



# CUSTOM PAINTING AND RESTORATION

239.689.4147



239.267.6611



5683 Corporation Circle  
Fort Myers, FL 33905



November 30<sup>th</sup>, 2023 - Revised

Bonita Beach Club Association, Inc.  
25730 Hickory Blvd  
Bonita Springs, FL 34134  
Attn: Mr. Adam Lysinski – Vice President  
Email: [illinoislaw@gmail.com](mailto:illinoislaw@gmail.com)  
Phone: 847-477-4744

## RE: Bonita Beach Club Association Building Repairs and Painting Due to Hurricane Ian Damage

### EXTERIOR PAINTING

Thank you for the opportunity to submit this Proposal. This proposal includes exterior painting, waterproofing and restoration to be performed **Bonita Beach Club** at **25730 Hickory Blvd**

Custom Painting and Restoration will provide the required labor, material, equipment, and insurance to complete this project as outlined in our scope of work. Required municipality permits will also be provided by CPR at additional cost as notated on the pricing page.

#### 1. INITIAL PRESSURE CLEANING AND SURFACE PREP:

- A. Each surface shall be cleaned and prepared as specified. All exterior surfaces to be coated shall be pressure cleaned with a minimum 3,000 psi pressure washer to remove dirt, mildew, chalked paint and any foreign materials deterrent to applying the new finish. Household bleach, chlorine and/or a germicidal cleanser will be applied to remove mildew, mildew spores and contaminants.
- B. These solutions will be applied to the exterior so a sterile substrate can be achieved, allowing proper adhesion to the newly applied material. Solutions will be mixed one-part solution with one to ten parts water, depending upon the degree of contamination. Any loose and scaling coatings not removed by pressure washing shall be removed by scraping or other suitable hand and power tool cleaning up to 1000 square feet per project. Surface preparation does not include any structural repair unless included and specifically stated in this contract up the the included and stated quantities.



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## 2. PRIMING, SEALING, CHALK, AND EFFLORESCENCE:

- A. Powder residue on surfaces will be verified as to either chalking due to weathering, alkalinity or efflorescence. Localized powdery residue on cementitious surfaces usually indicates efflorescence of high alkalinity. A few drops of muriatic acid applied to the powdery surface will react to efflorescence by bubbling, with no reaction to chalk.

After pressure washing, mildew treatment, crack, and joint repair, several areas of each surface will be checked for chalk and efflorescence. Surface conditioner solution concentration will be applied appropriate to the degree of chalk remaining, determined as follows:

- Light chalk or efflorescence (trace amount on black felt or fingertips).
- Moderate chalk (Black felt or fingertips covered with chalk after rubbing).
- Heavy chalk (felt or fingertips covered and excess chalk remaining).

- B. Surface conditioner will be applied with brush, roller, airless, or pressure sprayer to all vertical exterior stucco and masonry surfaces and will exclude ceilings unless needed for proper color change coverage. For heavy chalk, surface conditioner will be applied thoroughly into surface with brush and roller. Surfaces will be allowed to dry according to label directions before proceeding. Conditioner will be applied to penetrate and seal exterior surfaces as well as bond light remaining chalk to the substrate. Chalk will be rechecked after surface conditioner is dry. Apply topcoat surface conditioner within seven (7) days after overnight drying or minimum recoat time specified by manufacturer's label.

## 3. STUCCO AND CRACK REPAIRS

- A. Deteriorating stucco less than three (3) square inches in size and 1/4" deep:

- Sound out and remove loose stucco
- Seal with surface conditioner as specified by manufacturer
- Apply elastomeric patching compound blending with adjacent surfaces. This will be bridged approximately two (2") to three (3") inches on both sides and center crowned directly over cracks to allow for thermal movement.
- Patches will be done to match existing surfaces as close as possible.

- B. Caulk will be applied as necessary with one-part urethane.

- Hairline cracks will be coated over during normal priming and coating.
- Detail all cracks from 1/16" to 1/8" with knife and clean, followed by application of patching compound, blending with adjacent surfaces.
- Cracks of 1/8" to 1/4" will be routed open with knife and cleaned, followed by application of a non-yellowing urethane sealant. This crack repair will then be detailed with a topcoat of elastomeric patching compound over the repair to match existing surfaces as close as possible



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## C. Rust Staining or Rust Mites

- If the stain is simply topical, we will apply rust stain remover
- Embedded rust mites or iron deposits will be chipped out
- Seal stain and properly patch areas affected with elastomeric patching compound prior to the application of finish coats, this will be blended to match the existing surface as close as possible

## 4. CAULK AND SEALANTS:

- A. All previously applied caulking will be inspected, and all deteriorated caulking will be removed and replaced as needed up to 1000 LF per project. We will inspect sealants at window perimeters, bands, ledges, wall penetrations, changes in direction etc.
- 1) Remove all sealants that have adhesion or cohesive failure, remove and replace to manufactures specifications and tooled out to industry standard
  - 2) Voids 1/4" – 1/2" may require us to install neoprene closed cell backing rod followed by installing caulk to manufactures specifications.
  - 3) Maximum depth of sealant must not exceed 1/2" in.
  - 4) Allow to cure overnight before top coating.

## 5. MATERIAL SCHEDULE:

### A. Exterior Stucco, Masonry, Columns, Ceilings, Overhangs:

- 1) **Primer / Sealer:** One (1) coat **Sherwin Williams Loxon Guide 100% Acrylic Conditioner, A24 Series or H&C Microtite Clear Sealer** brushed, sprayed, or rolled on and back-rolled in to achieve an even uniform finish.
- 2) **Finish Coat:** One (1) coat **Sherwin Williams Emerald Exterior Latex Satin** brushed, sprayed, or rolled on and back-rolled in to achieve an even uniform finish.
- 3) CPR will perform a mockup sample at no cost to ensure that the color change requested by BBC will provide adequate coverage within the contract terms of One (1) coat of finish paint.

### B. Metal Storage Doors and Frames and Miscellaneous Metal:

- 1) All previously painted doors will be professionally cleaned, and lightly sanded to achieve a good bond to the previous substrate. This bid does not include, scraping, chemically stripping or mechanically removing loose or marginally adhered previously applied coatings. This bid includes the exterior door to be faced off and does not include the inside edges of door and or frames.
- 2) **Primer:** One (1) coat with **Sherwin Williams Pro-Cryl Universal Primer, B66-310 Series**, brushed, sprayed, or rolled on and back-rolled in to achieve an even uniform finish.





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- 3) **Finish Coat:** One (1) coat **Sherwin Williams Sher-Cryl HPA High Performance Acrylic, B66 Series**, brushed, sprayed, or rolled on and back-rolled in to achieve an even uniform finish.
- 4) **NOTE:** If new doors that have been replaced due to hurricane Ian need additional primer or finish coats, or doors need additional coats due to potential color change it may result in additional charges.
6. **STORAGE AND PROTECTION:** Elements surrounding the work of each section will be protected from damage or disfiguration; drop cloths, shields, and protective methods to prevent spray or droppings from disfiguring other surfaces will be furnished; empty coating containers will be removed from site. Products shall be stored immediately upon delivery, in accordance with manufacturer recommendations with seals and labels intact and protected until installed.
7. **SITE CLEANING:** Custom Painting & Restoration shall maintain all areas under contractor's control free of waste materials, debris and rubbish; all waste materials at the job site shall be removed periodically, but no less than once per week, and disposed of off-site, in conformance with applicable regulations for disposal of waste; the disposal area shall be maintained in an orderly manner, preventing runoff into waterways or onto adjacent properties. As work proceeds, coatings will be promptly removed where spilled or splattered, and the premise will be maintained free of unnecessary accumulation of tools, equipment, or surplus materials. Waste, cloths, and materials which may constitute a fire hazard will be collected and placed in metal containers to be removed daily from the site.
8. **ENVIRONMENTAL REQUIREMENTS:** Materials will not be applied during inclement weather, when humidity is above 85% or when air substrate surface temperature is below recommendations. Field samples illustrating coating color, color coverage, texture and finish will be furnished upon Owner's request and located where directed; an accepted sample may remain as part of the work, if surface is properly prepared.
9. **COLORS AND APPLICATION:** Colors to match new samples as requested by owner of Body color and walls to be SW Ethereal White #6182 and Trim or Accents to be SW Agreeable Gray # 7029 and CPR will perform a mockup at no cost to ensure adequate coverage within the contract terms of the material schedule. Bid proposal is based on products and coat(s) as outlined in the material schedule our or proposal. Products to be applied in accordance with manufacturer's specifications; finishes will not be applied to surfaces that are not dry; each coat will be applied to dry film thickness as specified by manufacturer; each coat will be allowed to dry before next coat is applied; exterior coatings will be applied by brush, roll or spraying where applicable.



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10. **INSPECTION:** Surfaces will be verified by Contractor's Site Foreman when ready to receive work as recommended by manufacturer; surfaces scheduled to be finished will be examined prior to commencement of work; any condition that may potentially affect proper application will be reported to Owner. Moisture content will be verified not to exceed manufacturer recommended "dry" condition.

## 11. WARRANTY

- The Sherwin Williams will provide a Fifteen (15) Year Labor and Material Warranty to all vertical coated masonry surfaces. Warranty details and pro-rated terms form Sherwin Williams can be sent on request.
- Warranty against blistering, peeling, or other loss of adhesion of material applied by Custom Painting & Restoration and other defects in material. This does not cover loss of adhesion of pre-existing coatings.
- After each phase (pressure cleaning, sealing, patching and topcoat), a representative will inspect and approve prior to proceeding to the next phase.
- No warranty on wood or metal surfaces.

**Exterior Painting Includes:** This bid proposal includes all of the required labor, material, equipment and insurance to complete this project as outlined: pressure cleaning, preparation, priming and painting as outlined in the material schedule to all exterior previously painted stucco walls, previously painted ceilings, previously painted front common area walls and ceilings, previously painted common area walkway walls on all floors, all previously painted lanai walls and ceilings, previously painted front screened in balcony walls and ceilings with unit access, previously painted exterior side of common area storage doors and frames, previously painted garage walls and ceilings, previously painted exterior exposed stucco on misc. buildings on the property along with 1000 lf of complete sealant removal and replacement per project per the original Forge Engineering/Socotec specification, up to 1000 sq feet per project of peeling paint removal with patching utilizing elastomeric patching compound prior to re painting, unit access to be provided by BOD or management for balcony or lanai access. All work to be performed as set forth in the specification to be provided by The Sherwin Williams Company

**Exterior Painting Excludes:** Waterproofing, stucco or concrete repairs, screen removal or replacement, door removal or replacement, more than 1000 lf of sealant removal or replacement, more than 1000 sq ft of peeling paint blister or repairs per project, concrete repairs, permitting, structural repairs, wood fascia replacement, mansard roof cleaning or painting, screen removal or replacement of mesh for access, screen enclosure replacement or removal, stairwell or deck waterproofing, painting or replacement of any aluminum railings or screen enclosures, post tension repairs, engineering services, permitting, landscaping or vegetation trimming, interior finishes of units, lower ground floor units affected by the hurricane, swing stages or aerial lifts for additional quantity driven work if needed, unforeseen conditions, anything not specifically mentioned above in the includes section, unless specifically stated in the "Includes" or another section below, or any optional items below.



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## WATERPROOFING SYSTEM COMMON AREAS

Custom Painting and Restoration will provide the required labor, material, grinding and isolated prep equipment, and insurance to complete this project as outlined in our scope of work. This scope of work will include all six (6) elevated front common areas walkway floors and rear exposed common areas and hallways accessible to all owners that passes through the common area corridor near the storage areas. This bid specifically **excludes** any areas in front walkways behind screen enclosures or doors.

1. Mobilize to the site with equipment, materials, safety protection.
2. Install protection at adjacent surfaces to be covered during our scope.
3. Provide dumpster or dump trailer for debris removal and clean work environment.
4. Surface cleaning/pressure cleaning to exterior common area floor finishes to include all previously applied waterproofing coatings in the elevated common areas and stairwells.
5. We will saw cut cracks within the slab or topping as needed up to 75 lf per building that is included in the base bid, additional cracks discovered will be billed at the unit rates.
6. Removal and installation of up to 30 lf per building of expansion joints that is included in the base bid, additional joints discovered will be billed at the unit rates. Expansion joints will be performed utilizing 2 component Traffic Grade Polyurethane Sealant.
7. Up to 50 lf per building of floor to wall transitions will be caulked with a cant bead utilizing 1 component Traffic Grade Polyurethane Sealant. Additional caulking to be billed at additional unit rates.
8. After all areas are prepped and all sealants have been applied, we will water test to mark out areas in need of sloping. Sloping towards the drains, scuppers, and balcony edges is critical to provide as much drainage as possible. We minimize areas of water ponding or limit said areas to less than 1/8" in height, as without sloping the entire surface area of every walkway its unlikely to expect elimination of all water ponding.
9. Sloping will then be applied after areas of ponding have been identified and marked out. We will go over this with onsite manager for both agreement of areas as well as quantities. Sloping will be billed at the additional unit rates disclosed within, until we perform a water test, we have no idea of quantity.
10. Sloping will be applied as needed up to maximum height of 5/8" at the unit rate disclosed within. We will water test again after sloping has been completed and after we have feathered all edges into existing slab.
11. Surface shall be cleaned and prepared as specified. All exterior surfaces to be coated shall be pressure cleaned with a minimum 3,000 psi pressure washer to remove dirt, mildew, and any foreign materials deterrent to applying the new waterproofing.
12. We will install a UV tolerant decorative quartz system that will carry a 5-year warranty from the manufacturer. This will be installed on top of existing system per the manufactures recommendation. We will verify substrate with manufacturer and apply a mockup area for manufacturer warranty approval as well as Owner approval on quartz color blend selection.
13. Quartz will be broadcast to entire surface to be waterproofed uniformly in a solid consistent broadcast. No patterns, borders, grout joints are included in this system.
14. After waterproofing has been completed, we will touch up as needed affected work areas, remove the protection, and clean the site.
15. Clean the site and remove dumpsters, trailers, equipment etc.





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**Waterproofing System Includes:** Includes all above defined scope of work as listed in numbers 1-15 under the waterproofing scope.

**Waterproofing System Excludes** Complete or partial removal of existing coatings, grinding other than in concrete repair areas, any quantities over the above stated as listed above, concrete restoration, repairs, sloping, cant beads, post pockets, drill and fill, stanchion caulking, lifts or swing stage equipment is not included in this bid as we will need to be granted unit access to perform this work, any work behind screen doors, any work behind screen enclosures, any work in owner storage closets as we will stop at the door, any individual unit owner front lanais or balconies, any individual unit owner side lanais or balconies, any individual unit owner rear lanais or balconies, decorative borders or grout lines/patterns, deviation from this scope or further direction from manufacturer or Sherwin Williams could result in change of product and or affect pricing, more than one quartz blend color, unless specifically stated in the "Includes" or another section below, anything not specifically mentioned above.

## 12. MATERIAL SCHEDULE:

### C. Exterior Previously Coated Front Common Area Walkways

- 1) **Primer:** One (1) coat **Gaco - Pacific Polymers Primer** brushed and rolled on and back-rolled in to achieve an even uniform finish per data sheets and specification
- 2) **Base Coat:** One (1) coat **Gaco - Pacific Polymers 5001 Base Coat** brushed and rolled on and back-rolled in to achieve an even uniform finish per data sheets and specification.
- 3) **Broadcast Coat:** One (1) coat **Gaco - Pacific Polymers 6001 Quartz Broadcast Coat** brushed and rolled on and back-rolled in to achieve an even uniform finish per data sheets and specification. This coat will also have customer approved quartz blend that is broadcast to rejection into the coating while wet.
- 4) **Preliminary Finish Coat:** One (1) coat **Gaco - Pacific Polymers 6001 Clear Coat** brushed and rolled on and back-rolled in to achieve an even uniform finish per data sheets and specification.
- 5) **Final Finish Coat:** One (1) coat **Gaco - Pacific Polymers 6001 Clear Coat** brushed and rolled on and back-rolled in to achieve an even uniform finish per data sheets and specification.

## 13. WARRANTY

- The Gaco - Pacific Polymers and Sherwin Williams Company will provide a Five (5) Year Labor and Material Warranty to all horizontally coated surfaces. Sample warranty can be sent from Gaco - Pacific Polymers and Sherwin Williams Company to show cleaning and care recommendations for warranty purposes.
- Warranty against blistering, peeling, or other loss of adhesion of new Gaco material applied by Custom Painting & Restoration and other defects in material. This does not cover loss of adhesion of pre-existing coatings.
- After each phase, pressure cleaning, sealing, patching and topcoat, a representative will inspect and approve prior to proceeding to the next phase.



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**Waterproofing Scope Includes:** This bid proposal includes all of the required labor, material, equipment and insurance to complete this project as outlined for the common area courtyard side of all six (6) open air walkways on the property, exposed corridor to the storage areas, as well as lookout from storage area on rear of buildings: protection, pressure cleaning, 375 lf of crack repair per project, 150 lf of expansion joints per project, installation of waterproofing system with quartz blend in the Gaco – Pacific Polymers system, cleaning of site and punch out painting as needed in affected areas. All work to be performed as set forth in the specification to be provided by the Gaco – Pacific Polymers Company as well as the Sherwin Williams Company.

**Waterproofing Scope Excludes:** interior of any storage closets, interior of electrical rooms, interior of trash rooms, any work on grade levels of any kind, any areas behind screen doors or screen enclosure systems in front common areas of the six (6) exposed open air walkways, any work in any lanai or balcony, any work on the unit owner Juliet balconies, any work in the stairwells landings or steps, any work on grade, cant beads over 250 lf per project, over 150 lf of expansion joints per project, over 375 lf of crack repair per project, any sloping repairs, crack repairs, stucco or concrete repairs, sloping of any surfaces, post pockets repairs of railings, drilling and filling of railing posts, topping slab removal, multiple colors or borders, temporary removal of hurricane shutters or screen doors if needed, replacement of existing drains or repairs to said drains, replacement of existing scuppers or repairs to scuppers, removal of existing coatings, diamond grinding of existing coatings, removal of railings, installation of new railings, painting of railings, removal or replacement of screen enclosures, removal of screen doors or phantom screens, permitting, structural repairs, any work behind doors of any kind, lifts or swing stage equipment is not included in this bid as we will need to be granted unit access to perform this work, lifts or swing stage equipment is not included in this bid as we will need to be granted unit access to perform this work, any work behind screen doors, any work behind screen enclosures, any work in owner storage closets as we will stop at the door, any individual unit owner front lanais or balconies, any individual unit owner side lanais or balconies, any individual unit owner rear lanais or balconies, decorative borders or grout lines/patterns, removal of previously applied sloping if delaminated, material and labor recoating costs of any decks during the process will be the responsibility of the owner if walked on prior to curing or if owners do not follow notices or barricades, unforeseen conditions, unless specifically stated in the “Includes” or another section below anything not specifically mentioned above in the includes section or any optional items below.

NOTE: Waterproofing mockup to be installed September 7<sup>th</sup> with Pacific Polymers and Sherwin Williams. Above scope of work and pricing is contingent on compatibility results and Owner approval on colors and aesthetics.





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## FORGE ENGINEERING – SOCOTEC SCOPE OF WORK

- 1) Mobilization and set up to cover labor, prep equipment, and fees associated with the mobilization of necessary personnel and equipment to perform our scope of work. This also includes dumpsters, port-a-lets, ladders, scaffolding, and high reach lifts for below scope.
- 2) Sound out to identify loose or delaminated stucco, Remove and replace up to 1,000 sq feet of stucco.
- 3) Work with EOR to identify areas in need of concrete restoration. Clean areas of reinforcing steel, coat with armatec 110, form and pour new areas back with BASF 440ci. Up to 200 cubic feet is included in the base bid all repairs rounded up to nearest 1/2 cube. Shoring and steel replacement or doweling new bars is excluded from this bid.
- 4) Removal and disposal of floor coverings, grinding of floors to raw substrate and installation of BASF waterproofing system at below units. BASF system on these units will be the M200 and TC225 system, this will be isolated to the owner lanais and balconies, this is not a decorative system as proposed in the common area walkways as we have the understanding that the unit owner balcony and lanai floors will then have tile installed by others after we have completed our scope. Keeping in mind this does not include any sloping as that will be determined. Waterproofing to be performed at the following units **BUILDING A** - 602 Rear, 600 Side, 502 rear, 500 Side, 410 Rear, 400 Rear, 308 Rear, 206 Rear, 204 Rear, 202 Rear. **BUILDING B** – 722 Rear, 722 Side, 718 Rear, 714 Rear, 514 Rear, 422 Rear, 412 Rear, 316 Rear, 222 Side, 216 Rear, 214 Rear. **BUILDING C** – 734 Rear, 728 Rear, 726 Rear, 638 Rear, 538 Side, 526 Rear, 524 Rear, 524 Side, 438 Side, 424 Rear, 332 Rear, 328 Rear, 326 Rear, 324 Rear, 236 Rear, 228 Rear, 226 Rear. **BUILDING D** – 746 Rear, 744 Rear, 548 Rear, 340 Side, 246 Rear, 240 Rear. **BUILDING E** – 756 Rear, 754 Rear, 752 Rear, 662 Side, 660 Rear, 652 Rear, 462 Side, 456 Rear, 454 Rear, 354 Rear.
- 5) The above units to be waterproofed is approximately forty-four (44) rear units with standalone railing systems that will remain in place and approximately ten (10) side units with integrated screen enclosures that will get removed for CPR to perform our scope of work. The total of the square footage for all fifty-four (54) units totals approx. 6,260 square feet of surface area.
- 6) Removal and disposal of floor coverings, grinding of floors to raw substrate and installation of BASF M200/TC225 waterproofing system at below units. Keeping in mind this does not include any sloping as that will be determined. Waterproofing to be performed at the following units **BUILDING A** – 700 Front, **BUILDING C** – 724 Front, 630 Front, 532 Front, 530 Front, 332 Front, 330 Front, 324 Front, 238 Front.



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- 7) The above units to be waterproofed is approximately nine (9) units all with integrated screen enclosures that will get removed for CPR to perform our scope of work. The total of the square footage for all nine (9) units totals approx. 1385 square feet of surface area.
- 8) Replacement of nine (9) Screen enclosures at all units as specifically mentioned below. These units will be replaced with standard electrostatic extrusion readily available from town and country industries or florida sales. This extrusion is the same as to what was recently installed from another vendor after hurricane Ian. All screen mesh will be installed at these nine (9) units and be standard Phifer as disclosed in our notes section. All nine (9) units to be replaced will be  
**BUILDING A** – 600 Side, 500 Side,  
**BUILDING B** – 722 Side, 222 Side  
**BUILDING C** – 538 Side, 524 Side, 438 Side  
**BUILDING D** – 662 Side, 462 Side  
 All above units will be approximately forty-three (43) lineal feet each totaling three hundred and eighty-seven (387) lineal feet.
- 9) Replacement of nine (9) Screen enclosures at all units as specifically mentioned below. These units will be replaced with standard electrostatic extrusion readily available from town and country industries or florida sales. This extrusion is the same as to what was recently installed from another vendor after hurricane ian. All screen mesh will be installed at these nine (9) units and be standard Phifer as disclosed in our notes section. All nine (9) units to be replaced will be  
**BUILDING A** – 700 Front  
**BUILDING C** – 724 Front, 630 Front, 532 Front, 530 Front, 332 Front, 330 Front, 324 Front, 238 Front  
 All above units will be approximately twenty-one (21) lineal feet each totaling two-hundred and sixteen (216) lineal feet.
- 10) Cleaning and caulking, patching the exterior of the buildings as specifically detailed in the exterior painting section.
- 11) Installation of sloping as needed will be additional charge as we have included 1000 sq ft at no more than 5/8" thickness using epoxy and sand.
- 12) Waterproofing of the stairwells to to exclude any work on grade surfaces.
- 13) Demobilization after project is complete.

## ADDITIONAL ALUMINUM AND WATERPROOFING

All 18 Units recently installed by ASW will now be temporarily removed and re installed by CPR to maintain warranty and proper installation protocol.

- 1) **UNIT 200** - Waterproof front deck, need new cage temporarily removed by CPR
- 2) **UNIT 262** - Waterproof front deck, need new cage temporarily removed by CPR
- 3) **UNIT 540** - Waterproof front deck, need new cage temporarily removed by CPR
- 4) **UNIT 624** – Waterproof front deck, need new cage temporarily removed by CPR



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- 5) **UNIT 738** – Waterproof front deck, need new cage temporarily removed by CPR
- 6) **UNIT 740** - Waterproof front deck, need new cage temporarily removed by CPR.
- 7) **UNIT 200** – Waterproof side deck, need new cage temporarily removed by CPR
- 8) **UNIT 224** – Waterproof side deck, need new cage temporarily removed by CPR
- 9) **UNIT 262** – Waterproof side deck, need new cage temporarily removed by CPR
- 10) **UNIT 300** – Waterproof side deck, need new cage temporarily removed by CPR
- 11) **UNIT 324** – Waterproof side deck, need new cage temporarily removed by CPR
- 12) **UNIT 400** – Waterproof side deck, need new cage temporarily removed by CPR
- 13) **UNIT 522** – Waterproof side deck, need new cage temporarily removed by CPR
- 14) **UNIT 540** – Waterproof side deck, need new cage temporarily removed by CPR
- 15) **UNIT 622** - Waterproof side deck, need new cage temporarily removed by CPR
- 16) **UNIT 624** - Waterproof side deck, need new cage temporarily removed by CPR
- 17) **UNIT 738** - Waterproof side deck, need new cage temporarily removed by CPR
- 18) **UNIT 740** - Waterproof side deck, need new cage temporarily removed by CPR.

The above eighteen (18) units total approximately three-thousand two hundred and forty-six (3,246) square feet of waterproofing and approximately five hundred and twenty-one (521) lineal feet of new aluminum enclosure installations that were just installed by ASW will be removed and re installed once waterproofing coatings have been completed. ASW was going to be responsible for removing these cages but now CPR will remove and re install them to maintain waterproofing warranty and ensure that all floor penetrations have been caulked when installing tapcons. ASW will simply be responsible for the new screen mesh installation if they cannot be removed with the screen mesh in place. The scope of work for these units will follow the basf m200 and tc225 waterproofing products as the unit owner balconies and lanais are not to receive the same decorative system as proposed in the common areas. It is our understanding that the unit owners will have tile installed (by others) after our scope of work has been completed. When tile is installed, it must stop 1/2" away from the screen enclosures and its very important to not abut tile to the screen enclosures to allow water to drain.

Permitting has been following different guidelines since Hurricane Ian, for this reason we cannot predict accurate permitting costs and they have not been built into this bid proposal. Permitting will be passed along additionally to Bonita Beach Club at actual rate plus 15% to cover Admin time and costs.

NOTE: CPR has included a maintenance system within this bid proposal. This is to protect the investment of the association, CPR will furnish a eighty-six (86) foot boom lift for one week rental period to access aerial portions of the building envelope. CPR will furnish manpower of up to eighty (80) man hours toward inspection, cleaning, and or repairs pending it's not requiring a permit.

NOTE: If additional repairs are needed above this scope, then the high reach boom lift will be billed at rate of cost plus 20% to cover the expense incurred of additional areas. These areas will be billed at the unit rates as listed below for the actual repairs. We will need unit access for balcony repairs and waterproofing as needed.





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14. **QUALITY ASSURANCE:** Custom Painting & Restoration is a company specializing in commercial coating and waterproofing, with over 37 years of hands-on and in-the-field experience. Some of our completed projects include:

- Windjammer Condominium Association – Stucco and EIFS Restoration and Exterior Painting
- Bonita Beach and Tennis Club – Complete Building Restoration and Painting
- Mirasol at Coconut Point– Sealant Replacement and Exterior Painting of 29 Buildings
- Oak Hammock at The Brooks – Exterior Painting of 27 Buildings
- Castle Beach - Concrete Restoration, Waterproofing, Stucco and Exterior Painting
- Pointe South – Concrete Restoration, Stucco, Waterproofing and Painting
- Marina Bay Club of Naples – Stucco Repairs, and Exterior Painting
- Kelly Greens Veranda 5 – Concrete and Stucco Restoration, Waterproofing & Repainting
- Castle Beach Association – Concrete Column and Deck replacement, Waterproofing
- Islands End Association – Post Tension Repairs, Deck Replacement, Complete Restoration

We have performed a complete property inspection and would like to Thank You for the opportunity to be of service. **A few things that we would like to point out are noted below.** We have also listed many references which I hope the Board might have time to reach out to when considering our proposal, if you have any additional questions please feel free to contact me at any time on my cell **239-470-2748** or email at [Steve@CustomPR.Pro](mailto:Steve@CustomPR.Pro)

- Pre-Job Meeting to introduce our Team to the Board and Management
- English speaking foreman onsite every day from project commencement throughout completion. You will have his cell phone number, and the foreman we introduce will not change once started.
- Custom Painting and Restoration will provide a full crew to the project upon commencement throughout project completion.
- Full color mock up at no charge and agreement on colors and color placement signed off by board or management prior to commencement.
- This bid proposal includes high reach aerial lifts for use on all areas of the building
- Daily inspections from our Superintendent, Kyle Bembry 239-318-4177 and multiple weekly visits by Vice President, Steve Glazier 239-470-2748
- Paint manufactures representative to also preform multiple weekly visits



# CUSTOM PAINTING AND RESTORATION

239.689.4147



239.267.6611

5683 Corporation Circle  
Fort Myers, FL 33905

- ☐ **Base Bid to Include above scope for Building Painting, Common Area Floor Waterproofing, Socotec Scope of Work, Selective Waterproofing of Unit Decks and Selective Screen Enclosure Replacement..... \$2,056,097.00**
- ☐ **Sloping as Needed.....\$35.00 Per Sq Ft**  
**Includes:** Sloping will be assessed after water test if needed, water testing will be done with manager to agree on areas in need of sloping to minimize water ponding areas. This will apply to any areas in addition to the 1000 sq ft already allocated in the base bid.  
**Excludes:** lifts or swing stages, sloping of more than 5/8", concrete repairs, rebar repairs, anything not mentioned above
- ☐ **Concrete Restoration.....\$625.00 Per Cubic Foot**  
**Includes:** Identify areas of concern with EOR, demo, clean rebar and coat, form and pour in addition to the two-hundred (200) cubic feet in the base bid.  
**Excludes:** steel placement or doweling, shoring of any kind, engineering, lift or swing stages, permitting, anything not mentioned above
- ☐ **Stucco Replacement.....\$25.00 Per Square Foot**  
**Includes:** Identify areas of concern with EOR, demo, apply bonding agent, scratch and skip trowel finish any areas over the one thousand (1000) square feet in the base bid.  
**Excludes:** lifts or swing stages, steel placement or doweling, wire lathe areas, stucco over framing, sheathing repairs, framing repairs, shoring of any kind, engineering, permitting, anything not mentioned above
- ☐ **Caulking Replacement.....\$4.50 Per Lineal Foot**  
**Includes:** Identify areas of concern with EOR, remove and replace window or door perimeter sealants on any areas over the one thousand (1000) lineal feet in the base bid.  
**Excludes:** caulking of joints over 1.25" in width, lifts or swing stages, floor joints, cant beads, expansion joints, backer rod, engineering, permitting, anything not mentioned above

## 15. NOTES:

- a. Please advise us of any inconsistencies in the scope of work that we have provided for you. We will be happy to make any necessary changes.
- b. This proposal has been prepared with a Coating Manufacturer's specification; however, we are qualified applicators of premium quality coating products provided by Sherwin Williams, Florida Paints, Benjamin Moore, Porter Paints, and Povia Paints.
- c. We will need a designated area of workspace provided to us at the job site for a port-o-let and trailer.
- d. Colors will be approved in advance by the Owner. Colors will match existing, if applicable.
- e. We will need all landscaping trimmed back at least one to two (1'-2') feet from the buildings for accessibility before coating preparations begin.
- f. CPR is not responsible for landscape of leaf damage that was not trimmed back prior to mobilization.
- g. Owner will be responsible for providing notice before the work begins to all residents and surrounding neighbors prior to commencement.
- h. We will need the Owner's cooperation notifying all residents in removal of any cars, vehicles, and all personal property from around buildings prior to commencement of work. We will also need clear and reasonable access to all areas of the property prior to commencement to minimize delays. We will not be responsible for paint overspray on vehicles or personal property that was not removed prior to work commencement.



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- i. Although all efforts will be made to match the existing stucco texture as closely as possible, an exact match cannot be guaranteed. Patching or repaired areas may still be visible in certain angles, variations of lighting, or at different times of the day. We will supply quantity of finish color for use in touch up.
- j. High Reach boom lifts will be ordered with turf tires to protect the turf as much as possible, if turf tires are not available, we will use plywood protection and all reasonable efforts to protect the turf. If the irrigation is not adjusted during our scope of work or we have excessive rainfall we cannot be responsible for slight impressions as they can occur even with plywood. If the property is too wet to run our equipment without making ruts in the turf, we will consult with the association or owners' rep for an amicable solution.
- k. If an additional coating or color change is needed, an additional cost will incur but will be discussed with owner prior to proceeding. Samples will be applied to the building to determine if the new selected colors will provide adequate coverage withing the proposed material schedule of one (1) prime coat and one (1) finish coat. If additional labor and materials will be required at additional cost.
- l. We will begin work on this project at 8:00 am Monday through Friday. Stop time will be at CPR discretion sometime between 3:30 P.M. but no later than 5:00 P.M. We would like the ability work Saturdays if the crews want to work
- m. Due to the age of some properties and lack of proper preparation and building coatings by others some surfaces exhibit excessive layers of paint and film thickness from previous repaint projects and may lose adhesion or do so at the start of pressure washing. If the existing coating on the building has lost adhesion or needs to be stripped, an additional cost will incur. This is not generally known until work commences but we have including up to a certain square footage of this in our contract of up to 1000 sq ft per project. If notified of a problem on your property that it should require more attention and the owner elects not to properly prepare these substrates for surface stripping prior to painting, then the owner accepts full responsibility for adhesion failure that may occur. As a result, the manufacturer nor CPR will be able to honor warranty in these areas
- n. Electricity and water will need to be provided by the Owner for this project.
- o. Music will not be allowed on the job site.
- p. This contract/proposal supersedes any and all prior contracts/proposals from Custom Painting & Restoration regarding this project.
- q. The foreman will remain at the job site until the project is completed.
- r. Re screening projects are to be performed utilizing industry standard 18/14 or 18/16 phifer mesh and standard rubber spline unless specifically noted in the screening options. This will also exclude screens that are inaccessible with blocked spline channel by hurricane protection, tile, sunshades, or anything preventing us from getting to the spline channel.
- s. Owner will be responsible for flagging sprinklers to allow lifts to navigate around the property. CPR is not responsible for irrigation damage that has not been flagged and marked by the owner or owner's representative
- t. While pressure washing, all windows and lanai screens will be rinsed off to remove any chalk residue. They will not be cleaned professionally. Custom Painting & Restoration will apply tremendous caution while working around screened areas, but we are not responsible for screens that may tear or rip during our normal scope of work due to screen age or condition. If damage occurs from CPR negligence we will repair at our expense.





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- u. Owners will be responsible for removing anything not original to the building, this will require the board or owners' rep to communicate this info to the unit owners in many cases. All furnishings, plants, rugs, blinds, sunshades, electronics, and any other personal property must be removed from front entryways, lanais, and common areas prior to work commencement.
- v. If lanai walls and ceilings are part of our scope of work, they will be broom cleaned as they will not be pressure washed. Floors will be solvent cleaned as needed in lanais if they are to be painted but will not be pressure cleaned.
- w. Hurricane shutters must be in the open position for our painting if we are to paint the stucco return edges. If shutters are not in the open position for our painting crews, they will not be painted or there will be additional charge to return with the equipment or ladders to paint these edges as needed.
- x. When painting garage overhead doors the metal behind the weatherstripping will not be painted as they will be painted in the closed position. Garage doors must also be motorized up and down a few times within 30 days of the painting completion, this will avoid the panels from sticking. This is to be performed by the owners or owner's representative. We are not responsible for automatic garage door openers if the doors have not been opened after painting due to sticking panels.
- y. Owners are responsible to place fire alarms in test mode during the project working hours. Owner is also responsible for keeping elevator cabs at the top floor or disabling operations while the building is being pressure washed. The elevators can be returned to normal usage after the cleaning portion has been completed which is generally just a few hours for most projects.
- z. CPR shall be responsible for keeping work areas clean and secure. CPR will take precautions to ensure we do not cause any new damage to landscape, hardscapes or other areas of the building.
- aa. In the event of litigation, the prevailing party shall be entitled to reasonable attorney's fee from the non-prevailing party.

Indemnification: CPR Shall indemnify , defend, and hold harmless the owner, as well as the directors, officers, and employees of the owner, from and against any and all disputes, actions, damages, lawsuits, expenses and claims arising out of or in connection with this agreement, which results in bodily injury to or death of any person, or damage to or destruction or loss of, tangible real and / or personal property of any person, including damage to the association common areas, to the extent such injury, death, damage, destruction or loss, was caused by the negligent or intentionally wrongful acts or omissions of CPR, including its agents and or the owners, partners, directors, officers, employees, agents or contractors in connection with this agreement.



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Time, orderly progress of work and completion of the work within the time provided for the agreement are the essence of the agreement. It is accordingly agreed that,

- a. CPR at any time and in any respect fails to prosecute the work required by this agreement steadily and with promptness and diligence as deemed necessary to assure substantial completion with 180 working days.

If CPR is in default, in addition to any other remedies at law or equity, CPR shall not be entitled to receive further payment until the default is cured. In the event of a material breach by CPR that goes uncured for a period of five (5) working days, the Owner may notify CPR, in writing, to stop all work and may take possession of the premises and work and complete the unfinished work by any reasonable method owner may deem expedient and charge the cost and damages incurred in doing same against the remaining contract sum still unpaid, and if the costs and damages exceed the remaining contract sum still unpaid CPR shall pay Owner the difference on written demand. In such event, CPR shall be entitled to receive payment for work performed to date.

Thank you for the opportunity to submit our bid proposal. Custom Painting & Restoration hopes that we can come to terms and perform the work for you with our quality assurance of a job well done. If we can be of any assistance, please do not hesitate to contact me directly @ 239-470-2748.

Sincerely,

*Steve Glazier*

Vice President

Custom Painting & Restoration



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MOBILAZATION DEPOSIT AND PAYMENT TERMS TO BE DETERMINED AT CONTRACT EXECUTION  
PAYMENT SCHEDULE TO BE ADJUSTED ON LAST DRAW DUE TO THE CREDIT OWED ON REDUCED  
ALUMINUM WORK AS A RESULT OF UNITS ALREADY BEING INSTALLED BY ASW.

All material is to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the enclosed specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. We shall not be liable for delays resulting from unforeseen occurrences, including and without limitation, strikes or other labor troubles, direct or indirect acts of government, fires, floods, accidents, inclement weather, delays, or complications resulting from third parties, newly discovered and previously unknown building conditions which would require an alteration in our scope or preparation, or any other cause beyond our control. With time and material projects workers time will start and stop at our shop as per fair labor standards act and the state of Florida. We are not responsible for damage resulting from pressure washing to window or lanai screens from negligent damage, however if silver and deteriorated due to current age we cannot be responsible. We are also not responsible for overspray on vehicles that were not removed even after our notice was posted advising vehicle owners to do so. Custom Painting and Restoration (CPR) shall expressly be secluded from any claims of damage due to unforeseen conditions, including without limitation, previously applied coating adhesion failure, water intrusion, ph stucco burn, delaminating stucco, rust mites, and hydrostatic pressure. Any claims for construction defects are subject to notice and cure provision of Chapter 558, Florida statutes. Owner is to carry all necessary insurance. We carry General Liability, and our employees are fully covered by Workman's Compensation, BBC will also be listed on the insurance certificate once the contract has been signed. Any additional insurance that is required of Custom Painting & Restoration by the customer will be an additional cost. **This Proposal/Contract is valid for thirty (30) days.**

**Custom Painting & Restoration, Contractor**

*Steve Glazier*

Steve Glazier, Vice President

The enclosed prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payment will be made as outlined above.

Bonita Beach Club Association, Inc.

By its Vice President

*Adam Lysinski*

Acceptance Date: December 12, 2023