



Calais at Pelican Bay Condominium Association, Inc

C/O Southwest Property Management
Attention: Rich Meyer

This Proposal is Presented by:



Painting and Contracting, Inc.

JUNE 4, 2019

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June 4, 2019

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

Dear Rich,

Over the years, our firm has grown into a well-respected, industry leader in contracting services who stands behind a guarantee of top-quality craftsmanship and prompt delivery of service at a reasonable price.

"A company is only as good as the people who work in it." Elias Brothers Group has assembled a highly experienced core group of people who are second to none. Ninety percent of the production on our scheduled projects is done in house. Most of our foremen and technicians average 10 to 13 years with our family thus learning and growing along with the company. Celebrating over 30 years of service, we have completed over 1,000 projects. In all of them, our goal remained the same... giving you, our customer, the satisfaction of knowing you will receive a **job well done**.

Our company philosophy is built on the values of dedication, hard work, high quality, unsurpassed customer service, integrity and innovation. "We all believe in treating each other and our customers as we would want to be treated." Initially starting with a handful of employees, we have emerged into one of the largest contracting companies in Southwest Florida and continually strive to be the best. Elias Brothers Group, Painting and Contracting, Inc.'s experience is in waterproofing, painting, specialty coatings, joint sealants, replacing impact windows, and concrete restoration. We have serviced some of the finest high-rise and mid-rise condominiums, apartments, villas and homes in many Southwest Florida communities. Elias Brothers Group has also developed six communities, totaling over one thousand homes here in Naples, Florida. These communities are: TUSCANY COVE, IBIS COVE, VILLAS AT GREENWOOD LAKE, CROWN POINTE VILLAS, ROYAL VILLAS AT CROWN POINTE and VICTORIA SHORES.

Our values remain unchanged from the first days of Elias Brothers. The goal is to provide you with the best experience in each step of the process – from your first meeting with our sales estimator, to your finished product, the final walk-through and warranty work. For your convenience, we have enclosed several letters of recommendation from satisfied clients. If you have any questions concerning our Company, we are confident they will be more than happy to speak with you.

Elias Brothers Group, Painting and Contracting, Inc. will enhance your community by providing the best value in terms of service, workmanship and quality with fair and competitive pricing. We guarantee not only to meet, but to exceed your expectations.

Once again, we thank you for the opportunity to present this proposal. Your consideration is greatly appreciated.

Respectfully,

 ELIAS BROTHERS GROUPSM

3570 Enterprise Avenue, Suite 100 • Naples, FL 34104 • Phone 239-643-1624 • Toll Free 800-803-6415 • Fax 239-643-4918

www.elias-brothers.com

License #CGC1523754

June 4, 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

Dear Rich,

Thank you for the opportunity to bid **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**. Elias Brothers Group Painting and Contracting, Inc. has been in business since 1989, and our employees are well-qualified to provide you with professional workmanship.

This is a Proposal for the repainting work that will be performed on **(8) BUILDINGS; (2) 2-STORY 8-UNIT, (1) 2-STORY 10-UNIT BLDG, (2) 3-STORY 15-UNIT, AND (3) 5-STORY 25-UNIT (131 TOTAL UNITS)**. We will furnish the necessary labor, material, equipment and insurance to perform the work as outlined in our Scope of Work. We will make all required re-painting preparations before actual painting begins. Our Proposal will include:

1. General Owner Guidelines for Consideration
2. Scope of Work/Prices
3. Reference Pages
4. Product Description of Materials
5. Copy of License
6. Sample of Current Certificate of Insurance
7. Example of Warranty

Please let us know if there is any other information that will be needed to assist you with your decision.

Again, thank you, and we look forward to hearing from you soon.

General Owner Guidelines for Consideration

This is provided to give the Association a Guideline of things to consider before choosing a Contractor. Elias Brothers Group Painting and Contracting Inc. complies with all the following.

1. The Contractor should obtain any permits that are required and permitting fees, if any, should be invoiced to the Association/Owner.
2. The Contractor should provide certificates in the Owner's name and maintain the following insurance:
 - Worker's Compensation:

Each Accident:	\$1,000,000.00
Policy Limit:	\$1,000,000.00
Each Employee:	\$1,000,000.00
 - General Liability:

General Aggregate:	\$2,000,000.00
Products-Comp/Op:	\$2,000,000.00
Personal & Adv. Injury:	\$1,000,000.00
Each Occurrence:	\$1,000,000.00
 - Automobile Liability:

Combined Single Limit:	\$1,000,000.00
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 - Commercial Umbrella:

	\$1,000,000.00
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3. The Contractor should comply with all Federal, State and Local Laws including but not limited to E.P.A. and OSHA regulations.
4. The Contractor should specialize in Commercial/Residential painting and finishing with extensive, documented experience and should be a Manufacturer-approved applicator of material for the specific project being bid.
5. Owner should confirm with Manufacturer's Representative its willingness to provide a Factory Warranty at the completion of the project.
6. The Contractor should submit "Letters of Recommendation" for the Owner's use in checking references.
7. Owner should verify that the Scope of Work provided by the Contractor is compatible with the Manufacturer's recommendation of materials specified, i.e.; data sheets, etc.
8. To maintain uniform bidding, Owner should provide identical information to each bidder concerning project's specific requirements. A pre-contract property walk would be beneficial to all parties involved.
9. To insure confidentiality, Owner should insist upon sealed proposals from bidders and have a set time for the bids to be opened.
10. If Owner requires a Performance Bond for project, Contractor should be made aware prior to submitting proposal. The cost for this Bond will be borne by Owner and must become a part of the Contractor's price.
11. The Contractor should provide a Foreman who will be at the jobsite daily, and who will cooperate with the Owner's Representative. The Contractor should also remain at the jobsite until the project is completed.
12. **The Contractor should not sub-contract without written authorization from Owner.** All of Elias Brothers Group's Employees are on our payroll and covered under our workers compensation and general liability policy.

3570 Enterprise Avenue, Suite 100 • Naples, FL 34104 • Phone 239-643-1624 • Toll Free 800-803-6415 • Fax 239-643-4918

www.elias-brothers.com
License #CGC1523754

Scope of Work to Include

1. High Pressure Clean
2. Application of a Coat of Surface Conditioner (Primer/Sealer) on Exposed Exterior Stucco
3. Patching of Cracks on Exterior Stucco
4. Application of Caulk
5. Exterior Stucco Repair, If Necessary
6. Repair Existing or Installation of New PVC Corner Bead, if Necessary
7. Application of Shercrete Flexible Waterproofer to Uncapped Walls
8. Application of a Topcoat of Paint on Exterior Stucco **Optional** Parking Garage Walls/Ceilings
9. Application of Paint on Exposed Previously Painted Exterior Wood
10. Application of Paint on Exterior Previously Painted Metal (Aluminum/Galvanized)
11. Application of Paint on Exterior Doors and Cases
12. Application of Paint on Club House, Entry Monuments, Knee Wall and Decorative Bridge Rails
13. Application of Paint on Metal Railings
14. Application of Coating on Previously Painted/Stained Trash Room Floors
15. **OPTION:** Injection of Urethane Sealant in Railing Posts
16. **OPTION:** Secure Railings and Fill Post Anchor Holes
17. **OPTION:** Application of Paint on Lanais
18. Protection
19. Warranty
20. Labor Commencement
21. Notes
22. Total Prices

Scope of Work

1. HIGH PRESSURE CLEAN

- 1.1 Prior to pressure cleaning, plants around the buildings will be rinsed with clean potable water to protect them from overspray.
- 1.2 Surface contaminants will be removed using appropriate chemicals. A sodium hypochlorite solution and water mixture will be used, as necessary to allow it to kill existing mold, fungus, remove dirt, chalked paint and debris from surfaces. Some staining may still be evident on areas such as soffit, fascia, etc. We will remove as much as possible.
- 1.3 Surfaces will be washed with a high volume, high pressure commercial-grade water blaster capable of sustaining a continuous pressure of 1,800 to 3,000 psi, and from 3 to 7 gallons/minute capacity. The tips used will produce a cone or flat fan pattern that will allow cleaning of a variety of surfaces.
- 1.4 Stucco surfaces displaying signs of efflorescence will be treated with a 25% muriatic solution, wire brushed and then rinsed thoroughly.
- 1.5 Rust stains derived from the sprinklers will be mechanically treated to remove as much staining as possible.
- 1.6 Areas to be cleaned are exterior stucco walls, wood surfaces, soffit, fascia, ceilings, gutters, roof dividers, gables, railings and parking garage walls/ceilings. (Excludes tile roofs on buildings, etc.)

2. APPLICATION OF A COAT OF SURFACE CONDITIONER (PRIMER/SEALER) ON EXPOSED EXTERIOR STUCCO

- 2.1 After pressure cleaning, up to (200) square feet of excess loose paint will be removed at no charge with putty knife and/or electric wire wheel, where necessary.
- 2.2 One (1) coat of **SHERWIN WILLIAMS LOXON CONDITIONER A24 SERIES** will be applied by brush and roller, to exposed stucco surfaces and covered areas, where chalking has occurred.
- 2.3 The sealer will be applied to the existing paint. We will follow the Manufacturer's recommendations of materials specified.

Scope of Work Continued

3. PATCHING OF CRACKS ON EXTERIOR STUCCO

- 3.1 Hairline cracks less than 1/16" are to be detailed with patching compound and bridged approximately 2" on both sides and center-crowned directly over crack to allow for thermal movement. Loose or spalling stucco adjacent to crack will be removed.
- 3.2 Cracks greater than 1/16" (25 LF/project) are to be routed open to form a "U" or "V" channel, dusted clean and caulked with SONNEBORN SONOLASTIC NP-1, GUN-GRADE POLYURETHANE SEALANT. After Sealant has cured, a detailed coat of SHERWIN WILLIAMS CONSEAL SMOOTH/TEXTURED ELASTOMERIC PATCHING COMPOUND will be applied over the repair. The cracks will be bridged approximately two (2") inches on both sides and center-crowned directly over crack, approximately 1/16", to allow for thermal movement. (Backer rod will be installed in cracks greater than 5/8", where necessary).
- 3.3 Surfaces will be patched with SHERWIN WILLIAMS CONSEAL SMOOTH/TEXTURED ELASTOMERIC PATCHING COMPOUND to achieve a uniform surface, as closely as possible. Patching may still be slightly visible in some angles and shades of light and depending on curing time.
- 3.4 Rust spots on stucco will be chipped out, primed with KEM KROMIK UNIVERSAL PRIMER B50NZ6/B50WZ1/B50AZ6 and properly patched.

4. APPLICATION OF CAULK

- 4.1 Surfaces will be inspected for proper adhesion, adequate bead size and/or any absence of caulk. Up to (500) linear feet of deteriorated existing materials will be removed, at no charge with putty knife or power method, where necessary.
- 4.2 Surfaces requiring new caulk will be cleaned, prepared and a proper bead size of SONNEBORN SONOLASTIC NP-1, GUN-GRADE POLYURETHANE SEALANT (one-part flexible sealant) or SHERWIN WILLIAMS LOXON S1 POLYURETHANE SEALANT will be applied, where necessary. Bead will be tooled to insure proper adhesion and aesthetic appearance.
- 4.3 New caulk will be applied between stucco joints to metal window frames, windowsills, door jambs and around the top and sides of decorative bands, where necessary.

Scope of Work Continued

5. EXTERIOR STUCCO REPAIR, IF NECESSARY

- 5.1 We will repair stucco (100 SF per project) that has deteriorated or lost adhesion, at no additional cost. Delaminated stucco will be removed.
- 5.2 Stucco that has lost adhesion or delaminated will be removed. Surfaces will be cleaned, link bonded and repaired with BONSAL VINYL CONCRETE PATCHER to match existing texture as closely as possible.
- 5.3 Work on this section, over and above the allowance, will be performed on a square foot basis, under the direction of the Association's Representative.

NOTE: Although all efforts will be made to match the existing stucco texture as closely as possible, an exact match cannot be guaranteed. Patching may still be slightly visible in some angles and shades of light and depending on curing time.

6. REPAIR EXISTING OR INSTALLATION OF NEW PVC CORNER BEAD, IF NECESSARY

- 6.1 We will remove deteriorated stucco and rust from and around corner bead, apply prime coat of Sherwin Williams Kem Kromik Universal Primer B50NZ6 (Brown), B50WZ1 (Off White), or B50AZ6 (Gray), and patch with ConSeal Elastomeric Textured/Smooth Patching Compound or stucco cement. (200 Lineal Feet included in base bid)
- 6.2 We will remove existing rusted corner bead. Surface will be cleaned, link-bonded and new PVC corner bead will be applied. We will repair stucco using a Portland Cement mixture of one (1) coat smooth and one (1) coat textured, to match existing as closely as possible where necessary. We will perform this work on a lineal foot basis under the direction of the Association's Representative. (100 Lineal Feet included in base bid)

NOTE: Although all efforts will be made to match the existing stucco texture as closely as possible, an exact match cannot be guaranteed.

7. APPLICATION OF A WATERPROOFER TO UNCAPPED WALLS

- 7.1 Prior to painting, (1) coat of SHERWIN-WILLIAMS SHERCRETE FLEXIBLE WATERPROOFER will be applied to the tops of the uncapped walls and approximately 1" down each side.

8. APPLICATION OF A TOPCOAT OF PAINT ON EXTERIOR STUCCO

- 8.1 One (1) coat of SHERWIN-WILLIAMS SUPERPAINT, A89 SERIES, EXTERIOR LATEX SATIN will be applied, by brush and roller, to exterior stucco surfaces. We will follow the Manufacturer's recommendations of materials specified. (Includes walls, ceilings, decorative bands, gables, soffit, roof dividers, EIFS trim, walls/ceilings of trash rooms.)
Option for the Parking Garage Walls/Ceilings.

Scope of Work Continued**9. APPLICATION OF PAINT ON EXPOSED PREVIOUSLY PAINTED EXTERIOR WOOD**

- 9.1 Loose paint will be scraped with putty knife and/or electric wire wheel. Bare wood and/or effected areas will be spot primed with SHERWIN-WILLIAMS A-100 EXTERIOR OIL STAIN BLOCKING PRIMER where necessary.
- 9.2 One coat of SHERWIN WILLIAMS LOXON SURFACE CONDITIONER will be applied.
- 9.3 A finish coat will be applied with SHERWIN-WILLIAMS SUPERPAINT, A89 SERIES, EXTERIOR LATEX SATIN.
- 9.4 The work of this section will be performed on exposed exterior wood. (Includes wood fascia.)
- 9.5 Deteriorated, rotted wood will be replaced on a time and materials basis, under the direction of the Association's Representative or Association will replace, prior to paint application.

10. APPLICATION OF PAINT ON EXTERIOR PREVIOUSLY PAINTED METAL (ALUMINUM/GALVANIZED)

- 10.1 Rust spots and/or loose paint will be removed with a putty knife and/or an electric wire wheel, sanded and cleaned with OSPHO METAL TREATMENT and spot primed with SHERWIN-WILLIAMS KEM-KROMIK UNIVERSAL PRIMER, B50N2/B50W1/B50AZ6.
- 10.2 One coat of SHERWIN WILLIAMS LOXON SURFACE CONDITIONER, will be applied.
- 10.3 A finish coat will be applied with SHERWIN-WILLIAMS MULTI-SURFACE ACRYLIC COATING, B66-500 SERIES or SHERWIN WILLIAMS SUPERPAINT A-89 SERIES. No warranty against rust.
- 10.4 The work of this section will be performed on downspouts, gutters, aluminum flashing, edges of aluminum window frames, roof access ladders, previously painted conduit and metal/pvc pipes attached to building(s). (Excludes aluminum pre-finished metal railings, light fixtures, hurricane shutters, and window/door/lanai screen frames). No warranty against rust.

NOTE: Before finish coat is applied, a test will be performed to determine the suitability of the product to be used. We will follow the Manufacturer's recommendations of materials specified.

Scope of Work Continued**11. APPLICATION OF PAINT ON EXTERIOR DOORS AND CASING****11.1 ENTRY, STORAGE, SERVICE, STOREFRONT AND ELEVATOR DOORS AND CASING:**

Rust spots and/or loose paint will be removed with a putty knife and/or an electric wire wheel, sanded and cleaned with OSPHO METAL TREATMENT. Bare/affected areas will be spot primed with SHERWIN-WILLIAMS KEM-KROMIK UNIVERSAL PRIMER, B50N2/B50W1/B50AZ6, where necessary.

1st coat of SHERWIN- WILLIAMS PRO-CRYL UNIVERSAL PRIMER or SHERWIN WILLIAMS MACROPOXY 646 FAST CURE EPOXY will be applied.

The 2nd finish coat of SHERWIN-WILLIAMS PRO-INDUSTRIAL WATERBASED ALKYD URETHANE GLOSS or SHERWIN WILLIAMS ACROLON 218 POLYURETHANE will be applied. No warranty against rust or mildew.

11.2 OVERHEAD GARAGE DOORS AND CASING:

1st coat of SHERWIN WILLIAMS LOXON SURFACE CONDITIONER will be applied.

A 2nd coat of SHERWIN WILLIAMS SUPERPAINT A-89 SERIES will be applied. No warranty against rust or mildew.

NOTE: Before finish coat is applied, a test will be performed to determine the suitability of the product to be used. We will follow the Manufacturer's recommendations of materials specified.

NOTE: Peeling doors will be painted under the direction of Association's Representative. There will be an additional charge for this work.

NOTE: OWNERS MUST MANUALLY OPEN OVERHEAD GARAGE DOORS AFTER PAINTING. ELIAS BROTHERS GROUP PAINTING AND CONTRACTING, INC. WILL ASSIST IF NECESSARY, BUT WILL NOT BE HELD LIABLE IF DAMAGES OCCUR.

12. APPLICATION OF PAINT ON CLUB HOUSE, ENTRY MONUMENTS, KNEE WALL AND DECORATIVE BRIDGE RAILS

12.1 Refer to our Scope of Work 1-11.

13. APPLICATION OF PAINT ON METAL RAILINGS

13.1 Loose paint, rust and corrosion will be removed with a putty knife and wiped with solvent. Bare metal and/or affected areas will be spot primed with SHERWIN-WILLIAMS KEM-KROMIK UNIVERSAL PRIMER, B50N2/B50W1/B50AZ6.

13.2 The 1st coat of SHERWIN WILLIAMS PRO-CRYL UNIVERSAL PRIMER B66-310 SERIES or SHERWIN WILLIAMS MACROPOXY 646 FAST CURE EXPOXY, will be applied.

13.3 The 2nd finish coat will be applied with SHERWIN WILLIAMS SHER-CRYL HPA B66-300 SERIES OR SHERWIN WILLIAMS ACROLON 218 POLY-URETHANE, OR PPG PSX 1001 by brush and roller or H.V.L.P sprayer.

NOTE: Before finish coat is applied, a test will be performed to determine the suitability of the product to be used. We will follow the Manufacturer's recommendations of materials specified.

Scope of Work Continued

14. APPLICATION OF COATING ON PREVIOUSLY PAINTED/STAINED TRASH ROOM FLOORS

- 14.1 Bare and/or affected areas will be spot primed with TUF TOP DURAPLATE 289 CONCRETE COATING or H&C SHIELD PLUS ULTRA ACRYLIC CONCRETE STAIN.
- 14.2 A finish coat will be applied with TUF TOP DURAPLATE 289 CONCRETE COATING or H&C SHIELD PLUS ULTRA ACRYLIC CONCRETE STAIN mixed with H&C SHARKGRIP SLIP RESISTANT ADDITIVE.

NOTE: Before finish coat is applied, a test will be performed to determine the suitability of the product to be used. We will follow the Manufacturer's recommendations of materials specified.

15. OPTION: INJECTION OF URETHANE SEALANT IN RAILING POSTS

- 15.1 A 3/8" diameter hole will be drilled in railing posts, between 1/2" to 1" above floor.
- 15.2 Railing posts will be filled with SIKAFLEX SELF LEVELING SEALANT or SONALASTIC SL 1 SELF LEVELING SEALANT until caulk seeps out of hole. The hole will be left open to allow water to drain out.
- 15.3 A bead of SONNEBORN SONOLASTIC NP-1 Sealant will be applied around railing post at deck surface.

16. OPTION: SECURE RAILINGS AND FILL EXISTING POST ANCHOR HOLES

- 16.1 Loose or deteriorated anchoring cement will be removed a minimum of 1" to a maximum of 1-1/2" or to sound substrate.
- 16.2 Post anchor holes will be cleaned.
- 16.3 Railing post anchor holes will be filled completely to the level of the deck surface with SHERWIN WILLIAMS SHERCRETE ANCHORPOXY3 ANCHORING GEL.

NOTE: This procedure is necessary to ensure against water penetration through rail post holes and avoid subsequent masonry deterioration.

Scope of Work Continued

17. OPTION: APPLICATION OF PAINT ON LANAIS

- 17.1 Protective foot covering will be worn and visqueen placed from front door to lanai area, prior to painting. Owners must provide access to units. Owners of the ground floor units may leave screen doors unlocked.
- 17.2 Walls and ceilings will be wiped, where necessary.
- 17.3 Walls and ceilings will be painted with SHERWIN-WILLIAMS SUPERPAINT, A89 SERIES, EXTERIOR LATEX SATIN. We will follow the Manufacturer's recommendations of materials specified.

NOTE: Owners will be responsible for removal of furniture, plants, rugs or articles on lanais. Owners also responsible for cleaning soiled lanais.

WE DO NOT PRESSURE CLEAN LANAIS.

18. PROTECTION

- 18.1 Precautions will be taken to insure against possible paint drips, residue, etc. Sidewalks, driveways and landscaping will be protected with drop cloths and visqueen. Areas which may have received contaminants from this project are to be cleaned.
- 18.2 Areas will be cleaned at the completion of each working day using trash receptacles owned by Elias Brothers Group Painting and Contracting, Inc. at no time using the Association's dumpsters.
- 18.3 Due to the nature of this project, glass will become contaminated from the pressure cleaning. Elias Brothers Group Painting and Contracting, Inc. will not be responsible for detailing glass. Paint drips that may have accumulated on glass will be cleaned by our clean up crew.

19. WARRANTY

- 19.1 **SHERWIN WILLIAMS** will provide a Factory Warranty for a period of seven (7) years, following the completion of the project.
- 19.2 A Sherwin-Williams Paint Representative will perform a site visit after each phase of work (pressure cleaning, sealer, paint, etc.) and grant approval before we continue to the next phase.

20. LABOR COMMENCEMENT

- 20.1 Labor Commencement will be determined by the Owner and the Contractor.

Scope of Work Continued**21. NOTES**

- 21.1 Please inform us of any of your specifications that you find are contradictory to the Scope of Work that we have provided. We will make necessary changes.
- 21.2 This Proposal has been prepared using Sherwin Williams products; however, we are qualified applicators of premium-quality painting products as provided by Benjamin Moore, Porter Paints, Povia Paints and Scott Paint.
- 21.3 Products shall be applied based on the Scope of Work provided by Elias Brothers Group Painting and Contracting, Inc. and the material data sheet for Manufacturer's product recommendation (i.e.: number of coats required to achieve the dry thickness specified). During the project, if we deem it necessary to substitute a specified material for reasons such as increasing the durability, aesthetic appearance, product availability, etc., an equivalent or better product will be used.
- 21.4 We will provide a **Supervisor** who will be at the jobsite daily, and who will cooperate with the Association's Representative.
- NOTE:** The supervisor will assist with daily tasks, however 50-75% of his time is dedicated to customer needs, employee regulation, scheduling and overall job management.
- 21.5 We will need space provided at the jobsite for a port-a-let and a space for a jobsite trailer for storage of materials.
- 21.6 Paint to be used will be Sherwin Williams. **Before** Contract is signed, the Association will advise the Contractor of any color change.
- 21.7 We will need landscaping and trees trimmed back at least **18 INCHES** from the buildings before painting preparations begin.
- NOTE:** There may be some leaf damage to some of your plants, but they will grow back. We will have our landscaper replace any plants that we damage beyond that.
- 21.8 We will need the Association's cooperation in removal of all cars from driveways, parking garages, carports and around buildings, prior to commencement of work.
- 21.9 We will need the Association's cooperation to ensure that sprinkler systems are flagged, prior to commencement of work.
- 21.10 We will need the Association's cooperation in removal of window screens from units, prior to commencement of work and for duration of project, if possible.
- 21.11 We will supply a quantity of the finish coat material for use in touch-ups.
- 21.12 We will begin work for this project at 7:15 a.m., Monday-Friday and at 8:00 a.m. on Saturdays.

Scope of Work Continued

- 21.13 The Association will provide electricity and water for this project.
- 21.14 Music will not be allowed at the jobsite.
- 21.15 We will remain at the jobsite until the project is completed.
- 21.16 We will use a high-lift boom for this project, if necessary. We will use plywood to protect grass from damage due to high-lift boom.
- 21.17 Painters will wear proper attire (shirt, white pants and work shoes).

NOTE: It is the Unit Owners responsibility to place fire alarms in the "test mode." Elias Brothers Group Painting and Contracting Inc. will not be held liable for any false alarms or damage.

NOTE: OWNERS ARE RESPONSIBLE FOR PLACING ELEVATOR CAR ON TOP FLOOR AND TURNING OFF OPERATING MODE WHILE PRESSURE CLEANING PROCESS IS IN OPERATION.

22. TOTAL PRICES

Elias Brothers Group Painting and Contracting, Inc. will follow the scope of work provided in this proposal 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**. for the following amounts:

BASE BID	
<p>2-STORY BUILDINGS 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>3-STORY BUILDINGS 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>5-STORY BUILDINGS 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 1ST 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>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:</p>	<p>\$ 252,900.00</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><u>Continued next page</u></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:	\$ 1,950.00
TOTAL LINE ITEMS:	\$ 99,192.00
TOTAL BASE BID AND LINE ITEMS:	\$ 352,092.00
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
PAINT (3) 5-STORY BUILDINGS PARKING GARAGE WALLS AND CEILINGS:	\$ 28,380.00
PREP AND APPLY (1) COAT TO THE LANAI WALLS/CEILINGS: (CONTRACTOR TO REVIEW SIZES)	\$175.00/MEDIUM \$ 325.00 / LARGE
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
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
PRICE PER SQUARE FOOT TO REPAIR STUCCO OVER THE (100) SF INCLUDED IN BASE:	\$ 22.00 PER SF
PRICE PER LINEAR FOOT TO REPAIR CORNER BEAD OVER THE (200) LF INCLUDED IN BASE:	\$ 7.75 PER LF
PRICE PER LINEAR FOOT TO REPLACE CORNER BEAD REPAIR OVER THE (100) LF INCLUDED IN BASE:	\$ 25.00 PER LF

Payment will be determined by the Owner and Contractor upon acceptance of proposal. **TOTAL PRICES AND TERMS WILL BE SET FORTH IN "EXHIBIT A"**. Prices presented will be valid for a period of 120 days following the date on this Proposal, **(June 4, 2019)**. An updated price list may be requested any time after that date. Once you have had the opportunity to review our proposal and before or after you discuss it with the community leaders involved in the decision-making process, I will be glad to meet and discuss this proposal and answer any questions that may arise.

Thank you again for your consideration and for allowing our team the opportunity to present our proposal.

Respectfully,



Frank Casale, Sales/Estimating



Roni Elias, Principal