



PAINT
PROPOSAL

PROJECT:
LUCENT II AT SUNRISE



PROJECT: 223193
DATE: 08/25/25
REVISIONS:
1 IFC 05/28/25
2 ELEV. REV. 10/08/25

ARCHITECT:
CLINE DESIGN
125 N. HARRINGTON STREET
RALEIGH | NC 37603

LOCATION: 4850 ECLIPSE DRIVE KISSIMMEE, FLORIDA 34746 UNITED STATES
JUNARY 18, 2026

Ambu Group Company LLC is pleased to offer this proposal for paint services to **Northwood Ravin**

PROJECT NAME: **LUCENT II AT SUNRISE**

LOCATION : **4850 Eclipse Drive Kissimmee, Florida 34746 United States of America**

We are committed to enhancing the customer experience and accurate timely delivery in accordance with all Scope of Work established per plans.

1.PAINTING SCOPE OF WORK:

Multifamily project with 30 total buildings.

6 apartment buildings (R-2) consist of 4 stories above slab on grade of wood framed Type VA construction. 2 storage buildings (S-2), 12 garage buildings (S-2), a pool restroom building (U), mail building (B), 2 trash enclosures (U), 5 cabanas (A-3), and a maintenance building (U).

Building 1.3 is Type VA construction. Primary occupancy is R-2 with 42 dwelling units, with A-2 and B occupancies located within the amenity space. 2-hour firewalls separate Buildings 1.1, 1.2, and 1.3. An NFPA 13R sprinkler system is provided throughout the building.



1. GENERAL TERMS AND CONDITIONS

This proposal is valid for 30 calendar days from the date of issuance. Any changes in scope, materials, or site conditions may require a revision of pricing and timelines.

1. SCOPE OF WORK:

- Supply and application of interior and exterior paint as per project specifications.
- Includes painting of walls, ceilings, baseboards, doors, windows, and railings.
- Includes intumescent paint application on A/C closet doors (563 units)

2. EXCLUSIONS

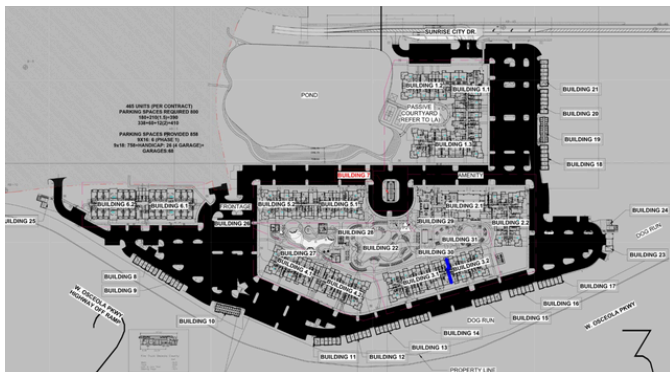
- No Waterproofing on Interior/Exterior walls/Ceiling, No epoxy paint , No Pre Cat. Epoxy Paint.
- Painting of decorative metal structures or unspecified exterior elements.
- Repainting due to interference by other trades or poor substrate conditions.
- /Mildew primer
- "Fiber Tex-Cote Glass Texture Coating", course texture not included

3. APPLICATION CONDITIONS:

- Areas must be clean, dry, and climate-controlled.
- A minimum of 72-hour notice is required for scheduling.
- Any rework caused by conditions outside of the contractor's control will be treated as a change order.

FINAL NOTE:

- This proposal is based on the currently available project information. Any significant modification in plans, sequence, or site conditions will be evaluated and may result in adjustments to time and cost.



2. WE WILL PROVIDE:

- Labor, Materials and Equipment (Boom lift / sprayer machines and etc) necessary to execute all scope of work.
- 3 coat painting system – 1 coat of Primer and 2 coats of painting.
- All wood baseboards to be prepared (sanded, caulked, filled all holes) to be painted.
- All Doors & Casings to be prepared and painted per Doors scheduled plans.
- All interior Windows to receive caulking (not waterproofing,), Exterior walls , seals cracks on walls before paint

ITEM	DESCRIPTION:	TOTAL:
1	INTERIOR PAINT	\$1,190,315
2	EXTERIOR PAINT	\$794,785
3	CLUBHOUSE	\$47,900
4	WATERPROOFING CAULKING WINDOWS AND BALCONY DOORS	\$117,000
5	OTHER STRUCTURES	\$45,000
TOTAL :		\$2,195,000

NOT INCLUDED IN THIS PROPOSAL.

- TRAFFIC COATING
- CONCRETE SEALER
- CONCRETE STAIN FLOORS

We are looking forward to work with Seawood Builders. if you have any questions about the proposal, do not hesitate to contact us.

PROPOSAL AND PAYMENT TERMS ACCEPTED BY:

PAYMENT TERMS:

Ambu Group LLC will be paid in installments based on the project's completion percentage on a monthly basis.

Matthew Germino
Project Manager



NORTHWOOD RAVIN- 929 Jay St, Suite 100 Charlotte, North Carolina 28208
704-589-1521|Matthew.Germino@nwraffin.com

Thanks,
Gerson Pabon - Owner
Nicolas Alvear- Project Manager

