



June 11, 2019

Calais at Pelican Bay Condominium Association, Inc  
 C/O Southwest Property Management  
 7064 Pelican Bay Blvd  
 Naples, FL 34108  
 Attn: Rich Meyer

**Re: Calais at Pelican Bay Condominium Association, Inc**  
**Ref: 9204**  
**Rep: Roni Elias-Frank Casale**

Exhibit A

Elias Brothers Group Painting & Contracting, Inc., proposes to provide the Services outlined in our Proposal, dated **June 4, 2019** for **Calais at Pelican Bay Condominium Association, Inc** located at which is located at **7000, 7056, 7048, 7040, 7032, 7024, 7016 AND 7008, PELICAN BAY BLVD, NAPLES, FL 34108** as follows:

BASE BID	
<p><b>2-STORY BUILDINGS</b> TO INCLUDE PRESSURE CLEANING, APPLICATION OF ONE COAT OF SEALER, APPLICATION OF ONE FINISH COAT BY BRUSH AND ROLLER TO THE EXTERIOR STUCCO WALLS, CEILINGS, TRIM, WOOD FASCIA, PREVIOUSLY PAINTED CONDUITS, DOWN SPOUTS, ALUMINIUM FLASHING, EIFS TRIM AND EXTERIOR SIDE OF THE UNIT ENTRY AND OVERHEAD GARAGE DOORS.</p>	
<p><b>3-STORY BUILDINGS</b> TO INCLUDE PRESSURE CLEANING, APPLICATION OF ONE COAT OF SEALER, APPLICATION OF ONE FINISH COAT BY BRUSH AND ROLLER TO THE EXTERIOR STUCCO WALLS, CEILINGS, TRIM, WOOD FASCIA, PREVIOUSLY PAINTED CONDUITS, DOWN SPOUTS, ALUMINIUM FLASHING, EIFS TRIM, WALLS, CEILINGS AND FLOORS OF TRASH ROOM CHUTES, AND EXTERIOR SIDE OF THE UNIT ENTRY DOORS, OVERHEAD GARAGE DOORS, ELEVATOR DOORS AND BOTH SIDES OF THE SERVICE AND STORAGE DOORS. INCLUDES APPLICATION OF SHERCRETE FLEXIBLE WATERPROOFER TO THE WALL CAPS AND APPROXIMATELY 1" DOWN EACH SIDE PRIOR TO PAINTING.</p>	
<p><b>5-STORY BUILDINGS</b> TO INCLUDE PRESSURE CLEANING, APPLICATION OF ONE COAT OF SEALER, APPLICATION OF ONE FINISH COAT BY BRUSH AND ROLLER TO THE EXTERIOR STUCCO WALLS, CEILINGS, TRIM, PREVIOUSLY PAINTED CONDUITS, DOWN SPOUTS, ALUMINIUM FLASHING, EIFS TRIM, WALLS, CEILINGS AND FLOORS OF TRASH ROOM CHUTES, ROOF ACCESS LADDERS, AND EXTERIOR SIDE OF THE UNIT ENTRY DOORS, OVERHEAD GARAGE DOORS, ELEVATOR DOORS, BOTH SIDES (INSIDE AND OUT) OF THE SERVICE DOORS, BOTH SIDES (INSIDE AND OUT) OF THE STORAGE DOORS AND BOTH SIDES (INSIDE AND OUT) OF THE STOREFRONT DOOR FRAMES OF LOBBIES ON 1<sup>ST</sup> FLOOR. INCLUDES APPLICATION OF SHERCRETE FLEXIBLE WATERPROOFER TO THE WALL CAPS AND APPROXIMATELY 1" DOWN EACH SIDE PRIOR TO PAINTING. PARKING GARAGE WALLS AND CEILINGS TO BE PRESSURE CLEANED.</p>	
<p>INCLUDES: (200) SF OF LOOSE/PEELING PAINT REMOVAL, (500) LF OF DETERIORATED CAULK REMOVAL/REPLACEMENT, (100) SF OF STUCCO REPAIR, (200) LF OF CORNER BEAD REPAIR AND (100) LF OF CORNER BEAD REPLACEMENT AT NO CHARGE; NO CREDIT IF NOT PERFORMED</p>	
<p><b>TOTAL FOR (2) 2- STORY 8-UNIT BUILDINGS, (1) 2-STORY 10-UNIT BUILDING, (2) 3-STORY 15-UNIT BUILDINGS AND (3) 5-STORY 10-UNIT BUILDINGS (TOTAL OF 8 BUILDINGS WITH 131 TOTAL UNITS:</b></p>	<p><b>\$ 252,900.00</b></p>
<p>PREP, APPLY FULL PRIME COAT AND APPLY FULL FINISH COAT TO RAILINGS OF THE (2) 3-STORY BUILDINGS:</p>	<p>\$ 15,982.00</p>
<p>PREP, APPLY FULL PRIME COAT AND APPLY FULL FINISH COAT TO RAILINGS OF THE (3) 5-STORY BUILDINGS:</p>	<p>\$ 43,032.00</p>
<p>REMOVE EXISTING CAULKING AND INSTALL NEW SILICONE CAULKING TO MATCH THE TILE AS CLOSELY AS POSSIBLE AT FLOOR TO WALL ON THE (3) 2-STORY AND FLOOR TO WALL AND STAIR RISERS OF (2) 3-STORY BUILDINGS:</p>	<p>\$ 22,944.00</p>
<p>REMOVE EXISTING FLOOR TO WALL CAULKING AND INSTALL NEW ON THE (3) 5-STORY BUILDINGS FROM DRIVEWAYS TO THE LOBBY AREA:</p>	<p>\$ 2,700.00</p>
<p>PRICE TO PRESSURE CLEAN, SEAL, PREP AND PAINT THE AMENITIES (CLUBHOUSE, ENTRY MONUMENTS, KNEE WALL AND DECORATIVE BRIDGE RAILS)</p>	<p>\$ 2,800.00</p>
<p>PRICE TO PREP, APPLY FULL PRIME COAT AND APPLY FULL FINISH COAT TO POOL RAILINGS:</p>	<p>\$ 5,984.00</p>
<p>PRICE TO REMOVE EXISTING RUSTED METAL DOOR/FRAME AND REPLACE WITH NEW FIRE RATED DOOR/FRAME WITH 2X2 LOUVER (1) AT \$3,800.00 EACH FOR THE 5-STORY BUILDINGS:</p>	<p>\$ 3,800.00</p>
<p>PRICE TO CUT OUT 10" OF THE METAL DOOR FRAME ON BOTH SIDES, CLEAN, FORM, FILL WITH CONCRETE THEN PREP FOR PAINT: (6) AT \$325.00 EACH FOR THE 5-STORY BUILDINGS:</p>	<p>\$ 1,950.00</p>
<p>TOTAL LINE ITEMS:</p>	<p>\$ 99,192.00</p>
<p><b>TOTAL BASE BID AND LINE ITEMS:</b></p>	<p><b>\$ 352,092.00</b></p>
<p><u>Continued next page</u></p>	

OPTIONS/UNIT PRICE ITEMS: PRICING ONLY VALID IF PERFORMED ALONG WITH BASE BID ABOVE	
PRICE TO CLEAN MOLD FROM THE (3) 5-STORY STORAGE AREAS, APPLY ZINSSER MOLD KILLING PRIMER AND PAINT WALLS AND CEILINGS WHERE POSSIBLE/ACCESSIBLE: (2) STORAGE AREAS PER PARKING GARAGE TOTAL OF 6	\$ 15,600.00
PLEASE INITIAL FOR ACCEPTANCE (_____)	
PAINT (3) 5-STORY BUILDINGS PARKING GARAGE WALLS AND CEILINGS:	\$ 28,380.00
PLEASE INITIAL FOR ACCEPTANCE (_____)	
PRICE TO PREP AND APPLY (2) COATS TO OPEN BALCONY RAILINGS ON THE (3) 2-STORY AND (2) 3-STORY BUILDINGS WITH PPG PSX 1001 OR TUF-TOP TUF-TRIM:	\$ 6,270.00
PLEASE INITIAL FOR ACCEPTANCE (_____)	
PLEASE INITIAL FOR ACCEPTANCE (_____)	
PREP AND APPLY (1) COAT TO THE LANAI WALLS/CEILINGS: (CONTRACTOR TO REVIEW SIZES)	\$175.00/MEDIUM \$ 325.00 / LARGE
PLEASE INITIAL FOR ACCEPTANCE (_____)	
PRICE PER EACH TO REMOVE EXISTING COATINGS TO BARE SUBSTRATE FROM THE EXTERIOR 1 SIDE OF DOOR: (PRIME AND FINISH INCLUDED IN BASE BID):	\$ 275.00 EACH
PLEASE INITIAL FOR ACCEPTANCE (_____)	
PRICE PER EACH TO REMOVE EXISTING COATINGS TO BARE SUBSTRATE FROM THE EXTERIOR BOTH SIDES OF DOOR: (PRIME AND FINISH INCLUDED IN BASE BID):	\$ 550.00 EACH
PLEASE INITIAL FOR ACCEPTANCE (_____)	
PRICE PER SQUARE FOOT TO REPAIR STUCCO OVER THE (100) SF INCLUDED IN BASE:	\$ 22.00 PER SF
PLEASE INITIAL FOR ACCEPTANCE (_____)	
PRICE PER LINEAR FOOT TO REPAIR CORNER BEAD OVER THE (200) LF INCLUDED IN BASE:	\$ 7.75 PER LF
PLEASE INITIAL FOR ACCEPTANCE (_____)	
PRICE PER LINEAR FOOT TO REPLACE CORNER BEAD REPAIR OVER THE (100) LF INCLUDED IN BASE:	\$ 25.00 PER LF
PLEASE INITIAL FOR ACCEPTANCE (_____)	
PRICE TO SECURE RAIL STANCHIONS:	\$ 25.00 EACH
PLEASE INITIAL FOR ACCEPTANCE (_____)	
PRICE TO DRILL AND FILL RAIL POSTS:	\$ 20.00 EACH
PLEASE INITIAL FOR ACCEPTANCE (_____)	

WE WILL BEGIN THE WORK OF THIS PROJECT IN **JULY OF 2019 (WEATHER PERMITTING)**, PROVIDED SIGNED CONTRACT IS RECEIVED IN OUR OFFICE ON OR BEFORE JUNE 20, 2019 AND COLOR APPROVALS ARE RECEIVED 2 WEEKS PRIOR TO REQUESTED COMMENCEMENT. ASSOCIATION WILL BE NOTIFIED 5 TO 7 DAYS PRIOR TO COMMENCEMENT. THE PAINT MANUFACTURER WILL BE **SHERWIN WILLIAMS** AND THE COLORS WILL **MATCH EXISTING AS CLOSELY AS POSSIBLE**. PAYMENT FOR THE WORK OF THIS PROJECT WILL BE DUE IN PROGRESS PAYMENTS BASED ON PERCENTAGE OF COMPLETION.

**PLEASE NOTE: THE COMMENCEMENT TIME FRAME ABOVE IS PROJECTED BASED ON OUR SCHEDULE AS OF THE DATE OF THIS DOCUMENT. INCLEMENT WEATHER CONDITIONS MAY AFFECT SCHEDULING WITH PERIODS OF DAILY RAIN DECREASING THE WORKFLOW FOR PROJECTS SCHEDULED PRIOR TO THE PROJECTED TIME FRAME ABOVE. ELIAS BROTHERS GROUP WILL MAKE EVERY EFFORT TO ADHERE TO THE PROPOSED COMMENCEMENT GRANTED WEATHER CONDITIONS ALLOW.**

Acceptance

If any litigation shall be instituted for the purposes of enforcing or interpreting any of the provisions of this Agreement, the prevailing party, as determined by the Court having jurisdiction thereof, shall be entitled to recover, in addition to all other relief, an amount equal to all costs and expenses incurred in connection therewith including, without limitation, reasonable Attorney's fees at the trial level and in connection with all appellate proceedings.

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

Please Print Name: \_\_\_\_\_

\_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

Elias Brothers Group Painting & Contracting, Inc.