

Northern Contracting, Inc.

LICENSED AND INSURED #CGC1517088



MARSH LANDING TOWNHOUSE ASSOC. 1

22952-22958, 22962-22968, 22972-22978, 22982-22988, 22992-22998, 22963-22969, 22973-22979, 22983-22989 & 22993-22999 LONE OAK DRIVE
ESTERO, FL 33928

PREPARED FOR:

ALEXANDRA SEGARRA
PROPERTY MANAGER

NEXTGEN COMMUNITY MANAGEMENT

PREPARED BY:

MIKE TURNER

SALES REPRESENTATIVE
NORTHERN CONTRACTING, INC

May 15, 2025

Mrs. Alexandra Segarra / Members of the board

C/O NextGen Community Management

Re: Marsh Landing Townhouse Association 1

22952-22958, 22962-22968, 22972-22978, 22982-22988, 22992-22998, 22963-22969, 22973-22979, 22983-22989 & 22993-22999 LONE OAK DRIVE

Estero, FL 33928

Dear Mrs. Alexandra Segarra / Members of the board:

Thank you for the opportunity to bid on the pressure washing and painting project at Marsh Landing Townhouse Association 1. Since 2003, Northern Contracting has successfully applied its skills and knowledge to numerous high-end residential, commercial, multi-family and government properties throughout Southwest Florida. We pride ourselves on our integrity and dedication to the customer, their project, and every last detail to complete the task at hand. Through quality workmanship and timely completion, we have earned a reputation as one of the finest and most trustworthy contracting companies in the area. Northern Contracting employs a combined 100 years of experience in delivering customer satisfaction at a competitive price. Our focus is on you and your project.

As a testament to our reputation in the industry, enclosed you will find letters of recommendation from many of our satisfied customers.

We feel confident in our ability to meet and exceed your expectations on this project. If you have any questions upon reading the attached proposal, please don't hesitate to call.

Respectfully,



Northern Contracting, Inc.

Matthew Diamond

Vice President



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PRESSURE WASHING
&
PAINTING PROPOSAL

Marsh Landing Townhouse Association 1

May 15, 2025



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PROPOSAL

Date: May 15, 2025
Location: Marsh Landing Townhouse Association 1
Attn.: Mrs. Alexandra Segarra

This is a proposal for the pressure washing and painting of the (9) condominium buildings located at Marsh Landing Townhouse Association 1. Northern Contracting, Inc. will supply all necessary labor, material, equipment and insurance to perform the work as outlined in the Scope of Work. We will perform all necessary preparations before any painting commences.

This proposal includes the following:

- **Guidelines**
- **Scope of Work/Description of Materials**
- **Price Summary**
- **Copy of Current License and Insurance**
- **References**



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GUIDELINES

1. The Contractor will provide certificates in the Owner's name and maintain the following insurance:

Worker's Compensation:

Each Accident:	\$1,000,000.00
Policy Limit:	\$1,000,000.00
Each Employee:	\$1,000,000.00

General Liability:

General Aggregate:	\$2,000,000.00
Products-Comp/Op:	\$1,000,000.00
Personal & Adv. Injury:	\$1,000,000.00
Each Occurrence:	\$1,000,000.00

2. The Contractor will comply with all Federal, State and Local EPA laws and O.S.H.A. regulations.
3. Contractor will confirm the Manufacturer Representative's willingness to provide a Factory Warranty at the completion of the project.
4. The Contractor will submit "Letters of Recommendation" for the Owner's use in checking references
5. The Contractor will specialize in residential, commercial, and multi-family painting and pressure washing, with extensive experience, and be a Manufacturer-approved applicator of material for the specific project being bid.
6. The Contractor will provide a Supervisor who will be at the jobsite daily, and who will cooperate with the Owner's Representative. The Contractor will also remain at the jobsite until the project is completed.



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Scope of Work

Detail:

1. High Pressure Clean:

- 1.1 Prior to pressure cleaning, we will wet plants around the buildings.
- 1.2 We will apply chlorine bleach/water solution and allow it to kill existing mold and mildew. We will remove dirt, chalked paint and debris from surfaces.
- 1.3 We will wash surfaces with a high-volume, high-pressure commercial grade pressure cleaner capable of sustaining continuous pressure of 3,000-3,500 psi with a 25 degree tip.
- 1.4 We will remove as much rust derived from sprinklers as possible (if applicable).
- 1.5 Areas to be cleaned are all exterior stucco walls, ceilings, fascia, soffit, gutters, downspouts, decorative trim, overhead garage doors and frames, stair landings and elevated treads. Includes previously painted utility boxes and piping.
- 1.6 We will also rinse clean areas below to remove pooling/ponding water.

2. Application of Surface Conditioner/Primer:

- 2.1 Prior to application of primer the windows will be covered with 3m film (plastic) and tape and will be removed after painting is final.
- 2.2 Exterior stucco surfaces that have peeling and delaminated coating will be hand-scraped to achieve a sound surface.
- 2.3 We will apply one coat of *Loxon Surface Conditioner* or *Florida Paints 3690 or 3692 Aquaseal Latex Surface Conditioner Clear* by pump sprayer, brush, and roller to all exterior exposed stucco walls, previously painted decorative trim, downspouts, overhead garage doors and frames.
- 2.4 The sealer will be applied to penetrate old paint, emulsifying and bonding it to the existing exposed exterior stucco.

3. Patching of Stucco Cracks:



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- 3.1 Hairline cracks less than 1/16th of an inch will be detailed with patching compound with particular attention to window sills.
- 3.2 After removal of loose paint, we will patch the surface with *Kover Krack Textured Elastomeric Patching Compound – brush grade*.
- 3.3 After patching, cracks will be double-checked for secure adhesion.
- 3.4 Rust spots on stucco will be scraped out, primed with rust-inhibitive paint and properly patched, and if necessary, replaced with new stucco.

4. Application of Caulk:

- 4.1 We will remove all failed caulking around window perimeters, door perimeters and decorative bands using a razor knife.
- 4.2 Surfaces will be solvent wiped to remove any surface contaminants prior to application of new sealant.
- 4.3 The contractor will apply a new bead of Loxon S1 Polyurethane Caulk; or Sun-Tech Polyurethane Sealant. The bead will be tooled to insure adhesion and appearance.
- 4.4 We will apply caulk around top and sides of decorative bands, window perimeters, door perimeters, penetration points, and all other places necessary.

5. Application of Finish Coat – Stucco and Metal Surfaces:

- 5.1 We will apply a finish coat of *Latitude Exterior Acrylic Satin* or *Florida Paints 1220 SeaSide Premium 100% Acrylic Exterior Satin* to all previously painted exterior stucco walls, ceilings, downspouts and previously painted decorative trim. Includes all previously painted utility boxes and piping.
- 5.2 Any items not mentioned above will not be painted.

6. Application of Finish Coat – Entry and Overhead Garage Doors and Frames:

- 6.1 We will prep and sand the exterior face of entry and overhead garage doors and frames to create an abraded surface. Surfaces will be solvent wiped to remove dirt and debris.
- 6.2 Contractor will apply *Cortec Converter* to any bare metal or rust affected surfaces.



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- 6.3 We will apply a first coat of *S/W Loxon Conditioner Clear* to the exterior face of all previously painted entry and overhead garage doors and frames.
- 6.4 We will apply a finish coat of *S/W Pro Industrial Pre-Catalyzed Waterbased Urethane or Florida Paints 8430 Allgrip Acrylic Semi-Gloss* to the exterior face of all previously painted entry and overhead garage doors and frames.

7. Protection

- 7.1 We will provide the protection necessary to insure against drips. Precautions will be taken to protect landscaping, windows, floors, sidewalks, driveways, light fixtures, screen lanais, a/c units, fire equipment, pavers and any other place that will require to be protected from paint splatters.
- 7.2 Areas will be cleaned at the completion of each working day.

8. Warranty

- 8.1 Sherwin Williams or Florida Paints will provide a Factory Warranty on labor and materials for a period of ten (10) years from the completion of the project. Warranty coverage does not include inherent surface or structural defects.
- 8.2 A Sherwin Williams or Florida Paints Representative will be available for inspection of paint application.

9. Labor commencement and duration

- 9.1 Labor commencement will be determined by Owner and the Contractor.
- 9.2 Anticipated duration of labor will be approximately 3 – 4 weeks for "*Base Bid*", as weather permits.

10. Notes

- 10.1 If any specifications in the Scope of Work should be changed, please let us know. We will make changes as necessary.
- 10.2 This proposal has been prepared using premium Sherwin Williams paint products.



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- 10.3 We will provide a Supervisor who will be at the jobsite every day to insure the quality of work.
- 10.4 We will need space to park vehicles, work trailer and portable bathroom.
- 10.5 This proposal has been prepared anticipating colors will be changing.
- 10.6 We will need landscaping to be trimmed at least one foot from the units before painting preparation starts.
- 10.7 We will need Owner's cooperation in removal of all cars where pressure washing and paint work is being completed.
- 10.8 We will begin work at 7:30 a.m. Monday through Friday and 8:00 a.m. on Saturdays. We will finish work no later than 6:00 p.m. on a daily basis.
- 10.9 The Association will provide electricity and water for this project.
- 10.10 Owners will be responsible for the removal of furniture, plants, rugs, etc. on lanai and front entry ways before project begins.
- 10.11 25 square feet of stucco removal and replacement is included. No credit if not performed.
- 10.12 *If Contractor encounters additional areas requiring repair due to unforeseen issues, Contractor will submit for a "Change Order". Contractor to receive written approval prior to commencing any additional repairs.*



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ESTERO, FL 33928

Price Summary

Base bid includes: Pressure cleaning, surface preparation, application of sealer coat (*S/W Loxon Surface Conditioner or Florida Paints 3690 or 3692 Aquaseal Latex Surface Conditioner Clear*), patching of stucco cracks, application of caulking/sealants, and application of finish coat (*S/W Latitude Exterior Acrylic Satin or Florida Paints 1220 SeaSide Premium 100% Acrylic Exterior Satin*) according to manufacturer's warranty specifications to all previously painted exterior stucco walls, ceilings, downspouts and previously painted decorative trim. Includes all previously painted utility boxes and piping.

Entry & Overhead Garage Doors and Frames bid includes: Surface preparation, application of spot primer (*Cortec Concenter*) to any rust affected or bare metal areas and application of a prime coat (*S/W Loxon Surface Conditioner or Florida Paints 3690 Aquaseal Latex Surface Conditioner Clear*) and application of a finish coat (*S/W Pro Industrial Pre-Catalyzed Waterbased Urethane or Florida Paints 8430 Allgrip Acrylic Semi-Gloss*) according to the manufacturer's specifications to the exterior faces of previously painted entry & overhead garage doors and frames.

Previously Painted Elevated Stair Landings and Elevated Treads bid includes: Surface preparation, patching of hairline cracks, and application of first coat (*Tuf-Top Duraprime WB Multi-Surface Primer Bonder*) and application of finish coat (*Tuf-Top Duraplate 289 High Performance Concrete Enamel or Florida Paints 6020 Tropicrete Floor Enamel*) to previously painted elevated stair landings and elevated treads.

Entrance Grabrails bid includes: Surface preparation, application of spot primer (*Pro-Cryl Universal Primer Florida Paints #941 Rust Blok*) to any rust affected or bare metal areas and application of finish coat (*S/W Pro Industrial Pre-Catalyzed Waterbased Urethane or Florida Paints 8430 Allgrip Acrylic Semi-Gloss*) according to the manufacturer's specifications to the entrance grabrails.

Excludes: Any items not mentioned above, window frames, hurricane protection, screen enclosures, fascia, drip edge, soffit, gutters, light fixtures and all undamaged factory finished items.

**Price including labor and material for Project (Sherwin Williams or Florida Paints):
\$72,000.00 total**



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Option Pricing

Fascia, Drip Edge, Soffit and Gutters bid includes: Surface preparation, application of spot primer (*Pro-Cryl Universal Primer*) to any rust affected or bare metal areas and application of finish coat (*Latitude Exterior Latex Satin* or *Florida Paints 1220 SeaSide Premium 100% Acrylic Exterior Satin*) according to the manufacturer's specifications to the fascia, drip edge, soffit and gutters.

Excludes: Any items not mentioned above.

Price including labor and material: \$1,500.00 per building X (9) buildings = \$13,500.00 total

Lanai Ceiling and Walls bid includes: Surface preparation, caulking/sealants, and application of finish coat (*S/W Latitude Exterior Acrylic Satin* or *Florida Paints 1220 SeaSide Premium Exterior Satin*) to lanai ceilings and walls.

Excludes: Any items not mentioned above.

Price including labor and materials for Project: \$300.00 per lanai

Lanai Floor bid includes: Surface preparation, patching of hairline cracks, and application of finish coat (*Tuf-Top Duraplate 289 High Performance Concrete Enamel* or *Florida Paints 6020 Tropicrete Flooe Enamel*) to lanai floor.

Excludes: Any items not mentioned above.

Price including labor and materials for Project: \$250.00 per lanai

Entrance Grabrails Stripping to Bare Aluminum bid includes: Remove all entrance grabrail paint to bare aluminum, clean surface and apply a prime coat of (*S/W Extreme Bond Primer* or *Florida Paints #941 Rust Blok*) and application of finish coat (*S/W Pro Industrial Pre-Catalyzed Waterbased Urethane* or *Florida Paints 8430 Allgrip Acrylic Semi-Gloss*) according to the manufacturer's specifications to the entrance grabrails.

Excludes: Any items not mentioned above.

Price including labor and materials for Project: \$650.00 per building



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Delaminating Stucco Removal and Replacement bid includes: Remove delaminating stucco, skim coat and texture areas where removed to match existing as closely as possible. (Base bid includes 25 square feet)

Excludes: Any items not mentioned above.

Price including labor and materials for Project: \$32.50 per square foot thereafter 25 square feet is performed.



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Terms of payment will be determined by the Association and the Contractor upon award of contract. If contract is awarded, Contractor will submit a formal contract for project.

Note: These prices are valid for a period of 90 days following the date on this proposal. An updated price list may be requested at any time after that date.

Thank you for considering Northern Contracting, Inc. for your professional painting needs.

Respectfully,

A handwritten signature in black ink, appearing to read "Matthew Diamond", is written over a horizontal line.

Northern Contracting, Inc.
Matthew Diamond
Vice President

CONTRACT ACCEPTANCE

Signature _____ Title _____ Date _____

Print Name _____