



CUSTOM PAINTING AND RESTORATION

239.689.4147



239.267.6611



5683 Corporation Circle
Fort Myers, FL 33905



July 17th, 2024

Cardinal Management Group of Florida
Attn: Mr. Timothy Kidd
5100 Bell Tower Park Blvd.
Fort Myers, FL 33912
Email: TWKBentley@gmail.com.com
Phone: 239-878-2529

RE: Exterior Repainting – The Courtyard Homes at Belltower Park
Association – Thirty-Two (32) Villa Buildings
Total of Sixty-Four (64) Units

BID PROPOSAL

Thank you for the opportunity to submit this Proposal. This proposal includes exterior painting to be performed **The Courtyard Homes at Belltower Park** at **Kensington Lane & Kensington Loop**

Custom Painting and Restoration will provide the required labor, material, equipment, and insurance to complete this project as outlined in our scope of work.

1. INITIAL PRESSURE CLEANING AND SURFACE PREP:

- A. Each surface shall be cleaned and prepared as specified. All exterior surfaces to be coated shall be pressure cleaned with a minimum 3,000 psi pressure washer to remove dirt, mildew, chalked paint and any foreign materials deterrent to applying the new finish. Household bleach, chlorine and/or a germicidal cleanser will be applied to remove mildew, mildew spores and contaminants.
- B. These solutions will be applied to the exterior so a sterile substrate can be achieved, allowing proper adhesion to the newly applied material. Solutions will be mixed one-part solution with one to ten parts water, depending upon the degree of contamination. Any loose and scaling coatings not removed by pressure washing shall be removed by scraping or other suitable hand and power tool cleaning up to 200 square feet per project. Surface preparation does not include any structural repair.



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2. PRIMING, SEALING, CHALK, AND EFFLORESCENCE:

A. Powder residue on surfaces will be verified as to either chalking due to weathering, alkalinity or efflorescence. Localized powdery residue on cementitious surfaces usually indicates efflorescence of high alkalinity. A few drops of muriatic acid applied to the powdery surface will react to efflorescence by bubbling, with no reaction to chalk.

After pressure washing, mildew treatment, crack, and joint repair, several areas of each surface will be checked for chalk and efflorescence. Surface conditioner solution concentration will be applied appropriate to the degree of chalk remaining, determined as follows:

- Light chalk or efflorescence (trace amount on black felt or fingertips).
- Moderate chalk (Black felt or fingertips covered with chalk after rubbing).
- Heavy chalk (felt or fingertips covered and excess chalk remaining).

B. Surface conditioner will be applied with brush, roller, airless, or pressure sprayer to all vertical exterior stucco and masonry surfaces. For heavy chalk, surface conditioner will be applied thoroughly into surface with brush and roller. Surfaces will be allowed to dry according to label directions before proceeding. Conditioner will be applied to penetrate and seal exterior surfaces as well as bond light remaining chalk to the substrate. Chalk will be rechecked after surface conditioner is dry. Apply topcoat surface conditioner within seven (7) days after overnight drying or minimum recoat time specified by manufacturer's label.

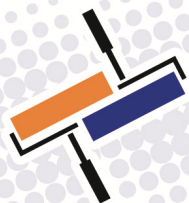
3. STUCCO AND CRACK REPAIRS

A. Deteriorating stucco less than three (3) square inches in size and 1/4" deep:

- Sound out and remove loose stucco
- Seal with surface conditioner as specified by manufacturer
- Apply elastomeric patching compound blending with adjacent surfaces. This will be bridged approximately two (2") to three (3") inches on both sides and center crowned directly over cracks to allow for thermal movement.
- Patches will be done to match existing surfaces as close as possible.

B. Caulk will be applied as necessary with one-part urethane.

- Hairline cracks will be coated over during normal priming and coating.
- Detail all cracks from 1/16" to 1/8" with knife and clean, followed by application of patching compound, blending with adjacent surfaces.
- Cracks of 1/8" to 1/4" will be routed open with knife and cleaned, followed by application of a non-yellowing urethane sealant. This crack repair will then be detailed with a topcoat of elastomeric patching compound over the repair to match existing surfaces as close as possible



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C. Rust Staining or Rust Mites

- If the stain is simply topical, we will apply rust stain remover
- Embedded rust mites or iron deposits will be chipped out
- Seal stain and properly patch areas affected with elastomeric patching compound prior to the application of finish coats, this will be blended to match the existing surface as close as possible

4. CAULK AND SEALANTS:

- A. All previously applied caulking at all window perimeters will be removed and replaced as needed up to 500 LF per project. We will inspect sealants at window perimeters, bands, ledges, wall penetrations, changes in direction etc.
- 1) Remove all sealants that have adhesion or cohesive failure, remove and replace to manufactures specifications and tooled out to industry standard
 - 2) Voids 1/4" – 1/2" may require us to install neoprene closed cell backing rod followed by installing caulk to manufactures specifications.
 - 3) Maximum depth of sealant must not exceed 1/2" in.
 - 4) Allow to cure overnight before top coating.

5. MATERIAL SCHEDULE:

A. Exterior Stucco, Masonry, Columns, EIFS Trim:

- 1) **Primer / Sealer:** One (1) coat **Benjamin Moore Clear Sealer**, brushed, sprayed, or rolled on and back-rolled in to achieve an even uniform finish.
- 2) **Finish Coat:** One (1) coat **Benjamin Moore Ultra Spec Exterior 100% Acrylic or Upgraded Finish One (1) Coat of Benjamin Moore Regal Select Moorgard 100% Acrylic** brushed, sprayed, or rolled on and back-rolled in to achieve an even uniform finish.

B. Exterior Previously Painted Ceilings:

- 1) **Finish Coat:** One (1) coat **Benjamin Moore Ultra Spec Exterior 100% Acrylic or Upgraded Finish One (1) coat of Benjamin Moore Regal Select Moorgard 100% Acrylic** brushed, sprayed, or rolled on and back-rolled in to achieve an even uniform finish.

C. Previously Painted exterior Side of Entry Doors and Frames:

- 1) All previously painted entry doors (1 per residence) will be professionally cleaned, and lightly sanded to achieve a good bond to the previous substrate. This bid does not include, scraping, chemically stripping or mechanically removing loose or marginally adhered previously applied coatings.
- 2) **Primer:** Spot prime with **Benjamin Moore Bonding Primer** brushed, sprayed, or rolled on and back-rolled in to achieve an even uniform finish.
- 3) **Finish Coat:** One (1) coat **Benjamin Moore High Performance Acrylic DTM** brushed, sprayed, or rolled on and back-rolled in to achieve an even uniform finish



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D. Previously Painted exterior Side of Overhead Garage Doors and Frames:

- 1) All previously painted overhead garage doors (1 per residence) will be professionally cleaned, and lightly sanded to achieve a good bond to the previous substrate. This bid does not include, scraping, chemically stripping or mechanically removing loose or marginally adhered previously applied coatings.
 - 2) **Primer:** Spot prime with **Benjamin Moore Clear Sealer** brushed, sprayed, or rolled on and back-rolled in to achieve an even uniform finish.
 - 3) **Finish Coat:** One (1) coat **Benjamin Moore Ultra Spec Exterior 100% Acrylic or Upgraded Finish of Benjamin Moore Regal Select Moorgard 100% Acrylic**, brushed, sprayed, or rolled on and back-rolled in to achieve an even uniform finish
6. **STORAGE AND PROTECTION:** Elements surrounding the work of each section will be protected from damage or disfiguration; drop cloths, shields, and protective methods to prevent spray or droppings from disfiguring other surfaces will be furnished; empty coating containers will be removed from site. Products shall be stored immediately upon delivery, in accordance with manufacturer recommendations with seals and labels intact and protected until installed.
7. **SITE CLEANING:** Custom Painting & Restoration shall maintain all areas under contractor's control free of waste materials, debris and rubbish; all waste materials at the job site shall be removed periodically and disposed of off-site, in conformance with applicable regulations for disposal of waste; the disposal area shall be maintained in an orderly manner, preventing runoff into waterways or onto adjacent properties. As work proceeds, coatings will be promptly removed where spilled or splattered, and the premise will be maintained free of unnecessary accumulation of tools, equipment, or surplus materials. Waste, cloths, and materials which may constitute a fire hazard will be collected and placed in metal containers to be removed daily from the site.
8. **ENVIRONMENTAL REQUIREMENTS:** Materials will not be applied during inclement weather, when humidity is above 85% or when air substrate surface temperature is below recommendations. Field samples illustrating coating color, color coverage, texture and finish will be furnished upon Owner's request and located where directed; an accepted sample may remain as part of the work, if surface is properly prepared.
9. **COLORS AND APPLICATION:** Colors to match existing unless otherwise directed by Owner. Bid proposal is based on products and coat(s) as outlined in the material schedule our or proposal. Products to be applied in accordance with manufacturer's specifications; finishes will not be applied to surfaces that are not dry; each coat will be applied to dry film thickness as specified by manufacturer; each coat will be allowed to dry before next coat is applied; exterior coatings will be applied by brush, roll or spraying where applicable.



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10. **INSPECTION:** Surfaces will be verified by Contractor's Site Foreman when ready to receive work as recommended by manufacturer; surfaces scheduled to be finished will be examined prior to commencement of work; any condition that may potentially affect proper application will be reported to Owner. Moisture content will be verified not to exceed manufacturer recommended "dry" condition.

11. WARRANTY

- The Benjamin Moore Company will provide a Eight (8) Year Labor and Material Warranty or Upgraded Ten (10) Year Labor and Material Warranty to all vertical coated masonry surfaces.
- Warranty against blistering, peeling, or other loss of adhesion of material applied by Custom Painting & Restoration and other defects in material. This does not cover loss of adhesion of pre-existing coatings.
- After each phase (pressure cleaning, sealing, patching and top coat), a representative will inspect and approve prior to proceeding to the next phase.
- No warranty on wood or metal surfaces.

12. **QUALITY ASSURANCE:** Custom Painting & Restoration is a company specializing in commercial coating and waterproofing, with over 37 years of hands-on and in-the-field experience. Some of our completed projects include:

- Windjammer Condominium Association – Stucco and EIFS Restoration and Exterior Painting
- Bonita Beach and Tennis Club – Complete Building Restoration and Painting
- Mirasol at Coconut Point– Sealant Replacement and Exterior Painting of 29 Buildings
- Oak Hammock at The Brooks – Exterior Painting of 27 Buildings
- Castle Beach - Concrete Restoration, Waterproofing, Stucco and Exterior Painting
- Pointe South – Concrete Restoration, Stucco, Waterproofing and Painting
- Marina Bay Club of Naples – Stucco Repairs, and Exterior Painting
- Kelly Greens Veranda 5 – Concrete and Stucco Restoration, Waterproofing & Repainting

We have performed a complete property inspection and would like to Thank You for the opportunity to be of service. **A few things that we would like to point out are noted below.** We have also listed many references which I hope the Board might have time to reach out to when considering our proposal, if you have any additional questions please feel free to contact me at any time on my cell [239-470-2748](tel:239-470-2748) or email at Steve@CustomPR.Pro



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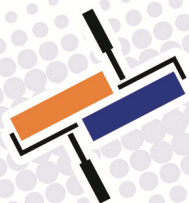


- Pre-Job Meeting to introduce our Team to the Board and Management
- English speaking foreman onsite every day from project commencement throughout completion. You will have his cell phone number, and the foreman we introduce will not change once started.
- Custom Painting and Restoration will provide a full crew to the project upon commencement throughout project completion.
- Full color mock up at no charge and agreement on colors and color placement signed off by board or management prior to commencement.
- Daily inspections from our Superintendent, Kyle Bembry 239-318-4177 and multiple weekly visits by Vice President, Steve Glazier 239-470-2748
- Paint manufactures representative to also preform multiple weekly visits
- Open line of communication with myself as project manager from commencement throughout completion, unlike some companies who rely on commissioned sales people that will hand the project over once it is signed

- ☐ **Base Bid all Forty-Three Buildings Ultra Spec 8 year Warranty.....\$ 133,120.00**
- ☐ **Base Bid Upgraded Moorgard Regal 10 Year Warranty.....\$ 163,649.00**

Included in Base Bid: This bid proposal includes all of the required labor, material, equipment and insurance to complete this project to all thirty-two (32) villa buildings as outlined: pressure cleaning, preparation, priming and painting as outlined in the material schedule to all previously painted stucco surfaces, decorative bands, surfaces in screened or unscreened front entry, up to 500 lf of sealant replacement, up to 500 square feet of High build primer on hairline crack areas, exterior side of entry doors at one location per residence, exterior side of garage doors, columns, exterior ceilings, all previously painted meter boxes and pipes, exterior side of pool privacy wall only, exterior side of cap on privacy wall up to the screen enclosure cage. All work to be performed as set forth in the specifications provided by The Benjamin Moore Company

Excludes: painting of soffit or fascia, painting of drip cap, mailboxes or posts replacement or painting, stucco or concrete repairs, roof cleaning, driveway or paver cleaning, any surfaces on any interior courtyards, any interior surfaces in any lanai, more than 32 buildings or 64 units, prefinished materials, more than 500 lf of sealant replacement, more than 500 square feet of High build primer on hairline crack areas drip edge or bird stop, permitting, structural repairs, wood fascia replacement, unforeseen conditions, anything not specifically mentioned above in the includes section or any optional items below.



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OPTIONAL IF COMPLETED IN CONJUNCTION WITH BASE BID

- ☐ **Stucco Replacement if Needed.....\$ 28.75 Per Sq Ft**

Includes: Removal and replacement of delaminated or hollow stucco that can't be fixed within the base bid. This will include stucco up to 5/8" in thickness and NO WORK WILL BE PERFORMED WITHOUT BOARD NOTIFICATION AND APPROVAL

Excludes: concrete repairs, wire lathe, sheathing, anything not mentioned above

13. NOTES:

- a. Please advise us of any inconsistencies in the scope of work that we have provided for you. We will be happy to make any necessary changes.
- b. This proposal has been prepared with a Coating Manufacturer's specification; however, we are qualified applicators of premium quality coating products provided by Sherwin Williams, Florida Paints, Benjamin Moore, Porter Paints, and Povia Paints.
- c. We will need a designated area of workspace provided to us at the job site for a port-o-let and trailer.
- d. Colors will be approved in advance by the Owner. Colors will match existing, if applicable.
- e. We will need all landscaping trimmed back at least one to two (1'-2') feet from the buildings for accessibility before coating preparations begin.
- f. CPR is not responsible for landscape of leaf damage that was not trimmed back prior to mobilization.
- g. Owner will be responsible for providing notice before the work begins to all residents and surrounding neighbors prior to commencement.
- h. We will need the Owner's cooperation notifying all residents in removal of any cars, vehicles, and all personal property from around buildings prior to commencement of work. We will also need clear and reasonable access to all areas of the property prior to commencement to minimize delays. We will not be responsible for paint overspray on vehicles or personal property that was not removed prior to work commencement.
- i. We will supply a quantity of the finish color for use in touch-ups.
- j. High Reach boom lifts will be ordered with turf tires to protect the turf as much as possible, if turf tires are not available, we will use plywood protection and all reasonable efforts to protect the turf. If the irrigation is not adjusted during our scope of work or we have excessive rainfall we cannot be responsible for slight impressions as they can occur even with plywood. If the property is too wet to run our equipment without making ruts in the turf, we will consult with the association or owners' rep for an amicable solution.
- k. If an additional coating or color change is needed, an additional cost will incur but will be discussed with o
- l. We will begin work on this project at 8:00 am Monday through Friday.
- m. Due to the age of some properties and lack of proper preparation and building coatings by others some surfaces exhibit excessive layers of paint and film thickness from previous repaint projects and may lose adhesion or do so at the start of pressure washing. If the existing coating on the building has lost adhesion or needs to be stripped, an additional cost will incur. This is not generally known until work commences but we have including uo to a certain square footage of this in our contract (usually 200 sq ft unless otherwise stated). If notified of a problem on your property that it should require more attention and the owner elects not to properly prepare these substrates for surface stripping prior to painting, then the owner accepts full responsibility for adhesion failure that may occur. As a result, the manufacturer nor CPR will be able to honor warranty in these areas
- n. Electricity and water will need to be provided by the Owner for this project.
- o. Music will not be allowed on the job site.
- p. This contract/proposal supersedes any and all prior contracts/proposals from Custom Painting & Restoration regarding this project.
- q. The foreman will remain at the job site until the project is completed.



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- r. Re screening projects are to be performed utilizing industry standard 18/14 or 18/16 phifer mesh and standard rubber spline unless specifically noted in the screening options. This will also exclude screens that are inaccessible with blocked spline channel by hurricane protection, tile, sunshades, or anything preventing us from getting to the spline channel.
- s. Owner will be responsible for flagging sprinklers to allow lifts to navigate around the property. CPR is not responsible for irrigation damage that has not been flagged and marked by the owner or owner's representative
- t. While pressure washing, all windows and lanai screens will be rinsed off to remove any chalk residue. They will not be cleaned professionally. Custom Painting & Restoration will apply tremendous caution while working around screened areas, but we are not responsible for screens that may tear or rip during our normal scope of work due to screen age or condition.
- u. Owners will be responsible for removing anything not original to the building, this will require the board or owners' rep to communicate this info to the unit owners in many cases. All furnishings, plants, rugs, blinds, sunshades, electronics, and any other personal property must be removed from front entryways, lanais, and common areas prior to work commencement.
- v. If lanai walls and ceilings are part of our scope of work, they will be broom cleaned as they will not be pressure washed. Floors will be solvent cleaned as needed in lanais if they are to be painted but will not be pressure cleaned.
- w. Hurricane shutters must be in the open position for our painting if we are to paint the stucco return edges. If shutters are not in the open position for our painting crews, they will not be painted or there will be additional charge to return with the equipment or ladders to paint these edges as needed.
- x. When painting garage overhead doors the metal behind the weatherstripping will not be painted as they will be painted in the closed position. Garage doors must also be motorized up and down a few times within 30 days of the painting completion, this will avoid the panels from sticking. This is to be performed by the owners or owner's representative. We are not responsible for automatic garage door openers if the doors have not been opened after painting due to sticking panels.
- y. Owners are responsible to place fire alarms in test mode during the project working hours. Owner is also responsible for keeping elevator cabs at the top floor or disabling operations while the building is being pressure washed. The elevators can be returned to normal usage after the cleaning portion has been completed which is generally just a few hours for most projects.
- z. Material Cost Increase: The owner acknowledges that this proposal and contract estimations have been calculated at the current pricing of the cost of goods at the time of submitting for completion of our scope of work. These materials, supplies, equipment are subject to price volatility due to conditions beyond our control, we have a great relationship with our suppliers but cannot absorb increases internally for third parties. Should there be an increase between the submittal of our proposal or contract and the time the work is completed which will result in higher pricing for CPR then the total consideration due to CPR under the contract shall be subject to increase in the amount equal to the additional cost we would incur. This would be the direct cost upon written notice and documentation showing the previous pricing and increased cost from manufacturer or supplier to CPR

Thank you for the opportunity to submit our bid proposal. Custom Painting & Restoration hopes that we can come to terms and perform the work for you with our quality assurance of a job well done. If we can be of any assistance, please do not hesitate to contact me directly @ 239-470-2748.

Sincerely,

Steve Glazier

Vice President

Custom Painting & Restoration



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RE: Exterior Repainting – The Courtyard Homes at Belltower Park
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Total of Sixty-Four (64) Units

**No Deposit required and No payments needed until complete satisfaction
including walkthrough and punch out of each section or cluster**

All material is to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the enclosed specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. We shall not be liable for delays resulting from unforeseen occurrences, including and without limitation, strikes or other labor troubles, direct or indirect acts of government, fires, floods, accidents, inclement weather, delays or complications resulting from third parties, newly discovered and previously unknown building conditions which would require an alteration in our scope or preparation, material or equipment price increases due to current volatility and supply chain shortages, or any other cause beyond our control. With time and material projects workers time will start and stop at our shop as per fair labor standards act and the state of Florida. We are not responsible for damage resulting from pressure washing to window or lanai screens. We are also not responsible for overspray on vehicles that were not removed even after our notice was posted advising vehicle owners to do so. Custom Painting and Restoration (CPR) shall expressly be secluded from any claims of damage due to unforeseen conditions, including without limitation, previously applied coating adhesion failure, water intrusion, ph stucco burn, delaminating stucco, rust mites, and hydrostatic pressure. Any claims for construction defects are subject to notice and cure provision of Chapter 558, Florida statutes. Owner is to carry all necessary insurance. We carry General Liability, and our employees are fully covered by Workman's Compensation. Any additional insurance that is required of Custom Painting & Restoration by the customer will be an additional cost. **This Proposal/Contract is valid for thirty (30) days.**

Custom Painting & Restoration, Contractor

Steve Glazier

Steve Glazier, Vice President

The enclosed prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payment will be made as outlined above.

Signature

Acceptance Date: _____

Printed Name

Title