

Paint Bids May 2019

Company	Email	Price	Roof cleaning opt	Notes
Garrod Painting Inc.	garrodpainting@gmail.com	\$ 87,000.00		
Best Coast Painting	bestcoastpainting@comcast.net	\$ 82,555.00		
Peacock Painting Services, Inc.	christine@peacockpainting.com	\$ 104,200.00		
Superior Painting	office@superiorpaintinginc.us	\$ 126,175.00	\$ 5,500.00	



Garrod Painting

Architectural & Industrial Coatings

Date: 4/29/2019

Architect:

Project: Heritage Oak Park Lodge
19520 Heritage Oak Blvd

To: Heritage Oak Park Lodge

We hereby propose to furnish material and labor as per plans and specifications as follows: Sherwin Specifications 4/17/19

Proposal

Exterior

*Power-Wash, Prep, Prime & Finish Exterior Substrates As Per Sherwin Williams Specifications

- >Grand Lodge
- >Sport Bar
- >Library/Craft Room
- >Exercise Room/Pool Room
- >Maintenance Garage
- >Guard House
- >Pavilion & Pergolas
- >Mail Centers

Interior

*Prep, Repaint Interior Ceilings, Walls, Trim & Doors As Per Sherwin Williams Specifications

- >Grand Lodge (*Excludes Ceilings*)
- >Sport Bar
- >Craft Room (*Excludes Library*)
- >Pool Bathrooms (*Excludes Exercise Room/Pool Room*)

Back Wall

*Power-Wash, Prep, Prime & Finish Property Wall Adjacent To Peachland Blvd As Per Sherwin Williams Specifications

Total: \$87,000.00

{Eighty Seven Thousand Dollars}

Prices good for 60 days

BEST COAST PAINTING PROPOSAL

INTERIOR & EXTERIOR PAINTING SPECIFICATIONS FOR

HERITAGE OAK PARK CDD

*19520 Heritage Oak Blvd
Port Charlotte, FL 33948*

PREPARED FOR:

Heritage Oak Park Community Association, Inc.

Attn: Board of Directors

*19520 Heritage Oak Blvd.
Port Charlotte, FL 33948*

Trisha Gwinn Hopcacam@outlook.com
Michelle Egan Michelle.egan@InFramark.com

PREPARED BY:

Best Coast Painting LLC

Fernando Tovar

941-815-8184

bestcoastpainting@comcast.net

4/20/2019

BEST COAST PAINTING PROPOSAL

HERITAGE OAK PARK CDD

OVERVIEW OF PROJECT

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BEST COAST PAINTING PROPOSAL

CAULKING & PATCHING DETAIL:

EXTERIOR CAULKING WILL BE DONE WITH S/W SHERMAX URETHANIZED ELASTOMERIC SEALANT AND NORMAL CRACKS WILL BE PATCHED USING S/W MASONRY ELASTOMERIC PATCHING COMPOUND

- A. Existing sealants are to be inspected for signs of deterioration and completely removed if deterioration is found. Deterioration would include but not limited to: Adhesive Failure-loss of adhesion on one or either side, Cohesive Failure-joint movement has split the caulk down the middle and Reversion-Caulk has returned to a liquid state. Areas that have been removed or are void of sealant are to be cleaned to a sound substrate, primed/sealed prior to installation of new sealant. All Sealants applications are to be **dry tooled**.
- B. Existing caulking and patching that are not specified for removal and replaced will be inspected at the time of commencement to be free of failure. .
- C. Areas that will be inspected for sealant deterioration and replaced as needed are as follows:
 - 1. All wall attachment perimeters which might **include**. but are not limited to:
 - (a) Window Frames
 - (b) Entry and Utility Door Frames
 - (c) A/C Vent Attachments
 - (d) All Fixtures and Apparatus attached to the Walls
 - 2. All Horizontal and Vertical Expansion Joints
 - 3. Change of Direction or Inside Angles of all Vertical Walls
 - 4. Dissimilar Material Junctions
 - 5. Rails attachments (Vertical & Horizontal)
 - 6. Any and all Gaps, Holes or Voids in Wall Surfaces
 - 7. Any Wood Joints
- D. Every effort will be made to reduce "open time" of repair joints to prevent the possibility of water intrusion. Backer Rod, Bond Breaker Tape or other bond breaker will be used wherever possible 3-side adhesion of the sealant.
- E. **Crack Repair** will be done as follows: Static Cracks less than 1/16" wide will be covered using Sherwin Williams Brush Grade Elastomeric Patching Compound. Dynamic Cracks wide than the 1/16" will be cleaned out and covered using Sherwin Williams Trowel Grade Elastomeric Patching Compound. Patching Compound will be applied after the Chalk Sealer has been applied and match existing stucco as close as possible. Patching Compound will be allowed to cure overnight before top coating.

Caulking Detail Notes: N/A

BEST COAST PAINTING PROPOSAL

EXCLUSIONS:

1. Vinyl Awnings, Framework & Supports
2. A/C Vents
3. Attached Lights
4. Carports – Ceiling & Roofs
5. Lanai Screen Framework, Doors & Floors
6. Fire Alarms and Exit Signs
7. Sidewalks
8. Building Lettering, Numbers & Units Number Plaques
9. Screen/Storm Door Frames
10. Mailboxes & Bulletin Boards
11. Sliding Glass Door Frames & Tracks
12. Anything not listed in the “Substrates” part of this Specification

*** All exclusion items will not be painted. Cover and protect all of them from paint splatters and overspray.*

NOTE: SOFFIT, GUTTERS & DOWNSPOUTS WILL BE PRESSURE WASHED ONLY AND WILL NOT BE PAINTED.

BEST COAST PAINTING PROPOSAL

NOTES:

1. Rust can be a reoccurring problem. Proper millage and pin hole free application is the key to retarding rust. Rust may reoccur and is NOT considered to be a paint or coating failure and is not covered under warranty unless specified by Sherwin Williams Paint Company.
2. Specification may list all paint systems as one and/or two finish coats. However, due to certain tinted colors, low hiding colors or radical color changes, industry standards may require the addition of more finish coats. Coverage rates and dry mil thickness are theoretical.
3. All Cracks found in the Stucco will be sealed first, patched with Elastomeric Patching Compound and allowed to dry over night before applying finish coat.
4. Apply exterior coatings to Stucco/Masonry using spray method. A wet film thickness gauge will be used to check application as we proceed.
5. Trench where necessary to expose entire stucco surface prior to painting.
6. Downspouts will be removed to allow for painting behind downspouts and reattached with Aluminum Screws that will be touched up with the finish color.
7. No product or procedure substitutions or deviations will be allowed without the express written consent of the Property Owner or Association.
8. **The preparation and application of the paint will be performed as per the Sherwin Williams Villas Repaint Spec dated April 19th, 2019. Sherwin Williams will issue the following Warranty on the Stucco:**

7 Year 100% Labor and 100% Material Warranty

BEST COAST PAINTING PROPOSAL

HERITAGE OAK PARK – CCD

Exterior & Interior Finishes

ALL: PREVIOUSLY COATED SURFACES – Exterior Finish

Pressure Clean

Notes: Pressure Clean all exterior substrates on all buildings to be painted. Includes all Pergolas, Guard House & Mail Centers.

Primer: 079880401 – Bleach – A-1

Notes: Dilute at 20% through Chemical Injector or Pump Sprayer
Then pressure clean off with minimum of 3000 PSI & 3.0 GPM

Primer: A24V01100 – Loxon Masonry Coating Systems Conditioner Clear

Notes: Prime all previously painted substrates

STEEL/FERROUS METAL – Exterior Finish

Primer: A11W00210 – All Surface Enamel Alkyd Gloss Primer White

Notes: Scrape, mechanically grind or remove any loose rust prior to application. Includes crash bars on INT doors.

STUCCO – Exterior Finish

Primer: A24W08300 – Loxon Concrete & Masonry Primer, Interior/Exterior Latex White

Notes: Hot Stucco, full bodied primer required for any new stucco or significant repairs.

WOOD– Exterior – Exterior Finish

Primer: Y24W08980 – Fast Drying Interior/Exterior Oil-Based Primer White

Notes: Primer for any bare wood replaced prior to painting

Primer: WL001350A – Sealant – Pro Select Sher-MAX Urethanized Premium Elastomeric Sealant White

Notes: Fill gaps between wood siding as required after pressure cleaning & sealing, but prior to painting with topcoat.

White or Clear is acceptable for warranty.

BEST COAST PAINTING PROPOSAL

ALL RESTROOMS – Drywall – Interior Finish

Topcoat – 2 coats: K46W00151 – Pro Industrial Pre-Catalyzed Water-based Semi-Gloss Epoxy Extra White

Notes: Topcoat in all restrooms for Lodge and Sports Bar/Pool

ARBORS-PERGOLAS – Wood – Exterior Finish

Topcoat: A15W00051 – WoodScapes Exterior Acrylic Solid Color Stain Extra White

Notes: All open walkway pergolas. Total of 94 wooden pillars/posts & all overhead wood slats and trim

BACK PERIMETER WALL – Stucco – Exterior Finish

Primer: A24V01100 - Loxon Masonry Coating Systems Conditioner Clear

Notes: Pressure clean wall with a minimum of 3000 PSI and apply conditioner

Primer: 07430820 – Kover Krack 400 TEX

Notes: Fix all Cracks with Elastomeric Patching Compound

Topcoat: K43W00051 – Resilience Exterior Acrylic Latex Satin Extra White

COVERED PAVILLIONS ON LAKE – PREVIOUSLY- COATED SURFACES - Exterior Finish

Topcoat: K43W00051 – Resilience Exterior Acrylic Latex Satin Extra White

Notes: Wood Posts, Ceiling and Fascia (Total of 3)

COVERED WALKWAY from LODGE to LIBRARY/CRAFTROOM BUILDING--Exterior Finish

Topcoat – K43W00051 – Resilience Exterior Acrylic Latex Satin Extra White

Notes: Exterior Ceiling, 13 Concrete Pillars and Fascia

COVERED WALKWAY from LODGE to SPORTS BAR -Exterior Finish

Topcoat: K43 W00051 – Resilience Exterior Acrylic Latex Satin Extra White

Notes: After applying sealer, Topcoat for all previously painted electrical boxes

BEST COAST PAINTING PROPOSAL

EXTERIOR – LODGE- PREVIOUSLY-COATED SURFACES – Exterior Finish

Primer Coat: A24V01100 – Loxon Masonry Coating systems Conditioner Clear

Notes: Prime all previously coated substrates

EXTERIOR – LODGE – DOORS – STEEL/FERROUS METAL – Exterior Finish

Topcoat: B53W01151 – PI WB ALK UR SG EW

Notes: All Interior and Exterior Doors and Door Frames including crash bars

EXTERIOR – LODGE – LANAI – PREVIOUSLY-COATED SURFACES -Exterior Finish

Topcoat: K43W00051 – Resilience Exterior Acrylic Latex Satin Extra White

Notes: After using Loxon Conditioner, use topcoat for all exterior & interior wood wall surfaces & Fascia including 4 concrete pillars & interior ceiling in screened lanai.

GUARD HOUSE – PREVIOUSLY COATED SURFACES – Exterior Finish

Topcoat: K43W00051- Resilience Exterior Acrylic Latex Satin Extra White

Notes: After applying Conditioner, apply topcoat to exterior of Guard House

GUARD HOUSE METAL – PREVIOUSLY COATED SURFACES – Exterior Finish

Topcoat: B53W01151 – PI WB ALK UR SG EW

Notes: After applying conditioner, topcoat any metal substrates

INTERIOR TRIM – LODGE, SPORTS BAR, GAME ROOM TRIM & INTERIOR DOORS-WOOD

Interior Finish

Topcoat: B53W01151 – PI WB ALK UR SG EW

Notes: Water-Based Alkyd Urethane Semi-Gloss for all wood trim

INTERIOR WALLS – LODGE – DRYWALL – Interior Finish

Two (2) Coats: B09W01051 – Harmony IAQ Interior Acrylic Eg-Shel Extra White

BEST COAST PAINTING PROPOSAL

LARGE COVERED PAVILION by POOL – PREVIOUSLY-COATED SURFACES – Exterior Finish

Topcoat: K43W00051 – Resilience Exterior Acrylic Latex Satin Extra White

Notes: 12 Concrete Pillars, exterior ceiling, fascia, siding and all previously painted wood

LODGE – BACK PORCH WALLS/PILLARS–PREVIOUSLY-COATED SURFACES–Exterior Finish

Topcoat: K43W00051 – Resilience Exterior Acrylic Latex Satin Extra White

Notes: After applying Conditioner, apply Topcoat to Exterior Porch Walls on Pool side of the Lodge including 11 pillars, fascia & exterior ceiling

LODGE – FRONT PORTICO AND FRONT PORCH – Exterior Finish

Topcoat: K43W00051 – Resilience Exterior Acrylic Latex Satin Extra White

Notes: After applying Conditioner, all Portico and Front Porch Areas in front of the lodge including 16 pillars, fascia & exterior ceiling

MAINTENANCE GARAGE – PREVIOUSLY-COATED SURFACES – Exterior Finish

Topcoat: B53W01151 – PI WB ALK UR SG EW

Notes: Metal Doors and Trim

POSTAL STOPS/MAILBOXES–PREVIOUSLY-COATED SURFACES–Exterior Finish

Topcoat: K43W00051 – Resilience Exterior Acrylic Latex Satin Extra White

Notes: Wood Walls, Posts and Fascia (11 Total)

SMALL COVERED PAVILLION BY PARKING LOT – Exterior Finish

Topcoat: K43W00051 – Resilience Exterior Acrylic Latex Satin Extra White

Notes: 4 Wood Posts, Exterior Ceiling, Fascia and all Wood Areas

Topcoat: K43W00051 – Resilience Exterior Acrylic Latex Satin Extra White

Notes: 4 Wood Posts, Exterior Ceiling, Fascia and all Wood Areas

BEST COAST PAINTING PROPOSAL

SPORTS BAR/GAME ROOM – INTERIOR WALLS – DRYWALL - Interior Finish

Two (2) Coats: B09W01051 – Harmony IAQ Interior Acrylic Eg-Shel Extra White

Notes: Apply to all Interior Walls

SPORTS BAR/GAME ROOM/POOL ROOM – CEILINGS – DRYWALL – Interior Finish

Topcoat: A27W05050 – PROMAR CEILING WHITE

Notes: All Ceilings

SPORTS BAR/LIBRARY/CRAFT ROOM/EXERCISE ROOM/POOL ROOM – Exterior Finish

Topcoat: K43W00051 – Resilience Exterior Acrylic Latex Satin Extra White

Notes: After applying conditioner, apply topcoat to exterior of Sports Bar

SPORTS BAR/LIBRARY/CRAFT ROOM/POOL ROOM – DOORS –STEEL/FERROUS METAL Exterior Finish

Topcoat: B53W01151 – PI WB ALK Ur SG EW

Notes: After applying Conditioner, apply top coat to all doors and trim INTERIOR & EXTERIOR

TIKI “OBJECTS” – PREVIOUSLY-COATED SURFACES – Exterior Finish

Topcoat: A70W00051 – SNAP DRY SA D&T EW

Notes: 7 Total

BEST COAST PAINTING PROPOSAL

LABOR & MATERIAL\$82,555

Bid includes the following:

1. Interior - Restrooms: Lodge & Sports Bar/Pool
2. Exterior - Arbors – Pergolas (94 Wooden Pillars/Posts and Overhead Wood Slats & Trim
3. Exterior - Back Perimeter Stucco Wall
4. Exterior - Covered Pavilions on Lake (Wood Posts, Ceiling & Fascia) - Total of 3
5. Exterior - Covered Walkway from Lodge to Library/Craft Room Building (Exterior Ceiling, 13 Concrete Pillars & Fascia)
6. Exterior - Covered Walkway from Lodge to Sports Bar (Exterior Ceiling, 11 Concrete Pillars & Fascia)
7. Exterior – Buildings with Previously painted electrical boxes
8. Exterior – Lodge (Exterior Wall Siding, Stucco Knee Walls, Trim Boards and Fascia)
9. Exterior – Lodge Doors (All INTERIOR & EXTERIOR Doors & Door Frames including crash bars)
10. Exterior – Lodge Lanai (EXTERIOR & INTERIOR Wood Wall Surfaces & Fascia including 4 pillars & Interior Ceiling in screened lanai
11. Exterior – Guard House
12. Exterior – Guard House Metal
13. Interior Trim – Lodge, Sports Bar, Game Room Trim & Interior Doors
14. Interior Walls – Lodge Drywall
15. Exterior – Large Covered Pavilion by Pool (12 Concrete Pillars, Exterior Ceiling, Fascia, Siding and all previously painted wood
16. Exterior – Lodge Back Porch Walls/Pillars (Exterior Porch Walls on Pool side of Lodge including 11 Pillars, Fascia and Exterior Ceiling
17. Exterior – Lodge Front Portico & Front Porch (All Portico & Front Porch areas in front of lodge including 16 Pillars, Fascia and Exterior Ceiling
18. Exterior – Maintenance Garage
19. Exterior – Maintenance Garage Doors & Trim
20. Exterior – Postal Stops/Mailboxes (Wood Walls, Posts and Fascia) – 11 Total
21. Exterior – Small Covered Pavilion by Parking Lot (4 Wood Posts, Exterior Ceiling, Fascia and all wood areas
22. Interior – Sports Bar/Game Room Interior Walls
23. Interior – Sports Bar/Game Room/Pool Room Ceilings
24. Exterior – Sports Bar/Library/Craft Room/Exercise Room/Pool Room
25. Exterior & Interior - Sports Bar/Library/Craft Room/Pool Room Doors (All Doors & Trim INTERIOR & EXTERIOR)
26. Exterior – Tiki “Objects” (7 Total)

BEST COAST PAINTING PROPOSAL

NOTE: CUSTOMER TO DETERMINE COLORS

PROPOSED PAYMENT SCHEDULE:

25% down payment and Percentage of Completion Payouts every two weeks. The Association Representative will inspect completed units every two weeks and sign off on the percentage of work completed.

We will have a Sherwin Williams Representative also inspect completed units to make sure job meets the specifications for the 7-year warranty prior to submitting Percentage of Completion Invoice for payment every two weeks.

I AUTHORIZE THE WORK TO BE PERFORMED ACCORDING TO THE INCLUDED SPECIFICATIONS. *A Faxed or Emailed Signature is deemed an original signature.*

Signature: _____

Printed Name: _____

Title: _____

Date: _____

BEST COAST PAINTING PROPOSAL



PEACOCK PAINTING

CONDOMINIUM & HOA PAINTING SPECIALIST

Painting Proposal Prepared for:

Heritage Oak Park CDD, Inc.

Attn: Board of Directors
1520 Heritage Oak Blvd.
Port Charlotte, FL 33948

Peacock Painting Services, Inc.
PO Box 495278
Port Charlotte, FL 33949

www.peacockpainting.com

www.facebook.com/peacockpainting

4 March 2019

Heritage Oak Park CDD, Inc.

Attn: Board of Directors

1520 Heritage Oak Blvd.

Port Charlotte, FL 33948

Mailed to: michelle.egan@inframark.com

Please find attached our proposal to prepare and repaint the clubhouse, appended buildings, and perimeter wall at *Heritage Oak Park* located in Port Charlotte, Florida, as described within.

On the following pages you will find a well prepared and carefully detailed proposal including a thorough inspection-report, with annotated photographs, and a step-by-step description of every element of work, in exact order, and in precise detail, and product numbers for all materials. The proposal-package we have prepared for you exemplifies our commitment to both careful preparation and clear communication and serves as a preview of how carefully we approach our work.

We specialize in repainting multi-unit residential projects, and our ability to successfully complete association projects like yours at *Heritage Oak Park* is well established and our reputation is impeccable.

Peacock Painting completes **ALL WORK BY HAND**. Our hands-on approach results in a more even and substantial application of paint and an increased amount of attention to all areas. . . and the additional time and attention spent with "hands on" our work is well worth the effort!

Peacock Painting employs **NO SUB-CONTRACTORS** and no temporary or leased employees, ever. All projects are staffed with our polite, uniformed staff and are well supervised: minimizing disruption and maintaining a thoughtful presence on our projects is essential to creating a positive experience during your project.

Our **NO SUBCONTRACTORS, EVER** policy means, what you buy is what you get. MOST "painting contractors" in our market play a misleading game of "bait and switch" earning your trust and your business, only to resell your project to their own lowest bidder – an entirely unknown third-party outfit and you will have no opportunity to conduct background research or interviews with this third-party, because you almost certainly will not be aware that your project has been farmed-out to cut costs. Insist that any contractor competing for your business isn't selling your trust.

IT GETS EVEN BETTER. . . OUR SERVICE LASTS LONG AFTER THE PAINT DRIES.

As Florida's Condominium & HOA Painting Specialist, we provide our clients with the following EXCLUSIVE services:

1. Peacock Painting clients receive our **PROACTIVE WARRANTY & INSPECTION SERVICE ®**, the absolute best warranty and follow-up service in the industry.
2. Peacock Painting clients receive our **PROJECT REPORTS & TEMPLATES SERVICE ®**, keeping your owners informed is the key to a successful project.
3. Peacock Painting clients receive our **PAYMENT PLAN & FINANCING OPTIONS**, free of charge, so you may balance your maintenance priorities with your reserves budgeting.

Peacock Painting clients receive all of these VALUE ADDING services, which serve to ensure smooth project management, to keep your owners informed throughout the duration of work, and to stand behind our work by delivering long-term follow-up and proactive warranty services.

If you have any questions or if we may be of any additional service or assistance at any time, please feel free to call my office at (941) 627-3575 or email me at christine@peacockpainting.com. We are at your service.

Respectfully submitted,



Christine Peacock
Director of Business Development & Client Services
Peacock Painting Services, Inc

INSPECTION REPORT:

We visited *Heritage Oak Park* on 18 April 2019 and conducted an inspection of exterior paint and sealant conditions for the purpose of preparing a proposal for your project. We observed the following conditions:

SUMMARY OF CONDITIONS:

1. Cosmetically, the coating-system is in fair condition in general:
 - 1.1. Chalking paint is fair depending on the exposure.
 - 1.2. Discoloration is highly evident where aged coatings have faded or failed.
 - 1.3. Mold and Mildew is fair in localized exposures and concentrations throughout.
2. Mechanically, the coating-system is in poor to fair condition with some critical exceptions (see attached photos):
 - 2.1. Failing and Missing Sealant (caulking) in transition and perimeter joints (around windows and doors).
 - 2.2. Blistering paint in small, but various areas.
 - 2.3. Settlement cracking is ongoing throughout and is fair in some areas.

We address these and other fundamental concerns, as follows:

- 1.1 CHALKING is common on painted surfaces in Florida, where ultra-violet sunlight causes exterior protective coatings to deteriorate into a chalky powder, which must be properly addressed before finish paint can be applied; otherwise, newly applied paints will not properly adhere to the surface and soon suffer adhesive failure.
- 1.2. **DISCOLORATION** occurs when aged coatings are deteriorated by exposure to the elements, and when moisture permeates though cementitious coatings, causing highly alkaline calcium hydroxide to migrate to the surface of building materials (stucco) where it comes in contact with finish coatings where it attacks and degrades the integrity of organic pigments in the paint film, resulting in discoloration.
- 1.3. MILDEW must be properly and thoroughly treated prior to pressure-cleaning.

We spot-treat all mildew with an adequately chlorinated detergent (after pre-wetting landscaping and other sensitive areas, to prevent undiluted contact) to kill mildew prior to cleaning. It is critical that adequately chlorinated detergent (12.5 percent sodium hypochlorite) is used to treat such areas, before rinsing.

We utilize heavy-duty commercial pressure-cleaning equipment (4000 PSI) to rinse treated mildew and other surface contaminants before applying a substantial coat of premium surface-conditioner to ensure a strong and durable bond with the finish paint.

2.1. FAILING OR MISSING SEALANT around perimeter-joints, especially windows, is a leading source of interior moisture-intrusion and related water-damage and increased energy costs.

Sealant shows limited areas of adhesive or cohesive failure or deteriorated physical properties, so most sealant will not require removal; a substantial repair application will address the issue, as detailed below

We will install a substantial bead of premium urethanized sealant to create a properly-detailed water-proof joint, which, once cured, will be top-coated with premium finish paint (for UV resistance) to provide long-lasting waterproofing qualities, energy efficiency and maximum durability.

Caulking will be installed around the entire perimeter of every window, irrespective of the condition of existing sealant.

2.2. BLISTERING AND PEELING PAINT COATINGS result from the adhesive failure of base-coats and are often the result of or more conditions.

After addressing each specific source of localized coating-failures, we thoroughly remove all loose and peeling coatings, and clean underlying surfaces by hand to remove loose material and other surface contaminants before applying a substantial coat of surface conditioner to ensure a proper adhesion of finish coatings.

2.3. SETTLEMENT CRACKS in stucco-siding are a common source of moisture intrusion and can result in interior mold infestation and stucco delamination. *Peacock Painting* addresses these settlement cracks with our industry leading three-step crack repair system, described in step-by-step detail in our proposal (Section 3.10).

Peacock Painting uses only premium urethanized sealants, installed adequately and neatly, which provide maximum durability and protection, and like all products, are specifically named in our proposal.

PREPARATION is the foundation of every successfully painting project. *Peacock Painting* includes these and other steps to ensure the product we provide you is not only cosmetically attractive but functional, protecting the exterior of your property at *Heritage Oak Park* with years of durable service.

PROPOSAL:

We hereby propose to furnish the materials and perform the labor necessary to prepare and paint the exterior of the clubhouse and appended buildings at *Heritage Oak Park*, consisting of one (1) clubhouse and four (4) appended buildings/structures located at 19520 Heritage Oak Blvd., Port Charlotte, Florida, as detailed below:

Section 1. Scope of Project will consist of the following:

- 1.1. One (1) clubhouse (#1).
- 1.2. Four (4) appended buildings/structures (#2-#5).
- 1.3. One (1) perimeter wall (along Peachland Blvd).
- 1.4. One (1) guardhouse (Quesada main entrance).
- 1.5. Tiki-Objects (Quesada main entrance).
- 1.6. Eleven (11) postal stops/mailboxes.



Section 2. Scope of Work will consist of the following:

2.1. Exterior Substrates:

- 2.1.1. All exterior painted stucco surfaces: walls, ceilings, trim, decorative accents etc.
- 2.1.2. All exterior high-density-fiberboard siding.
- 2.1.3. All decorative wooden gable trim.
- 2.1.4. All wooden walkway ceilings and support beams.
- 2.1.5. All common doors, exterior side, frames and trim.
- 2.1.6. All gutters, fascia, soffits, and downspouts.
- 2.1.7. All wooden trellises and "tiki" objects.

2.2. Interior Substrates:

- 2.2.1. All previously painted drywall walls, trim, and ceilings.
- 2.2.2. All previously painted trim and baseboards.
- 2.2.3. All previously painted common/service doors and frames.

Section 3. Preparation will consist of the following:

- 3.1. Treat all areas of mildew thoroughly with a chlorinated detergent prior to pressure-cleaning.
- 3.2. Trench-out gravel landscaping, where necessary, to expose entire stucco-surface for repainting.
- 3.3. Pressure-clean all areas at 4000 psi to remove surface-contaminants, treated-mildew, dirt, salt, etc.
- 3.4. Remove any loose or peeling paint, wire-brushing, where necessary, to expose clean, paintable substrate.
- 3.5. Remove aluminum downspouts, clean, and replace upon completion of painting on underlying surface(s).
- 3.6. Remove or mask-off all light-fixtures and return to position upon completion of underlying surface.
- 3.7. Sand exposed rusted bolts on stairs and landings and spot-prime with rust-inhibitive primer.
- 3.8. Remove any loose or failing caulking and replace per specifications.
- 3.9. Caulk all transition joints, around ALL windows and door-frames to prevent exterior moisture intrusion.
- 3.10. Repair all stucco cracks, shrinkage cracks and block-line cracking with our multi-step crack repair system,
 - 3.10.1. Apply knife-grade textured patching compound, overbanding cracks not less than 4" in width.
 - 3.10.2. Apply a detail coat of brush-grade textured patching compound to provide an optimal cosmetic repair.
- 3.11. Protect areas adjacent to painting, light-fixtures, screens, utilities, drive-ways and landscaping during all work.

Section 4. Priming and Finish Painting will consist of the following:

- 4.1. One (1) coat of acrylic surface sealer & conditioner on all previously painted surfaces.
- 4.2. Two (2) finish coats on all exterior surfaces as described below:
 - 4.2.1. Finish #1, satin finish, on all painted stucco surfaces, including walls, ceilings, trim, and accents.
 - 4.2.2. Finish #2, satin finish, on all high-density-fiberboard siding.
 - 4.2.3. Finish #3, satin finish, on all wooden gable trim, walkway ceilings, support beams, "tiki" objects, and trellises.
 - 4.2.4. Finish #4, semi-gloss finish, common residential doors, exterior side.
 - 4.2.5. Finish #5, satin finish, on all gutters, fascia, soffits, and downspouts.
- 4.3. One (1) finish coats on all interior surfaces as described below:
 - 4.3.1. Finish #1, satin finish, on all previously painted drywall walls, trim, and ceilings.
 - 4.3.2. Finish #2, semi-gloss finish, on all trim and baseboards.
 - 4.3.3. Finish #3, semi-gloss finish, on all common/service doors and frames.

Section 5. Primer and Paint Specifications are as follows:

5.1. Exterior Substrates:

- 5.1.1. Masonry Sealer - H&C MicroTite Chalk Bonder
- 5.1.2. Finish #1 – Sherwin Williams K43 Resilience Satin Finish, colors TBD.
- 5.1.3. Finish #2 – Sherwin Williams K43 Resilience Satin Finish, colors TBD.
- 5.1.4. Finish #3 – Sherwin Williams K43 Resilience Satin Finish, colors TBD.
- 5.1.5. Finish #4 – Sherwin Williams B53-1150 Water Based Alkyd Urethane Enamel Semi-Gloss, colors TBD.
- 5.1.6. Finish #5 – Sherwin Williams K43 Resilience Satin Finish, colors TBD.

5.2. Interior Substrates:

- 5.2.1. Finish #1 – Sherwin Williams B09 Harmony Interior Acrylic Eg-Shel, colors TBD.
- 5.2.2. Finish #2 – Sherwin Williams B33 Series ProClassic Interior Waterbased Acrylic Alkyd, colors TBD.
- 5.2.3. Finish #3 – Sherwin Williams B33 Series ProClassic Interior Waterbased Acrylic Alkyd, colors TBD.

Section 6. Project Pricing and Options.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications and completed in a substantial manner for one hundred four thousand two hundred dollars (\$104,200).

Section 7. Financing & Payment Options.

Peacock Painting offers extended payment and partial deferred-payment options to our association clients, as needed, for a period of up to twenty-four (24) months, INTEREST FREE.

We are able to provide this service directly to our association customers, so there is no bank involvement or application process, and there are no fees or any costs to our client, allowing your association to address your maintenance priorities while working within any budgetary constraints.

THE ONLY **WARRANTY** that WORKS FOR YOU.

Peacock Painting's **PROACTIVE WARRANTY**® . . . service that continues after the paint dries!

Building long-lasting relationships is our objective, and relationships are built on COMMITMENT . . . thus, we provide our PROACTIVE WARRANTY & 6-YEAR INSPECTION SERVICE® the best in the industry.

"But, doesn't the paint dealer provide a warranty?"

Sure . . . BUT, these warranties are passive, like when you buy a car: the dealer may repair some failures, but they will NOT send-out a service manager to provide routine check-ups, provide inspection reports, identify problems and return to address them . . . and neither will paint dealers, and neither will any other contractors.

Peacock Painting Services will inspect your property; in fact, we invented this service in our industry.

We are the only company in our industry who provides a written PROACTIVE WARRANTY® consisting of six (6) years of pre-scheduled routine check-ups, including written inspection-reports and follow-up action plans.

1. Beginning two (2) years from completion date, and again at four (4) years, and again at six (6) years, our service manager will schedule a return visit to conduct a free check-up of exterior surface and sealant conditions.
2. Upon completion of each inspection, we will submit a written report of our observations including an evaluation of surface conditions and exterior paint and sealant performance as well as a remaining useful life estimate.
3. Should we discover any unexpected issues requiring service, we will detail any such conditions within our report and schedule a return visit to address any such issues as warranted, free of charge.

AND, we will address such issues whether or not the manufacturer agrees to cover them. . . THAT is added value.

Our PROACTIVE WARRANTY® service provides your owners with the security and peace of mind that years after painting is completed, your contractor will continue to monitor the condition of your property.

SOME OF OUR MANY ASSOCIATION CLIENTS



Venetian Falls



Schooner Cove



Ibis Strand



Captains Landing



Vizcaya at Burnt Store Isles



Pelican Pointe



La Romana Condominium



Ashton Lakes



RiverBay Townhomes



Landings at Coral Creek



Forest Creek



Bird Bay



Presented To: Heritage Oak Park
19520 Heritage Ok Blvd
Port Charlotte, FL 33948
Email: Michelle.Egan@inframark.com
Attn: Michelle Egan

May 3, 2019

Proposal to Paint

Job Scope: Supply Labor and Materials

Exterior and Interior painting as outlined in the specification supplied by Frank Campbell of Sherwin Williams dated April 17, 2019

Total Labor and Material.....\$126,175.00

Option Pressure Wash Roofs.....\$5,500.00*

*If done in conjunction with the other pressure washing needed for the exterior painting

Payment Terms and Conditions:

- Payment Terms: 20% Deposit due prior to project start date and Progressive Payments, due within 14 days of Invoice date, through completion. Additional fees may apply for payment delays.
- Extra Work: Any alteration or deviation from the above scope of work involving extra costs will be executed on a time and material basis at \$40.00 per man hour (\$55.00 per man hour for Faux Finishing) unless written orders are received via fax or email and an agreed to extra charge over and above this accepted proposal is presented.

Schedule and Personnel Detail:

- Please provide color and scheduling information upon approval if not included above.
- Company Contact: President: Gene Glidden. Project Manager: Jeremey Glidden. Construction Manager: Dan Ackroyd.
- Other Painters on job to be the best Superior Painting has available as dictated by the tasks/job scope required
- Additional fees may apply for excess delays in scheduling.

Accepted by:

Date: _____

Respectfully submitted-

Jeremey Glidden

Jeremey Glidden
Superior Painting, Inc.

Thank You!