



Sales Rep: Frank Casale  
[Frank@freshcoatpaintingswfl.com](mailto:Frank@freshcoatpaintingswfl.com)  
Marsh Landing Townhomes Condo IX  
Association Inc;



Marsh Landing Townhomes  
Condominium IX Association Inc,  
Sherri Gray  
[Sherri@nextgcm.com](mailto:Sherri@nextgcm.com)  
Nextgen Community Management

This proposal is Presented by:



04/15/2026

Fully licensed and insured  
Certificates available upon request



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Dear Sherri

With 25 years of experience in the painting industry, **Fresh Coat Painting SWFL** brings a deep understanding of techniques, materials, and project management to every job. Our extensive background ensures high-quality results, efficient execution, and a commitment to customer satisfaction. We have successfully completed a wide range of projects, from residential homes to large commercial properties, and are adept at handling diverse challenges and client needs.

Our mission at **Fresh Coat Painting SWFL** is to provide the highest quality of craftsmanship in every project we undertake. We are dedicated to delivering exceptional painting services that not only meet but exceed our clients' expectations, ensuring lasting beauty and protection for their properties.

We thank you for allowing us to present this proposal, and we thank you for your consideration.

Appreciatively,

*The Fresh Coat Painting SWFL Team*



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Dear Sherri,

Thank you for allowing us to bid for the **Marsh Landing Townhomes Condominium IX Association Inc.** project located at **23002-23008, 23012- 23018, 23022-23028 Lone Oak Dr., Estero , Florida 33928.** Our qualified employees are excited to provide you with only the highest quality products and techniques for your commercial project.

This proposal is for the repainting work that will be performed at **Marsh Landing Townhomes Condominium IX Association Inc.** which includes **(3) 2- story (4 unit) buildings (Total of 12 Units)** **Fresh Coat Painting SWFL** will supply all materials, labor, equipment, and insurance to perform the work outlined throughout this proposal.

If you have any questions regarding this proposal, please feel free to reach via the following means:

  PHONE: (239) 298-3432



Email: [Frank@freshcoatpaintingswfl.com](mailto:Frank@freshcoatpaintingswfl.com)

web Page: [www.freshcoatpainting-swfl.com](http://www.freshcoatpainting-swfl.com)



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## **Description of Work**

1. High Pressure Clean
2. Application of Surface Conditioner (primer/sealer) on Exposed Exterior Stucco
3. Patching of cracks located on the exterior of the stucco
4. Application of caulk
5. Application of Topcoat of paint on the exterior of the stucco
6. Application of paint on exposed previously painted exterior wood
7. Application of paint on exterior miscellaneous metal (galvanized/aluminum)
8. Application of paint on the exterior side of doors, casings, and garages
9. Application of paint on previously painted hand rails.
10. Application of paint on lanai walls and ceilings
11. Painting warranty
12. Commencement of project and timeline
13. Notes
14. Responsibility of the owner
15. Pricing



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## **Scope of Work**

### **1. High Pressure Clean:**

- a. Apply 3-1 bleach to kill mold: allow to dwell 25 minutes, then rinse.
- b. All vertical and horizontal surfaces designated in the scope of work will be pressure washed for the complete removal of all chalk, treated mold and mildew, chlorides (salts), dust, dirt, grease, oil, loose particles, laitance, loose/peeling/blistering coatings, and foreign materials.
- c. The most effective method to accomplish the necessary results is the application of high-pressure water blasting at the horizontal and vertical overlapping sweeps completed at no more than 6-12" away from the surface.
- d. At no time will the operator attempt to wash at a distance of more than 12" away from the substrate.

- I. Concrete, Masonry and Stucco Substrates:** The pressure necessary to accomplish the above requirements is 3000 PSI or above with a properly sized fan tip on marginally adhered and peeling coatings.
- e. The unit's delivery flow at the nozzle must be between 3.5-4.0 gallons a minute.
  - f. Local water supply should be verified with an empty 5 gallon pail and watch with a second hand. After pressure washing the mildew treatment, check several areas for surface chalk and efflorescence. If chalk remains, re-wash affected areas and allow drying.
  - g. Apply surface conditioner to light chalk surfaces to obtain a slight angular sheen on the entire surface.



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- h. High-pressure cleaning will be complete on the following areas:  
(Stucco Body, Fascia, Soffits, Gutters, Downspouts, Drip Edge,  
Stucco Ceilings, Gables, Trim and Bands,)

## **2. Application of Surface Conditioner (Primer/Sealer) on Exposed Exterior of Stucco:**

- a. One coat of Sherwin Williams Loxon Conditioner (A24 Series) will be applied to the stucco surfaces located at the project site where necessary.
- b. A sealer will be applied to the existing paint. Our team follows the recommendations laid out by the manufacturer to ensure the product is being used to the best of its ability.
- c. **Fresh Coat Painting SWFL** will apply by brush and roller or HVLP Sprayer.

**NOTE:** This Excludes areas undercover. (Lanais)

## **3. Patch of cracks located on the exterior of the stucco:**

- a. All hairline and shrinkage cracks on 1/16 of an inch or smaller shall be bridged using Sherwin Williams ConSeal Smooth or Textured Elastomeric patching, A5 series, by generously applying the product over the center of the crack. Then, using a broad knife or brush, feather the material on both sides of the crack and crown on the center to allow any movement.
- b. Cracks over 1/16 of an inch should be routed to form a "V". The joint should be clean and primed using Sherwin Williams Loxon Guide coat 100% acrylic conditioner, A24-100 series. Caulk the joint using Loxon H1 Single Component Polyurethane Sealant. Then apply a coat of Sherwin Williams ConSeal or Texture Elastomeric patching, A5 series, similar to the hairline crack above.



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#### 4. Application of Chalk:

- a. Surfaces will be inspected for proper adhesion, adequate bead sizes, and/or any absence of caulk. Deteriorated existing materials will be removed with a putty knife or using a power method, as determined by **Fresh Coat Painting SWFL**.
- b. Surfaces requiring new caulk will be cleaned and prepared, and a proper bead size of **Sherwin Williams Loxon Surface Conditioner/Sealer. (LX SERIES)** will be applied where necessary, as determined by **Fresh Coat Painting SWFL**.

#### 5. Application of a topcoat of paint on the exterior of the stucco:

- a. Following the manufacturer's recommendations, one coat of **Sherwin Williams Super Paint Exterior Latex Satin A 89 Series**, will be applied to the exterior stucco surfaces. **Fresh Coat Painting SWFL** will apply by brush and roller or HVLP Sprayer.
- b. Application of a topcoat will be applied to the following surfaces:  
(Stucco Walls/Ceilings, Trim, Bands )

#### 6. Application of Paint on exposed previously painted exterior wood:

- a. Previously painted exterior wood will be lightly sanded.
- b. The **Fresh Coat Painting SWFL** team will apply one coat of **Sherwin Williams Loxon Surface Conditioner** along with one coat of **Sherwin Williams Super Paint Exterior Latex Satin A 89 Series**.
- c. Rotted wood that cannot be painted as specified by Fresh Coat Painting SWFL will need to be replaced by the Association or the Association's representative before the start of the project.



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## 7. Application of Paint on exterior miscellaneous metal:

### (Galvanized/Aluminum)

- a. Miscellaneous metal located at the project will be lightly sanded
- b. **Fresh Coat Painting SWFL** team will apply one coat of **Sherwin Williams Loxon Surface Conditioner** along with one coat of **Sherin Williams Pro Industrial Pre-Catalyzed Waterbased Urethane B65-1100 Series or Sherwin Williams Super Paint Exterior Latex Satin A 89 Series** by HVLP Sprayer.
- c. Warranty of paint on exterior miscellaneous metal will NOT be given due to mildew or rust.  
(A/C Chase, Previously Painted Pipes, Metal Fascia, Soffits and Downspouts)

## 8. Application of Paint on the Exterior side of Doors, Cases, and Garages:

- a. The exterior side of doors and door cases will be lightly sanded.
- b. **Fresh Coat Painting SWFL** team will apply one coat of **Pro Industrial Pre Catalyzed water Based Urethane B65-1100 Series or Super Paint.**  
**Fresh Coat Painting SWFL** will apply by brush and roller or HVLP Sprayer.
  - i. Peeling doors will be identified by the association representative, and additional charges will apply for paint removal.*
  - ii. Warranty of paint on the exterior side of the doors and cases will not be given due to mildew or rust.*  
(Front entry doors and casings, overhead garage doors)



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**9. Application of previously painted hand rails:**

- a. Lightly sand and spot prime as necessary.
- b. Prime with appropriate primer.
- c. Apply one coat of **Pro Industrial Pre-Catalyzed Water-based Urethane B65-110 Series Coating or Emerald Urethane.**

**10. Application of paint in lanai walls and ceilings:**

- a. Walls and ceilings will be wiped as needed.
- b. One coat of **Sherwin Williams Super Paint Exterior Latex Satin A 89** Series will be applied.
- c. To access lanai areas owners must provide access to each unit.

**11. Painting Warranty:**

- a. Sherwin Williams will provide a factory warranty on stucco portions off this project for a period of 8 years – no warranty against recurring rust, mildew, mold, and wood rot.
- b. One year warranty on workmanship.

**12. Commencement of Project and Timeline:**

- a. The Owners/Association Representative and Fresh Coat Painting SWFL will determine the project's commencement.
- b. A detailed timeline will be decided and agreed upon by the project representative and a representative from **Fresh Coat Painting SWFL.**



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### 13. Notes:

- a. Protections will be taken to protect areas against paint drops, overspray, and residue. Landscaping, sidewalks, driveways, and walking paths will be protected with drop cloths provided by **Fresh Coat Painting SWFL**.
- b. **Fresh Coat Painting SWFL** is skilled in using numerous high-quality painting products provided by Sherwin Williams, Povia Paints, Benjamin Moore, PPG Paints, and Florida Paints.
- c. Product used throughout the project will be applied based on the scope of work, included throughout this document.
- d. Methods used by **Fresh Coat Painting SWFL** will be under the precedence of the team, including the method of application and the use of equipment.
- e. A supervisor the **Fresh Coat Painting SWFL** will be on-site throughout the projects in order to ensure our team is on track and will be a point of contact for the association representative,
- f. After the completion of the project, **Fresh Coat Painting SWFL** will supply a quantity of the finish coat material for any touch-ups around the building.
- g. The **Fresh Coat Painting SWFL** team will be on the job site until the project is completed.
- h. **Fresh Coat Painting SWFL** painters will wear their proper shirt, and appropriate work shoes.

### 14. Responsibilities of the Owner:

- a. If the Association's representative finds any specifications that are found to be ambiguous to the scope of work stated above they must inform **Fresh Coat Painting SWFL** and the appropriate revisions will be made, and an updated proposal will be submitted.



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- b. Throughout the job, the Association must designate an area at the project for a port-an-let or a trailer to store extra material.
- c. The association is responsible for having the landscaping and tree surrounding the building trimmed back at least 10 inches from the building before the project can begin.
- d. Prior to the commencement of work, the association will be responsible for the removal of all cars from driveways and around the buildings.
- e. The Association will be responsible for providing electricity and water for this project.
- f. **Fresh Coat Painting SWFL** will not be held responsible for any false alarms or damage to the fire alarm systems.
- g. Owners of each unit will be responsible for removing outdoor furniture, plants, rugs, and other miscellaneous items slotted on their lanais if necessary.
- h. Owners will also be responsible for cleaning heavily soiled lanais before painting.



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**15. Pricing:**

Fresh Coat Painting SWFL will follow the scope of work provided in the proposal for **Marsh Landing Townhomes Condominium IX Association Inc.**, project located at **23002-23008, 23012- 23018, 23022-23028 Lone Oak Dr., Estero , Florida 33928.** or the following amounts in accordance with the items stated above.

<b><u>Base Bid</u></b>	\$16,963.00
<b><u>Price to apply one coat to screened in lanais (undercover)</u></b> _(walls and ceilings) \$225.00 each	\$4,500.00
<b><u>Price to paint fascia,soffits and downspout.</u></b> Apply (1) coat by HVLP Sprayer	\$2,475.00
<b><u>Price to tint sealer for color change</u></b>	\$750.00
<b><u>TOTAL COST</u></b>	\$24,688.00

**Notes: Pricing and Scheduling Commitment:**

Provided the contract is signed in the second quarter of 2026, for Buildings V, VI, VII and VIII, FreshCoat Painting SWFL agrees to hold all pricing as submitted, with a projected start date in the first quarter of 2027.

**The parties hereby agree to the terms and conditions set forth within this proposal, and such is demonstrated by the signature:**

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Authorized Signature



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Options	Price	Initial
<b>1. Stucco Repairs</b> (With board approval)	\$45.00 SF	

If you want to proceed with the work outlined above please initial next to the chosen options.

Thank you again for your consideration and for allowing the **Fresh Coat Painting SWFL** team the opportunity to present our proposal to you.

Appreciatively,

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Sales and Estimating  
(239) 298-3432

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Nick Casale  
Owner /Operator  
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