



801 SE Courances Dr
Port Saint Lucie, FL 34984

The Marina at The Bluffs Condo Ass, Inc

Date: June 8th, 2026

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Attn: Mr. Rocky Villanueva
Tel; 561-627-6497
1550 Marina Isle Way,
Jupiter, FL 33477

Re;

Dear Mr. Villanueva

Thank you for giving us the opportunity to provide you with a proposal of our services for your paint needs and requirements. At Emerson Barrett Construction, Painting, and Waterproofing we take into consideration the importance of giving you a professional, top-quality job, with the absolute least inconvenience. To provide this we use only professional painters that are fully supervised by us.

An important consideration in receiving a top-quality job is our assurance that once work begins, we maintain a full crew until job completion.

Once again, thank you for this opportunity to supply all of your painting and waterproofing needs.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Barrett", with a long horizontal flourish extending to the right.

Dan Barrett
President
561-262-9101

➤ **SCOPE OF WORK**

- General Scope of Work: Emerson Barrett, LLC, hereafter referred to as Contractor proposes to perform services as described in the scope of work listed below at **The Marina At The Bluffs** , hereafter referred to as Client and/or Owner. Contractor will provide the necessary labor and materials to perform the work according to industry standards. Client is to provide contractor with continuous access to the site, electricity, and water (at no additional cost to the contractor).

➤ **GENERAL CONDITIONS**

- Emerson Barrett , LLC shall provide all required material, labor, necessary equipment, supervision, insurance, and any required permits to finish the work, as specified, and required by the provisions of the current County Edition of the South Florida Building Code.

➤ **GENERAL REQUIREMENTS**

- To comply with written specifications, as provided with contract.
- To comply with material manufacturers specifications.

➤ **SPECIAL CONDITIONS**

- Contractor shall furnish all product data, samples, and all other pertinent data to identify and define the methods, features, and materials proposed for use in the performance of specified work, for the Board of Directors or owner's written approval, before commencement of work.
- The owners shall make available, at no charge, the reasonable use of electrical power and water, to the contractor.
- Contractor shall be allowed use of sanitary and drinking water facilities as needed for use of contractor's employees.
- The contractor shall arrange with the designated manager of the complex for working space, space for storage of materials, or placement of storage/work trailer, on job site, and access to all areas where the work of the contractor is to be performed. The manager of the complex will arrange for any automobiles to be removed from areas adjacent to buildings where work is in progress, to safeguard against possible damage to those automobiles.
- The contractor, once having started work, will continuously and expeditiously proceed with same until completion of same, barring weather delays.
- All stages, ladders, etc., shall be secured at the end of each work day.
- Upon completion of the work, the contractor shall promptly remove all debris, material, equipment, etc., and shall leave the premises of the building completely clean, including the cleaning of any glass or screening, which may have become soiled as a result of the work being performed.
- All paints, waterproofing coating, sealers, etc., shall be delivered to the jobsite in sealed containers and shall be used in strict accordance with the manufacturer's specifications and/or recommendations.

➤ **PREPARATION OF MASONRY (STUCCO) SURFACES**

- All surfaces will be thoroughly washed using either a chlorine or tri-sodium phosphate solution to remove all mildew and algae, where found. All surfaces will be pressure cleaned using a minimum of 2500 PSI pressure, to remove all dirt, grease, oil, loose paint, chalk, or other foreign matter that would adversely affect the bond of sealers or paints.
- All cracks greater than 1/16" shall be hand tooled out to form a "U" or "V".
- All moisture, dirt, or dust present in cracks will be removed.
- Any loose or spalling stucco adjacent to cracks will be removed.
- Completely fill cracks with Elastomeric Patching Compound, leaving a slight crown to allow shrinkage of materials.
- Hairline cracks shall be filled using Elastomeric Patching Compound.
- Surfaces of the crack shall be bridged approximately two inches on either side with sealant.
- All loose, broken, and missing stucco will be repaired using Bonsal Vinyl Concrete Patch or equal.

APPLICATION PRIMER/SEALER AND FINISH COAT(S)

- Apply sealer coat:
 - a. To all stucco and masonry, apply by approved painting techniques one coat of Benjamin Moore Masonry Sealer.
- Apply finish coat:
 - a. To all previously painted masonry, apply by approved painting techniques, two coats of Benjamin Moore Ultra Spec Satin finish.

PAINTING OF EXTERIOR WOOD DOORS:

- All exterior previously painted wood doors and jambs are to be cleaned to remove all loose paint, dirt, and grease by scraping and/or sanding.
- Paint to be applied only when surfaces are thoroughly dry.
- Bare areas are to be spot primed with exterior wood primer.

➤ **PAINTING OF ALL EXTERIOR METAL DOORS**

- All exterior metal doors and door jambs to be painted shall be prepared as necessary by scraping, sanding, and wire brushing to remove all loose paint, dirt, grease, and rust.
- Paint to be applied after surfaces are thoroughly dry.
- Spot prime all bare areas with Zinc Chromate-Iron Oxide combination type rust inhibitive primer.
- Apply one coat of exterior alkyd base enamel as finish coat.
- Color to be approved by Condominium Association.

➤ **RECAULKING OF EXTERIOR DOOR FRAME PERIMETERS**

- Remove all loose and/or deteriorated caulking at joints in window frames.
- Remove moisture, dirt, and/or dust present in joint.
- Application of a continuous bead of caulking, centered, over joint between window frame and wall or slab, binding to frame and filling joint completely.
- All caulk beads shall be tooled immediately after application to insure firm, full contact with inner faces of joint.
- Immediately remove all excess

➤ **MATERIAL AND WORKMANSHIP QUALITY**

- All materials furnished shall conform to the requirements of these specifications.
- All materials shall be delivered to jobsite in the original factory containers and shall be clearly marked with coating type and batch numbers.
- All work shall be done in a workmanlike manner to produce a proper finish. The applicators shall adhere to the manufacturer's instructions and specifications for use of the materials as well as methods of applications.

➤ **LIMITED WARRANTY**

- If peeling or blistering of paints over a masonry surface occurs within a **8 YEAR PERIOD**, Materials and Labor shall be furnished to remedy the occurrence at no cost to the owner. Contractor is not responsible for structural faults, fire, hurricane, abuse, lightning, acts of God, or any and all faults not directly attributable to faulty materials or workmanship. This is in addition to the guarantee from the paint manufacturer and shall be effective for a simultaneous period.

➤ **INSPECTION**

- All coating work shall be subject to inspection at any time to insure strict compliance with these specifications by a representative from the paint manufacturer, in order to validate their guarantee /warranty.

➤ **CLEAN UP AREA**

- The Contractor shall at all times keep the project area free of excessive waste materials and rubbish. Prior to the completion of work the Contractor shall remove all such waste, equipment, and other property from the project area.

INCLUSIONS: The Marina at The Bluffs:

➤ **Work to be Performed:** Exterior Painting of Twenty-Two Five Story Buildings, including railings, balcony walls, ceilings and the garage door at each building. Two small generator buildings, four pool/clubhouse buildings including metal railings at these buildings and the Property Managers office. Emerson Barrett LLC will offer a eight year non prorated (material and labor) warranty for this project.

- Completely pressure clean all areas to be painted to remove all mildew, dirt, grease, oil, chalk and other contaminants. A diluted bleach solution to be used on stubborn mildew areas.
- Patch and repair all minor cracks with Benjamin Moore Elastomeric Patching Compound.
- Caulk all window and door perimeters, top angles of decorative bands and service pipe penetrations, ledges top side of hurricane tracks with Benjamin Moore acrylic urethane sealant. All rotten or deteriorated caulk to be removed.
- Apply one (1) coat of Benjamin Moore Masonry Sealer to all stucco surfaces to be painted. Pigmented sealer will be used.
- Apply One (1) finish coat of Benjamin Moore Ultra Spec Satin to all masonry elevations to include all vertical and horizontal masonry surfaces to include all sheer walls, balcony walls and ceilings, balcony eyebrows, all painted areas within stairwells, as well as open porto cocheres, gutters and downspouts and service pipes and conduit.
- Properly prepare and finish coat community facing perimeter wall to include cap with Benjamin Moore Ultra Spec Satin Finish
- Properly prepare and finish coat interior walls within garbage rooms to include floors.
- Properly prepare, prime as needed and apply one (1) finish coat of Benjamin Moore Corotech Command Gloss all previously painted common area doors/frames both sides, roll up doors, double swing doors, and pool bathroom doors
- Properly prepare and finish coat all previously painted wood trim surfaces with Benjamin Moore Ultra Spec Satin finish
- Properly prepare, prime as needed and finish coat all metal balcony railings, all catwalk railings and pool area railings with Benjamin Moore Corotech Command.
- Properly prepare and finish coat all previously painted catwalk floors, steps and landings with two thin coats of Richards concrete stain.
- Properly prepare and finish coat all new and exposed elevator service pipes. Approved method all pipes to be wiped down with denatured alcohol, all surfaces to be fully primed with insl-x stix allowing to dry completely apply one finish coat of Benjamin Moore Corotech Command

TOTAL COST

- All materials and services stated herein shall be provided for consideration of the following sums and terms stated:

TOTAL COST: \$1,410,512.00

Additional Options:

1. Properly prepare and finish coat all Unit Entry Doors and Frames (exterior side only) = **\$75.00 per door**
2. Remove and replace rotten and deteriorated expansion joints = **\$17.00 per linear ft**
3. Properly prepare and finish coat all community sidewalks and curbing with Richards concrete stain (excluding parking lot curbs) = **\$26,635.00**

EXCLUSIONS:

All window and slider frames, balcony floor surfaces, uncoated aluminum exhaust vents, uncoated walking and driving surfaces, hurricane shutters, light fixtures, and all other surfaces not mentioned above.

***SPECIAL NOTE:**

II. PRODUCT INFORMATION AND REFERENCES:

See attached.

Proposal prepared and submitted by: _____



**Dan Barrett
President**

Payments are to be made as follows:

- **Payment Terms to be discussed due to the amount of buildings and duration of project.**

Acceptance of Proposal:

- All work will be completed in accordance with industry standards. Any alteration or deviation from the above specifications will be executed only upon written change orders signed by the Contractor and will incur additional charges or deductions depending on deviation paid by owner/client.
- The above process, specifications and conditions of the contract have been fully read, understood and hereby accepted by both parties.
- This agreement is not valid until signed by an officer of the Contractor.

Emerson Barrett LLC.

Authorized Signature Client: _____ Date _____

The Marina at The Bluffs