

CONTRACT



PAINTING & WATERPROOFING

CONTRACT AGREEMENT: FS Painting & Waterproofing hereby submit a contract according to the specifications and estimations provided for **LE CHATEAU ROYAL CONDOMINIUM ASSOCIATION**. We propose to furnish labor, material, and insurance in accordance with the Job Description. We are responsible for protection of the occupant's property in the areas where we will be working. A Supervisor will be always at the jobsite. Inspections are to be schedule prior to work commencement. If necessary, paint samples will be applied on the wall for color selection or approval. We will be fully responsible for the inspection on any work done accordance to the job description.

JOB DESCRIPTION:

- ✓ WEST Buildings (One)1 (Eight) 9 story and Seawall

INCLUSIONS

- ✓ The contractor is to pressure clean the exterior surfaces to be painted. (see Pressure Washing Surface Preparation)
- ✓ Seal all exterior surfaces to be painted (see Coatings Schedule)
- ✓ Remove and replace as necessary.)(see Caulks & Sealants)

Masonry

- Previously Painted Masonry Walls and Stucco walls and ceilings

Metal

- Service doors exterior side only

Misc.

- previously painted items conduit, gutters, service panels Ect.

Choice of color may determine how many coats will be required to cover existing colors to be painted.

Exclusions

- Garage
- Walkways
- Lighting
- Balcony floors
- Anything not listed above under Inclusions

The work will consist of all preparation, painting, finishing work and related items necessary to complete work described in these specifications and listed in the remaining pages included within this specification.

Initials: Owner _____ Contractor _____

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COATING SCHEDULE

Please note that all masonry finish coats specified within have been tested for and have passed the ASTM D6904-03 wind driven rain test.

Stucco, EIFS, and Other Masonry Surfaces

A. Prime Coat: Loxon® "Hot Stucco" Conditioner (A24 Series) (applied 200-320 sq. ft. per gallon) Loxon® Acrylic Conditioner (LX03x100 series) (applied 200-300 sq. ft. per gallon)

B. Repairs & Fresh Stucco: Loxon® Concrete Masonry Primer/Sealer Latex (LX02W50) (applied 5.3-8 mils WFT or 2.1-3.2 DFT) or Loxon® Block Surfacers (LX01W200) (applied at 16 mils WFT or 8.8 DFT)

C. Finish Coat: SuperPaint® Exterior Acrylic Satin (A89 Series) (4Mils WFT or 1.5 mils DFT) Loxon® Self-Cleaning Acrylic Coating (LX13x50 Series) (5-7 mils WFT or 2.1-2.0 DFT)

Ferrous Doors and Frames

A. Prime Coat: Pro Industrial™ Pro-Cryl Universal Metal Primer (B66 Series) (5-10 mils WFT or 2-4 mils DFT) Kem Kromik® Universal Metal Primer (B50 Series)

B. Finish Coat: Pro Industrial™ Waterbased Urethane Alkyd Enamel (B53 Series) (4-5 mils WFT or 1.4-1.7 mils DFT) Pro Industrial™ Acrylic Coating (B66 Series) (6-12 mils WFT or 2.5-4 mils DFT) Gloss Finish (A77 Series) (4 mils WFT or 1.8 mils DFT) Pro Industrial™ Multi-Surface Acrylic (B66-1500, 1550, & 1560 series) (3.75-6.0 WFT or 1.5-2.5 DFT) Pro Industrial™ Acrylic (B66-600, 650, & 660 series) (6-12 mils WFT or 2.1-4.2 DFT) Pro SnapDry™ Interior/Exterior Waterbased Semi-Gloss (4 mils WFT or 1.44 mils DFT) Pro Industrial™ Multi-Surface Acrylic (B66-1500, 1550, & 1560 series) (3.75-6.0 WFT or 1.5-2.5 DFT) Pro Industrial™ Acrylic (B66-600, 650, & 660 series) (6-12 mils WFT or 2.1-4.2 DFT) Pro SnapDry™ Interior/Exterior Waterbased Semi-Gloss (4 mils WFT or 1.44 mils DFT)

Previously Painted Aluminum Soffit Gutters and Downspouts Conduit and service panels

A. Prime Coat: Pro Industrial™ Pro-Cryl (B66-310 Series) (5-10 mils WFT or 2-4 mils DFT)

B. Finish Coat: SuperPaint® Exterior Acrylic Satin (A89 Series) (4Mils WFT or 1.5 mils DFT) SuperPaint® Exterior Acrylic Flat Finish (A80 Series) (4 mils WFT or 1.4 mils DFT) Loxon® Self-Cleaning Acrylic Coating (LX13x50 Series) (5-7 mils WFT or 2.1-2.0 DFT)

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GENERAL TERMS & CONDITIONS

Changes in Work: The Customer may make additions, modifications or deletions to or from the Work, however, any such changes will be effective ONLY if documented on a Change Order for or the amending agreement in writing and initialed or signed by both parties, and the Contract Price shall be adjusted accordingly.

License and Permits: The Contractor shall include with the proposal a copy of any valid Occupational and Professional Licenses necessary to operate in the State of Florida and the County and the City where the project is located.

Safety Related Precautions: FS Painting & Waterproofing is responsible to read and follow all label and technical data directions and information and all safety requirements from the Manufacturer of the products being use

FS Painting & Waterproofing shall perform a safety inspection prior to project commencement. FS Painting & Waterproofing shall be responsible for all aspects of safety administration on the job and must be in compliance with all OSHA safety regulations.

Storage and Removals: If needed, Storage will be provided (at no additional cost) to assure all paint material is safe and locked for only the Contractor to have access of. All equipment used at the jobsite will be stored in the same container.

Upon completion of painting each house or building, it shall be left in a clean and orderly condition. All equipment used is to be removed immediately of completing. (Scaffolds, ladders, paint containers, etc.)

A Portable toilet will be provided at the jobsite (at no additional cost) for use by its work force. Contractor shall be solely responsible for maintaining the cleanliness of such portable facility.

Estimating Time: Any delay caused by events beyond the control of the contractor (including but not limited to availability of materials, weather, acts of God, the approval of permits, if any, or authorization needed prior to commencement of work, etc.) shall not constitute abandonment and shall not be included in calculating time frames for payment or performance.

Approvals & Conditions Prior to Commencing Work: The Contractor will be required to furnish suitable insurance certificates covering liability and property damage, Worker's Compensation coverage and they shall be kept in force during the course of the work. The Contractor shall hold the Owner(s) harmless from all liens or damages arising from or caused by the work.

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PRICE AND PAYMENT TERMS

- ✓ The price for the West Building (One)1 (Eight) 9 story for the above specification is for the sum of..... **65,051.00**

OPTIONS

		ACCEPT	DECLINE
Stucco Repairs per SQF	\$29.00		
Concrete wall repairs per SQF	\$67.75		
Window sill repairs per LF	\$85.50		
Columns Concrete repairs per CF	\$289.00		
Beam Concrete repairs per CF	\$364.00		

- ✓ FS Painting & Waterproofing will give a credit of **\$2,382.00** if they decide not to paint the balcony ceilings

ACCEPT

☐

DECLINE

☒

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Contractor

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PAYMENT TERMS:

1. 25% Down Payment for Mobilization
2. 30% Up progress work
3. 30% Up progress work
4. 15% Up Completion of job and received by property manager.

All other work, concrete and stucco will be invoiced up on completion of every 100 SQF per item

Le Chateau Royal Condominium Association will pay the contractor within 5 days of received invoice. All checks must be made payable to; **FS Painting & Waterproofing**. This Contract is not valid without the signatures of corporate officer; the President, Vice-President or any individual authorize to sign. A valid signature for both parties is required.

Customer Signature: _____

Print Name: _____

Title: _____

Date: _____

FS Painting & Waterproofing: _____

Print Name: _____

Title: _____

Date: _____