

Alliance Painting Solutions LLC

Proposal to Repaint High rise Building

Gulf Stream Towers

33 S. Gulfstream Ave. Sarasota Florida 34246

Prepared for

Community Association Manager.

Attn: **Sal Picerno**

Phone: 941-955-7534

Email: gulfstreamtowersmanager@gmail.com

Date: 8-12-2025

Prepared by: Jeremiah Sink 941-587-1693

Email: jeremiah.alliancepainting@outlook.com

1.0 GENERAL AND JOB-SITE CONDITIONS

1.1. CONTRACTOR RESPONSIBILITIES

1.1.1. GENERAL

Alliance Painting Solutions LLC shall maintain its own credit standing for material purchases in accordance with terms set forth by suppliers.

Alliance Painting Solutions shall properly maintain payrolls and pay all applicable taxes.

Prior to commencing work, Alliance Painting Solutions shall supply proof of insurance coverage in the form of a Certificate of Insurance showing all coverages and minimum limitations prescribed in these specifications.

(See paragraph concerning insurance).

1.1.2. JOB-SITE CONDITIONS

Alliance Painting Solutions shall have materials delivered to job-site in unopened containers and assumes full responsibility for any materials stored on site.

Alliance Painting Solutions shall employ competent foremen and workmen. Alliance Painting Solutions shall dismiss any person employed on the job who shall conduct himself improperly or negligent in the performance of his duties.

Alliance Painting Solutions shall keep the building and ground areas clean. All personal items are owner's responsibility. No damages will be paid for items left in work area.

Alliance Painting Solutions shall protect adjacent surfaces and foliage from damage or staining during application. All uncontrollable foliage damage shall be the responsibility of the Owner.

Alliance Painting Solutions shall not be responsible for water damage or water intrusion into buildings/units by normal pressure cleaning procedures.

Alliance Painting Solutions shall remove all materials, equipment and debris from the premises within one working day from final inspection by manufacturer and Owners.

The Owner or Management, in consideration of Alliance Painting Solutions, performing the work described in this contract, hereby agrees to indemnify, defend and hold harmless Alliance Painting Solutions, from and against any and all liability, damages, losses, claims, demands, or lawsuits arising out of or relating to the presence of asbestos, mold, mildew or lead materials at the work site.

1.2. SAFETY AND PUBLIC CONVEYANCE

Alliance Painting Solutions will use caution tape and/or cones on areas where work is being performed. Alliance painting asks that cars close to proximity of pressure washing, painting and spraying be moved before work starts.

Alliance Painting Solutions shall be responsible for safety administration on the job (including tools, equipment and work methods) and must be in compliance with all OSHA regulations.

1.3. SUPERVISION AND SITE VISITS

Alliance Painting Solutions shall maintain a wet film thickness gauge on the job at all times and check the application for wet film thickness as the job progresses.

Alliance Painting Solutions shall advise the Manufacturer sufficiently prior to the beginning of each phase of work to facilitate the site visit without the delay of the work.

1.4. PROVISIONS FOR INSURANCE

Without limiting any of the other liabilities or obligations of the Contractor, the Contractor shall furnish to the Owner a duly executed Certificate of Insurance, stating that the following types of insurance coverages and limits are in full force and that insurance will not be canceled without ten days prior notice to the Owner by the insurance company.

Workmen's Compensation Insurance for statutory obligations imposed by Workmen's Compensation Board shall be provided as required by law.

Scheduled Automobile Insurance with the following minimum limits of liability:

Bodily injury / property damage combined liability \$1,000,000 each occurrence.

General Liability with the following limits:

Bodily injury \$1,000,000 each occurrence / \$2,000,000 aggregate.

Property damage \$1,000,000 each occurrence / \$2,000,000 aggregate.

Automobile liability \$1,000,000 each occurrence.

1.5. OWNER'S RESPONSIBILITY

Owner will assign parking spaces to the Contractor for vehicles and equipment.

Owner will provide water hose bibs within 150' of work area and electricity 110 and 220 (swing stages) for operation of equipment necessary to the project.

Owner will be responsible for removal of loose objects in the work area (furniture, wall hangings, floor mats, any personal item that may get damaged during pressure washing or painting) . Contractor will not be responsible for any damages.

Prior to the start of job, it will be the responsibility of the Owner to perform any trimming or pruning of foliage that will interfere with the contracted work.

It will be the responsibility of the Owner to locate and mark all sprinklers in the work area so that the Contractor can avoid damaging them.

Enclosure screens deteriorate with age and become brittle. New screens and those in good condition are not affected by the pressure cleaning process. Contractor will use

reasonable care to avoid damage to screens. If screen is damaged by pressure cleaning, it shall be the Owners responsibility to replace screen.

Owner will be responsible for notifying all concerned of the work being performed in order to avoid any damages to personal belongings. Work areas will be marked off and signs will be erected by Contractor. No damages will be paid for items located or parked within the restricted areas.

Owner will be responsible for full understanding of proposal/contract. All work not mentioned will be completed with a change order to the contract or have proposal revised before signing. Contractor shall be given additional time for all work outside the lump sum contract price.

1.6 COLOR SELECTION

Colors to stay the same unless otherwise specified, quote is for 2 colors for the body building/stucco, one color for the trim, one color for doors.

Colors to be approved prior to start of project and signed off by owners/management.

1.7 PAYMENT

Alliance Painting Solutions LLC requires a 10% mobilization/down payment on projects greater than \$10,000.00 to be invoiced on the first day of the project when crew, material, and equipment are on site and working. Projects requiring rented equipment will be additional down payment.

Owners/management Paying by credit card are responsible for the transaction fee. Payments to be made net 30 or 30 days from date of invoice. Invoices that are 90 days delinquent will be subject to a 2% late fee.

Large projects to be billed per percentage complete twice a month (the 1st and 15th) with 10% retainage until owner has received warranty from paint manufacturer.

2.0 GENERAL SPECIFICATIONS FOR

Gulf Stream Towers High rise building

SCOPE OF WORK

In accordance with the above General Conditions, we hereby propose to furnish materials, labor, equipment, taxes and insurances necessary for the completion of painting of Gulf Stream Towers Building.

Substrates to be painted in base bid:

1. Stucco/masonry surfaces, ceilings and walls.

2. All Previously painted electrical boxes and conduit lines.
3. Soffits fascia and downspouts
4. Entry doors (exterior side only).
5. Waterproofing on free standing wall caps.
6. Decorative block on Inside and outside of Parking garage
7. All Fire Boxes
8. Flashing on windows

EXCLUSIONS:

Floors

Window frames

Lights

Sliding glass doors and tracks

Screen and storm doors

Parking garage stucco and ceilings (Line item)

Parking Garage fire sprinkler pipes and conduit (line Item)

Staircase walls, floors, and handrails

Any other areas not specified

2.1 SURFACE PREPARATION

2.1.1. PRESSURE CLEANING

All surfaces to be coated or otherwise treated shall be pressure cleaned.

Pressure cleaning equipment shall be of a size and capacity to deliver an average of 2,500 pounds per square inch (psi).

A chlorine mixture shall be applied to all surfaces prior to pressure cleaning to remove fungus, dirt, atmospheric pollutants, salt residue, chalking and existing deteriorated materials.

Area exhibiting laitance deposits shall be scrubbed clean and treated with a 10% solution of muriatic acid and water, scrubbed with stiff bristle brushes and thoroughly rinsed with clear water to neutralize acid.

Areas exhibiting efflorescence deposits shall be treated with a 10% to 25% solution of muriatic acid and water, scrubbed with stiff bristle brushes and thoroughly rinsed with detergent solution to neutralize acid.

Planted areas, foliage, screens, etc., shall be lightly rinsed to remove any chalk and dilute any chemical residue deposited as a result of building preparation.

Alliance Painting is not responsible for damaged or burned plants due to the pressure washing process.

- Peeling paint (not to exceed 50 sq ft. of price quote).
- Existing peeling coating shall be removed by mechanical means.
- If specified, edges will be sanded to produce a smooth surface.

- Repaired surface area shall be primed with sealer.
- Excess of 50 square feet shall be billed at \$1.05/sq ft.

Note: All unseen or undetected peeling of existing coatings shall be billed at \$1.05/sq ft. Quantities shall be monitored by both Contractor and Management.

2.1.2. CONCEALED CONDITIONS

If, the contractors cleaning technique develops or reveals an unforeseen condition which requires additional labor and materials. These conditions shall be reported to management, approved and completed with a Change Order to the contract.

NOTE: Contractor shall be given extra time to complete this work.

2.1.3. PREPARATION AND TREATMENT TO RUST AND IRON DEPOSITS ON MASONRY SURFACES

During pressure cleaning process, remove rust and iron deposits from masonry with oxalic acid and water solution and scrub with a stiff bristle brush and rinse.

If deposits cannot be removed, seal area with pigmented stain killer, according to manufacturer's specifications.

Deep penetrating rust stains shall be drilled out and wall penetration sealed with urethane caulk.

Rust can be a severe and reoccurring problem. Proper preparation and heavy millage are keys to retarding rust. Rust may still reoccur and is not considered to be a paint or coating failure and is not covered under any warranty.

2.1.4. STUCCO CRACK AND JOINT REPAIR

Surface to be repaired must be clean and dry, free from dirt, grease, oil, loose or peeling paint, chalk, salt or other surface contaminates which would act as a bond breaker to the patching materials.

2.1.4.1. Crack enlargement

Cracks of 1/8" in width or larger shall be cut out using suitable tools, enlarging the crack to allow sufficient application of patching materials.

2.1.4.2. Primer

All areas surrounding the crack shall be sealed with one or more coats (depending on surface conditions) of masonry sealer according to manufacturer's specifications and to industry standards, providing a sound bonding surface for the new sealant materials.

2.1.4.3. Application of patching materials

2.1.4.3.1. Shrinkage cracks 1/16" or less in width

After proper preparation, seal the crack with elastomeric knife grade patching compound directly over the crack, extending it not less than 2" on either side of the crack, leaving approximately ¼" (thickness) of material directly over the crack. Feather with damp sponge and texture to match existing stucco as closely as possible.

2.1.4.3.2. Hairline cracks not exceeding 1/64"

Apply patching compound brush grade directly over cracked areas by brushing at film thickness of 10-30 wet mils. Feather edges as in the above use of knife grade.

2.1.4.3.3. Static cracks 1/16" to ¼" wide

Chip out or grind out and remove all dust and debris. Prime as specified above. Fill crack, allowing liberal amount (1/4) of elastomeric compound over crack. Feather with damp sponge and texture to match existing texture as closely as possible.

2.1.5. STUCCO REPLACEMENT (50 SQUARE FEET IS IN THE BASE BID)

Where stucco has lost adhesion or deteriorated due to poor mechanical bond or movement, excessive efflorescence or laitance, it shall be removed with concrete chisels to end of deterioration.

Repair small areas with elastomeric patching compound.

Large areas of delaminating stucco shall be re-stuccoed. Delaminating stucco in excess of 50 sq ft. for entire project would constitute an unforeseen condition. Alliance Painting Solutions, will repair excess deteriorated stucco at a cost of \$ 25.50 /sq. ft.

Allow sufficient time for repaired areas to set before coating. Less than 50 square feet deduct \$25.50 per square foot. Excess of 50 square feet add \$25.50 per square foot. All quantities verified by management. This price does not include special equipment and setup if needed.

2.1.6. WOOD REPAIR (0 LINEAR FEET IS IN THE BASE BID)

Necessary wood repair over 0 Linear feet shall be completed at \$58.00/man hour, plus materials, plus 10%. All quantities shall be verified by Customer before Contractor starts additional repairs.

2.2.0 SEALANT DETAILING TREATMENT TO THROUGH WALL PENETRATIONS, PIPES, ELECTRIC BOXES AND HOSE BIBS ON VERTICAL EXPOSED WALLS – AS NECESSARY

Clean fixture perimeters adjacent to wall with solvent-soaked cloth to remove film contaminates. Apply a cant bead of urethane caulk to perimeter of fixture, sealing

fixture-to-wall, a minimum 3/8" bead and tool. Such treatment prohibits water intrusion to rear of fixture and interior of building.

If fixture is of a type that cannot be perimeter sealed without compromising the ability to service the fixture, it will not be sealed.

2.2.1. WINDOW AND DOOR JAMB PERIMETER SEALANT – ALUMINUM TO STUCCO – AS NECESSARY.

Existing deteriorated sealant shall be removed according to industry standards.

Clean joint of dirt and debris and dust clean.

Substrates shall be sealed with appropriate masonry sealer to enhance sealant adhesion.

2.2.2. WINDOW AND DOOR JAMB CAULKING DETAILS (PERIMETER ONLY) METAL TO STUCCO OR METAL TO WOOD

Existing deteriorated or missing sealant shall be removed according to industry standards. Exposed joints cleaned and primed before installing new sealant. Install non-sag urethane sealant to area of repair per manufacturer's data sheet.

2.2.3. VERTICAL WALL TRANSITION JOINTS STUCCO TO STUCCO - AS NECESSARY

Wipe masonry joints clean and caulk with one-part non-sag urethane sealant tooled to manufacturer's specifications.

2.3.0. COATINGS- SEE Sherwin Williams or Benjamin Moore SPECIFICATIONS

Top coat Sherwin Williams Latitude Satin 10 year material warranty

Top Coat Benjamin Moore Cryliccoat Satin 10 year Material warranty

2.4. TERMS

Changes from the plans and specifications of this contract shall be made only by written change order signed by Owner and Contractor, and payment for such changes shall be made at the time for the execution of such change orders.

Contractor agrees to promptly pay his employees and material, and to comply in all respects with the Mechanic's Lien Law of the State of Florida. Owner agrees to properly record and post a "Notice of Commencement" pursuant to the said Mechanic's Lien Law.

Owner agrees to promptly pay invoices submitted by Contractor. It is understood and agreed that invoices are payable on the date delivered. Contractor will submit invoices on percentage of completed work done. The schedule of values shall determine the amounts due. A 10% retainage of the Base Bid contract shall be held by the Association

and/or management until the project is complete and the Association has received a copy of the Vendor warranty.

The Contractor agrees that in the event that any Claim of Lien shall be filed by any laborer, material, man or subcontractor of Contractor, to remove said lien, either by obtaining a release of satisfaction thereof, or by transferring said lien to a bond furnished by Contractor.

The Owner also understands, with respect to any claim whatsoever asserted by the Owner against the Contractor, there will be no right to recover or request compensation for, and the Contractor shall not be liable for any incidental, consequential, secondary or punitive damages, or for damages for mental anguish or emotional distress or pain and suffering.

This contract shall bind the respective heirs, executors, administrators, successors and assigns of the parties here to and shall be interpreted under the laws of the State of Florida.

In the event of default hereunder, the prevailing party in any action for such default shall be entitled to recover from the non-prevailing party all costs incurred therein, including reasonable attorney's fees.

This contract shall be governed in accordance with the laws of the State of Florida in the AIA Document A201-2017.

No agreement, unless incorporated in this agreement, is binding. The plans and specifications, draw schedule, and any duly executed change orders are hereby incorporated herein by reference.

2.6. Workers Compensation Coverage

All worker must have workers compensation on the project to ensure full protection for the Association.

2.6 Payment Terms and Oversight

A 10% retainage will be held until owner has received the manufactures warranty.

The final payment (10% retainage) will be paid no less than 15 days after the date of completion.

Payment Schedule (five payments)

<u>September 2nd</u> (First invoice 10 % down payment)	\$21,023.60
Second invoice	\$56,062.93
Third invoice	\$56,062.93
Fourth invoice	\$56,062.93
Final invoice (10% retainage) Late I November	<u>\$21,023.60</u>
<u>Total Price:</u>	\$210,235.99

Terms and release of Payments

No payments will be release until the paint consultant and manager have approved the completed work. Additionally no payments will be made without the Association receiving a lien release from the paint vendor (Benjamin Moore) and Alliance Painting Solutions.

2.7 Subcontractors

Alliance Painting will use not Subcontractors on the project

2.8 Dispute Resolution and Legal Venue

Sarasota county will be the venue for any dispute resolution, and that prevailing party in any legal action related to the contract shall be entitled to recover attorney's fees and costs.

Onsite- logistics

Alliance Painting will need 1 parking spot for the onsite Foreman and 1 parking spot for a portlet.

The rest of our workers will park off site.

A Portlet will be used for the project.

Work hours: Alliance painting Solutions will follow the allowed working hours by the association already set in place (8:00am to 5:00pm).

Project completion date (estimated with no rain or elements out of our control)

Building exterior façade-80 business days

Parking garage- 20 business days (will completed simultaneously as the exterior)

Estimated date of Completion: December 15th 2025

Structural/Engineering Clause: In the event that a structural issue arises the Owners/Association may start contact with an engineer to resolve any structural issues that are found.

In consideration for the above-described work to be done at the **GulfStream Towers** the Association hereby agrees to pay Alliance Painting Solutions LLC, as follows:

<u>Schedule of values</u>	<u>Price</u>	<u>Initial Approval</u>
Prep and painting all previously painted stucco, Ceilings, Service doors, Unit doors, and decorative brick per Sherwin Williams or Benjamin Moore Specifications: \$167,400.00		_____
Prep and Painting Parking Garage walls, Ceilings, Columns, and Conduit:	\$35,156.00	_____
Prep, wire wheel grind, rust primer, and 2 part- Epoxy on Fire sprinkler Pipes:	\$7,680.00	_____

This proposal shall be good until **7-17-2025** it shall be extended thereafter at the Contractor's option. Thank you and we look forward to having the opportunity of working with you.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Please acknowledge acceptance by signing and returning this original proposal to our office.

Authorized Signature

Date

By: _____
Jeremiah Sink, Alliance Painting Solutions LLC (owner)

8-12-2025
Date

