



RESTORE CONSTRUCTION GROUP, INC.

3149 John P. Curci Drive Suite #3 Pembroke Park, FL 33009
Phone: 954-985-5353 Fax: 954-985-5356 www.restoreconstructiongroup.com



October 3, 2013

Proposal #13-370

Paint Proposal

TO

Encantada at Pembroke Pines Community Association, Inc.

C/o Robert Moses

18510 S.W. 14th Street

Pembroke Pines, FL 33029

(M) 954-324-5784

robert@pinespropertymanagement.com

Thank you for the opportunity to discuss the possible painting project at the above referenced location. Restore Construction Group, Inc. is pleased to provide you with our proposal. Please note that all work shall be done in accordance with **Benjamin Moore Paint** Specifications.

An inspection has been made by a representative of Restore Construction Group, Inc. ("RCG") on the above referenced property.

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SCOPE OF WORK: Painting of the Club House, Guard House, Bus Shelter and Three (3) Entry Signs

The scope of work to be performed under the terms of this contract includes furnishing all materials, labor, services, supervision, tools and equipment required in the cleaning, preparation, sealing and painting of all surfaces specified below.

1. Bleach wash all mildew affected areas.
2. Completely pressure clean all exterior surfaces to be painted.
3. Seal all exposed exterior stucco surfaces.
4. Repair all cracks as specified within.
5. Caulk all window & door frames, and open 90 degree angles as specified within.

INCLUSIONS:

1. Paint all previously painted exterior stucco surfaces of the Club House.
2. Paint all previously painted exterior stucco surfaces of the Guard House.
3. Paint all previously painted exterior stucco surfaces of the Bus Shelter.
4. Paint three (3) signs at the main entrance of the community.

OPTIONS:

1. Paint the interior walls of the Club Room and Kitchen area located in the Clubhouse
2. Paint the interior walls and the ceiling of the Gym located in the Clubhouse

EXCLUSIONS:

1. Anything not expressly listed in the Inclusions section of this proposal.

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COATING SCHEDULE:

Stucco / Masonry Surfaces

Primer- Benjamin Moore Masonry Surface Conditioner #066

Finish Coat- Benjamin Moore 100% Acrylic Super Spec Satin Finish

Ferrous and Non Ferrous Metal Surfaces

Primer- (Spot Prime as Needed) Benjamin Moore's Iron Clad DTM 163 series according to manufacturer's label directions.

Finish Coat- Benjamin Moore's /Coronado Latex semi-gloss series according to label directions

Caulk and Patching Materials

Caulk- Benjamin Moore's Moorlastic 35 Year Acrylic Caulk 467 series

Sealant- Benjamin Moore's Moorlastic 55 Year Acrylic Urethane Sealant 465 series

Patching- Benjamin Moore's Moorlastic Elastomeric Patching Compounds

Cleaning Agents

Benjamin Moore & Company Oil & Grease Emulsifier M83 series

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DEFINITIONS:

The term “Owner” is hereby defined as **Encantada at Pembroke Pines Community Association, Inc.** or their appointed representative or agent.

1. The term “Contractor” or “RCG” is hereby defined as Restore Construction Group, Inc., or their duly appointed representative or agent.
2. The term “supplier” as used herein, includes any firm or organization furnishing or delivering products directly to the job site and because of such direct delivery, could be construed under the lien laws of the State of Florida as having lien rights against the project. Suppliers or material and equipment delivering to the Contractor or Subcontractor on an open account basis and not having lien rights on the work, will not be suppliers within the meaning of this contract.
3. Where “complete” is used, it shall mean complete with all major areas, and incidental items necessary for a finished project with minor touch ups of details to still be conducted.
4. The term “furnish” shall be interpreted to supply, install and test complete and ready for beneficial operation by the Association.
5. The term “provide” shall be interpreted to furnish, install, and test, complete and ready for beneficial operation by the Association.

LOCATION:

The subject property is:

**Encantada at Pembroke Pines
18510 S.W. 14th Street
Pembroke Pines, FL 33029**

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PREPARATION OF THE SURFACES TO BE PAINTED

Surfaces must be prepared in accordance with normally accepted industry standard to provide a substrate suitable for the long-term adhesion of specified coatings. Proper preparation is the responsibility of Restore Construction Group, Inc. The following recommendations are for guidance only since other suitable methods may be substituted for the procedures. If surfaces cannot be put into proper condition for finishing by specified methods, RCG shall notify the Owner in writing.

A. CONCEALED CONDITIONS-ADDITIONAL WORK

- Occasionally, the cleaning technique, used by RCG, reveals an unforeseen condition necessitating additional labor and/or materials; In the event this occurs, Restore Construction Group, Inc. shall notify the Owner in writing and by the way of a change order.
- Any additional work requested or unanticipated work needed will be brought to the attention of the Owner before doing the work. Any questions regarding pricing for the work must be resolved before actually doing the work. Any such work should only be performed upon acceptance of the proposed pricing by the Owner in writing.

NOTE:

- A. Pressure cleaning shall not precede application of the masonry primer/surface conditioner (sealer) by more than one week and the surface observed during that period to ensure no recontamination.
- B. Restore Construction Group, Inc. will use caution to insure that water pressure is not applied to windows, screens, or other non-masonry surfaces.
- C. Restore Construction Group, Inc. is to read carefully and follow manufacturer's instructions and label directions of all solutions to be used.

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B. CRACKS

Cracks larger than this indicate a structural problem. If cracks of this size or larger are present, the board must consult an Engineer to recommend appropriate methods of repair.

1. All hairline cracks up to 1/16". Clean the surface in and around the cracks. Apply an approved flexible sealant over a properly sealed surface forcing the sealant in top of the crack using a brush, putty knife or trowel, smoothing the edges around the cracks over the primed area, crowing the application approximately 1/16" above the center crack and feathering the edges approximately 2" on either side to match the adjacent surface. Windowsills which show cracking will be primed as aforementioned and coated with Elastomeric Smooth Patching Compound Brush Grade insuring that the sill pitches out.
2. All cracks in the masonry larger than hairline (up to 1/2") are to be ground out manually or mechanically to form a "V" or "U" shape measuring 1/4" x 1/4". Apply one coat of Masonry Primer. Work the primer well with a brush to ensure uniform coverage in the crack. Fill the crack with Elastomeric Patching Compound. Apply the compound with a putty knife or trowel to completely fill the void assuring complete contact with the inner surface. Feather edges at least 3" on either side of the crack to match the surrounding surface as much as possible. Once the compound has dried, the finish system may be applied.

NOTE:

Previously repaired cracks, which have reopened, will have all loose patch material removed and the crack treated as above.

C. CAULKING:

1. All perimeter caulking which is loose or deteriorated around the exterior doors and windows will be cleaned out. The masonry surface at the joint sealed, and a bead of caulk applied. Perimeter of all windows will be caulked metal to masonry.

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2. Where a separation has occurred at the inside corners of all masonry surfaces, an application of a bead of caulking will be to provide complete adhesion to the opposing surface where walls change direction, both vertically and horizontally.
3. Where penetration through the exterior walls occur, such as electrical conduit, roof scuppers, gutter straps, etc., the area(s) will be sealed with the approved caulk.

D. EXTERIOR METAL SURFACES

1. All ferrous metal surfaces are to be sanded to remove all rust, solvent cleaned to remove dirt, grease, and contaminants and all bare metal areas are to be primed with Rust Proof Primer. Sand area prior to the application of the finish coat.
2. Aluminum/galvanized surfaces will be prepared as #1 above, and bare or abraded areas primed.

E. EXPANSION JOINTS: (When Applicable)

Expansion joints are to be inspected and any loose or deteriorated joint material removed. The surfaces will be cleaned and primed as required by the joint sealant manufacturer such as Sika or Sonnaborne. Deep voids must be filled with backer rods prior to sealant. Application will be made from the lowest point working to the highest point and tooled immediately after application to insure full contact with the inner side contacts of the joint.

F. METAL FORMS, CORNER BEADS, AND REBARS: (When Applicable)

Rusted areas, exposed metal forms or rebar will have the adjacent stucco removed, and excess protrusion of the rebar cut off, the stratified rust areas wire-brushed and treated with a rust inhibitive primer to prevent further development of corrosion of rebar under the paint film. The stucco is then to be bonded with a high modulus, high strength, epoxy bonding/grouting adhesive, such as "Ameron 107A". Then apply "Ameron's Nu-Klad #965" acrylic modified cement to match the texture of the adjacent surface. In cases of extreme spalling with extensive masonry damage, Restore Construction Group, Inc., Inc. suggests the hiring of an engineer to determine the extent of the damage, then to advise the correct action to be taken in the repair process.

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G. PAINT SAMPLE:

Prior to the start of the job, the owners will designate an area of the building on which RCG will apply a paint sample of the chosen and Owner approved final finish color(s). Any color changes which are requiring additional coats of paint will be subject to additional charges. The commencement start date will be the date of the Owner approves the final color in writing to Restore Construction Group, Inc., Inc. or as specified otherwise in this agreement.

INSPECTIONS:

- Restore Construction Group, Inc. along with a designated board member or property manager will conduct a walkthrough inspection of the specified areas included in this proposal. A copy of the inspection report will be given to the Owner, and Restore Construction Group, Inc. will retain a copy.
- The RCG supervisor on this project will inspect all areas of the job as the job is completed.
- RCG shall inspect and approve, as required, the completion of all repairs, including any correction or punch list items for each work area as appropriate.

CONTRACTOR'S LIMITS OF LIABILITY:

As stated in certificates provided with this bid, any additional coverage requested as part of this project are not included in our pricing and would be provided as an extra cost item to the owners.

PROJECT SCHEDULING AND INSPECTIONS:

- The Contractor shall advise the Owner 48 hours prior to the start of work in areas in which work is to be performed in advance of the scheduled work. This time period will be used to permit the Owner to notify the individual unit owners to move furniture, wall hangings, vehicles, etc.
- These notices are for the convenience of the home owner and Restore Construction Group. Restore Construction Group, Inc., Inc. shall not be held responsible for property or furnishing damaged after notification to the Owner.

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WORKMANSHIP:

- All employees will be directly employed by Restore Construction Group, Inc., unless otherwise specified by a Notice to Owner from a Sub Contractor or in writing from RCG. All work is to be done in a workmanlike manner by skilled mechanics and carried out in such a way as to minimize any inconvenience to the occupants and tenants. RCG will maintain a full work force from start to completion and shall have a qualified foreman on the job at all times.
- The designated representative of the property and Restore Construction Group, Inc. will transact all business relating to the job and will not permit unauthorized interference from residents of the Owner's property or from the Contractor's employees.

ADMINISTRATIVE RESPONSIBILITIES FOR CONTRACTOR:

- The Contractor will be responsible for the general supervision of the work to be performed. In addition, the Contractor will maintain an estimate of cost at completion of the project and shall provide a written monthly update to the Owner of the estimated cost at completion.
- The Contractor will cooperate with subcontractors in notifying them when the Work is at a stage to require their services and shall notify the Owner in the event that such other subcontractors do not carry out their responsibilities in connection with such notification.
- The Contractor will read the specifications and drawings for any subcontractor's fixed equipment as to be familiar with the subcontractor's requirements and responsibilities to enable the required coordination and supervision.

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ACCESS:

- The Owner agrees to and will be responsible for the trimming and/or removal of all the foliage clinging to or otherwise obstructing the building, and allow adequate access to the areas to be painted.

SAFETY/CLEANING DURING THE PROJECT:

- Contractor will at the end of each work day, secure or store all equipment, machinery, materials, etc.
- Contractor will maintain material storage and work areas in a clean and safe condition and remove from the site, on a daily basis, flammable cloths and discarded materials that could support combustion. All debris and rubbish will be placed in approved dumpsters on a daily basis and dumpsters emptied as required on a regular basis.
- Contractor shall comply with O.S.H.A. regulations and requirements.

STAGING AREA:

- Any staging, scaffolding or lifting devices to be used by the Contractor will comply with O.S.H.A. requirements.
- Restore Construction Group, Inc. is to submit their requirements for a staging area and the Owner will make every effort to provide a suitable area.
- At the end of each working day, all equipment, ladders, paint supplies, vehicles, etc. will be returned to the staging area and the working area left clean.
- Protection of this area is the sole responsibility of Restore Construction Group, Inc. and shall be left in a clean, safe and acceptable manner.

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TIME TO COMPLETE:

RCG proposes to be substantially complete within **Thirty (30) calendar Days** and will achieve final completion **Fifteen (15) calendar Days** after substantial completion date. Completion of the job is subject to change due to weather conditions or delays associated with restoration project if this occurs, a change order will be submitted to the Owner notifying them of the additional time needed.

RELEASE OF LIENS/WARRANTY:

- Restore Construction Group, Inc., Inc. will furnish a release of lien for all materials supplied, and equipment used in the performance of the work.
- We will provide any manufacturer warranties of the products we install or apply where offered. The maximum limit of our warranty for performance on concrete repair and stucco painting is five (5) years from date of completion. The painting of any metal surfaces warranty by Restore Construction Group, Inc. is one (1) year from date of completion.
- The **Benjamin Moore Paint Company** is offering a **7 Year** Warranty on this project please see their terms and conditions for more details.
- The representative of **Benjamin Moore Paint** shall make himself available upon request to insure the successful completion of the job. He will also make inspections, as he deems necessary with reports to owners and contractors.
- Restore Construction Group, Inc. will return yearly at owner's request to inspect buildings and make any repairs needed at the repair areas aforementioned.
- Except as stated above, contractor makes no express or implied warranties of any kind, including without limitation, merchantability or fitness, and shall not be responsible for any consequential damages regardless of the cause.

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LICENCE / INSURANCE/ PERMITS:

- RCG will provide copies of our licenses necessary to operate in the appropriate county.
- Restore Construction Group, Inc. will furnish suitable insurance certificates covering liability and property damage and Workman's Compensation Coverage.
- These documents shall be kept in force during the course of the work.
- All cost to obtain permits (R.O.W., M.O.T., and Building) will be billed to the owner at cost plus 20%. Expediting permit process if required will be billed at \$800.00.

UTILITIES:

The Contractor may use at no cost to the Contractor water and electricity available on the Owner's property for the performance of the work. The Owner at his expense shall provide utility requirements beyond those available on site if required.

INCLUSION OF APPLICABLE PRODUCT SPECIFICATIONS:

Specific product specifications regarding storage, preparation, application, and warranty for the materials called out in the above have been omitted herein for clarity. Such applicable specifications for those products listed herein, including preparation procedures, inspection requirements as associated with warranty provision, contractor qualifications and any other requirements specifically required by the producers of such are considered a part of this proposal/contract. Copies of such will be provided to the Owners upon request, once final selection of materials has been accomplished.

LEAD BASE PAINT NOTICE:

As per EPA Guidelines this contractor is obligated to test any surfaces in the work area for lead if the building was built before the year of 1978. Should the testing come back positive for lead or any other harmful contaminants, the cost of remedial work is not included in this proposal.

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CONTRACT PRICE:

See website for pricing

OPTIONS:

See website for pricing

PAYMENT TERMS:

30% Deposit upon signing with bi-weekly payments as work progresses. If payment is not received in the allotted time frame a 1.5% monthly late fee will apply until paid.

Please notify our office should you have any questions regarding the above.

Respectfully,

David Ashe

October 3 2013

Restore Construction Group, Inc.

Date

By signing below I hereby understand and agree to the aforementioned items and enter into a contract with Restore Construction Group, Inc.

[Signature of Owner]

[Print Name/Position]

Date

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