

Estimate

2311-2813-7560

2023-12-07



RYAN HAMMOND, INC. PAINTING & CONTRACTING

Ryan Hammond, Inc.
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Fort Myers Florida 33912
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Nextgen Community Management -
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Marsh Landings Assoc. 1 - Exteriors
Location: 22952 Lone Oak Dr, Estero, FL, 33928
Estimator: Nathan Grass (239) 273-1956

1. SCOPE OF WORK TO BE PERFORMED

Description

A. Prep and Paint Surfaces to Include:

- Stucco Walls
- Front Entry Doors - *Exterior Side Only*
- Overhead Garage Doors - *Exterior Side Only*
- Decorative Stucco Trim
- Previously Painted Concrete Floors
- Sanding/Cleaning of Aluminum Handrails

B. Excluded:

- Drip Edge
- Screen Assembly Frames
- Window Frames
- Sliding Door Frames
- Hurricane Shutters
- Light Fixtures
- Soffit/Fascia
- Gutters/Downspouts
- Lanai Ceilings/Walls/Floors - ***Supplied as an Owner Option***

C. Options:

- Owner Option 1
 - Lanai Ceiling and Walls - **Per One (1) Unit**
- Owner Option 2
 - Lanai Concrete Floor - **Per One (1) Unit**

D. Qualifications:

Buildings/Addresses to be Painted:

- Building #5 22952, 22954, 22956, 22958 Lone Oak Drive
 - Building #4 22962, 22964, 22966, 22968 Lone Oak Drive
 - Building #3 22972, 22974, 22976, 22978 Lone Oak Drive
 - Building #2 22982, 22984, 22986, 22988 Lone Oak Drive
 - Building #1 22992, 22994, 22996, 22998 Lone Oak Drive
 - Building #12 22963, 22965, 22967, 22969 Lone Oak Drive
 - Building #13 22973, 22975, 22977, 22979 Lone Oak Drive
 - Building #14 22983, 22985, 22987, 22989 Lone Oak Drive
 - Building #15 22993, 22995, 22997, 22999 Lone Oak Drive
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2. PREPARATION AND MATERIAL APPLICATION OF SURFACES TO BE PAINTED

Description

A. Pressure Cleaning:

1. All exterior surfaces are to be pressure-cleaned using a minimum of 3000 Lb. P.S.I. to obtain a sound substrate and to remove all loose paint and surface contaminations such as, salt deposits, mildew, and algae. Pressure cleaning not to precede application of sealer coat by more than three (3) weeks. NOTE: Special attention should be paid to ensure that all loose material is removed exposing a sound substrate. Where algae are present, the areas may appear to be clean after pressure cleaning and still be contaminated. The manufacturer's representative will inspect and clear these areas along with the remaining areas before the sealer application begins.
2. On all areas where mildew is present, remove mildew using bleach and water. Follow manufacturer's precautions and handling instructions on bleach products. Shrubby which cannot be readily covered should be sprayed with water before bleach solution is applied and again afterward.

B. Primers and Sealer Application:

1. Stucco surfaces that exhibits chalking after proper cleaning, are to be sealed with Sherwin-Williams Loxon Guide Coat 100% Acrylic Conditioner, A24-1100 Series. This material is available in clear and pigmented.
2. Exterior metal doors, frames and miscellaneous metal are to be sanded and primed, as required.

C. Patching (Prior to application of finish coats and after sealer coats):

1. All hairline cracks and shrinkage cracks of 1/16 of an inch or smaller shall be bridged using S/W ConSeal Smooth or Textured Elastomeric Patches, A5 Series by applying the product generously over the center of the crack. Then using a broad knife or brush, feather the material out on both sides of the crack and crowned on center to allow for any movement.
2. Cracks of greater than 1/16 of an inch should be routed out to form a "V". The joint should be cleaned and then be primed using S/W Loxon Guide Coat 100% Acrylic Conditioner, A24-100 Series. Caulk the joint using Loxon H1 Single Component Polyurethane Sealant. Then apply a coat of S/W ConSeal Smooth or Textured Elastomeric Patches, A5 Series in a similar manner to the hairline cracks above.
3. All loose, broken or spalled stucco is to be removed and the area repaired based on the amount of square footage agreed upon between the owner and contractor. Conform patch to match existing surfaces as closely as possible. All replaced stucco must cure a minimum of

three (3) days and must be primed using S/W Loxon Guide Coat 100% Acrylic Conditioner, A24–1100 Series.

- **NOTE:** This specification does not address the repair of concrete or structural damage. A structural engineer of the owner's choice should address these repairs. Without the proper repair to these areas you may see some deterioration of our coating.

D. Caulking (prior to application of finish coats and after sealer coats)

1. Deteriorated sealants are to be removed and the joints are to be cleaned and wiped out with Xylene. These joints along with the ones listed below are to be caulked using S/W Loxon S-1 One Component Polyurethane Sealant.
 - Window and door perimeters (metal to stucco joints only)
 - Windowsill returns and sides
 - Tops and sides of decorative bands
 - All penetrations, including electrical and plumbing fixtures
 - All vertical changes in wall direction
 - Between dissimilar materials, such as wood to stucco, metal to stucco, etc.
 - Wood to wood butt joints
 - **NOTE:** Some sealants are not always compatible with all other architectural sealants. Therefore, determination of the type of material to be caulked over is essential before proceeding with any caulking of areas. All sealant joints are to be a minimum of ½ inch wide. This will allow for at least ¼ inch adhesion to both sides of the joint.
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3. MATERIALS TO BE USED

Description

Finish Schedule

A. Coatings should be applied based on specified wet mil film thicknesses to achieve suggested dry film thicknesses. Spread rates available on Sherwin-Williams product technical data sheets and product labels should be used as a guideline for material estimates. Given the available data, it is the responsibility of the applicator to determine spread rates based on surface textures, profiles and porosity after required preparation. The contractor shall also be responsible for determining the number of finish coats to provide satisfactory hide and coverage without compromising the finish and performance characteristics of the products.

B. Stucco Walls, Ceilings, Columns, Decorative Banding, Conduits:

- Sealer:
 - **Sherwin Williams Loxon Guide Coat 100% Acrylic Conditioner**
- Finish
 - **Sherwin Williams Exterior Latitude Satin**

C. Metal Entry Doors/Frames & Overhead Garage Doors:

- Primer: *Treat Rust, Sand, Clean as Required*
 - **Sherwin Williams Loxon Acrylic Conditioner Clear**
- Finish
 - **Sherwin Williams Pro-Industrial Pre-Catalyzed water-based Urethane**

D. Aluminum Handrails:

- Primer: *Treat Rust, Sand, Clean as Required*
 - **Sherwin Williams Extreme Bond Primer**
- Finish
 - **Sherwin Williams Pro-Industrial Pre-Catalyzed water-based Urethane**

E. Elevated Stair Walkway Landings and Treads:

- Finish
 - **Surface Logix Color-Crete (with Sharkgrip additive to topcoat)**
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4. REQUIREMENTS FOR BIDDING CONTRACTOR

Description

REQUIREMENTS

- A. Paint coatings are not to be applied during adverse weather conditions.
 - B. Reasonable care will be taken to protect all areas and foliage from paint spillage.
 - C. Contractor will make inspection as job progresses, and at completion is to remove old caulking materials, empty cans, etc.
 - D. All work is to be done in a neat, professional manner, in complete compliance with all recommendations issued or published by the manufacturers of each material used and, in a manner, so as not to interfere with the general business of the owners or their employees.
 - E. Contractor is to furnish a Certificate of Insurance prior to the award of the contract and maintain the following:
 - * Workman'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: \$ 2,000,000.00
 - * Personal & Adv. Injury: \$ 1,000,000.00
 - * Each Occurrence: \$ 1,000,000.00
 - * Automobile Liability:
 - * Combined Single Limit: \$ 1,000,000.00
 - F. Contractor is to furnish any necessary permits and/or licenses as required by the County or City.
 - G. Contractor shall conform to all O.S.H.A. safety regulations and requirements.
 - H. These specifications are in effect for six (6) months from this date. If work has not commenced within the six-(6) month period, a re-inspection will be required to validate warranty.
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5. BUILDING RESPONSIBILITIES

Description

Building Responsibilities

- A. Owner is to cut shrubbery back to permit workers free and adequate access to areas to be painted.
 - B. Owner is to be responsible for removal of cars on building grounds to prevent possible paint spattering from scaffold or workers on ladders.
 - C. Owner shall supply electrical service for equipment and water for building cleaning and clean up.
 - D. Owner shall notify manufacturer's representative in writing, of any changes or deviations (before, during or after the project has commenced) from these specifications that shall have direct or indirect bearing of the manufacturer's issuance of a warranty. Deviations shall be construed as but not limited to:
 - 1. Changes in scope of work.
 - 2. Deletions of sealers or primers.
 - 3. Substitutions of materials or procedures, etc.
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6. SUBMITTALS

Description

Submittals
A. Appointed representative shall make color selection.
B. Samples of final finish shall be applied on the job site utilizing existing wall surfaces before job is started.

7. DELIVERY, STORAGE AND HANDLING

Description

Delivery, Storage and Handling
A. Deliver all materials to job site in unbroken containers bearing manufacturer's brand, product name and number plus color designation.
B. Store materials and equipment at site in properly ventilated and secured areas assigned for this purpose by building manager. All receiving, opening and mixing shall be done in this location.
C. Comply with manufacturer's recommendations as to environmental conditions under which material can be applied.
D. Protect adjacent surfaces from spattering or overruns using adequate drop cloths, masking, etc., as necessary.

8. MANUFACTURER'S WARRANTY AND INSPECTION BY AN AUTHORIZED REPRESENTATIVE

Description

Warranty
A. Upon completion of the entire project as specified in the specifications, the Paint Manufacturer must furnish a Pro-Rated **Ten (10) Year Limited Warranty** on the stucco materials. The Limited Warranty must provide Ten (10) years of service from the date of purchase without peeling or blistering.
B. The manufacturer's representative will inspect each phase of the paint system's operations to include:
 1. Preparation and pressure cleaning.
 2. Applications of sealers, caulking and patching.
 3. Application of finish coat.
These specifications and the contractor's quotations are predicated upon a general review of the building, whereas commencement of work may reveal unforeseen conditions affecting extras and changes.

Project Cost	
Description	Total
<u>Exterior Painting of Nine (9) - Four (4) Unit Buildings, per Scope of Work Above</u>	
	\$53,243.42

Owner Option 1

<i>Description</i>	<i>Total</i>
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Owner Option - Lanai Ceiling and Walls \$300.00 *

Project Includes

- Prep and Paint Ceiling and Walls within Lanai - **price per One (1) Lanai Unit**

Please Note:

- Pricing is based on work being completed in junction with it's respective Building being painted.

* not included in *Total* \$300.00 *

Owner Option 2

<i>Description</i>	<i>Total</i>
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Owner Option - Lanai Concrete Floors \$200.00 *

Project Includes

- Prep and Paint Lanai Concrete Floor - **price per One (1) Lanai Unit**

Please Note:

- Pricing is based on work being completed in junction with it's respective Building being painted.

* not included in *Total* \$200.00 *

<i>Subtotal</i>	\$53,243.42
<i>Tax</i>	\$0.00
<i>Total</i>	\$53,243.42

Compensation. Client shall pay as set forth below. Price is subject to change, with customer's approval.

Invoicing & Payment. Invoice will be issued to client upon completion of the work or agreed to schedule of values. Client shall pay invoice with cash or check within 10 days of client's receipt of the invoice. Client shall also pay a late charge of 1-1/2% per month on all balances unpaid 30 days after the invoice date.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. Ryan Hammond, Inc. is authorized to do the work as specified. Payment will be made as outlined above.

BY SIGNING BELOW, THE CUSTOMER ACKNOWLEDGES HAVING READ AND UNDERSTOOD THIS CONTRACT AND THAT THE CUSTOMER IS SATISFIED WITH THE TERMS AND CONDITIONS CONTAINED IN THIS CONTRACT.

Signature _____ **Date** _____

Authorized Representative - Customer

Print Name:

Title:

Please direct any questions regarding this estimate to Nathan Grass. He can be reached via telephone (239) 273-1956 or email nate@ryanhammondinc.com.

Terms & Conditions

1. Services Provided by the contractor. The contractor hereby agrees to furnish the labor, materials, and supplies necessary to perform the services described in the proposal in accordance with the terms and conditions contained in this contract and customer agrees to pay the contractor the contract price for the services in accordance with the payment schedule set forth in Section 5 of this contract.
2. Changes in the Services. Any changes to the services described in the proposal must be in writing and signed by both the customer and the contractor. You understand and agree that if you request any changes to the services, You may occur additional charges and that the completion of the work may be delayed beyond the originally anticipated completion date.
3. Safety Precautions. The contractor will take reasonable safety precautions in performing the work. The contractor will comply with applicable laws, ordinances, rules, regulations, and orders of public authorities for the safety of persons and property.
4. Matters beyond the contractor's control. You and the contractor agree that if the contractor is unable to complete the work by the completion date because of reasons that were not caused by the contractor or because of events beyond the contractor's control (such as fire, flood, acts of God, vandalism, etc.), the contractor will not be deemed to have breached this contract and the time for the contractor to complete the work will be extended by such additional time as may be reasonably necessary for the contractor to complete the work. The time for the customer to pay the contractor for the work shall be extended by a comparable amount of time.
5. Payment Schedule. The customer agrees to pay the contractor the total payment specified for the services in accordance with the schedule set forth in the proposal.
6. The contractor is not responsible for managing the safety of any animals at the location where work is being performed.
7. Due to the destructive nature of testing coatings for adhesion and/or cohesion, the contractor at the time of estimating has assumed the previous coatings applied by others and/or factory applied coatings or finishes to be in sound condition and well adhered. Upon acceptance of estimate and commencement of work, if it is determined there is prior adhesion and/or cohesion failures present, it is permissible for the contractor to present the findings to the owner or authorized representative followed by submittal of a change order (s) in the amount necessary to properly remediate prior failures. If the owner or authorized representative does not approve the remedial work, the contractor shall not be held liable if their coating fails later as a result of the previously applied coatings by others.
8. Cancellation and Refunds. This contract may be cancelled by a mutual agreement between the customer and the contractor. Any cancellation agreement must be in writing to be considered valid. All payments, including deposits, progress payments, final payments, and any other payments made are non-refundable.

9. Severability. The invalidity or unenforceability of any provisions of this agreement shall not affect the validity or enforceability of any other provision of this agreement, which shall remain in full force and effect.
10. From time to time we post pictures of our work or statements from our customers on our website and social media accounts as part of our portfolio. You, the customer, give the contractor permission to post such letters and pictures to the contractor's website, and to third-party review sites on your behalf. You also give the contractor permission to print and share the letter with prospective customers.
11. Obtaining color approval by any governing boards and or HOA's is the responsibility of the property owner unless otherwise noted in the estimate.