



## CONCRETE PAINTING & RESTORATION LLC

GULFSTREAM TOWERS  
33 S GULFSTREAM DR.  
SARASOTA, FL. 34236  
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APRIL 11th, 2025

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33 S GULFSTREAM DR.  
SARASOTA, FL. 34236



### Exterior Painting and Coating of Gulfstream Property

***SPECIFICATIONS: SW***

#### ***SCOPE OF WORK:***

- 1. ALL EXTERIOR STUCCO***
- 2. ALL WALKWAY AND ENTRYWAY CEILINGS***
- 3. BREEZE BLOCK (BOTH SIDES & INTERIOR )***
- 4. UNIT ENTRY DOORS – EXTERIOR SIDE ONLY***
- 5. COMMON SERVICE DOORS & FRAMES BOTH SIDES***
- 6. PREVIOUSLY PAINTED ELECTRICAL BOXES AND MISC. CONDUITS***
- 7. PREVIOUSLY PAINTED VENTS***
- 8. EXTERIOR & INTERIOR FIRE EXTINGUISHER BOXES RED***
- 9. DOWNSPOUTS***
- 10. LAUNDRY & TRASH ROOMS WALLS & CEILINGS***
- 11. PARKING GARAGE WALLS, CEILINGS & GARAGE PIPES***
- 12. REMOVE AND REPLACE SEALANTS – 200LF HAS BEEN ADDED TO BASE BID***
- 13. STUCCO CRACK REPAIR – 100LF HAS BEEN ADDED TO BASE BID***
- 14. STUCCO REPAIR – 50 SQFT HAS BEEN ADDED TO BASE BID***

Tampa Bay Corporate Office  
711 Wesley Ave Suite A., Tarpon Springs, FL 34689  
Main Line: 727-939-9393, 813-512-8060 / Fax: 727-286-2938  
Licensed & Insured Email: [Donny@cprpainting.net](mailto:Donny@cprpainting.net)

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**15. INCLUDES ACCESS EQUIPMENT**

**16. CLEAN-UP JOBSITE**

**EXCLUSIONS:**

1. DOES NOT INCLUDE PERMIT, ARCITECURAL, ENGINEERING OR ASBESTOS TESTING FEES IF REQUIRED
2. PAVERS
3. WALKWAYS
4. WINDOW FRAMES
5. HANDRAILS
6. ALUMINUM FLASHING
7. AC STANDS
8. STAIRWELL INTERIORS
9. SCREEN/STORM DOOR FRAMES
10. LAUNDRY & TRASH ROOM FLOORS
11. ATTACHED LIGHT FIXTURES & SIGNS
12. ANYTHING NOT IN THE SCOPE OF WORK LISTED ABOVE

**ASSUMPTIONS:**

1. MANAGEMENT OF GULFSTREAM TOWERS TO SUPPLY ACCESS TO POWER, WATER FOR TERM OF PROJECT.
2. BUILDING TO BE REPAINTED IN SAME COLOR.
3. CONCRETE PAINTING & RESTORATION LLC MAY BE REFERRED TO IN THE DOCUMENT AS CPR.

**CPR PROPOSES TO PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT TO PERFORM ALL SERVICES AS STATED BY SCOPE(S) ABOVE AS DIRECTED**

|                                                                                                                                                                                                                                                                                                                     |                      |          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------|
| <b>BASE BID: PREP &amp; REPAINT EXTERIOR OF PROPERTY</b><br>REMOVE AND REPLACE SEALANTS-200LF HAS BEEN ADDED TO BASE BID<br>STUCCO CRACK REPAIR – 100LF HAS BEEN ADDED TO BASE BID<br>STUCCO REPAIR – 50 SQFT HAS BEEN ADDED TO BASE BID<br><b>**ANYTHING ABOVE THESE AMOUNTS MAY BE SUBJECT TO EXTRA CHARGES**</b> | <b>\$215,988.00</b>  | <b>X</b> |
| <b>LINE OPTION 1: SF PRICE FOR STUCCO REPAIRS min 10 sq ft per area ABOVE THE 50 SF INCLUDED IN BASE BID</b>                                                                                                                                                                                                        | <b>\$28.50 sq ft</b> | <b>X</b> |
| <b>LINE OPTION 2: LT PRICE FOR CRACK REPAIRS – min 10lf per area *ABOVE THE 100 INCLUDED</b>                                                                                                                                                                                                                        | <b>\$7.50 lf</b>     | <b>X</b> |
| <b>LINE OPTION 3: LF PRICE FOR CAULKING min 10 LIN ft per area *ABOVE THE 100 INCLUDED</b>                                                                                                                                                                                                                          | <b>\$3.90</b>        | <b>X</b> |

**TERMS AND CONDITIONS: SEE BELOW**

**TERMS AND CONDITIONS**

1. CONCRETE PAINTING & RESTORATION LLC CAN AND WILL BE REFERRED TO AS CPR IN THE CONTRACT.

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2. CPR reserves the right to cancel this Proposal without cause any time prior to the customer and CPR signing. This Proposal will remain in effect for up to 60 days. CPR reserves the right to adjust the proposal at any time before accepting the sign the proposal.
3. The Contract Price has been calculated based on the current prices for the building materials. However, the market for these building materials is volatile, price increases and manufacturer's surcharges could occur and will be the responsibility of the owner. Should there be an increase in material or labor, the OWNER agrees to pay that cost increase to the CONTRACTOR. Any claim by the CONTRACTOR for payment of a cost increase, as provided above, shall require written notice delivered by the CONTRACTOR to the OWNER stating the increased cost.
4. This Contract will be governed in its entirety to include all Conditions and terms. By accepting this Contract, you are entering into a binding agreement. If a separate contract is to be constructed, this proposal along with its scope of work, terms, and conditions will become a part of the additional contract. Concrete Painting & Restoration LLC agrees to furnish the above-described work as indicated. We reserve the right to value engineer for the benefit of the customer and Concrete Painting & Restoration LLC when applicable. Acceptance of this contract constitutes a legally bidding agreement. Acceptance is not valid until accepted by the Buyer and a Representative of Concrete Painting & Restoration LLC.
5. Any alteration or deviation from specifications listed involving extra costs will be executed only upon written and approved change orders and will become an extra charge over and above the estimate. NOTE: Concrete Painting & Restoration LLC, is not liable in any way for unknown subsurface defects and this proposal does not include any remedies for occurrence of such defects. ACCEPTANCE by the Buyer acknowledges having read and agreed to terms and conditions of this contract and having received legible copy of the same.
6. This contract does not include permit, architectural/engineering or asbestos testing fees if required unless otherwise noted. CPR, if required will provide applicable testing, Engineer drawings and permits at cost plus CPR administrative fees that will be added to the contract.
7. It is the responsibility of the owner or owner's representative to make sure all personal items and window/door treatments are removed from the work area prior to work starting. It is the responsibility of the Association, owner, or owner's representative to provide supervision if and when anyone from CPR will be inside a unit for any reason. CPR assumes no responsibility for the interior of any unit.
8. Any damages or injuries of any kind allegedly caused by CPR and/or its employees will be reported to CPR in writing within 10 days of the incident and CPR will have 10 working days to investigate and respond. This includes any overspray on a jobsite and CPR will not be liable for any monies spent before their response. CPR reserves the first right to fix and/or repair any damages.
9. The owners will provide free parking areas for the workers.
10. Electric and Water will be provided for use at no cost.
11. CPR will make every attempt to cover or be careful in the area of elevators, fire equipment and anything electrical however, pressure washing and/or coatings removal may be necessary to provide the coatings warranty. CPR will not be responsible for any electrical issues and/or elevator issues that are caused from pressure washing or coatings removal.
12. Any onsite CPR Safety program required by the customer will be at a rate to be determined by the customer requirement to be charged and approved by the customer on a Change Order.

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13. CPR will not be responsible for any unforeseen damage to TV cable, stereo wiring, satellite antennas, interior damage from exterior repairs being done, security alarm wiring, power interruptions, tripped breakers, etc. Association will be responsible for checking the breakers.
14. Should CPR be required to initiate legal action against Owner/Customer to recover any amounts owed under this Contract, CPR shall be entitled to recover its attorneys' fees from Owner/Customer,
15. It is the owner's responsibility to have all plants and trees cut from building 24".
16. The working hours of this project unless expressly listed different shall be 7:30AM-5:00PM Monday – Friday
17. Change Orders allowing additional access equipment costs to the contract will be accepted when equipment is needed to reach a particular scope of work. This could be lin ft of caulking and wood replacement, square feet of stucco and cubic feet of concrete to name a few.
18. Change Orders allowing additional material and labor quantity when it exceeds the base bid or the area to be accessed was not included in the base bid.
19. CPR workers shall be in uniform for the duration of the job.
20. Delays. CPR shall be entitled to additional compensation and/or additional time for the project if conditions present themselves that are beyond the control of CPR. This may include but is not limited to Weather, fire, acts of God, wars, vendor delays, increased costs of materials (ex...wood and other specialty products) and access equipment after the date listed on proposal.
21. CPR shall be paid a reasonable demobilization/mobilization fee if the job has a Hurricane emergency during production
22. Payments. CPR will submit to the customer an Invoice for a percentage of work completed as of the date of the Invoice along with a partial lien release for this same amount. This payment will be due within (10) ten days of receiving the invoice.
23. Final Payment. CPR will submit to the customer a final Invoice and final lien release when all the work has been completed and approved by the customer. This payment will be due within (10) ten days of receiving the invoice.
24. Dispute Resolution. By means of mediation in the county the work is being performed.
25. Equipment. If CPR has proposed and uses equipment for access of your property, any delays of use of equipment caused by the customer will be passed on to customer as a change order. In addition, CPR will use reasonable means to protect the property underneath the access equipment but will in no way be liable or responsible for any damage incurred to include but not limited to concrete, pavers, roofs, sod and underground irrigation equipment.
26. Screens. CPR will make every reasonable attempt to protect screens but will in no way be liable or responsible for any damage incurred.
27. Change Orders allowing additional access equipment costs to the contract will be accepted when equipment is needed to reach a particular scope of work and the quantity exceeds the base bid or the area to be accessed was not included in the base bid. This could be lin ft of caulking and wood replacement, square feet of stucco and cubic feet of concrete to name a few.
28. Assignment. Except as assignment of proceeds, Customer may not assign or transfer its interest in this agreement without the written consent of CPR.
29. COVID-19 (CORONAVIRUS): CPR practices all approved safeguards including frequent hand washing on-site and social distancing.
30. ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001 – 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR

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FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

31. ACCORDING TO FLORIDA'S DEFECTIVE CONSTRUCTION LAW (SECTION 558.005, FLORIDA STATUTES) FLORIDA LAW CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT FOR DEFECTIVE CONSTRUCTION AGAINST A CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL FOR AN ALLEGED CONSTRUCTION DEFECT IN YOUR HOME. SIXTY DAYS BEFORE YOU FILE YOUR LAWSUIT, YOU MUST DELIVER TO THE CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR DESIGN PROFESSIONAL A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE YOUR CONTRACTOR AND ANY SUBCONTRACTORS, SUPPLIERS, OR DESIGN PROFESSIONALS THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE CONTRACTOR OR ANY SUBCONTRACTORS, SUPPLIERS, OR DESIGN PROFESSIONALS. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER FLORIDA LAW.

***ACCEPTANCE OF CONTRACT: THE ABOVE PRICES, SPECIFICATIONS, TERMS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENTS SHALL BE MADE AS OUTLINED ABOVE. ALL PAYMENTS LATER THAN 10 DAYS AFTER THE DUE DATE SHALL BEAR 1.5% INTEREST PER MONTH.***

***Changes or revisions to this contract or any reproductions of this contract are not authorized without written approval and acceptance by CONCRETE PAINTING & RESTORATION LLC.***

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**OWNER OR REPRESENTATIVE SIGNATURE AND DATE**

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