

"THE PROFESSIONALS"

AUG 13 2026

Braendel Painting, Inc.

136 N. Tamiami Trail
Osprey, Florida 34229
941/923-1968
www.braendelpainting.com

Date: 8/10/26

Strathmore Riverside Condominium Association
2700 Riverbluff Parkway
Sarasota, FL 34231

Attn: Sarah Daley & Charles Royer

Enclosed you will find the pricing for your upcoming paint project- 202601.

Painting the complete exterior of the Villas and Mansard roofs as per your specifications and spreadsheets dated 7/20/26.

Preparations for each unit and mansard roofs will be the following:

- Pressure wash to remove mildew spores and dirt.
- Remove loose paint.
- Prime any bare wood.
- Patch cracks in the stucco with an elastomeric patching compound.
- Caulk open cracks on windows, doors and trim as needed.
- Prime all mansards with a chalk sealer and the walls as needed.

Apply a finish coat of Sherwin Williams Latitude Exterior Satin.

Mansards to be a top coated with Sherwin Williams Urethane Gloss-A.

* 7 year warranty on excess fading, blistering or peeling.

Braendel Painting opened in 1987 and has been serving this area for 40 years with the highest quality service at a fair price. Our employees are professional, speak English and meet at our office every morning. We have a staff of 25 painters that go out everyday. We do not use sub-contractors.

If you have any questions on this bid or would like Jim to meet with the Board please call our office at 941-923-1968 or Jim's cell: 941-735-8424.

All material to be new and high quality, and workmanship to be professional and neat.
Premises to be free from splashing and spillage.

We thank you for the opportunity to submit this estimate and look forward to hearing from you.

Sincerely,



Jim Braendel

Sample Detailed Cost Proposal – Exterior Painting Services

RFP Paint-202601 –

Strathmore Riverside Condominium Association Bidder: [Sample Contractor Name] Date: [Insert Date]

Pricing Basis: Fixed prices include all labor, materials (Sherwin-Williams Loxon Sealer + Latitude Exterior Satin for walls; appropriate primers and PreCat Waterbased Urethane Gloss for mansards/shutters), equipment, preparation (pressure cleaning ≥3500 PSI, caulking, patching per specs, mildew treatment, etc.), protection of property, daily cleanup, permits, supervision, and 7-year labor/materials warranty. Prices account for Florida coastal conditions and phased execution with minimal resident disruption.

1. Per-Unit Pricing (336 Condominium Villas Total)

Item	Description	Quantity (Total)	Fixed Price per Unit	Phase 1 Subtotal	Phase 2 Subtotal	Phase 3 Subtotal	Phase 4 Subtotal	Phase 5 Subtotal	Grand Total
Villa Exterior Painting (Walls, Carport Ceilings, Trim, Doors, Downspouts, etc.)	Full prep + 1 coat Loxon Sealer + 1 coat Latitude Satin (per specs)	336 units	1,650	(64 units) 105,600	(71 units) 117,150	(65 units) 110,467	(66 units) 112,167	(70 units) 118,965	564,349
Mansard Roof Painting	Prep + prime (if needed) + PreCat Urethane Gloss (only units highlighted in RFP)	156 mansards (total)	1,350	(32) 43,200	(24) 32,400	(38) 52,839	(33) 45,886	(29) 40,324	214,649
Exterior Shutters	Prep + PreCat Urethane Gloss (both sides where applicable)	336 units (assume avg. per unit)	φ	Included or separate	INC.	INC.	INC.	INC.	φ
Phase Totals				148,800	149,550	163,306	158,053	159,289	778,998

Notes on Villas: Pricing per villa assumes typical size/scope. Actual work grouped by villa numbers listed in RFP Phase 1–5. Only Mansards highlighted in yellow in the RFP are to be painted.

- IN PHASE 3 THERE IS A 3% INCREASE INCLUDED
- PHASE 4 & 5 HAVE NO INCREASE

2. Association-Owned Buildings (Lump Sum per Building)

Building	Description	Fixed Price (Full Scope)	Scheduled Phase	Subtotal
Clubhouse	Full exterior prep + painting per specs	5,500	Phase 1	5,500
Creek House	Full exterior prep + painting per specs	5,000	Phase 3	5,000
Pool shed	Full exterior prep + painting per specs	475.	Phase 4	475.
Maintenance Building	Full exterior prep + painting per specs	3,500	Phase 5	3,500
Storage Building	Full exterior prep + painting per specs	INC.	Phase 5 (with Maintenance)	INC.
Buildings Subtotal		14,475		14,475

3. Summary of All Costs

Category	Total
All 336 Condominium Villas (including mansards & shutters)	778,998
Association Buildings (Clubhouse, Creek House, Pool shed, Maintenance, Storage)	14,475
Project Grand Total (5 Years)	793,473
Overall Project Price 793,473 (Fixed for all phases)	

8. [Change Order Procedure \(New\)](#)

Any conditions discovered during the course of work that falls outside the scope described in the RFP (including, without limitation, stucco cracking or substrate deterioration beyond the parameters described in Section 2, wood rot, or structural deficiencies) shall be documented by the contractor with photographs and a written proposed change order, including scope and price and submitted to the Association's Manager or Board representative for written approval prior to performing the additional work. No additional payment shall be due for work performed without prior written change order approval. If these discovered conditions are outside of the contractor's area of expertise, the contractor will notify the Association's Manager or Board representative with photographs and written documentation so that the defects can and will be brought to the attention of the Board of Directors to be addressed.

Acknowledgement: The undersigned confirms receipt and incorporation of Addendum No.1 into its proposal submitted in response to RFP Paint-202601.

Company Name: BRAENSEL PAINTING
Authorized Signature: Joe Braensel Date: 8-12-26