

Date 11/20/2024

Calais at Pelican Bay
c/o Seacrest Southwest Property Management
1044 Castello Drive #206,
Naples, FL 34103
Contact: Rich Meyer
Email: rmeyer@swpropmgt.com

RE: Calais at Pelican Bay
REP: Roni Elias

Thank you for the opportunity to bid Calais at Pelican Bay, located at 7000, 7008, 7016, 7024, 7032, 7040, 7048, 7056 Pelican Bay Boulevard, Naples FL 34108, (3) Five Story Condominiums, (3) Two Story Condominiums, (2) Two Story Condominiums, (2) Carports, and (1) Pool House. Elias Brothers Group Painting and Contracting, Inc. has been in business since 1989, and our employees are well-qualified to provide you with professional work.

This is a Proposal to apply Roof-A-Cide to tile roof that will be performed on all buildings. We will furnish and the necessary labor, material, equipment, and insurance to perform the work as outlined in our Scope of Work. The following items are available upon request.

1. Reference Pages
2. Product Description of Materials/ Example of Warranty
3. Copy of License
4. Sample of Current Certificate of Insurance

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.

Scope of Work**1. Clean Roofs**

- 1.1. Roofs will be surfaced washed with water utilizing a surface cleaner and/or light pressure cleaner, if needed, at a low pressure of 500 to 2,000 psi using a tip that produces a cone or flat fan pattern to remove debris and contaminants.

2. Application of Roof-A-Cide to Roofs

- 2.1. After dry time, Roof-A-Cide® Algaecide/Stain Treatment will be applied to the roof with a light spray, that will chemically bond and protect the roof.
2.2. Buildings will be rinsed to remove debris from possible runoff.
2.3. **OPTION:** Return in 2 years and apply Roof-A-Cide® (24 months after completion).

3. Notes

- 3.1. Cracks or defects in tiles will not always be visible when roof tiles are soiled with debris/mold/mildew. During the surface cleaning process, such areas may be revealed. EBG will not be responsible for cracks/broken roof tiles.
3.2. In the event leak(s)/damages occur on the interior due to broken tiles, EBG will not be responsible for damages due to leaks.
3.3. Means and methods of work performance will be under the discretion of Elias Brothers Group (i.e., use of equipment, method of application, etc.)
3.4. Elias Brothers Group may have to walk on some portions of the roof to reach areas that are not accessible by ladder or lift. EBG will not be held responsible for broken roof tiles.
3.5. EBG is not liable for any damage or loss resulting from defects as noted in the agreement.
3.6. The work of this project will commence at ~~8:00 a.m.~~ **8am PM to 5pm**, Monday-Friday ~~and at 8:00 a.m.~~ **PM**
~~on Saturdays~~
3.7. Music will not be allowed on the jobsite.
3.8. Elias Brothers Group will remain at the jobsite until the project is completed.
3.9. EBG may use a high-lift boom or other equipment for this project, if necessary.
3.10. In the event work must be stopped while job is in progress due to changes by Owner/Association or unforeseen defects or delays on the Owner/Association's part. The Owner/Association will pay for labor time incurred.
3.11. Labor commencement will be determined by Owner/ Association and EBG.
3.12. Payment will be determined by the Owner/Association and EB upon award of Contract.

4. Owner Responsibilities

- 4.1. Association's representative should inform Elias Brothers Group of any of the specifications that are found to be contradictory to the Scope of Work. Necessary changes will be made, and proposal will be resubmitted.
- 4.2. The Owner/Association shall keep job site free from any obstructions or conflicts that would tend to interfere with the performance or work of EBG. It is the responsibility of the Owner/Association to ensure that people and/or pets are kept clear of the work site.
- 4.3. The Owner/Association shall ensure the building doors and windows are properly closed prior to work start up.
- 4.4. The Owner/Association shall provide EBG exclusive access to areas covered by this contract during the performance of work specified in this contract. There should be no other workers, equipment, and materials in the work area.
- 4.5. The Owner/Association is responsible for keeping the roofs clear of leaf/tree debris after the Roof-A-Cide application.
- 4.6. The Owner/Association will need to provide a space at the jobsite for a port-a-let and a trailer for storage of material.
- 4.7. If Elias Brothers group will need to remove landscaping due to limited access, there will be additional cost to the Owner/Association.
- 4.8. The Owner/Association will need to coordinate removal of all cars from driveways, parking, garages, carports, and around buildings, prior to the commencement of work.
- 4.9. The Owner/Association will need to coordinate in having the irrigation from the sprinklers reduced to avoid overly saturated grounds should heavy equipment be necessary.
- 4.10. The Owner/Association will provide electricity and water for this project.

5. Total Prices

Elias Brothers Group Painting and Contracting, Inc. will follow the scope of work provides in this proposal for **Calais at Pelican Bay, located at 7000, 7008, 7016, 7024, 7032, 7040, 7048, 7056 Pelican Bay Boulevard, Naples FL 34108, (3) Five Story Condominiums, (3) Two Story Condominiums, (2) Two Story Condominiums, (2) Carports, and (1) Pool House** for the following amounts.

Base Bid:	Price
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The following work is to be performed on (3) Five Story Condominiums, (3) Two Story Condominiums, (2) Two Story Condominiums, (2) Carports, and (1) Pool House:

*** Drone inspection to be completed prior to work commencing and once all work is completed at no extra charge***

Roof-A-Cide: Clean and apply Roof-A-Cide Algacide/Stain Treatment to the roof, that will chemically bond and protect the roof(s).

\$24,000.00

Flat Roof Cleaning:

\$6,650.00

Preferred Client Discount:

-\$2,650.00

Total: \$28,00.00

Optional Items:	Price:	Initial for Acceptance
• Option 2 Years: Return in two (2) years and apply Roof-A-Cide (24 months After completion) to (8) Condominiums (2) Carports and (1) Pool House	\$18,195.00	(RM)

Note: If option to return in 2 years is not selected and incorporated into the contract, Elias Brothers Group cannot hold the optional pricing above.

Prices presented will be valid for a period of 60 days following the date on this proposal. An updated price list may be requested any time after that date. Upon review, we would be more than happy to meet with you and/or the community leaders to answer any questions that may arise. Should the Association want to proceed with the work, please notify use and **Total Prices and Terms Will Be Set Forth In the "Contract"**.

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

Respectfully,

What is Roof-A-Cide

www.roof-a-cide-west.com

What Is Roof-A-Cide®?

Roof-A-Cide® is the only EPA-approved, non-toxic alternative to Roof Cleaning. Roof-A-Cide® is approved by the roof manufacturers and comes with a written 2-year unconditional guarantee. Roof-A-Cide® will eliminate the need for future roof cleaning. EBG follows the cleaning standards set by roof manufacturing companies.

What Are Algae/Fungus?

Roof algae, commonly known as Gloeocapsa Magma, is a type of algae that thrives in humid and warm climates and usually appears first on the North slope of the roof where shade is prevalent, and moisture tends to accumulate. The result is usually a black streaked roof. Why are algae black? The organism Gloeocapsa produces a dark-pigmented sheath to protect itself from ultra-violet rays. By the time the black streaks are noticeable, the algae usually have been growing for months or years – the result of generations of dead algae cells built up over time. If not treated, the roof algae will reduce the life of your roof, diminish your property's curb appeal and increase your home cooling expense.

What Is Efflorescence?

Efflorescence is a chemical reaction in which all concrete products can experience. It is caused by the nature of the cement. Manufactured cement contains free lime and minerals, and when water is added, a series of chemical reactions takes place. These reactions are accompanied by the release of calcium hydroxide, which has potential to form an overall white, chalky crystalline salt deposit on the tile surface when reacting with carbon dioxide in the atmosphere.

In the unlikely occurrence that you concrete tile roof does show signs of efflorescence, this is superficial and does not affect the quality, functional properties, or the structural integrity of the concrete roof tile. The concrete tile roof will continue to be energy efficient, durable, withstanding the elements of the rain, high wind and heat. The natural reaction will need to run its course and within time, rainwater and carbon dioxide will wash away the chalky residue and original color of the tile will reappear without further efflorescence occurring.

What Is Next?

The roof will need to be surface cleaned prior to application of the Roof-A-Cide®. Once that is completed an application of Roof-A-Cide® will be applied. We guarantee that roofs properly treated with Roof-A-Cide® every two years (24 months), will remain mold-free and retain their like-new appearance for two years. In the very unlikely event that stains reappear, the roof will be cleaned again at no additional cost to the Owner/Association!

5. Total Prices

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Base Bid:	Price
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The following work is to be performed on (3) Five Story Condominiums, (3) Three Story Condominiums, (2) Two Story Condominiums, (2) Carports, and (1) Pool House:

Roof-A-Cide: Clean and apply Roof-A-Cide Algaecide/Stain Treatment to the roof, that will chemically bond and protect the roof(s).

Total: \$24,000.00

Optional Items:	Price:	Initial for Acceptance
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- **Option 2 Years:** Return in two (2) years and apply Roof-A-Cide (24 months After completion) to (3) Five Story Condo, (3) Three Story Condo, (2) Two Story Condo, (2) Carports, and (1) Pool House

\$18,195.00

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Spot Cleaning included & 10/1/24

If all work is awarded the exterior of the buildings (excluding the exterior walkways) may also be pressure washed at a discounted price of \$12,900.00 for all buildings

Note: If option to return in 2 years is not selected and incorporated into the contract, Elias Brothers Group cannot hold the optional pricing above.

Prices presented will be valid for a period of 60 days following the date on this proposal. An updated price list may be requested any time after that date. Upon review, we would be more than happy to meet with you and/or the community leaders to answer any questions that may arise. Should the Association want to proceed with the work, please notify use and **Total Prices and Terms Will Be Set Forth In the "Contract"**.

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

Respectfully,

Scope of Work to Include

1. Clean Roofs
2. Application of Roof-A-Cide
3. Notes
4. Owners Responsibilities
5. Total Prices
6. What is Roof-A-Cide