovery

Florida Certified Building Contractor — CBC 1266638 • Port Charlotte & Miami, FL • Serving Florida Statewide

We renovate occupied Florida facilities — schools, hotels, retail, and public buildings — without shutting them down.

Maloney Construction is a commercial general contractor built for facilities that cannot close. We phase work around academic calendars, hotel occupancy, and live public operations — maintaining life safety, containment, and service continuity while delivering to schedule and to brand or agency standard. Our roots are in disaster recovery, where keeping the client operating is the entire job. That discipline now runs through everything we build.

THE OCCUPIED-OPERATIONS DELIVERY SYSTEM

- **Phased sequencing** around calendars, occupancy, and service windows — summer surges, night and weekend crews.
- **Containment and protection** — dust, noise, and air controls with secure separation between construction and operations.
- **Life safety maintained** — interim egress, alarm, and fire-protection continuity for every phase, every day.
- **Daily operator coordination** — one plan shared with facilities staff before work starts, not after questions do.
- **Area-by-area turnover** — clean, punched, documented handback so each space returns to service on a date, not a guess.

REPRESENTATIVE EXPERIENCE

- **Charlotte County Public Schools district-wide term contract (ITN 2627-45MR)** - awarded June 2026 across 26 school campuses; ranked first in 14 of 17 work categories. Reactive and planned renovation work orders executed on occupied campuses through a purpose-built work-order platform.
- **LeeTran / Lee County transit facility modernization (B260017SML)** - renovation of four operating public transit facilities; substantial completion November 2026.
- **Concurrent Marriott PIP renovations — Courtyard & Residence Inn** - brand-mandated renovations executed while both hotels remain open to guests; phased guestroom and public-area sequencing to Marriott standard.
- **Municipal and public-agency renovation** — including a \$1M+ municipal project delivered under public procurement, AIA G702/G703 progress billing, and Davis-Bacon certified payroll.
- **Statewide disaster recovery and reconstruction** — emergency stabilization through full reconstruction; the origin of our occupied-operations delivery culture.

WHY OWNERS CHOOSE MALONEY

- **Continuity is the deliverable.** Your students learn, your guests sleep, your public is served - while we work.
- **Speed to a real number.** A proprietary AI-assisted estimating platform built in-house turns plans into a credible budget in days, not weeks.
- **Public-grade administration.** AIA billing, certified payroll, purchase-order and work-order compliance - and a written rule: no change-order work proceeds without written authorization.
- **Program infrastructure.** A custom operations platform manages multi-site work orders, daily logs, and invoice compliance in real time.
- **Principal-led.** Direct access to ownership on every account, from first walk to closeout.

QUICK FACTS

Entity	Maloney Construction LLC - Port Charlotte & Miami, Florida
License	Florida Certified Building Contractor CBC 1266638
NAICS	236220 Commercial & Institutional Building Construction
UEI / DUNS	H6X5EHMFAGB1 / 10-992-0586
Bonding	Bonded and insured; surety capacity statement available on request
Markets	K-12 & public facilities • hospitality • transit • retail • disaster recovery
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