



PROPOSAL REPORT COVER PAGE



Gail Magdycz

Association Services of Florida

RFP#: 539188

RFP Title: Painting - All Exteriors as specified.
The_Hammocks_at_Savana_Maintenance_Association

ABOUT THIS REPORT

Please review the following Proposal Report in its entirety. Once reviewed, please log into your free, online manager account and report your community's position on the matter within 15 days of close. Reporting the status or outcome of an RFP will instantly give all vendors, who worked diligently in providing a free estimate, the proper notification of where they stand.

PROMOTING FAIRNESS

These quotes have just gone through a digitized version of a **sealed bidding** process. This means that all vendors have submitted their quotes without any outside parties being able to view, share, or modify any proposals ahead of the bidding close date. The prices and information that are received in the **Proposal Report**, produced at the close of the bidding process, are guaranteed to be the original, unedited quote from every contractor. This process conforms to the strictest sealed bidding laws in the nation.

CLEANING UP THE MESS

This proposal report utilizes a patent-pending process to **centralize** all related bids for a more **consistent** format. The end result is less paperwork to manage and less time spent on making an informed decision.

PROTECTING THE COMMUNITY

Each and every vendor who submitted a quote for this RFP has met, or exceeded your predetermined **minimum requirements** for liability insurance, worker's compensation, & licensing. Supporting documents (insurance policies, licenses, etc.) are provided in the proposal packet as part of this sealed bidding process. In addition, every vendor within this report has an **"apple rating"** that is based on the quality of their work and customer service with other communities. This should reduce the likelihood of hiring a "fly by night" contractor that may leave a project unfinished, completed poorly, and/or without warranty.

UNDERSTANDING A VENDOR'S PRICE

Vendor pricing can vary greatly, even when compared **"apples-to-apples."** Some of the many reasons for varying quotes include acquisition fees, insurances, employee benefits, sales commissions, warranties, capital equipment, quality of workforce and materials, experience of estimators, and profit margin. By having multiple bids through a competitive, sealed bidding process, you have a better chance of a lower cost.

STAYING ORGANIZED

Any information received through this software system will be saved for future reference and use. This includes pictures, proposals, scopes of work, and any other documents related to a proposal request. All can be retrieved by simply logging into your free online manager account.

PROPOSAL REPORT FOR:









The Hammocks at Savana Maintenance Association
 1972 Andromeda Ln.
 Weston, FL 33327

Summary Details For RFP No.539188:

Reference Name: Painting - All Exteriors as specified.
 Industry Solicited: Painting/Wallpaper/Staining/Waterproofing
 RFP Close Date & Time: 01-09-2013 08:00
 Location where work is to be performed: Common areas
 Gate/Guard House,Other
 Projected Contract Term: Single Service

Proposal Overview Details:

Proposals Submitted: **11**
 Alt.Proposals Submitted: **4**
 High Bid: **\$312,800.00**
 Low Bid: **\$126,300.00**
 Average Bid: **\$199,071.30**

VENDOR 1	VENDOR 2	VENDOR 3	VENDOR 4
			
ARC Painting Inc	Sergio Donikian Contractors Painting & Waterproofing Co. Inc.	Maxim Construction Group	Color Enterprises LLC
Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 
3961 Newport Ave , Boynton Beach, Florida 33436	6305 West 18 Avenue, Hialeah, Florida 33012	1835 E. Hallandale Beach Blvd, Hallandale Beach, Florida 33009	7350 SW 89TH ST PH11, MIAMI, Florida 33156
In-House Vendor? No	In-House Vendor? No	In-House Vendor? No	In-House Vendor? No
Company Phone: (561) 939-9996	Company Phone: (305) 822-7841	Company Phone: (954) 662-3341	Company Phone: (954) 315-4560
Extension: 0	Extension: 0	Extension: 0	Extension: 0
Alt.Phone: (954) 899-6313	Alt.Phone: (305) 822-7841	Alt.Phone: () -	Alt.Phone: () -
Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0
Year Business Established: 1991	Year Business Established: 1990	Year Business Established: 2009	Year Business Established: 2009
Contact: Anthony Caucci	Contact: Sergio Donikian	Contact: Max Sadik	Contact: Elvis Ippoliti
anthonycaucci@yahoo.com	sergiodonikian@aol.com	max@maximconstructiongroup.com	eippoliti@certapro.com
Mobile Phone: (561) 939-9996	Mobile Phone: (305) 525-0143	Mobile Phone: () -	Mobile Phone: () -
TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED
\$182,800.00	\$285,750.00*	\$135,834.31	\$147,795.00*
Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?
Yes	Yes	Yes	No
Alt.Price: \$206,500.00	Alt.Price: \$312,800.00	Alt.Price: \$156,200.00	Alt.Price: N/A

*Designates exception for 1 or more line items. Please see vendor notes for details.

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VENDOR 5	VENDOR 6
	
Design Construction & Remodeling, Inc	SB Painting & Waterproofing Inc.
Vendor Apple Rating: 	Vendor Apple Rating: 
1955 10th Avenue North, Lake Worth, Florida 33461	8895 Rodeo Drive, Lake Worth, Florida 33467
In-House Vendor? No	In-House Vendor? No
Company Phone: (561) 586-5661	Company Phone: (561) 502-9644
Extension: 0	Extension: 0
Alt.Phone: (561) 586-5661	Alt.Phone: (561) 649-5575
Alt.Extension: 0	Alt.Extension: 0
Year Business Established: 1990	Year Business Established: 2010
Contact: Trish Faller	Contact: Adis Sanchez
office@dcrgroup.net	info@sbpaintingweb.com
Mobile Phone: (561) 6743554-	Mobile Phone: (561) 667-3426
TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED
\$241,510.00	\$126,300.00
Alternate Proposal Provided?	Alternate Proposal Provided?
No	Yes
Alt.Price: N/A	Alt.Price: \$223,500.00

*Designates exception for 1 or more line items. Please see vendor notes for details.

VENDOR 1:	\$ 0.00
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VENDOR 2:	\$ 0.00
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VENDOR 3:	\$ 6,184.31
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VENDOR 4:	\$ 0.00
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VENDOR 5:	\$ 4,200.00
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VENDOR 6:	\$ 0.00
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SPECIAL REQUIREMENTS -- Vendors meet the following requirements:

VENDOR 1:

GENERAL NOTES:

NONE

GENERAL EXCEPTION(S):

None

VENDOR 2:

GENERAL NOTES:

Our primary proposal includes one coat of sealer and one coat of paint. Colors to remain the same.

GENERAL EXCEPTION(S):

None

VENDOR 3:

GENERAL NOTES:

NONE

GENERAL EXCEPTION(S):

None

VENDOR 4:

GENERAL NOTES:

Payment Schedule:

34% on project commencement and 4 payments of 16,5% after each group of 36 units is completed (36x4=144)

GENERAL EXCEPTION(S):

None

VENDOR 5:

GENERAL NOTES:

NONE

GENERAL EXCEPTION(S):

None

VENDOR 6:

GENERAL NOTES:

NONE

GENERAL EXCEPTION(S):

None

Licensed

Insured

Worker's Comp

Worker's Comp. Exemptions NOT Accepted

General Liability

Minimum Liability Insurance Amount Required: **\$1,000,000.00**

Property Association MUST Be Listed As An "Additional Insured"

Management Company MUST Be Listed As An "Additional Insured"

VENDOR 1:

Professional License: [License.pdf](#), [Broward_license.pdf](#)

General Liability Insurance: [Camassistant.com.pdf](#)

Workers Comp Insurance: [Workers_Comp_2013.pdf](#)

W-9: [W9_\(2\).pdf](#)

WARRANTY-INFO: No Files

Warranty: Sherwin Williams will provide a 7 year material only warranty for one coat of Lox-On Sealer and one finish coat of SuperPaint. If you desire a two finish coat system, Glidden will provide a 7 year labor and material warranty.

VENDOR 2:

Occupational License: [OccLicMiaDade2012.pdf](#)

Professional License: [CTQB2012.pdf](#)

General Liability Insurance: [COI2012.pdf](#)

Workers Comp Insurance: [COI2012.pdf](#)

W-9: [W9.pdf](#)

WARRANTY-INFO: No Files

Warranty: Sherwin Williams Standard Warranty of seven (7) years requires one coat of sealer and coat of paint an additional coat of paint will not increase warranty.

VENDOR 3:

Occupational License: [If_Awarded_and_if_Required_by_Jurisdiction.pdf](#)

Professional License: [Licensing_Portal_-_License_Search_Exp8-14.pdf](#)

General Liability Insurance: [GL2012.pdf](#)

Workers Comp Insurance: [WC_Proof_of_Coverage_8-18-13.pdf](#)

W-9: [W9.pdf](#)

WARRANTY-INFO: No Files

Warranty: 7 years

VENDOR 4:

Occupational License: [If_Awarded_and_if_Required_by_Jurisdiction.pdf](#)

Professional License: [Certificate_of_Competency_-_Broward_-_Stephen_2012.pdf](#)

General Liability Insurance: [COI_2011-2012_inc_Umbrella.pdf](#)

Workers Comp Insurance: [COI_2012-2013_inc_Umbrella_Multiple.pdf](#)

W-9: [W9_Color_Enterprises_-_Signed_10-05-11.pdf](#)

WARRANTY-INFO: [The_Hammocks_-_CertaPro_Painters_Warranty.pdf](#)

Warranty: Warranties: Sherwin Williams provides a 7 years warranty for all the jobs completed with Superpaint. However, for this job we can negotiate 8 years from them. Also, the standard warranty from Sherwin Williams includes only materials. We can negotiate a materials plus labor warranty from Sherwin Williams. We are one of the largest customers nationwide for Sherwin Williams, so we will be able to match any warranty terms offered by other contractors. Separately, and for further peace of mind, CertaPro Painters offers a 2 year warranty on our labor. 95% of the painting problems arise within the first year after the job is completed, so this additional warranty ensures our painting job will last for many years to come. CertaPro Painters of Broward has a \$4 million Umbrella Insurance.

VENDOR 5:

Occupational License: [20121218091302523.pdf](#)

Professional License: [GCLicense.pdf](#)

General Liability Insurance: [DCR_COI_Exp1-30-13.pdf](#)

Workers Comp Insurance: [WCOMP.pdf](#)

W-9: [W9.pdf](#)

WARRANTY-INFO: No Files

Warranty: See DCR warranty for all labor

VENDOR 6:

Occupational License: [PBC_OccLicExp9-30-2013.pdf](#)

Professional License: [SB_Licenses_Exp9-30-13.pdf](#)

General Liability Insurance: [SB_COI_Exp1-1-13.pdf](#)

Workers Comp Insurance: [SB_COI_Exp1-1-13.pdf](#)

W-9: [SB-W9.pdf](#)

WARRANTY-INFO: No Files

Warranty: 7 Year Warranty Superpaint or 12 Year Warranty Duration and 3 Year Warranty on Roof Cleaning only

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Alternate Proposals - See below for alternate proposals provided by vendors:

VENDOR 1	VENDOR 2	VENDOR 3	VENDOR 4
			
Maxim Construction Group	Color Enterprises LLC	SB Painting & Waterproofing Inc.	Sergio Donikian Contractors Painting & Waterproofing Co. Inc.
Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 	Vendor Apple Rating: 
1835 E. Hallandale Beach Blvd, Hallandale Beach, Florida 33009	7350 SW 89TH ST PH11, MIAMI, Florida 33156	8895 Rodeo Drive, Lake Worth, Florida 33467	6305 West 18 Avenue, Hialeah, Florida 33012
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Company Phone: (954) 662-3341	Company Phone: (954) 315-4560	Company Phone: (561) 502-9644	Company Phone: (305) 822-7841
Extension: 0	Extension: 0	Extension: 0	Extension: 0
Alt.Phone: () -	Alt.Phone: () -	Alt.Phone: (561) 649-5575	Alt.Phone: (305) 822-7841
Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0	Alt.Extension: 0
Year Business Established: 2009	Year Business Established: 2009	Year Business Established: 2010	Year Business Established: 1990
Contact: Max Sadik	Contact: Elvis Ippoliti	Contact: Adis Sanchez	Contact: Sergio Donikian
E-mail: max@maximconstructiongroup.com	E-mail: eippoliti@certapro.com	E-mail: info@sbpaintingweb.com	E-mail: sergiodonikian@aol.com
Mobile Phone: () -	Mobile Phone: () -	Mobile Phone: (561) 667-3426	Mobile Phone: (305) 525-0143
TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED	TOTAL AMOUNT PROPOSED
\$156,200.00	\$170,795.00 *	\$223,500.00	\$312,800.00 *
Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?	Alternate Proposal Provided?
Yes	No	Yes	Yes
Alt.Price: \$156,200.00	Alt.Price: N/A	Alt.Price: \$223,500.00	Alt.Price: \$312,800.00

*Designates exception for 1 or more line items. Please see vendor notes for details.

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Alternate Proposals - See below for alternate proposals provided by vendors:

VENDOR 5

ARC Painting Inc
Vendor Apple Rating: 
3961 Newport Ave , Boynton Beach, Florida 33436
In-House Vendor? No
Company Phone: (561) 939-9996
Extension: 0
Alt.Phone: (954) 899-6313
Alt.Extension: 0
Year Business Established: 1991
Contact: Anthony Caucci
E-mail: anthonycaucci@yahoo.com
Mobile Phone: (561) 939-9996
TOTAL AMOUNT PROPOSED
\$206,500.00 *
Alternate Proposal Provided?
Yes
Alt.Price: \$206,500.00

*Designates exception for 1 or more line items. Please see vendor notes for details.

LINE ITEM #1: Painting - All Exteriors as specified. .

Coatings to be Sherwin-Williams ACRYLIC COATINGS SYSTEM OR AS OTHERWISE SPECIFIED FOR SPECIFIC SURFACES IN THIS STATEMENT OF WORK:

7 YEAR WARRANTY SUPERPAINT (This is to be the Primary Proposal)

OR

12 YEAR WARRANTY DURATION (AFTER submitting Primary, provide pricing for this as ALTERNATE Proposal)

See specifications in following line items.

PRICING FOR ALL SURFACE PREPARATION AND PAINTING TO BE INCLUDED ON THIS ITEM. ROOF PRESSURE CLEANING, BELOW, TO BE PRICED SEPARATELY.

IMPORTANT: Colors are to be as current surfaces. Applicability, and choice of sheen is to be per the Paint Custodian Report, attached to this line item.

Colors previously applied include Sherwin-Williams:

BM #472 - Fortress Stone

BM #420 - Tantalizing Tan

BM #561 - Desert Floor

BM #389 - Fairhaven Peach

BM #377 - County Cork

BM #440 - Pavilion Peach

BM #539 - Legend Tan

BM #524 - Palm Springs Tan

BM #558 - Contemporary White

BM #547 - Classic Ivory

BM #538 - Grand Canyon

BM #563 - Amish Linen

BM #336 - Pebble Pink

BM #332 - Apple Seed

BM #341 - Shellstone

BM #917 - Grey Nance

BM #910 - Heather Grey

BM #929 - Spider's Web

REFER TO CUSTODIAN REPORT AND EXISTING SURFACES FOR APPLICATION.

Attachment for Line Item 1:Colors.pdf**VENDOR 1:****LINE ITEM PRICE:** \$ 149,000.00**NOTES:**See all inclusive price**EXCEPTION(S):** NONE**VENDOR 2:****LINE ITEM PRICE:** \$ 159,995.00**NOTES:**Scope of Project: 100% in line with Sherwin Williams Specifications.

Owner/CertaPro Responsibilities: 100% in line with Sherwin Williams Specifications. If city/county permits are required, CertaPro will obtain them but will invoice all the associated expenses to the owner.

Price:

Painting for 144 units, as per Sherwin Williams specs with Duration for a 12 years warranty: \$159,995
Option #2: Painting with Resilience for a 10 years warranty; \$153,995

(Resilience was not requested in the RFP, but we think it's a good in-between and an excellent product).

Payment Schedule:

34% on project commencement and 4 payments of 16,5% after each group of 36 units is completed (36x4=144)

EXCEPTION(S): NONE

VENDOR 3:

LINE ITEM PRICE: \$ 205,500.00

NOTES:ALTERNATE PROPOSAL:

\$205,500.00 (12 Year Warranty Duration)

Contract Price includes the following:

72 mailbox post - This will be done AT NO CHARGE

7 Street Sign Poles - This will be done AT NO CHARGE

34 Street Light Poles - \$30.00 ea. TOTAL CHARGE: \$1,020.00

Entrance monument - This will be done AT NO CHARGE

EXCEPTION(S): NONE

VENDOR 4:

LINE ITEM PRICE: \$ 265,000.00

NOTES:12 Year DURATION Option

This includes pressure cleaning all exterior walls, applying sealer (as all walls are going to be painted the same color), patching, caulking and applying one coat of Duration or equivalent. One coat is sufficient to get twelve (12) year warranty. Also including are all mail box posts, seven street sign poles and 34 street light poles.

Option #2: If Duration Paint is to be used, one coat same color, price is \$265,000.00. Two coats of Duration Paint price would be \$310,000.00. Twelve year warranty on both one or two coats of Duration Paint.

EXCEPTION(S): Roof tiles, railings, awnings, aluminum window and frames and any area not specified. Also not included is second coat of Duration Paint.

VENDOR 5:

LINE ITEM PRICE: \$ 191,000.00

NOTES:This price is for one coat of Lox-on Sealer and one finish coat of Sherwin Williams Super Paint.

Two finish coats is not necessary in order to receive a 7 year warranty from Sherwin Williams. If you are set on two finish coats, Glidden will offer labor and material warranty if two finish coats are applied. Glidden also has a better price per gallon.

EXCEPTION(S): The price below is for the use of Sherwin Williams Duration (one coat of sealer and one finish coat of Duration)

LINE ITEM #2: Scope of Work.

SCOPE OF WORK:

All Home Exterior Walls, Doors, and Garage Doors.

Screened Back Patios, WALLS ONLY.

72 Mailbox Posts, Match to Existing.

7 Street Sign Poles, Match to Existing Weston City Color.

34 Street Light Poles.

ENTRANCE MONUMENT - Repainted to match existing colors.

This specification covers the pressure cleaning, surface preparation, repair, sealing, caulking, and repainting of the exterior areas of The

Hammocks located at Weston, Florida. The areas to be addressed include all stucco & masonry surfaces, parapet walls and balcony ceilings & walls.

Please see options within.

INCLUSIONS:

- Apply an approved mildewcide, (bleach/water) allow to soak for 20 minutes, then pressure clean with water blast tip at 3000 psi, all exterior masonry surfaces to be painted, to remove all mold, mildew, dirt, chalk and loose paint. Seal all exterior masonry & stucco surfaces to be painted with Sherwin-Williams Loxon Clear or Pigmented Masonry Sealer tinted to 50% of original color.

- Areas to be painted:

1. All Exterior Stucco Surfaces
2. Overhang & Soffits
3. Fascia
4. Entry Doors
5. Garage Doors
6. Downspouts and Gutters

- Repair cracks and damaged stucco by patching, and derust spalling. (see within)
- Caulk, where necessary, the perimeter of exterior doors, windows, top portions of stucco bands and all building penetrations with Sherwin-Williams Stampede Urethane Caulk.
- Choice of color may determine how many coats will be required to cover existing colors to be painted .

EXCLUSIONS:

1. All driving surfaces
2. Aluminum windows & frames
3. Awnings
4. Any other area not specifically included or excluded

Attachment for Line Item 2:None

VENDOR 1:

NOTES:See all inclusive price
EXCEPTION(S): NONE

VENDOR 2:

LINE ITEM PRICE: \$ 10,800.00

NOTES:Who is CertaPro Painters?
CertaPro Painters is the largest painting organization in North America:
â
EXCEPTION(S): NONE

VENDOR 3:

NOTES:We have thoroughly read and review the Scope of Work
EXCEPTION(S): NONE

VENDOR 4:

NOTES:All this was included in bid number 1. Time of completion is approximately four (4) months. Payment terms are 10% at job start and one payment after five buildings (10 units) completed. We are an accredited company from the Better Business Bureau and references of our 25 years in business are available upon request. You can also view our website www.sergiodonikiancontractors.com.
EXCEPTION(S): See above exceptions.

VENDOR 5:

LINE ITEM PRICE: \$ 15,500.00

NOTES: NONE
EXCEPTION(S): NONE

LINE ITEM #3: Your Responsibilities on this job.
CONTRACTOR RESPONSIBILITIES:

A. The Contractor shall supply all necessary labor, materials and equipment necessary for the total completion of the required work as per the Sherwin-Williams Specifications.

The Contractor shall be responsible for and use care in the protection of the occupants' property; such as screens, windows, shrubbery, and walkways, and shall protect other areas not in this scope of work from paint and/or damage. If such damage occurs, the Contractor shall be solely responsible for the restoration of such damages as the result of

the Contractor's or any employees of the contractor, except as noted below. The Contractor shall work with the manager to arrange for all automobiles and other vehicles to be removed from the work area adjacent to the work area to safeguard against possible damage.

B. All work shall be performed in a workmanlike manner by skilled mechanics and shall be carried out in such a way as to minimize any inconvenience to the occupants and tenants.

The Contractor shall maintain a full work force from the start to the completion of the project, providing a qualified foreman on the jobsite at all times. The contractor shall ensure that all such mechanics shall be fully and properly clothed in identifiable uniforms while working on the premises or entering any part of the work area.

C. All ladders and other materials shall be secured at the end of each workday. Upon completion of the work, the Contractor shall promptly remove all debris, material, and equipment, etc., and shall leave the premises of the jobsite clean and orderly.

D. The Contractor shall deliver, or have delivered, necessary materials in unopened containers with the original labels and batch numbers clearly visible. All materials shall be used in strict adherence to the manufacturer's written specifications and/or recommendations. Follow all label directions.

E. The Contractor shall arrange with the manager for working space, space for material storage, and proper access to the areas where the work is to be performed.

SAFETY AND PUBLIC CONVEYANCE:

The Contractor shall rope off and erect warning signs in areas where overspray, dripping or any chance of damage or injury could occur. The contractor shall be responsible for job safety administration, (including tools, equipment, and work methods), and must be in compliance with applicable OSHA safety regulations.

Attachment for Line Item 3:None

VENDOR 1:

NOTES:See all inclusive price
EXCEPTION(S): NONE

VENDOR 2:

LINE ITEM PRICE: NONE

NOTES: NONE
EXCEPTION(S): NONE

VENDOR 3:

NOTES:We have thoroughly read and reviewed our Responsibilities on this job.
EXCEPTION(S): NONE

VENDOR 4:

NOTES:All this was included in bid #1.
EXCEPTION(S): See above exceptions.

VENDOR 5:**LINE ITEM PRICE: NONE****NOTES:** NONE**EXCEPTION(S):** NONE**LINE ITEM #4:** Preparation Specifications - General.
SURFACE PREPARATION:

Proper surface preparation is the responsibility of the Contractor. Surfaces shall be prepared in accordance with methods accepted as industry standards. The following is a set of recommendations necessary to achieve the proper surface of the substrate to allow for the long-term adhesion of the specified coatings. Test applications of each coating is the responsibility of the contractor, to ensure compatibility with the substrate, adhesion and other characteristics of the new coating, as well as any previous coatings. As new coatings dry, the

surface tension created by the curing process can cause peeling if there is insufficient adhesion of any of the underlying paint films.

Certain colors may require more than one coat to properly cover the existing substrate color, and allowances must be made for this and coverage determined prior to the beginning of the job. Adhesion tests must be done by the Contractor prior to submitting his/her bid in order to anticipate this potential.

Maintenance painting will frequently not permit or require complete removal of all old coatings prior to repainting. However, all surface contamination such as oil, grease, loose paint, mill scale dirt, foreign matter, rust, mold, mildew, mortar, efflorescence, and sealers must be removed to assure sound bonding to the tightly adhering old paint. Glossy surfaces of old paint films must be clean and dull before repainting. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Coating performance is affected by proper surface preparation and application. Coating integrity and service life will be reduced because of improperly prepared surfaces. As high as 80% of all coatings failures can be directly attributed to inadequate surface preparation that affects coating adhesion. Selection and implementation of proper surface preparation ensures coating adhesion to the substrate and prolongs the service life of the coating system. No exterior painting should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50 degrees Fahrenheit.

Many times as works progresses situations arise that are unforeseen or problems are uncovered that are outside of the scope of the Contractor's work. When such situations arise, stop work on this area and the Owner and Contractor should come to some mutual agreement prior to the resumption of work. At no time is the Contractor to continue such new work without written agreement from the Owner if any additional charges are to be billed beyond the original contract amount.

Attachment for Line Item 4:None**VENDOR 1:****NOTES:**See all inclusive price**EXCEPTION(S):** NONE**VENDOR 2:****LINE ITEM PRICE: NONE****NOTES:** NONE**EXCEPTION(S):** NONE**VENDOR 3:****NOTES:**We have thoroughly read and reviewed Preparation Specifications.**EXCEPTION(S):** NONE**VENDOR 4:**

NOTES:All this was included in bid #1.
EXCEPTION(S): See above exceptions.

VENDOR 5:

LINE ITEM PRICE: NONE

NOTES: NONE
EXCEPTION(S): NONE

LINE ITEM #5: Pressure Cleaning of Painted Surfaces Specifications.
PRESSURE CLEANING OF PAINTED SURFACES:

All areas where mildew is present, apply a solution of 1 part liquid household bleach and 3 parts water. The solution should remain on the surface for 10 - 20 minutes or until the mildew has been killed. Rinse thoroughly with clean water. Do not start the pressure cleaning procedure unless sealing will follow within two to three weeks. Any longer and additional pressure cleaning may be necessary.

All exterior surfaces to be painted are to be pressure cleaned with a minimum 3500-4000 psi pressure washer using a 15-25 degree spray tip to remove all mildew, peeling, blistering and flaking paint, excessive chalk residue, salt and other foreign matter and by means of wire brushing or hand tool scraping, (SSPC-SPI & SSPC-SP2). Por areas where excessive peeling paint is evident a rotating blaster tip may be required or wire brushing and hand tool scraping may be required.

Allow any surface that has been pressure cleaned to dry 24 hours prior to application of any coatings.

NOTE: Aggressive cleaning techniques, necessary for proper preparation of the surface, may uncover some hidden defects or structural problems in the substrate. If This happens, work should cease until an equitable solution can be reached between the owner and contractor as to how to proceed

Attachment for Line Item 5:None

VENDOR 1:

NOTES:See all inclusive price
EXCEPTION(S): NONE

VENDOR 2:

LINE ITEM PRICE: NONE

NOTES: NONE
EXCEPTION(S): NONE

VENDOR 3:

NOTES: We have thoroughly read and reviewed all Pressure cleaning of painted surfaces.
EXCEPTION(S): NONE

VENDOR 4:

NOTES:All this was included in bid #1.
EXCEPTION(S): See above exceptions.

VENDOR 5:

LINE ITEM PRICE: NONE

NOTES: NONE
EXCEPTION(S): NONE

LINE ITEM #6: Exterior Masonry Preparation Specifications.
EXTERIOR MASONRY SEALER:

The Contractor is to spot prime all newly repaired areas with Sherwin-Williams Loxon Hot Stucco Primer (A24W3005), applied 3.1mils dft.,

then apply a unifonn coat of SherwinWilliams Loxon Conditioner (A24-100 Series) Guide Coat White tinted to 50% original color, to all exposed masonry surfaces prior to painting or patching. Application is to be made to all pressure cleaned and mildew treated exterior masonry surfaces. Do not reduce. Follow package directions.

NOTE: Masonry sealers are intended to seal light chalk and promote adhesion ofthe topcoat.

The best adhesion will result from total removal of all chalk, followed by proper application of the specified sealer. Any new stucco should be tested for alkalinity prior to painting. PH must be neutral or Loxon Primer/Sealer should be used.

EXTERIOR STUCCO/MASONRY SURFACES:

Do not start the pressure cleaning procedure unless sealing will follow within two to three weeks. Any longer and additional pressure cleaning may be necessary.

The contractor is to chemically clean with a bleach solution, mix 1 part house hold bleach to 3 parts water and pressure clean with a minimum 3000 psi pressure washer using a 15-25 degree spray tip or water blaster tip to remove all mildew, peeling, blistering and flaking paint, excessive chalk residue, salt and other foreign matter, and by means of wire brushing or hand tool scraping, (SSPC/SPI &SSPC/SP2).

NOTE: Many times as works progresses situations arise that are unforeseen or problems are uncovered that are outside of the scope of the Contractor's work. When such situations arise, stop work on this area and the Owner and Contractor should come to some mutual agreement prior to the resumption of work. At no time is the Contractor to continue such new work without written agreement from the Owner if any additional charges are to be billed beyond the original contract amount.

All loose or broken masonry must be removed. After mildewcide, and pressure cleaning, apply sealer prior to repairing cracks. Repair all hairline cracks as required using SherwinWilliams Vertical Wall Patch, (7331366 or 7331457). Cracks less than 1/16" shall be filled with brush grade sealants, and have the edges feathered to insure a uniform surface with the surrounding surfaces. All masonry cracks greater than 1/16" shall be tooled out to form a 'v' shape. Completely fill all cracks with brush grade sealant over the patch to cover it to a depth of 1/16" then feathered to blend in with the surrounding stucco surface and texture as closely as possible.

NOTE: Spot prime over patching compounds with Sherwin Williams Lxon Masonry Surface Conditioner Pigmented before application of finish coat(s).

Any areas where spalling, (breaks where stucco or concrete was), is evident, are to be treated by removing all affected loose stucco or concrete, then chipping out enough stucco or concrete to adequately expose enough of the metal to be able to prime properly. All exposed metal surfaces shall be wire brushed to remove all surface rust, then primed with SherwinWilliams Kern Kromik Universal Metal Primer, (B50NZ6/B50WZ1). After sealing, the area shall then be patched to blend in with the surrounding area.

Attachment for Line Item 6:None

VENDOR 1:	
NOTES:See all inclusive price EXCEPTION(S): NONE	
VENDOR 2:	LINE ITEM PRICE: NONE
NOTES: NONE EXCEPTION(S): NONE	
VENDOR 3:	

NOTES:We have thoroughly read and reviewed all Exterior Masonry Preparation Specifications
EXCEPTION(S): NONE

VENDOR 4:

NOTES:All this was included in bid #1.
EXCEPTION(S): See exceptions above.

VENDOR 5:

LINE ITEM PRICE: NONE

NOTES: NONE
EXCEPTION(S): NONE

LINE ITEM #7: Caulking Specifications.
CAULKING:

All perimeter joints are to be inspected by the contractor and or deemed sound by the contractor, shall be covered for the entire warranty period by the contractor. All deteriorating caulking shall be removed as well as any dirt or foreign matter, then cleaned and properly replaced with Sherwin-Williams Stampede Polyurethane Caulk, according to the manufacturer's recommendations, and using backer rod where necessary. The Contractor shall seal all perimeter joints around windows and doors, and any stucco band, expansion joints, or other areas where water intrusion may result. All windows shall be caulked 360 degrees.

TOOL AFTER APPLICATION.

Attachment for Line Item 7:None

VENDOR 1:

NOTES:See all inclusive price
EXCEPTION(S): NONE

VENDOR 2:

LINE ITEM PRICE: NONE

NOTES: NONE
EXCEPTION(S): NONE

VENDOR 3:

NOTES:We have thoroughly read and reviewed all Caulking Specifications.
EXCEPTION(S): NONE

VENDOR 4:

NOTES:All this was included in bid #1.
EXCEPTION(S): See exceptions above.

VENDOR 5:

LINE ITEM PRICE: NONE

NOTES: NONE
EXCEPTION(S): NONE

LINE ITEM #8: Application of Masonry & Wood Coatings Specifications.
COATINGS AND APPLICATIONS:

EXTERIOR MASONRY AND STUCCO SURFACES:

All masonry and stucco surfaces are to be pressure cleaned and free of any surface contamination (excessive chalk, loose stucco, efflorescence, peeling or checked paint, dirt, grease, and mildew) prior to application of specified masonry conditioner. All surfaces are to be free of any moisture prior to application of any coatings. Any new masonry or stucco patch must be primed with Loxon Hot Stucco Primer

(A24W3005), applied @ 3.1mils dft.

Loxon Hot Stucco Primer (A24 W3005) can be applied to a masonry surface with a pH up to 13 when applied at the proper dry film thickness.

OPTION ONE

Apply Two coat of Sherwin-Williams Super Paint Exterior applied at 4 mils wet, 1.44 mils dft to all stucco surfaces per coat.

OPTION TWO

Apply Two coat of Sherwin-Williams Duration Exterior Coating applied up to 7.0 mils wet; 2.8 mils dft to all stucco surfaces per coat.

NOTE: When choosing a color, certain colors will resist fading in the South Florida climate better than others. Consult your Sherwin-Williams Representative for details.

EXTERIOR WOOD SURFACES:

Any bare wood to be painted shall be primed with Sherwin-Williams A-I 00 Alkyd Exterior Wood Primer, (Y24W20), which is an exterior oil based primer to be applied at a wet film thickness of 4 mils to achieve 2.2 mils dry film thickness. Caulk should be applied after priming. The finish coat shall be Sherwin-Williams SuperPaint Exterior Latex Satin, (A89 Series), apply at 4 mils to achieve 1.4 mils dt'y film thickness.

Note: Wood substrates in Florida, both painted and unpainted are subject to weather related damage and deterioration at a much greater rate than masonry, stucco, etc. Look for areas of rot, checking, cracking, mildew, mold, and other indications of substrate contaminants and/or failure. These areas should be repaired or replaced prior to painting. Notify Homeowners of any such damage and options for repair, and inform them that the warranties do not extend to the protection of the wood substrates from local weather conditions.

Attachment for Line Item 8:None

VENDOR 1:

NOTES:See all inclusive price
EXCEPTION(S): NONE

VENDOR 2:

LINE ITEM PRICE: NONE

NOTES: NONE
EXCEPTION(S): NONE

VENDOR 3:

NOTES:We have thoroughly read and reviewed all Coatings and Applications procedures. In addition, we have submitted an option on mention on Line Item #8 for Applying One coat of primer and One coat of Paint.
EXCEPTION(S): NONE

VENDOR 4:

NOTES:Option #1: Quote was given with one coat of Sherwin Williams' Super Paint or equivalent. If two coats are desired of Super Paint, add \$43,200.00 to original bid which would include the standard seven (7) year warranty. Please note that additional coats of paint do not increase nor decrease the time span of the warranty.

Option #2: If Duration Paint is to be used, one coat same color, price is \$265,000.00. Two coats of Duration Paint price would be \$310,000.00. Twelve year warranty on both one or two coats of Duration Paint.

EXCEPTION(S): See exceptions above.

VENDOR 5:

LINE ITEM PRICE: NONE

NOTES: NONE
EXCEPTION(S): NONE

LINE ITEM #9: Metal Surfaces Coating Specifications.
METALS - FERROUS, ALUMINUM, AND GALVANIZED:

All metals are to be inspected by the painting contractor to identify any evidence of rust scale.

All loose rust, pitted rust, or rust scale must be wire brushed (SSPC-SP2) or power tooled (SSPC-SP3) in order to remove from the exposed area. Solvent clean (SSPC-SPI) with a non-hydrocarbon based solvent to wipe clean all surface contaminants. Light sanding is required before priming to ensure a uniform finish of the primer and finish coat. Any metal patching material or rust converter used by the contractor must be compatible with the coatings specified by Sherwin-Williams. It is the contractor's responsibility to sand glossy surfaces dull before application of any coatings to the substrate; this is to ensure adhesion of the coating system.

FERROUS METAL SURFACES:

All surfaces must be free of grease, oil, mildew, dirt, or any other surface contaminants. Any bare ferrous metals to be painted shall be primed with Sherwin-Williams Kern Kromik Universal Metal Primer, (B50NZ6, 850WZ 1, 850HZ 1), applied @ 8.0 mils wet, 4.0 mils dft after proper preparation of the surface as noted above. Sherwin-Williams Kern Kromik Universal Metal Primer, shall also be used where necessary for spot priming of any ferrous metal doors, ferrous handrails, or other exposed ferrous metal surfaces. Do not use on galvanized metal. Apply Finish Coat of Sherwin Williams Industrial Urethane Enamel.

ALUMINUM METAL SURFACES:

Any aluminum surfaces to be painted shall be cleaned free of any oil, grease, peeling or blistering paint, or any other surface contamination, solvent clean (SSPC-SPI) with lacquer thinner or water based degreasing cleaner and allow drying prior to priming. Do not use mineral spirits or other hydrocarbon based solvents. Aluminum substrates are to be primed or spot primed with Pro Cryl Acrylic Primer applied @ 5.0 mils wet, 2mils dft prior to finish coating. Apply Finish Coat of Sherwin Williams DTM Acrylic Coating.

GALVANIZED METAL SURFACES:

Any galvanized metal to be painted should be free of any oil, grease, peeling or blistering paint, or any other surface contamination, solvent cleaned (SSPC-SPI), with a nonhydrocarbon based solvent and allow the surface to dry before application of any coatings. Then prime with Pro Cryl Acrylic Primer applied @ 5.0 mils wet, 2mils dft prior to finish coating. If surface has significant rust, then prepare by power tool cleaning (SSPC-SP3) and prime with two coats over the entire surface using Pro Cryl Acrylic Primer applied @ 5.0 mils wet, 2mils dft prior to finish coating per coats. Apply Finish Coat of Sherwin Williams DTM Acrylic Coating.

Attachment for Line Item 9:None

VENDOR 1:

NOTES:See all inclusive price
EXCEPTION(S): NONE

VENDOR 2:

LINE ITEM PRICE: NONE

NOTES: NONE
EXCEPTION(S): NONE

VENDOR 3:

NOTES:We have thoroughly read and reviewed all Metal Surfaces Coating Specifications.
EXCEPTION(S): NONE

VENDOR 4:**NOTES:**Included in bid #1.**EXCEPTION(S):** See exceptions above.**VENDOR 5:****LINE ITEM PRICE:** NONE**NOTES:** NONE**EXCEPTION(S):** NONE

LINE ITEM #10: Roofing Pressure Cleaning and Mildewcide: PRICE SEPARATELY.
 Roofing is to be pressure cleaned and mildewcide applied prior to painting preparations.

This is to be included in the pricing for the total project.

THIS ITEM MUST BE PRICED SEPARATELY.

YOU MUST SPECIFY IF THIS WILL BE YOUR EMPLOYEES, OR BE SUBCONTRACTED. IF SUBCONTRACTED VENDOR MUST MEET SAME INSURANCE REQUIREMENTS AND PROVIDED WITH PROPOSAL.

Attachment for Line Item 10:None**VENDOR 1:****LINE ITEM PRICE:** \$ 0.00**NOTES:**All employees are in-house! No subs!**EXCEPTION(S):** NONE**VENDOR 2:****LINE ITEM PRICE:** NONE**NOTES:**Price for all units**EXCEPTION(S):** Not bid at this time.**VENDOR 3:****LINE ITEM PRICE:** \$ 18,000.00

NOTES:- Roof Pressure cleaning using M-1 Chemical Roof cleaner will be completed by SB Painting & Waterproofing employees
 - We will provide a Three (3) Year Warranty
 - We will provide all Water Usage (expense under SB Painting & Waterproofing)

EXCEPTION(S): NONE**VENDOR 4:****LINE ITEM PRICE:** \$ 47,800.00**NOTES:**We will use a solution of parts bleach mixed with water where needed on roof tiles.**EXCEPTION(S):** Not responsible for existing broken tiles.**VENDOR 5:****LINE ITEM PRICE:** NONE**NOTES:**The price for roof pressure cleaning is only valid if the painting portion of this bid is accepted.**EXCEPTION(S):** NONE

LINE ITEM #11: General OperationsStandards.
 LICENSES, PAYROLL, AND INSURANCE:

The Contractor shall produce all necessary county and local licenses, and permits where applicable.

The Contractor shall also furnish copies of Vehicle Insurance, if not included in the General Liability COI submitted to CAMAssistant.

Other insurances are verified and provided with the Proposal Package: Proper insurance, covering liability, property damage, workman's compensation, and shall keep such insurance in force during the course of the prescribed work. The Contractor shall maintain a good credit rating with the Sherwin-Williams Company, in accordance with their terms and provisions, for the purpose of obtaining all necessary materials during the course of work. NO authority or assignment of agency for the association is extended to the contractor.

Attachment for Line Item 11:None

VENDOR 1:

NOTES: See all inclusive price
EXCEPTION(S): NONE

VENDOR 2:**LINE ITEM PRICE:** NONE

NOTES: NONE
EXCEPTION(S): NONE

VENDOR 3:

NOTES: We have thoroughly read and reviewed all requirements for License, Payroll and Insurance.
EXCEPTION(S): NONE

VENDOR 4:

NOTES: All this was included in bid #1.
EXCEPTION(S): See exception above.

VENDOR 5:**LINE ITEM PRICE:** NONE

NOTES: NONE
EXCEPTION(S): NONE

LINE ITEM #12: Required Submittals and Monitoring.
RETENTION:

A 10% retention of payment will be held until all work and releases are signed off.

SUBMITTALS:

Owner is to be supplied with applicable Sherwin-Williams Color Answer Color Decks. All manufacturers' data specification sheets for materials used on the job shall be provided to the Owner's representative, as well as sample warranty and general maintenance information. Upon completion of the entire project and attached specification strictly adhered to, SherwinWilliams will provide a 7 year warranty with Super Paint Satin or 12 year warranty for Duration Coating on all properly prepared exterior vertical masonry surfaces.

This specification was adapted from, and originally prepared on September 3, 2010, by Fernando Pupo, Professional Coatings Representative for the Sherwin-Williams, and can be reached at (954) 444-3929. The following is offered by Sherwin-Williams, and may be requested by the Hammocks' Board. PLEASE PLAN AHEAD TO ACCOMMODATE THE FOLLOWING:

- Site Visits: A Sherwin-Williams representative will visit the job while the work is being performed to help assure that the repaint is being done according to industry standards and according to the specification. This is followed up in a written report and is available to the owner upon request.
- Written Warranties: Upon completion of the entire project and attached specifications strictly adhered to, Sherwin-Williams will provide a 7 year Superpaint warranty or a 12 year Duration warranty on all properly prepared exterior vertical masonry surfaces.
- Paint Custodian: Upon completion of the entire project, Sherwin-Williams will present to the owner of the project a document of the facility's colors, products, formulas, surfaces areas, and location of purchases for exact matching on maintenance and reorders.

Attachment for Line Item 12:None**VENDOR 1:**

NOTES: See all inclusive price
EXCEPTION(S): NONE

VENDOR 2:**LINE ITEM PRICE:** NONE**NOTES:** NONE**EXCEPTION(S):** NONE**VENDOR 3:****NOTES:** We have thoroughly read and reviewed Required Submittals and Monitoring.**EXCEPTION(S):** NONE**VENDOR 4:****NOTES:** All this was included in bid #1.**EXCEPTION(S):** See exceptions listed above.**VENDOR 5:****LINE ITEM PRICE:** NONE**NOTES:** NONE**EXCEPTION(S):** NONE

WARRANTY INFORMATION

VENDOR 1 warrantryinformation:

WARRANTY-INFO: No Files
Warranty: 12 years

VENDOR 2 warrantryinformation:

WARRANTY-INFO: No Files
Warranty: Warranties: Sherwin Williams provides a 7 years warranty for all the jobs completed with Superpaint. However, for this job we can negotiate 8 years from them. Also, the standard warranty from Sherwin Williams includes only materials. We can negotiate a materials plus labor warranty from Sherwin Williams. We are one of the largest customers nationwide for Sherwin Williams, so we will be able to match any warranty terms offered by other contractors. Separately, and for further peace of mind, CertaPro Painters offers a 2 year warranty on our labor. 95% of the painting problems arise within the first year after the job is completed, so this additional warranty ensures our painting job will last for many years to come.

VENDOR 3 warrantryinformation:

WARRANTY-INFO: No Files
Warranty: 7 Year Warranty Superpaint or 12 Year Warranty Duration and 3 Year Warranty on Roof Cleaning only

VENDOR 4 warrantryinformation:

WARRANTY-INFO: No Files
Warranty: Sherwin Williams Standard Warranty of seven (7) years requires one coat of sealer and coat of paint an additional coat of paint will not increase warranty.

VENDOR 5 warrantryinformation:

WARRANTY-INFO: No Files
Warranty: Sherwin Williams will provide a 7 year material only warranty for one coat of Lox-On Sealer and one finish coat of SuperPaint. If you desire a two finish coat system, Glidden will provide a 7 year labor and material warranty.

VENDOR 1:	\$ 7200.00
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VENDOR 2:	\$ 0.00
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VENDOR 3:	\$ 0.00
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VENDOR 4:	\$ 0.00
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VENDOR 5:	\$ 0.00
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