



MARSH LANDING CONDO I

NextGen Community Management, LLC

Sherri Gray

sherri@nextgcm.com

THIS PROPOSAL IS PRESENTED BY:





Sales Rep: Frank Casale
Frank@messerypaintingswfl.com
Marsh Landing Condo I

Feb 4, 2025

Dear Sherri,

The professionals at Messery Painting Inc. understand the importance of delivering high-quality residential and commercial painting at a good value.

Messery Painting Inc. is a full-service painting company specializing in superior interior and exterior painting. Our seasoned painters are true craftsmen who proudly use only the highest quality products and techniques for every custom house painting and commercial project.

We take special care with every detail, so we always meet or exceed your expectations. Our mission is to provide the highest quality of craftsmanship in our industry, paired with unparalleled customer service, integrity, and reliability to all clients. Here at Messery Painting, we have spent the last 27 years priding ourselves on providing the best experience for our customers by focusing on each client's individual needs to gain their trust, in return, creating a personal, long-lasting relationship that benefits both parties.

At Messery Painting, our mission is simple—to help you transform your home or commercial property by adding color and beauty to your world. We believe revitalizing your property is the first step to revitalizing your life.

We thank you for allowing us to present this proposal, and we thank you for your consideration.

Appreciatively,

The Messery Painting Team

15850 Pine Ridge Road, #5 • Fort Myers, Florida 33908 • (239) 481-9532

www.messerypaintingswfl.com

License #PT000483



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NextGen Community Management


9410 Corkscrew Palms Circle, #201
Estero, FL 33928


Dear Sherri,

Thank you for allowing us to bid for the **NextGen Community Management** project located at **22952-22999 Lone Oak Drive** in Estero, Florida. Our qualified employees are excited to provide you with only the highest quality products and techniques for your commercial project.

This proposal is for the repainting work that will be performed at **Marsh Landing Condo. I**, which includes **9, 2-story 4-unit buildings for a total of 36 units**. Messery Painting will supply all needed materials, labor, equipment, and insurance to perform the work outlined throughout this proposal.

If you have any questions regarding this proposal, please feel free to reach out via the following means:

 **Phone:** (239) 481-9532

 **Email:** Frank@messerypaintingswfl.com

Thank you again for your consideration. We look forward to hearing from you.

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Description of Work

1. High Pressure Clean
2. Application of Surface Conditioner (Primer/Sealer) on Exposed Exterior Stucco
3. Patching of cracks located on the exterior of the stucco
4. Application of caulk
5. Application of a Topcoat of paint on the exterior of the stucco
6. Application of Paint on exposed previously painted exterior wood
7. Application of Paint on exterior miscellaneous metal (Galvanized/Aluminum)
8. Application of Paint on the Exterior Side of Doors, Cases, and Garages
9. Application of Paint on previously painted floors
10. **OPTION:** Application of paint on lanai walls and ceilings
11. Painting Warranty
12. Commencement of Project and Timeline
13. Notes
14. Responsibilities of the Owner
15. Pricing
16. References

Scope of Work

1. High-Pressure Clean

- a. Apply 3-1 bleach to kill mold: allow to dwell 25 minutes, then rinse.
- b. All vertical and horizontal surfaces designated in the scope of work will be pressure washed for the complete removal of all chalk, treated mold and mildew, chlorides (salts), dust, dirt, grease, oil, loose particles, laitance, loose/peeling/blistering coatings, and foreign materials.
- c. The most effective method to accomplish the necessary results is the application of high-pressure water blasting applied at horizontal and vertical overlapping sweeps completed at no more than 6 - 12" away from the surface.
- d. At no time will the operator attempt to wash at a distance of more than 12" away from the substrate.
 - i. **Concrete, Masonry, and Stucco Substrates:** The pressure necessary to accomplish the above requirements is 3000 p.s.i. or above with a properly sized fan tip on well-adhered coatings and/or an oscillating tip on marginally adhered and peeling coatings.
 - ii. **Metal Surfaces:** Use 4000 p.s.i. or above with a fan or oscillating tip.
 - iii. **Wood Substrates:** Use 1500 p.s.i. with a flat fan tip of 45 degrees or higher.
- e. The unit's delivery flow at the nozzle must be between 3.5 - 4.0 gallons a minute.
- f. Local water supply should be verified with an empty 5-gallon pail and a watch with a second hand. After pressure washing and mildew treatment, check several areas for surface chalk and efflorescence. If chalk remains, re-wash affected areas and allow drying.
- g. Apply surface conditioner to light chalk surfaces to obtain a slight angular sheen on the entire surface.
- h. High-pressure cleaning will be completed on the following areas:

• Fascia	• Slab Edge	• Stairways
• Soffits	• Trims and Bands	• Entry Pads
• Gutters	• Columns	• Stucco Ceilings
• Downspouts	• Stucco Body	• Gables
• Drip Edge		

2. Application of Surface Conditioner (Primer/Sealer) on Exposed Exterior Stucco

- a. One coat of Sherwin Williams Loxon Conditioner (A24 Series) will be applied to the stucco surfaces located at the project site where necessary.
- b. A sealer will be applied to the existing paint. Our team follows the recommendations laid out by the manufacturer to ensure the product is being used to the best of its ability.

3. Patching of cracks located on the exterior of the stucco

- a. All hairline and shrinkage cracks on 1/16 of an inch or smaller shall be bridged using Sherwin Williams ConSeal Smooth or Textured Elastomeric patches, A5 Series, by generously applying the product over the center of the crack. Then, using a broad knife or brush, feather the material on both sides of the crack and crown on the center to allow any movement.
- b. Cracks over 1/16 of an inch should be routed to form a "V." The joint should be cleaned and primed using Sherwin Williams Loxon Guide coat 100% acrylic conditioner, A24-100 series. Caulk the joint using Loxon H1 Single Component Polyurethane Sealant. Then apply a coat of Sherwin Williams ConSeal Smooth or Textured Elastomeric patches, A5 series, similar to the hairline cracks above.

4. Application of Caulk

- a. Surfaces will be inspected for proper adhesion, adequate bead size, and/or any absence of caulk. Deteriorated existing materials will be removed with a putty knife or using a power method, as determined by Messery Painting.
- b. Surfaces requiring new caulk will be cleaned and prepared, and a proper bead size of Sherwin Williams Loxon S1 Polyurethane Sealant (SU2150010) will be applied where necessary, as determined by Messery Painting.

5. Application of a topcoat of paint on the exterior of the stucco

- a. Following the manufacturer's recommendations, one (1) coat of Sherwin Williams SuperPaint, exterior latex satin, will be applied to the exterior stucco surfaces.
- b. Application of a topcoat will be applied to the following surfaces:
 - Slab Edge
 - Ceilings
 - Bands
 - Walls
 - Trims
 - Columns

6. Application of Paint on exposed previously painted exterior wood

- a. Previously painted exterior wood will be lightly sanded
- b. The Messery Painting team will apply one coat of Sherwin Williams Loxon Surface Conditioner along with one coat of Sherwin Williams SuperPaint Exterior Latex Satin. (A 89 Series)
- c. Application of Sherwin Williams Loxon Surface Conditioner and Sherwin Williams SuperPaint Exterior Latex Satin will be applied.
- d. Rotted wood that cannot be painted as specified by Messery Painting will need to be replaced by the Association or the Association's representative before the start of the project.

7. Application of Paint on exterior miscellaneous metal (Galvanized/Aluminum)

- a. Miscellaneous metal located at the project will be lightly sanded
- b. The Messery Painting team will apply one coat of Sherwin Williams Loxon Surface Conditioner along with one coat of Sherwin Williams Pro Industrial Pre-Catalyzed Waterbased Urethane B65-1100 Series or Sherwin Williams SuperPaint
- c. Sherwin Williams Loxon Surface Conditioner and one coat of Sherwin Williams Pro Industrial Pre-Catalyzed Waterbased Urethane B65-1100 Series coating or Sherwin Williams SuperPaint will be applied to previously painted pipes located at the project.
- d. Warranty of paint on exterior miscellaneous metal will NOT be given due to mildew or rust.
 - Electrical Panels
 - Previously Painted Pipes
 - A/C Chase
 - Downspouts

8. Application of Paint on the Exterior Side of Doors, Cases, and Garages

- a. The exterior side of doors and door cases will be lightly sanded.
- b. The Messery Painting team will apply one coat of Pro Industrial Pre-Catalyzed Water-based Urethane B65-1100 Series
 - i. *PEELING DOORS WILL BE IDENTIFIED BY THE ASSOCIATION REPRESENTATIVE, AND ADDITIONAL CHARGES WILL APPLY FOR PAINT REMOVAL.*
 - ii. *WARRANTY OF PAINT ON THE EXTERIOR SIDE OF DOORS AND CASES WILL NOT BE GIVEN DUE TO MILDEW OR RUST*
 - Overhead garages
 - Front entry doors and casings

9. Application of Paint on previously painted floors

- a. Bare and/or affected areas will be spot primed with TUF-TOP 289
- b. One coat of Tuf-Top Duraplate 289 with Sharkgrip slip-resistant additive will be applied.
- c. Work of this section will be performed on:
 - Steps
 - Landings

10. OPTION: Application of paint on lanai walls and ceilings

- a. Walls and ceilings will be wiped, where necessary
- b. One coat of Sherwin Williams SuperPaint exterior latex satin (A89W00153) will be applied.
- c. To access lanai areas, owners must provide access to each unit.

11. Painting Warranty

- a. Sherwin Williams will provide a factory warranty on stucco portions of this project for a period of seven years—no warranty against recurring rust, mildew, mold, and wood rot.

12. Commencement of Project and Timeline

- a. The Owners/Association Representative and Messery Painting will determine the project's commencement.
- b. A detailed timeline will be decided and agreed upon by the project representative and a representative from Messery Painting.

13. Notes

- a. Protections will be taken to defend areas against paint drips, overspray, and residue. Landscaping, sidewalks, driveways, and walking paths will be protected with drop cloths provided by Messery Painting.
- b. Messery Painting Inc. is skilled in using numerous high-quality painting products provided by Sherwin Williams, Povia Paints, Benjamin Moore, PPG Paints, and Florida Paints.
- c. Products used throughout the project will be applied based on the scope of work, including throughout this document.
- d. Methods used by Messery Painting Inc. will be under the prudence of the Messery team, including the method of application and the use of equipment.
- e. If material shortages arise, Messery Painting Inc. will use products similar in quality to keep the project on schedule.
- f. A supervisor with Messery Painting will be on-site throughout the project in order to ensure our team is on track and will be a point of contact for the association representative.
- g. After the completion of the project, Messery Painting will supply a quantity of the finish coat material for any touch-ups around the building.
- h. The Messery Painting team will be on the job site until the project is completed.
- i. To reach high areas, the Messery Painting team may bring in auxiliary equipment, including but not limited to a high-lift boom.
- j. Messery Painting painters will wear their proper Messery Painting attire during the duration of the project, including a Messery Painting shirt, white pants, and appropriate work shoes.
- k. Messery Painting may need to access tile roofs in some areas and will hold no responsibility for broken roofing tiles.

14. Responsibilities of the Owner

- a. If the Association's representative finds any specifications that are found to be ambiguous to the scope of work stated above, they must inform Messery Painting and the appropriate revisions will be made, and an updated proposal will be submitted.
- b. Any color changes must be submitted to the Messery Painting team **BEFORE** the contract is signed. If failed to do so, there may be an additional charge depending on the newly selected color and the project surfaces.
- c. Throughout the job, the Association must designate an area at the project for a port-a-let and/or a trailer to store extra material.
- d. The association is responsible for having the landscaping and trees surrounding the building trimmed back at least 18 inches from the building before the project can begin.
- e. Prior to the commencement of work, the association will be responsible for the removal of all cars from driveways, carports, and around buildings and will need to ensure that sprinkler systems are identifiable.
- f. The Association will need to coordinate the removal of window screens from units before the commencement of the project and throughout the project's duration.
- g. The Association will be responsible for providing electricity and water for this project.
- h. Messery Painting Inc. will not be held responsible for any false alarms or damage to the fire alarm systems.
- i. Owners of each unit will be responsible for removing outdoor furniture, plants, rugs, and other miscellaneous items located on their lanais if necessary.
- j. Owners will also be responsible for cleaning heavily soiled lanais before painting.



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Frank@messerypaintingswfl.com
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15. PRICING

Messery Painting Inc. will follow this scope of work provided in this proposal for the **NextGen Community Management** project located at **22952-22999 Lone Oak Drive** in Estero, Florida, for the following amounts in accordance with the items stated above

Total Base to Match Existing Color: \$64,260.00

Customer Appreciation Discount: Discount may apply on timing and option chosen.

TOTAL: \$64,260.00

Please contact Frank Casale for any further questions at (239) 470-2020.

All Prices quoted are **valid for 30 days** from the date received

If you want to proceed with the work outlined above, please sign and initial next to the chosen options.

OPTIONAL ITEMS	PRICE	INITIAL
1. LANAI - Apply (1) coat to stucco walls and ceilings	\$250 PER LANAI	
2. STUCCO REPAIRS	TIME AND MATERIAL (\$150 PER HOUR)	
3. STRIPPING DOORS - Strip down doors to bare substrate and apply one primer coat - One finish coat is included in the contract.	\$325 PER DOOR	

The parties hereby agree to the terms and conditions set forth within this proposal, and such is demonstrated by the below signature:

Authorized Signature

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ADDITIONAL NOTES:

- a. The prices stated above will be valid for a 30-day period following the date on this proposal. An updated price list may be requested at any time after that date. Upon review, we would be more than happy to meet with you to answer any questions that may arise before, during, and after the completion of the project.

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

Appreciatively,



Frank Casale

Sales and Estimating

(239) 470-2020

frank@messerypaintingswfl.com

Keith Messery Jr.

Sales and Estimating

(239) 481-9532

keithjr@messerypaintingswfl.com

www.messerypaintingswfl.com

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