Compass Painting of SWFL

3926 10th Avenue North | St. Petersburg, Florida 33713
(941) 318-0002 | jp@compasspaintingswfl.com |
https://compasspaintingswfl.com/

RECIPIENT:

Strathmore Riverside Condominium Association
2700 Riverbluff Parkway
Sarasota, Florida 34231

Estimate #296	
Sent on	Aug 19, 2026
Total	**$682,200.00**

Who we are

At Compass Painting of SWFL, we believe strong relationships are built on honesty, reliability, and respect. Our team is committed to delivering quality workmanship and a positive, dependable experience from start to finish. We appreciate the opportunity to give your project the fresh start it deserves. The following proposal outlines the scope of work and pricing to complete your project with care, professionalism, and lasting results.

Product/Service	Description	Total
Pressure Washing	All project substrates will undergo a thorough pressure wash to eliminate dirt, mildew, and other contaminants that may affect paint adhesion and overall finish quality. Areas impacted by mildew will be treated with a chlorinated solution as needed. *Please note that glass surfaces are excluded from this cleaning procedure. Shallow trenching will be performed around the perimeter as needed, removing approximately 3-4 inches to expose the full surface, ensuring proper access for cleaning, preparation, and coating.	$45,000.00

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Product/Service	Description	Total
Preparation of Surface	Proper surface preparation is essential to ensure durability, adhesion, and a high-quality finish. The following steps will be completed prior to painting. 1. Scraping: Remove all loose and peeling paint to ensure proper adhesion of primer and finish coat in areas to be painted. 2. Sanding: Sand surfaces as necessary to promote adhesion for areas to be painted. Treat rusted areas with a rust-inhibitive primer. 3. Cracks: Repair all stucco cracks, shrinkage cracks, and block-line cracking using an elastomeric patching compound. 4. Masking: Areas not designated for painting will be masked and protected to prevent paint from contacting unintended surfaces. 5. Caulking: Ensure all cracks and gaps around windows, doors, wood joints, and seams are filled to prevent wood decay and to seal out moisture and drafts in areas to be painted or as specified. Apply a paintable silicone sealant to cracks in stucco. Prepare a clean base for sealant removal and replacement as outlined in the specifications. Additional repairs pricing (not included): Stucco repairs: $31.00 per sq2 (minimum $145.00) Wood repairs: $60.00 per hour + materials (minimum $125.00) Removal of old and installation of new caulking (with backer rod if applicable): $3.25 per linear foot	$67,800.00

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Product/Service	Description	Total
Exterior Painting	Painting schedule includes the entire community of Strathmore Riverside Villas over a five year project. 336 units total including one club house, creek house, pool shed, maintenance building and one other maintenance shed. Painting Scope: Application of one coat of Sherwin Williams MicroTite Clear Sealer followed by one coat of Sherwin Williams Latitude Satin Exterior on the following previously painted substrates: -Stucco -Entryway/carport ceilings -Electrical boxes and conduit -Storage doors (exterior side only) -Downspouts -Mansard roofs aged 5 years or more (total of 156 units over a span of 5 years) -Shutters -AC Chase -Face off of address lettering -Clubhouse, creek house, pool shed, maintenance building, maintenance shed Mansard roofs per unit number: year one - 32 year two - 24 year three - 38 year four - 33 year five - 29 Exclusions: Trimming of vegetation around the work area, as well as painting of any of the following substrates: -Unit entry door -Window frames -Lanai framework -Light fixtures or lamp posts -Fencing or vinyl gates -Gutters -Corrugated pipes -Railings systems -Concrete driveway, curbs and walkways or anything else not specifically mentioned above in substrates or in the request for proposal.	$569,400.00

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Product/Service	Description	Total
Cost Proposal	The following prices are included in the total bid -Fixed price for exterior painting of each condominium: Approximately $1,959.00 per unit owner. -Fixed price for exterior painting of each mansard roof: Approximately $620.00 per unit owner. Approximately $1,240.00 per duplex building. -Fixed price for the exterior painting of each shutter: Approximately $18.00 -Fixed price for the clubhouse: $4,537.00 -Fixed price for the creek house: $2,375.00 -Fixed price for the maintenance building: $880.00 -Fixed price for the maintenance shed: $500.00 -Fixed price for the pool shed: $450.00	

Total **$682,200.00**

Attachments

View online https://l.jbbr.io/JbkpwaZ

- Terms & Conditions.pdf
- Painting Request for Proposal Strathmore Riverside Condo Association.docx
- COI (68).pdf
- Strathmore Riverside Condominium Association Cover Letter.pdf

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Reviews

Haley Ferris

We've had a great experience working with Compass Painting of SWFL. Not only have we used them in our own personal home, but they've also become our go-to recommendation for our electrical clients when painting services are needed.

As a company, we value professionalism and reliability, and their team consistently delivers on both. They're extremely communicative throughout the entire process, show up when they say they will, and keep the job site clean and organized. That is something that really stands out.

The quality of their work speaks ...

Derek Gaudio

Compass Painting of SWFL did an outstanding job on both the interior and exterior of my home.

Communication was excellent from start to finish, the workmanship was impeccable, and the professionalism really stood out. Pricing and quality delivered, and I felt great about the project from beginning to end.

JP, the owner, personally came out to walk the job after completion, and everything was absolutely flawless. I can't say enough good things about this company and would highly recommend them.

Leone Meyer

Five stars for Compass Painting! They recently painted our entire community as well as the bulk of the inside of our home. The crew was friendly, and were very meticulous. It's always a little stressful having work done but they made the process smooth and easy. Not only does our community look great but the inside of our home looks amazing! I Definitely recommend them for any residential or community painting needs.

REFERENCES

David Dufault
Ironwood G
774.314.5528

Mike Zostant
Village Green Section Ten
941-284-8396

Tom Liberati
WOB Vista IV
841.357.6064

Annita Elridge
El Conquistador Bay Club
941.713.1479

This quote is valid for the next 60 days, after which values may be subject to change.

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Signature: _____ **Date:** _____