



DATE: 08/06/2025

Vendor Name: Painter Bros of Sarasota

Tax ID / EIN: 33-2358256

Project Name: Strathmore Villas

Site Address: 2565 Riverbluff Pkwy Sarasota, FL

Bidder P.O.C.: Pamela Espinoza

Phone Number: 941-962-9588

Customer: Strathmore Villas

POC: Lauren Hope

Email: pespinoza@painterbros.com

CAGE Code	Quote Expiration Date	Payment Terms and Discount Terms	Warranty Duration
	Expires 6 Months upon receipt.	Progress payments as agreed upon in contract. Final payment, less retention, 30 days after completion and sign off-of completed.	12 Months on labor +all applicable product warranties (See Included Data Sheets if any)

RFQ Summary

The Objective

Painter Bros seeks to partner with 2565 Riverbluff Pkwy to paint the homes inclusive of this scope, while providing exceptional communication, customer service, and quality in every aspect of the job, from start to finish.



Scope:

Exterior: As based on Sherwin Williams painting specifications provided on 8/6/2025.

Products To Be Applied/installed	Description
ALL substrates to be as followed (warranty is provided by sherwin williams & products to be selected upon approval.)	Loxon Clear sealant - Primer Superpaint - 7 Year warranty Latitude - 10 Year warranty

Timeline for Execution

Process for Work	Start Date	End Date	Duration
Work to be scheduled according to and client wishes. All products to be applied to manufacturers specifications. Surfaces to be properly masked and protected. Surfaces to be cleaned as needed upon completion.	TBD	TBD	TBD

To Be Supplied by Customer
Area to properly store painting supplies, products, & lifts if needed. Parking for technicians.

Client failure to supply the minimum requirements above may result in a delay of completion and/or additional fees.

Warranty

Labor is warrantied for one year + all applicable product warranties.



Vendor Qualifications

Painter Bros is currently operating in many States across the USA doing a variety of both new construction, and commercial work, with clients that include Sam's Club, Home Depot, NewTown Residential, CVS, Del Taco, FCP Services, Dillard's, AMC Property Management, Parma Management Company, as well as others including local and Federal Government Contracts. PainterBros also offers residential repaints in a variety of local markets across the nation.

Our clients appreciate the significant benefits that a relationship with PainterBros brings to them.

1. World Class quality and customer service
2. Warrantied work we are proud to stand behind
3. Full Suite of Supplemental Maintenance Services
4. On call, for all customer locations, all year round
5. Consistent, competitive pricing
6. Preferred level, competitive pricing with MSA

Summary total for Contract

Area			# Jobs	Totals
	Exterior Painting: (ALL pricing is PER unit.) (This pricing is for the Clubhouse) ● Paint exterior Clubhouse Stucco & Mansard using Superpaint specification ● Paint exterior Clubhouse Stucco & Mansard using Latitude specification			 \$3,702.00 \$4,092.03
	Exclusions: The following are not included in the scope of this bid. Any areas not listed in the "substrates' part of this specification. "This bid includes painting only. It does not cover any repairs unless specifically stated." All paint figured based on specifications provided by Sherwin Williams ONLY.			\$ N.A. *These items may be added upon request
	Grand Total for Entire Project *Grand total includes charges for all labor, material, paint, mobilization, trip charges, taxes and fees associated with scope quoted above.			Please see above.



Contract stipulations

1. Touchups-Any quality issues directly related to Painter Bros workmanship will be fixed by Painter Bros.
2. Rework-Any damages/issues caused by another trade will be fixed at the cost of \$75 per man per hour plus materials in the form of a change order.
3. All pricing is based on documents/specifications given to Painter Bros
4. Unless noted otherwise, Quote is for a One Tone paint job, where the walls, ceilings, and trim in all units and hallways are the same color and sheen.
5. If there is a production/schedule delay prohibiting Painter Bros from adhering to the predetermined schedule, then a \$200 per day dispatch fee will be charged in the form of a change order. It is recognized that painter bros will incur costs associated with rescheduling.
6. It is the responsibility of Painter Bros to inspect all surfaces prior to painting to deem paintable. Any surfaces requiring additional work from prior trades poor workmanship such as drywall and millwork will need to be remedied within 48 hours of inspection. At the request of contractor, Painter Bros can remedy any previously identified issues with the paintable surfaces at an additional hourly rate of \$75 per man hour plus material. This will be in the form of a change order.
7. This contract does not include fixing other trades work, figured prefinished by others.

Pamela Espinoza

General Manager / Owner

PainterBros

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<https://www.painterbros.com/sarasota>