

R&J Coatings and Waterproofing, Inc.

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CGC1512120

August 6, 2025

Tidesfall Condominium

395 S. Atlantic Ave.

Ormond Beach, FL 32176

Attn: Board of Directors

Email: tidesfall395@gmail.com; Janet.Miller83@yahoo.com

Subject: Painting the Exterior of the Building

R & J Coatings and Waterproofing, Inc. proposes to perform as follows:

Scope of Work to be Performed:

1. To prepare and waterproof:
 - Exterior vertical sheer walls
 - Roof top towers
2. Areas to be painted:

Balcony ceilings	Pool area walls (<i>including the handrail on the top of the walls</i>)
Balcony retaining walls	Exterior spiral stairway walls in pool area (<i>including the handrail</i>)
Balcony & Penthouse dividing walls	
Aluminum balcony railings	
Perimeter walls (<i>not fence</i>)	
Beach side seawall (<i>including the hand rail on the upper level</i>)	
3. Seal all exterior doors and windows
4. Prepare and patch all exterior cracks, loose or broken stucco and spalled concrete
5. Areas not to be coated:
 - Window and door trims
 - Light Fixtures/Ceiling fans
 - Interior stairway walls
 - Balcony decks

Specifications:

1.0 General Conditions

- 1.1 R & J Coatings and Waterproofing, Inc. shall obtain all permits.
- 1.2 R & J Coatings and Waterproofing, Inc. shall provide certificates and maintain the following insurance coverage indemnifying to the stated limit where applicable:

Workers Compensation	Statutory Limits
Bodily Injury	\$1,000,000.00
Property Damage	\$1,000,000.00
- 1.3 All stages, ladders, etc. shall be secured at the end of the workday.
- 1.4 R & J Coatings and Waterproofing, Inc. will take special precautions to protect against spills and splatters.

2.0 Preparation:

- 2.1 Thoroughly wash with a mixture of one quart household bleach, one tablespoon non-ammonia detergent and three quarts of warm water or any approved commercially available mildewcide to remove mildew and/or algae and other pollutants, where necessary. Rinse with clear water.
- 2.2 Pressure clean (minimum 3000PSI) all exterior stucco wall surfaces, roof structures, and exterior ceiling.
- 2.3 All locations where peeling of existing coating occurs must be cleaned and damaged coating removed down to a well-adhered bondable surface.

3.0 Crack Repair:

- 3.1 All cracks less than 1/16 inch are to be detailed with elastomeric patching compound.
- 3.2 All cracks greater than 1/16 inch and smaller than 3/8 inch are to be routed open to form a 'U' or 'V' shape, dusted clean and packed with a one part urethane sealant, which shall be forced into the crack to insure adhesion to the inner surface.
- 3.3 Any cracks greater than 3/8 inch shall be repaired in accordance with acceptable structural repair techniques.

4.0 Concrete Repair:

- 4.1 Sound testing shall be conducted with a percussion device or chain to indicate the probable extent of delaminated concrete.
- 4.2 Damaged concrete shall be removed by exposing the reinforcing steel and creating a minimum 1/2 inch clearance around the steel.
- 4.3 Precision removal shall continue until acceptable steel and concrete conditions are encountered.
- 4.4 Work shall be conducted per the standards of the International Concrete Repair Institute.
- 4.5 Exposed rebar shall be cleaned of rust and other contaminants by mechanical methods.
- 4.6 New rebar shall be installed as per industry standards when steel loss limitations have been exceeded.
- 4.7 Sika Polymer Modified Structural Concrete (or approved equal) shall be applied to all repair areas as per manufacturer's specifications.

Please note: Concrete restoration is not included in the total project cost, as we are unable to determine quantities and exact scope. Billing shall be done on a time plus material (+20%) at a rate of \$78.00 per man hour. A licensed structural engineer will be required for any concrete repairs. Their services are not included in this proposal

5.0 Delaminated Stucco:

- 5.1 Loose or damaged stucco shall be broken out until a sound surface is reached.

5.2 The repair area shall be linked and re-stuccoed to match the existing as closely as possible.

Please note: *Stucco repair is not included in the total project cost, as we are unable to determine quantities and exact scope.* Billing shall be done on a time plus material (+20%) at a rate of \$78.00 per man hour

6.0 Window and Door Openings:

6.1 All foreign, loose, or damaged material shall be cleaned from all masonry-to-metal joints.

6.2 Masonry-to-metal joints to receive a bead of Sika CR195 Sealant applied to manufacturer's specifications.

7.0 Finish Schedule:

7.1 All masonry walls and ceilings to be sealed with Sherwin Williams Loxon Guide Coat white sealer.

7.2 All weather exposed vertical walls, ceilings, columns shall receive one coat of Sherwin Williams Superpaint.

7.3 Aluminum railings shall receive 1 coat of Sherwin Williams Procryl primer (bare metal areas only) followed by 1 (one) coat of Sherwin Williams Shercryl Paint.

8.0 Balcony Decks – (See Option 1 not included in contract price)

8.1 Remove existing tile, grind deck surface, repair concrete as needed to make suitable for deck coatings.

8.2 Apply 1 coat of Sika Basecoat to the entire floor surface.

8.3 Apply 1 coat of Sika Topcoat to base coated area; while coatings are still wet, broadcast aggregate into intermediate top coat.

8.4 The following day remove loose aggregate and finish with 1 coat of Sika topcoat.

*** See 4.0 Concrete Repair "Please Note"**

9.0 Warranty Inspections:

9.1 A qualified, trained representative from Sherwin Williams shall make inspections at each stage of work (i.e. Pressure washing, application of primer/sealer, crack repair, caulking and application of coating).

9.2 On completion and payment in full, R & J Coatings and Waterproofing, Inc. shall provide a five-year labor and materials warranty. In addition, a five-year manufacturer's warranty shall also be delivered.

10.0 Color Submittal:

10.1 Color selection shall be made by an appointed building representative.

10.2 A sample of final finish shall be prepared on the job site utilizing existing wall surface before job is started.

11.0 Delivery, Storage and Handling:

11.1 All materials delivered to job site in unbroken containers bearing the manufacturer's brand name and/or product name.

11.2 Materials and equipment to be stored at a secured site that is properly ventilated and has been assigned for this purpose by the building manager. All receiving, opening and mixing shall be done in this location.

11.3 R & J shall comply with manufacturer's recommendations as to environmental conditions under which materials can be applied.

11.4 R & J shall protect adjacent surfaces from spills and splatters by using adequate drop cloths, masking, etc. as necessary.

Pricing & Payment Terms:

We hereby propose to furnish labor and materials complete in accordance with the above specifications for the following amounts:

Mobilization	\$35,000.00
Paint entire building Including perimeter walls:	\$377,000.00

Option 1: Waterproof balcony decks as specified in 8.0 above per the 19th unit balcony listed on Page 5 of RFP received on July 14, 2025 (copy attached).

Option 2: Waterproof balcony decks as specified in 8.0 above per the 19th unit balcony listed on page 5 of RFP and add Miracote MPC knock down system on top to make a hybrid deck coating system (color to be chosen by Board of Directors).

Option 1 Cost: \$55,671.00 _____ *Initial to accept Option 1*

OR

Option 2 (Hybrid) Cost: \$63,700.00 _____ *Initial to accept Option 2*

This price can only be guaranteed for 30 days due to recurring increases in material costs.

Payment Terms: *Payments are due upon receipt. A 1.5% late payment fee will be added per month for payments not received within 30 days.*

ACCEPTANCE OF PROPOSAL

Accepted on behalf of Tidesfall Condominium

Authorized Signer's Name: _____

Signature: _____

Date: _____

Submitted by:

Company Representative: Jon Bickel, General Manager

Signature:  _____

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