



Paint Specifications

For

Cave Creek Villas

2250 E. Deer Valley Rd. Phoenix, AZ 85024

Prepared

By

The Sherwin-Williams Company

6/20/17 Rev.



Brandon Beck

HOA Account Executive

480-273-3497

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Robert Stein

Vision Community Management

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Contractor shall strictly adhere to all applicable federal, state and local regulations associated the proper lead-safe work renovation, repair and painting practices and procedures. These practices and procedures are detailed in EPA's "Lead; Renovation, Repair and Painting Program Regulations (RRP) 40 CFR Part 745 as published in the Federal Register on 4/22/10 and amended on 7/6/10. Specifics associated the RRP Regulations pertaining to "Firm Certification", individual "Certified Renovator" Certification, pre-work activities (notification & testing), occupant protection / work site preparation measures, safe work / prohibited work practices, clean-up / clean-up verification / waste disposal / clearance testing (if applicable), recordkeeping and worker training criteria can be obtained on EPA's website: www.epa.gov/lead .

Scope

The work will consist of all preparation, painting, finishing work, clean up and related items necessary to complete work described in these specifications and listed in the remaining pages included within.

A. Scope of Work

Without restricting the volume or generality of the above, the work to be performed shall include, but is not limited to the following:

1. Pressure washing all exposed surfaces to be painted.
2. Caulking of all exposed cracks and voids around doors, windows, and other areas as necessary.
3. **Areas to be painted**, everything that is listed under the finish schedule.
4. Painting of any other exposed substrate not included in the above, which is presently coated with field applied paint.

B. Materials

1. All materials specified are from **The Sherwin-Williams Company.**



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2. All paints shall be delivered to the job site in the original container with the manufacturer's label intact.
3. **The paint shall be used and applied per label and data sheet instructions. The material shall not be thinned or modified in any way unless specified herein. Proper surface preparation and condition of surface shall be strictly adhered to. All data sheets on specified materials are available from your local Sherwin-Williams representative or www.paintdocs.com.**
4. All paint and sundries at the job site shall be available for inspection at any time upon commencement of the job by the owner, Sherwin-Williams or his representative.

C. Protection of Substrates not to be painted

1. Contractor shall protect his/her work at all times and shall protect all adjacent work and materials by suitable covering or other methods during progress of work. The contractor will protect all adjacent areas not to be painted by taking appropriate measures. Areas to be protected are windows, brick, surrounding lawn, trees, shrubbery, floor and steps. Upon completion of work, he/she shall remove all paint droppings and over-spray from floors, glass, concrete and other surfaces not specified to be painted.

D. Minimum Specifications

1. If instructions contained in this specification, bid documents or painting schedule are at variance with the paint manufacturer's instructions or the applicable standard, and codes listed, surfaces shall be prepared and paint applied to suit the higher standard, as determined by Sherwin-Williams, the customer or management representative.

E. Resolution of Conflicts

1. Contractor shall be responsible to requesting prompt clarification when instructions are lacking, when conflicts occur in the specifications and/or paint manufacturer's literature, or the procedures specified are not clearly understood. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval by Sherwin-Williams, the customer or customer's representative.



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F. Coordination of Work

1. The general contractor and subcontractor shall be responsible for coordination of his work with the other crafts and contractors working on the same job and with the Management Company or owner.

G. Safety

1. All pertinent safety regulations shall be adhered to rigidly. In addition, all safety noted on the manufacturer's product data sheets and labels shall be observed. Material Safety Data Sheets and Product Data Sheets are available from your local Sherwin-Williams store or representative.

H. Jobsite Visitation

1. The contractor shall be responsible for visiting the job site and familiarizing himself with the job and working conditions.
2. All work during application is subject to inspection by the owner or his representative. Sherwin-Williams will also perform periodic site visits.
3. It will be the paint contractor's responsibility to own and use a wet film thickness gauge to check his application thickness as he proceeds.
4. **When priming is complete Sherwin Williams must be notified.** Sherwin-Williams will perform a site visit to determine if specifications were followed prior to final approval to move forward with the finish coat.
5. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval of Sherwin-Williams and the owner or his representative.

I. Surface Preparation

1. Each surface shall be cleaned and prepared as specified. The painting contractor is responsible for the finish of his work. Should any surface be found unsuitable to produce a proper paint or sealant finish, the project representative shall be notified, in writing, and no materials shall be applied until the unsuitable surfaces have been made satisfactory. Commencing of work in a specific area shall be construed as acceptance of surfaces and thereafter as fit and proper to receive finish. Contractor shall be fully responsible for satisfactory work.



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2. All deteriorated substrates (i.e. wood, hardboard siding, T-111) shall be replaced. New substrates will be box primed (6 sides) before installation in accordance with specifications.
3. All exterior surfaces to be painted shall be pressure cleaned to remove all dirt; mildew, chalk paint, and any foreign materials deterrent to the new finish (see Pressure Washing).
4. Seal and caulk all cracks around windows, doors, boards and joists using a high grade acrylic caulk. All the caulking unable to perform for the length of the warranty period should be removed and replaced with caulking as specified. Allow caulking to cure for (8) eight hours in dry weather before paint is applied. NOTE: It is recommended to apply all primer first and then apply caulk before Top coat is applied. Use Sherwin-Williams C1100A Acrylic Siliconized Caulk or equivalent.
5. Knots and pitch streaks shall be scraped, sanded and spot primed before full priming coat is applied. All nail holes or small openings shall be caulked after priming coat is applied. Any wood that is rotten, cracked, delaminated or has water damage should be replaced. Any loose or peeling paint should be removed by sanding and scraping. All hard, glossy surfaces should be sanded down to create a profile for new paint to adhere. Fill nail holes, imperfections and cracks with putty (color to match primer). Edges, corners and raised grain shall be eased by sanding. Caulk all joints between wood items with an approved caulk.
6. All stucco surfaces should be cleaned to remove all chalk, dirt, stains, efflorescence and other surface contaminants. These areas shall be pressure washed and scrubbed with a bleach and/or cleaning solution. After cleaning if there is still chalk evident this should be brought to the owner's attention in writing before any further work is done. Any areas of breakage shall be patched and dried before coatings are applied.
7. All galvanized gutters and flashing should be thoroughly cleaned to remove loose and peeling paint. Any bare galvanized metal should be wiped down with a non-petroleum solvent cleaner.
8. All ferrous metals should be thoroughly cleaned and all loose rust or mill scale be removed by wire brush, scraper and/or power tool, such as an electric drill with wire brush attachment. Any rust spots or bare metal should receive the appropriate prime coat. Any hard, glossy surfaces should be dulled. Previously painted hand rails in sound condition should be washed down with a strong detergent-type cleaner such as Krud-Kutter, M1-House Wash or Simple Green.



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J. Moisture

All areas that could cause paint failure due to moisture should be addressed and eliminated. This would include but is not limited to:

1. Gutters and downspouts not working properly.
2. Previous coats of paint not adhering properly.
3. Wood checking (cracks and splits in wood).
4. Deteriorated caulking.
5. Gaps between substrates.
6. Rotten wood.
7. Areas affected by water splashing.
8. Painting in inclement weather.
9. Painting an un-dry substrate.
10. Un-caulked nail holes.

K. Pressure Washing & Surface Preparation

1. Pressure wash or water blast to remove oil, grease, dirt, loose mill scale and loose paint by water at pressures of 2500-3000 p.s.i. at a flow of 4-14 gallons per minute. Power tool clean per SSPC-SP3 to remove loose rust and mill scale. Hand tool clean per SSPC-SP2 to sand all glossy surfaces to promote adhesion.
2. Remove mildew per the following:
 - a. Tools: Stiff brush or chemical injector power washer method.
 - b. Mix a solution of 3 parts water to 1 part bleach.
Important: Add the bleach to water only.
 - c. Use application methods described above until the surface is visibly wet.
 - d. In confined areas, use a brush to apply the solution.
 - e. After mildew spores have been destroyed and the stains bleached, rinse with clean water to thoroughly remove the bleach solution. ***Note:*** If residue is left on the substrate problems may occur with the finish coat of paint.
 - f. Allow substrate to dry completely before painting.



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L. Application

1. Contractor shall be responsible for notification of Owner's Representative before beginning work if conditions substantially exceed Scope of Work.
2. Only skilled mechanics shall be employed. Applications may be by brush, roller or spray, upon acceptance from Owner.
3. At least one English speaking contractor's representative if required will be on the job at all times.
4. Contractor shall protect his/her work at all times and shall protect all adjacent work and materials by suitable covering or other method during progress of the work. Upon completion of work, he/she shall remove all paint and varnish spots from floors, glass and other surfaces. He shall remove from premises all rubbish and accumulated materials of whatever nature not caused by others and shall leave his part of work in a clean, orderly, and acceptable condition.
5. Remove and protect hardware, accessories, device plates, lighting fixtures, factory finished work and similar items or provide ample in-place protection. Upon completion of each space, carefully replace all removed items.
6. Cover all electrical panel box covers and doors before painting walls. Omit if covers have been previously painted.
7. Materials shall be applied under adequate illumination, evenly spread and flowed on smoothly to avoid runs, sags, holidays, brush marks, air bubbles and excessive roller stipple.
8. All coats shall be dry to manufacturer's instructions before applying succeeding coats.
9. Coverage and hide shall be complete. When color, stain, dirt, or undercoats show through final coat of paint, surface shall be covered by additional coats until paint film is of uniform finish, color, appearance and coverage (regardless of amount of coats specified).
10. All suction spots or "hot spots" in plaster or cement after application of first coat shall be touched up before applying second coat.



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11. When spray painting is specified, contractor shall finish 100 square feet by spraying a sample of finish upon request of Owner. This shall be finished with materials specified and shall be called a Pilot Wall.
12. Exterior doors shall have tops, bottoms, and side edges finished same as exterior faces of doors.
13. Building by building inspections will be made by the Owner or his representative. Sherwin-Williams may also provide periodic site visits for the purpose of extending the material warranty.
14. All repairs, replacements, and applications are to meet or exceed all manufacturers' specifications and instructions, all applicable codes, as well as this specification.

M. Workmanship & Application Conditions

1. Keep surfaces dust, dirt and debris free before and during painting.
2. Execute work in accordance with label directions. Coating application shall be made in conformance to this specification and to the manufacturer's paint instruction on the labels and product data sheets.
3. All work shall be accomplished by skilled workman familiar with and trained to do this type of work and they shall be further qualified to operate or use the equipment or rigging needed to accomplish this work.
4. All shrubbery, outside carpeting and sprinkler systems shall be fully protected against damage during each stage of the painting project.
5. Paint all previously painted surfaces to include but not be limited to; utilities and phone boxes (if allowed by local utility companies), ground transformers, stair systems, light poles and fixtures, pool fence, electrical boxes (meter boxes and A/C main disconnects) and underside of balconies.
6. All exterior substrates designated not to receive paint coatings shall be kept free of paint residue, i.e. windows, outdoor carpeting, walkways, etc.
7. Owner shall provide water and electricity from existing facilities.
8. Normal safety and "wet paint" signs, necessary lighting and temporary roping off around work areas shall be installed and maintained in accordance with OSHA requirements while the work is in progress.



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9. A progress schedule shall be furnished by the contractor for approval and shall be based on the contract completion date. Contractor shall advise the Owner of those areas in which work is to be performed sufficiently in advance of the work schedule to permit the Owner to prepare for the work, advice residents, move vehicles, etc.
10. Do not paint over any code required labels or any equipment identification, performance rating, name or nomenclature plates.

N. Weather

1. Surfaces must be clean and moisture free. Prime and paint as soon as possible. No painting shall be done immediately after a rain or foggy weather, or when the temperature is below 50 degrees F. substrate temperature must be 5 degrees F., or more above dew point temperature while painting and during coatings cure. Avoid painting surfaces while they are exposed to a full hot sun.
2. Stop exterior painting early enough to permit paint film to set up before condensation occurs (as caused by night temperature drops).

O. Color Schedule

1. To be approved by owners.
2. The owner and project coordinator should be aware that certain colors, Especially darker tones fade more rapidly than other colors, regardless of The product manufacturer, product type, or substrate to which the product is Applied. It is advisable for the owner, project coordinator, and/or person Responsible for color selection to consult with Sherwin-Williams early in the Planning stage to assure the most durable combination of tinting formulation is used to achieve the desired color. Additionally, color selection affects the hiding ability of the finish coats. The specification is written intending for the finish coat to cover.
3. **Colors may affect coverage. Second coat if necessary for complete coverage.**



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Recommended Coatings Systems

Thank you for the submittal of Sherwin-Williams products on the above referenced project. The Sherwin-Williams Co. certifies that the products we intend to furnish will meet or exceed the performance requirements of the job specifications.

Surface preparation, application methods, spreading rates, wet and dry film thicknesses will be determined by the attached specifications and our material data sheets, available at www.sherwin-williams.com, except as noted below.

All surface contamination, such as mildew, chalk, grease, dirt, grime, rust, efflorescence, old loose peeling paint, rotten wood and hard glossy surfaces needs to be removed by pressure washing, prep work and hand tool clean, before a new coating system can be applied. Be sure to read and follow the Data Pages before application.

Minimum recommended surface preparation:

- SSPC-SP1 Remove all oil, grease, chalk and other surface contamination
SSPC-SP2 Remove all rotten wood, peeling paint and rust

Finish Schedule

Any changes will be approved in writing prior to contracting the job.

Masonry:

Stucco, Body, Block & Split Face Monument Walls & Common Walls, Split Face Block, Masonry Pillars, Block Walls, Split Face Block, Block Trash Enclosure, Block Wall & Capstone Retaining Walls, Residence Block Wall Enclosures, Pool Electrical Equipment Enclosure, Pool Split Face Pillars & Ramada Structure

- A. Spot Prime: Loxon Primer A24W300 on all masonry patches. Loxon Conditioner
A24W100 on all chalky surfaces.
- B. Finish Coat: A-100, Exterior 100% Acrylic Flat Paint, one full coverage coat, apply at least 4 mils WFT.

Special Notes: Please also note that any non-hairline cracks need to be repaired and not patched per industry standards. The repair needs to be correctly textured to match existing texture. Hairline cracks can be filled or patched.

*Please bid the Homeowners Residence Backyard Interior Walls on a separate line item.

Residence Drywall Lids, Pool Ramada Drywall Lids

- A. Spot Prime Coat: B51-620 Pro Block Latex
- B. Finish Coat: A-100, Exterior 100% Acrylic Flat Paint, one full coverage coat, apply at least 4 mils WFT.



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Masonry (Cont.):

Red Fire Lane Curbing

- A. Finish Coat: B66 (Fire Safety) Pro Industrial Acrylic Semi-Gloss. One full coverage coat. Apply at 6-12 mils WFT.

Special Notes: Please bid the Red Fire Lane Curbing on a separate line item.

Wood:

Rafter Tails, Beams, Fascia, Garage Door Frames, Decorative Shutters

- A. Spot Prime Coat: B51-620 Pro Block Latex
- B. Finish Coat: A-100, Exterior 100% Acrylic Flat Paint, one full coverage coat, apply at least 4 mils WFT.

Special Notes: Please bid the wood slats on a separate line item.

Door Frames & Jambs

- A. Spot Prime Coat: B51-620 Pro Block Latex
- B. Finish Coat: B66 Series Pro Industrial Acrylic Semi-Gloss. One full coverage coat. Apply at 6-12 mils WFT.

Metal:

Flashing, Pipes, Utility Boxes, Conduits, Louvered Vents, Downspouts, Gutters

- A. Spot Prime Coat: B51-620 Pro Block Latex
- B. Finish Coat: A-100, Exterior 100% Acrylic Flat Paint, one full coverage coat, apply at least 4 mils WFT

Building Decorative Railing, Entrance Map Structure, Handrails, Retaining Wall Railing, Culvert Railing, Monument Wall Lettering, Homeowner Gates

- A. Spot Prime Coat: Pro Industrial Pro-Cryl Primer, apply at 6-8 mils WFT/3-4 mils DFT.
- B. Finish Coat: Pro Industrial Waterbased Alkyd Urethane Enamel. One full coverage coat, apply at Least 4-5 WFT

Special Notes: Please remove all rust and spot prime any problem areas prior to the topcoat application. All bare metal must be full primed.

May need to scuff/sand prior to applying paint for proper adhesion.

*Please bid the Homeowner Gates on a separate line item.



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Metal (Cont.):

Front Doors, Garage Doors, Residence Security Doors

- A. Spot Prime Coat: B51-620 Pro Block Latex
- B. Finish Coat: B66 Series Pro Industrial Acrylic Semi-Gloss. One full coverage coat. Apply at 6-12 mils WFT.

Special Notes: Residence Security Doors

Note: Additional coats may be required depending on choice of colors or substrate conditions. Painters must bid accordingly.

If you have any questions regarding the specifications, please do not hesitate to contact me.

Respectfully,

[Brandon Beck](#)

[HOA Account Executive](#)

[480-273-3497](#)

Robert Stein

From: Brandon K. Beck <Brandon.K.Beck@sherwin.com>
Sent: Tuesday, June 20, 2017 2:57 PM
To: estimate@drpaintllc.com; Jordan Rose; Lucy Baker; spayne@empireworks.com; April Hogan
Cc: Robert Stein
Subject: Cave Creek Villas Revised Specification
Attachments: Cave Creek Villas Specification Revision.pdf; CCV Map.pdf
Importance: High

Hi everyone,

I have attached the revised repaint specification that we discussed at the job walk. Please get your bids into Robert w/Vision Community Management no later than **Friday, July 7th.**

Have a great day!

Respectfully,

Brandon



SHERWIN-WILLIAMS

Brandon Beck

HOA Account Executive | South Western Division | The Americas Group | The Sherwin-Williams Co.

Cell: +1 (480) 273-3497 | Fax: +1 (602) 870-8955 | brandon.k.beck@sherwin.com

11840 North 28th Drive | Suite 102 | Phoenix, AZ 85029

Robert Stein

From: Jordan Rose <jordan@unforgettablecoatings.com>
Sent: Wednesday, July 12, 2017 3:57 PM
To: Robert Stein
Subject: Re: Cave Creek Townhomes
Attachments: bid_comparison_worksheet_new (1) (1).xlsx

Robert,

Here is that matrix all filled out. I've also attached a video that we made when painting Tesoro at Greenfield down in Mesa. Those buildings are the same exact buildings as these at Cave Creek Villas, built by DR Horton.

Is there anything else you need from me?

Thank you,

Jordan Rose

AZ Account Executive

480-489-0007 Mobile

jordan@unforgettablecoatings.com



UCI_Painting



Unforgettable Coatings Inc.



[PaintVideo-forshowing- export1.mp4](#)

On Wed, Jul 12, 2017 at 2:40 PM, Robert Stein <RStein@wearevision.com> wrote:

Cost to paint them

Robert Stein

Community Manager

Bid Comparison Worksheet

We have provided this worksheet to help make an Apples to Apples comparison between contractors. If you require clarification or have a question, please do not hesitate to contact us.

Cave Creek Villas HOA 2250 E. Deer Valley Phoenix, AZ. 85024		Contractor A	Contractor B
Investment		\$182,160, \$199,897, or \$235,924	
Option B- Homeowner Patio Walls		\$145 per	
Option C- Fire Curbs		Free	
Option D- Shutters		Free	
Option E- Homeowner Gates		\$75	
Amount needed to start project		30%	
Aproximate working days to complete		14 - 17 weeks, depending on the option	
Resident Notification		1 week blanket notice to the entire commu	
Qualtrack Online Project Status		Eyesite™ online program tracking	
Complementary Touch-Up Paint		Yes	
How are workers classified with the Federal Government? W-2 or Sub-Contractors		W-2	
24 hour Customer Service Hotline		Yes. They will have my cell, and our Client	
Safety inspector on-staff full time		Yes	
Bid Accurately to Paint Manufacturer Specifications		Yes	
Workers Compensation Insurance		Yes	
\$1 Million in General Liability Insurance		Yes	
Quality of paint		3 options - A-100, 5 year elastomeric, or 10	
Labor and Material Warranty Stucco and Masonry		5-10 years, depending on paint selection	
Labor and Material Warranty - Wood		3 years	
Labor and Material Warranty - Metal		3 years	
Detailed Surface Preparation in the Agreement?		Yes	
Payment Terms		30% due before start, bi-weekly progress t	
Better / Best Paint		We highly recommend our best option, wh	
Professional and Responsive Account Executive		Absolutely. In an industry where Account E	

Robert Stein

From: Jordan Rose <jordan@unforgettablecoatings.com>
Sent: Friday, July 7, 2017 4:25 PM
To: Robert Stein
Subject: Cave Creek Villas bid
Attachments: Bid - Cave Creek Villas.pdf; Elastomeric References.pdf

Robert,

Here is our bid for Cave Creek Villas, thank you again for inviting us to submit. I have included a "good, better, best" set of options for the Board to decide between, and the "better" and "best" ones are both elastomeric systems. I would love to set up a meeting with that Board member that you had mentioned was talking about elastomeric, and let him ask us any questions he might have about it.

I am also attaching a list of references from elastomeric jobs we have done here and in Las Vegas. We have many more references if they need more.

Thank you,

Jordan Rose

AZ Account Executive

480-489-0007 Mobile

jordan@unforgettablecoatings.com



UCL_Painting



UnforgettableCoatings Inc.





UNFORGETTABLE COATINGS & PAINTING

2017

Cave Creek Villas HOA Repaint 2017

UNFORGETTABLE COATINGS INC

JORDAN ROSE
ACCOUNT EXECUTIVE

COMMERCIAL PAINTING CONTRACT

This form complies with professional standards in effect

Unforgettable Coatings of
Arizona, LLC
19 e 8th Ave
Mesa, AZ 85210



Jordan Rose
CELL: (480) 489-0007
FAX: (702) 541-9900
Jordan@unforgettablecoatings.com
License # ROC 286818

Client Information

Project Location:
Cave Creek Villas HOA
2250 E Deer Valley Rd
Phoenix, AZ 85024

Prepared for:
Attention: Robert Stein
Company: Vision Community
Management

Date of Submission:
July 7, 2017

Unforgettable Proposal and Recommendations

Product	Areas to be painted and project details	Investment
<p style="text-align: center;">Good</p>  <p>Sherwin Williams A-100™ Flat on Masonry</p>  <p>Urethane Alkyd Enamel on Metal</p>	<p style="text-align: center;">The Unforgettable Plan</p> <p><input type="checkbox"/> 120 Units Including: Prepare and Paint previously painted substrates of the following items:</p> <ul style="list-style-type: none"> -Masonry (Stucco, Body, Block & Split Face Monument Walls & Common Walls, Split Face Block, Masonry Pillars, Block Walls, Split Face Block, Block Trash Enclosure, Block Wall & Capstone Retaining Walls, Residence Block Wall Enclosures, Pool Electrical Equipment Enclosure, Pool Split Face Pillars & Ramada Structure). -Metal (Flashing, Pipes, Utility Boxes, Conduits, Louvered Vents, Downspouts, Gutters, Building Decorative Railing, Entrance Map Structure, Handrails, Retaining Wall Railing, Culvert Railing, Monument Wall Lettering, Front Doors, Garage Doors). -Wood (Rafter Tails, Beams, Fascia, Garage Door Frames, Decorative Shutters, Door Frames & Jambs). <p>Preparation Includes: Power wash, wire brush surfaces where deemed necessary. Scraping of loose paint, and spot prime any bare metal or stucco. Crack repair on any cracks larger than 1/16th of an inch, caulking, patching, and appropriate masking of non-painted areas. All windows will be covered and protected from overspray. Gravel will be trenched back to ensure paint is applied below the dirt grade. Stucco repairs are included up to 1 square foot, anything larger will be considered outside the normal paint scope and can be bid separately.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Paint application is airless spray, 2 wet coats <input type="checkbox"/> 5 Year Paint Warranty on Stucco, 3 Year Paint Warranty on Metal and Wood <input type="checkbox"/> 2 Year Unforgettable Service Plan – see next page 	<p style="text-align: center;">\$182,160</p>

<p>Better</p> <p>5 year Premium 100% acrylic elastomeric wall coating</p>	<p>The Unforgettable <i>Plus</i> Plan</p> <ul style="list-style-type: none"> ☐ Scope and prep the same as above, but with a 5 year warrantied, premium elastomeric coating instead. This elastomeric system will provide better color retention, better stucco protection, and longer overall life for the buildings. ☐ 5 Year Paint Warranty on Stucco, 3 Year Paint Warranty on Metal and Wood ☐ 3 Year Unforgettable Service Plan – see below ☐ We are the Elastomeric EXPERTS. We have used elastomeric on 100's of jobs over the last 10 years, and our results speak for themselves. 	<p>\$199,897</p>
<p>Best</p> <p>10 year Ultra-Premium 100% acrylic elastomeric wall coating</p>	<p>The Unforgettable <i>Premium</i> Plan</p> <ul style="list-style-type: none"> ☐ Scope and prep the same as above, but with a 10 year warrantied, ultra-premium elastomeric coating instead. This elastomeric system will provide better color retention, better stucco protection, and longer overall life for the buildings. ☐ 10 Year Paint Warranty on Stucco, 3 Year Paint Warranty on Metal and Wood ☐ 2 coat system ☐ 4 Year Unforgettable Service Plan – see below ☐ This is the highest quality paint system you can put on your buildings. Elastomeric systems are unique in that they stand up through time much better than regular paint systems. The application has to be done correctly, though, or they will bubble and peel. We have experience that is 2nd to none in the application of these systems. 	<p>\$235,924</p>

Additional Options		
Option	Option Details	Investment
Unforgettable™ Service Plan	Our Unforgettable Service Plan Includes Yearly Visits For The Length Of The Service Plan, Where Maintenance Is Performed Free Of Charge.	Included Free
Residence Security Doors	Prep and painting of the metal security door on the residence. Prep will follow the guidelines listed on the previous page.	\$105 per
Residence Gates	Prep and painting of the gates to the backyards. This price is to paint the metal and the wood all the same color, to match the wall.	\$75
Red Curbing	Prep and paint of all of the red curbing in the community.	Free
Residence Backyards	Prep and painting of the insides of the residents' backyards. This is for the block only.	\$145

The UNFORGETTABLE Difference

- Communication
 - Posted Notices: Several rounds of notices will be posted on each unit to ensure residents are properly prepared for us being on site. Our direct numbers and email addresses will be given so that they can contact us with any questions.
- Quality Control
 - **Our Unforgettable Service Plan demonstrates that we are invested in your community for the long term. Any paint job can look good enough to collect payment when the project is finished. However, our long term commitment offers peace of mind that we are going to do things right the first time and be around your community for years to come to ensure our paint job still looks beautiful on your buildings.**
 - We only use the highest-grade products and do not take shortcuts. Our experienced trained staff members use Unforgettable application techniques that ensure a beautiful end-result.
- The UNFORGETTABLE Team
 - We value our employees and invest in them for the future. Our workers are not temporary workers or subs, they are W2 employees and understand the importance of delivering a quality product and providing each client with an Unforgettable experience each and every time. This gives your community the peace of mind that all of our painters are covered under Workers Comp and general liability insurance as well as committed to the company and project for the long term.





All surfaces to be painted will be visually inspected and pressure washed to remove dirt, efflorescence stains, failing paint, chalk, laitance and contamination. If pressure washing is not accessible, the surfaces will be hand-washed. Necessary drying time will be allowed prior to further preparation. Wood and wrought iron will be scraped and/or wire brushed as needed.





A 2 or 4 Year Unforgettable Service Plan is Included on top of the paint warranty. A warranty is good, but only covers bad paint application. Our Unforgettable Service Plan goes beyond a warranty and covers touch ups for up to 4 years (depending on your paint choice). Our previous customers have loved knowing that we are invested in their communities for the long term.





Limited Express Warranty – See Contract Terms & Conditions

Work performed will be subject to reasonable inspection and approval by Owner prior to the balance of the final payment being due. In addition to any applicable paint manufacturers' warranties, Contractor warrants the Work against defects in workmanship (i.e., coverage and peeling caused by improper surface preparation and/or paint application) for a period of two (2) years.

Paint Surface Preparation Standards

Prior to application of paints or coatings, surfaces will be reasonably prepared according to any specifications provided, in writing and signed by all parties to the Contract, and/or the following preparation standards:

All surfaces to be painted will be visually inspected and pressure washed to remove dirt, efflorescence stains, failing paint, chalk, laitance and contamination. If pressure washing is not accessible, the surfaces will be hand-washed. Necessary drying time will be allowed prior to further preparation. Hardy board, wood and wrought iron will be scraped and/or wire brushed as needed.

Stucco, masonry, and concrete will be visually inspected for laitance and contaminants. All failing or eroding surfaces will be treated then sealed prior to patching. Patching compound will be chosen according to the material composition of any damaged surfaces to maintain the integrity of the material blend and to enhance bonding. Cracks in surfaces that are larger than 1/16 of an inch will be treated with appropriate fillers and caulks.

Wood will be visually inspected, scraped and primed where paint failure is discovered. Any major wood damage (i.e., rotting) will be reported to the Owner prior to painting. All bare wood will be primed using an appropriate primer for the Project. Cracks in wood will be filled using an appropriate filler and/or caulk for the conditions.

Metal and wrought iron will be visually inspected and de-glossed prior to painting in order enhance bonding of paint. Loose scale, peeling paint and rust will be removed with wire brushes, scrapers and sanding materials. Bare metal or wrought iron will be primed using rust-inhibitive primers.

Areas Excluded From Scope of Work

Any areas not specifically included under “*Areas to be Painted and Project Details.*” Curbing and parking areas (lines). Any items above roof line such as roof jacks, vents pipes and window frames (steel or aluminum).

Caulking is limited only to replacement of missing material, except for horizontal joints and drip edges as may be specified. Areas that have never been caulked will not be caulked unless otherwise specified. Newly installed stucco, wood or metal that was not on the building(s) at the time of the estimate are not included unless otherwise specified.

Notes and Special Considerations

- **Surfaces not being painted** will be properly protected with masking and/or drop sheets. It is important to keep a safe and clean jobsite.
- **Contacting Contractor with ease** is a service we provide to help relieve stress from the property’s management and maintenance staff. Residents will have **OUR** phone number for any questions or concerns that they might have regarding the painting project. We can’t direct all of the calls and questions our way, but we hope to take care of most of them so that your staff can continue with their business with as little distraction as possible.
- **Experience Painting Multifamily Housing** is all we do! This is a benefit for both you and us in many ways. We understand how to properly communicate with management and residents. We have a very large crew, which allows us to complete the project in a short amount of time. Our crew only works on these kinds of projects, so they know what it takes to work with and around residents. True satisfaction is found in the details and we are very detail oriented. These are a few things that make us the best choice for a smooth, efficiently produced, high quality job!

1. CHANGES IN THE SCOPE OF WORK. Should the Owner, construction lender, or any public body or inspector request any modification or addition to the Work covered by this Contract, the Contract price shall be reasonably adjusted accordingly. Modifications or additions to the Work shall be effective only after the Owner and the Contractor have both signed a written Change Order. The change in the Contract price caused by such Change Order shall be as agreed, in writing, or if the parties are not in agreement as to the change in Contract price, the Contractor's actual cost of all labor, equipment, subcontracts and materials, plus a Contractor's fee of 30%, shall be the change in Contract price. The Change Order may also increase the time within which the Contract is to be completed. Contractor shall promptly notify the Owner of (a) latent physical condition(s) at the site, which differs materially from those indicated in the Contract, or (b) unknown physical conditions differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this Contract. Owner shall promptly pay for any expenses incurred due to such unforeseen conditions.

2. LIMITED SERVICE PLAN. A service plan is included only IF identified as "INCLUDED" in the "Job Specifications" section of this Contract. The service plan includes yearly quality inspections and corrections for the term of stated in the Job Specifications. The service plan is designed to identify and correct paint failures due to application and to monitor product performance and inspect the Project Location for factors affecting paint performance. The service plan does not include repairs for damages. The service plan does not cover paint on wood or metal above and beyond the warranty period for those materials. A service plan is NOT included in all contracts.

3. LIMITED EXPRESS WARRANTY. Contractor's workmanship is expressly warranted against peeling caused by improper preparation and material application for a period of two (2) year from the date of the Contract. Defects caused by physical abuse, sprinklers or water runoff, structural/moisture-related problems, and other paint failures due to conditions beyond Contractor's control are excluded. Valid warranty claims will be investigated and repaired within a reasonable period of time at no charge, labor and materials. **CONTRACTOR EXPRESSLY DISCLAIMS ANY AND ALL OTHER EXPRESS OR IMPLIED WARRANTIES OF ANY KIND, INCLUDING THE IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND/OR OF MERCHANTABILITY.**

4. COLORS. Color changes are subject to additional labor and material charges, unless specifically budgeted for and outlined in the Contract. Accent colors made with Deep "D" or Neutral "N" bases, such as but not limited to: blue, red, green and yellow, may take multiple coats for proper coverage. If a deep or neutral based accent color is selected, additional labor and material charges will apply. If not stated otherwise this proposal is for repainting the SAME NUMBER of EXISTING colors on the building or surface. If additional accent colors are selected, additional labor and materials will apply. Colors must be approved prior to start date.

5. PROPERTY ACCESS. Owner agrees to provide Contractor, his employees and equipment access to the property, as and when needed.

6. DELAYS. Contractor agrees to start and diligently pursue the Work through to completion, but shall not be responsible for delays for any of the following reasons: acts of neglect or omission of Owner or Owner's employees or agent, acts of God, stormy or inclement weather, strikes, lockouts, boycotts or other labor union activities, extra work ordered by Owner, acts of public enemy, riots or civil commotion, inability to secure material through regular recognized channels, acts of independent contractors, holidays, or other causes beyond reasonable control.

7. PAYMENTS AND DEPOSIT. A deposit in the amount set forth in the "Job Specification" is required upon Contract acceptance. If not stated otherwise, progress payments for Work completed are due every fourteen (14) days after the Project has begun as invoiced by Contractor.

8. LANDSCAPING. Owner is responsible for all trimming or removal of trees and vegetation from or around surfaces to be painted to allow for easy access of workers and equipment. If Contractor is unable to paint the surface behind any vegetation due to its proximity to the surface, Contractor will paint around the area "to the extent possible." Contractor will take reasonable steps to protect the landscaping during the painting period.

9. SPRINKLER/IRRIGATION EQUIPMENT. It is the Owner's responsibility to turn off equipment and postpone services that may obstruct and/or adversely affect (i.e., moisture, dust, excess heat, or airflow, etc.) any newly painted surfaces.

10. SUBCONTRACTS. The Contractor may subcontract portions of the Work to properly licensed subcontractors.

11. TAXES AND ASSESSMENTS. Owner will pay all taxes and assessments associated with the Work performed by Contractor, except Contractor's employment related obligations.

12. INSURANCE. Contractor shall carry Worker's Compensation for the protection of his employees. Contractor shall carry liability insurance to cover any damages to Owner's property resulting from Contractor's performance of the Work. Owner shall obtain and pay for insurance against injury to his own employees and persons on the job site at Owner's invitation. Owner shall also obtain at his expense "all-risk" insurance with course of construction, theft, vandalism and malicious mischief endorsements attached, which insurance shall be in a sum at least equal to the Contract price. The insurance shall name the Contractor and any subcontractors as additional insured parties. Owner and Contractor waive rights of subrogation, to the extent such is legally possible, against each other to the extent that any loss is covered by valid and collectible insurance. If the Project is destroyed or damaged by accident, disaster or calamity such as fire, storm, flood, earthquake, Owner shall pay for Work completed up until the incident.



13. RIGHT TO STOP WORK AND MECHANICS LIEN. Contractor shall have the right to stop Work and file a mechanics lien if any payment is not paid, when due, to Contractor under this Contract. Contractor may suspend Work until all payments due are received. Failure to make payment, within five (5) days of the due date, is a material breach of this Contract. Balance due shall collect interest at the rate of ten percent (10%) per annum. **Time is of the essence with respect to payments.**

14. CLEAN UP AND WAIVER. Contractor will remove from Owner's property debris and surplus materials created by the performance of the Work and leave it in a neat and broom clean condition. If, while on site and on property rooftop(s), Contractor notices broken tiles, shingles, problems with roofing materials or condition, etc., Contractor may put Owner on notice of such, but is under no express duty to provide such notice. Contractor is not responsible for broken tiles, shingles and/or superficial damage to rooftops, that are incidental to Contractor's performance of the Work, and Owner expressly waives any claim or remedy arising therefrom.

15. COMPLIANCE WITH LAWS. In connection with the performance by Contractor of the Work pursuant to this Contract, Contractor shall obtain and pay for all permits and comply with all federal, state, county and local laws, ordinances and regulations.

16. APPLICABLE LAW. This Contract shall be deemed to have been entered in and is governed by the laws of the State of Utah.

17. ASBESTOS AND HAZARDOUS WASTE. If Contractor encounters asbestos and/or hazardous material, Contractor shall immediately stop work and allow the Owner to obtain a duly qualified asbestos and/or hazardous material contractor to remove the substances. Contractor has the right to cancel the Contract and receive payment for Work performed if Contractor determines that the Project is no longer safe.

18. ATTORNEY FEES. In the event legal action or arbitration is instituted regarding the enforcement of any term or condition of this Contract, the prevailing party shall be entitled to an award of reasonable attorney's fees in said action or arbitration, in addition to costs and reasonable expenses incurred in the prosecution or defense of said action or arbitration.

19. LIMITATION OF LIABILITY AND EXCLUSIVE REMEDIES. NOTWITHSTANDING ANY DAMAGES THAT OWNER MIGHT INCUR FOR ANY REASON WHATSOEVER (INCLUDING COMPENSATORY, GENERAL, DIRECT, INDIRECT, CONSEQUENTIAL, INCIDENTAL, EXEMPLARY, PUNITIVE OR OTHER DAMAGES) WHETHER ARISING IN CONTRACT, TORT OR OTHERWISE, THE ENTIRE LIABILITY OF CONTRACTOR UNDER THIS CONTRACT SHALL BE LIMITED TO, AND OWNER'S SOLE AND EXCLUSIVE REMEDY HEREUNDER SHALL BE FOR, THE REPAIR OF PROPERTY DAMAGE, THE REPLACEMENT OF WORK, OR FOR THE REFUND OF THE AMOUNT ACTUALLY PAID BY OWNER, AS SOLELY ELECTED BY CONTRACTOR.

20. ENTIRE AGREEMENT; SEVERABILITY. This Contract (including any addendum or amendment (i.e., written Change Order)) is the entire and integrated agreement between Owner and Contractor, and supersedes all prior or contemporaneous oral or written communications, proposals and representations with respect to the Work or any other subject matter covered by this Contract. Owner has not actually or reasonably relied upon any representation not expressed in this Contract. If any provision of this Contract is held to be void, invalid, unenforceable or illegal, the other provisions shall continue in full force and effect.



ACCEPTANCE OF PAINTING CONTRACT AND TERMS AND CONDITIONS

The Owner hereby agrees to the terms of the Painting Contract and Terms and Conditions, (“**Contract**”) and authorizes Contractor to proceed with the performance of the Work, regarding which the Owner agrees to timely pay all amounts stated in the Contract.

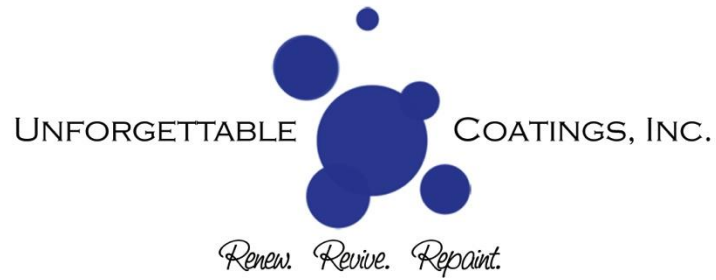
Owner: _____ Signature: _____ Date: _____

Owner: _____ Signature: _____ Date: _____

Contractor: _____ Signature: _____ Date: _____

The Contract will be effective when approved and signed by both parties. Contractor reserves the right to withdraw this Contract if not executed by the parties within sixty (60) days of submission.

End of Painting Contract and Terms and Conditions



Unforgettable Coatings, Inc.

Relevant Project References

Recent Projects

Elastomeric Jobs

Hunter Ridge

3030 E Donner Dr
Phoenix AZ 85042
Managed by: City Property Management
Manager: Ken Falltrick (602)423-6522
Full Repaint - 267 units
BASF Elastomeric



Desert Shores HOA

Soaring Gulls & Cheyenne Ave.
Las Vegas, NV
Managed by: Pinnacle Mgmt.
Manager: Ron Stevenson 702-405-3300
Full-Community Repaint 424 units
Dunn Edwards "Shurstik" Elastomeric



Mantova HOA

15 Via Mantova
Henderson, NV 89011
Managed by First Service Residential
Vista Elastomeric
Board Pres. Denise Boone 702-738-6440



Laguna Nueva HOA

Bullhead City, AZ
Managed by CDM Mgmt.
Full Community Repaint
Sherwin Williams Elastomeric
Manager: Debbie 702-420-9494
Board Pres. Teri Stehlik 702-920-9999



Tripoly North

6250 West Arby Ave.
Las Vegas, NV 89118
Managed by: RMI
10-Year Elastomeric-Dunn Edwards
Full-Community Repaint - 42 Buildings
Contact: Board President Rick Mckinze
Phone: (425) 231-0500



Sunset Bay HOA

6851 Tamarus St. 89119
Managed by: Nevada's Finest Properties
Full Elastomeric Repaint 140 units
Manager: Amy Groves 702-982-2517
Frazee "Flex-Lox"



Ashford Park HOA

Jones and Smoke Ranch
Managed by: Nevada's Finest Properties
Full Elastomeric Repaint 96 units
Manager: Amy Groves 702-982-2517
Vista Elastomeric "SoloMaster"





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It's the little things that make the BIG difference.....

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To the BOD of Cave Creek Villas HOA:

Titan Painting specializes in quality exterior repainting, wood and iron repair, and exterior color design. We are the “One Stop Shop” for your community’s next exterior capital improvement. We are a professional company that is fully licensed, bonded and insured.

Quality, Integrity, and Trust are the standards in which owner Michael Brizuela has built his company on and looks forward to showcasing it all on your community. Titan Painting has truly tailored our service to **primarily doing HOA communities**; this is what we do! Mike’s success stems from his sincere focus on customer service and relationships. Customer service seems to be preached by many but followed through by few, and that is why **Integrity** is at the foundation of Titan.

Trust Titan Painting to provide you with the **Quality Service** needed and we will assist in the beautifying of your community.

Our Customer Commitment

We are not satisfied unless you are satisfied! Titan Painting is committed to exceeding your expectations and makes every effort to do so by our “Titan Bond”. We warrantee our service and want to make sure by providing an annual inspection. Throughout the duration of the warrantee we will inspect your property to make sure that it is holding up and not failing to due to poor application or preparation methods. We want the little things to make the BIG difference!!

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Key Mandatory Business Related Information

1. Corporate Related Information
 - a. Titan Painting Inc is registered and licensed in the state of Arizona
 - b. Titan Painting Inc has one office location in the airpark of Scottsdale
 - c. Titan Painting Inc has 30 full time company employees
 - d. Titan Painting Inc is fully insured for General Liability, Commercial Auto, and Workers Comp. If awarded the contract, we will list the “Cave Creek Villas HOA” as additionally insured.
 - e. Titan Painting Inc has no current, past, or pending lawsuits for any services similar to this RFP
2. Corporate Adherence to Regulations
 - a. Titan Painting Inc will perform all work according to strict accordance with state and local codes.
3. Use of 3rd Party Vendors
 - a. WE DO NOT SUBCONTRACT OUT ANY WORK
4. Warranty
 - a. Titan Painting Inc will warranty Stucco Painting for 8 years, wood painting for 4 years, and iron for 2 years. See Titan Bond for further details.
5. References
 - a. See List provided separately

Scope of Work

Titan Painting will follow the specification provided by Sherwin Waillams where applicable. The specification is not tailored to this specific property. This specification could be applicable for a wood sided home in the Midwest, a home on the coast, or a condo in the desert; in other words, it is boiler plate to protect the manufacturer. With that said, Titan Painting will follow the methods and practices expected by the AZROC in addition to those of the manufacturer. We make a commitment to provide the highest quality product possible.

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Cave Creek Villas HOA

Deer Valley Rd/ Cave Creek Rd
Phoenix, AZ

Professionally managed by:

VISION COMMUNITY MGMT

9633 S 48TH ST #150
PHOENIX, AZ 85044
480/710-1325
ATTN: ROBERT

THE TITAN PROFESSIONAL PREPARATION:

DONE IN ACCORDANCE OF Sherwin Williams SPECIFICATIONS

- Place notice of painting on all affected homeowners 3 days prior to starting work on their home. **(SEE EXAMPLE)**
- Maintain consistent communication with property manager for quality assurance and progress.
- Trench all areas (pull rocks and dirt back) below grade prior to washing.
- High pressure-wash all painted areas.
- **ALL WINDOWS AND SCREENS TO BE COVERED WITH PLASTIC WHILE PAINTING**
- Remove all loose and peeling paint by sanding, scraping and wire brushing.
- Complete prime of all peeling and/or rusted areas throughout.
- Brush and roll finish coats on trims for best possible material penetration.
- Protect any areas not being painted by masking with paper and or covering with plastic.
- Caulk all cracks in stucco walls with high grade compound.
- Scrape all failing stucco and reapply new mortar to match finish.
- Complete prime of newly applied stucco to ensure quality finish.
- Scrape drywall areas that are flaking and peeling. Re-tape any areas needing new tape.
- Place 2ND notice of painting completion to all homeowners once work is completed in order to get full satisfaction. **(SEE EXAMPLE)**
- Clean job site daily and store all materials and ladders in portable storage bin.
- Bring to the attention of the management any surfaces that need to be replaced.
- **TREAT HOMEOWNER PROPERTY WITH THE HIGHEST LEVEL OF RESPECT AND CAUTION WHEN ENTERING EACH UNIT AS NEEDED.**
- Make sure that jobsite is left clean with no commercial work footprint.
- **WEEKLY STATUS REPORTS ARE MADE AVAILABLE TO HOMEOWNERS AND MANAGEMENT VIA WEBSITE (SEE EXAMPLE)**

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RECOMMENDED MATERIALS AND APPLICATION: (AS PER SW PAINTS)

➤ **STUCCO**

- **Spot Prime:** LOXON
- **Finish Coats:** A-100 FLAT 100% ACRYLIC
- **Application:** (Airless Spray)

➤ **WOOD**

- **Spot Prime:** LOXON
- **Finish Coats:** A-100 FLAT 100% ACRYLIC
- **Application:** (Airless Spray and back roll)

➤ **IRON**

- **Spot Prime:** PRO CRYL
- **Finish Coats:** INDUSTRIAL ENAMEL SEMI GLOSS
- **Application:** (Brush & Roll)

AREAS TO BE PAINTED TO INCLUDE:

- | | |
|------------------------|----------------------------|
| -STUCCO | -BODY |
| -FLASHINGS | -SCUPPERS |
| -DOWNSPOUTS | -ENTRY GATES |
| -FASCIA | -WOOD TRIM |
| -MAILBOX ENCLOSURES | -BLOCK WALLS AND CAPSTONES |
| -PERGOLA SUPPORTS | -PONY WALLS |
| -PERIMETER WALLS | -SHUTTERS |
| -GARAGE DOORS AND TRIM | -RISER ROOM DOORS |
| -PEDESTRIAN GATES | -PERIMETER IRON |
| -BALCONY DOORS | -ENTRY DOORS |
| -BUILDING NUMBERS | -MONUMENTS |
| -POOL IRON | -VIEW FENCING |
| -DRYWALL LIDS | -GUTTERS |

OPTION:

- RED CURBING
- SECURITY SCREENS
- SIDE GATES

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ADDITIONAL PROJECT NOTES:

- Project to take approx. **90** working days to complete with no less than an **4** man crew on site at all times.
- Complete project to take approx. **2650** gallons of material to complete.
- An **English speaking** working foreman to be on project at all times.
- All Employees will wear Titan Painting uniforms and have name tags for identification.
- If needed TITAN will paint 1 complete unit for color sample at no charge.
- All work performed to be done in strict accordance with state and local codes.
- TITAN to provide certificates of insurance upon acceptance of proposal.
- Guarantee to be **8** years on all stucco, **4** on wood, and **2** on iron areas.
- Weekly progress walks to be performed with project manager to insure consistent quality and satisfaction.
- 20% down and payment to be progressive for completed and accepted work.

**ALL THE ABOVE MENTIONED WORK TO BE COMPLETED FOR
THE SUM OF:.....\$191,250.00**

Security Screens:\$80.00 per door

Side Gates:\$200.00 per gate

Red Curbing:\$1.00 per linear foot

Mike Brizuela

ACCEPTED

DATE

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**PRELIMINARY
 DOOR HANGER NOTIFICATION- EXAMPLE**

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 EMAIL info@paintingtitan.com

TITAN PAINTING, INC.



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PHONE 602.795.0696 FAX 602.795.0698
 EMAIL info@paintingtitan.com

7013 W. BEVERLY RD. * LAVEEN, AZ 85339
 Visit our website at: www.paintingtitan.com

ATTENTION RESIDENTS!

WASHING AND PAINTING NOTICE

Please see that all hanging plants, patio furniture, etc. are removed or moved into the center of your patio or balcony so that the items can be covered and close all windows. We will begin spray painting immediately after the preparation is complete. **We cannot be responsible for any items left out.** You will receive another notice to inform you of the day that your entry door and, if necessary, carport will be painted.

ENTRY DOOR PAINTING NOTICE

To do the job properly we must be able to open the door. Please try to have someone home on this day. If someone cannot be home, we will make one more attempt to paint the door at a later date. At that time we will paint the door in the closed position and it will be your responsibility to paint the edges. If you have any questions, please talk to the job foreman.

CARPORT PAINTING NOTICE

Please have your cars away from the carports between the hours of 7:30 am and 3:00 pm. We cannot be responsible for any cars not moved. This is a one day request and your cooperation is appreciated.

WASHING AND PAINTING NOTICE
Weather Permitting

Your building will be washed and then painted over the next few days starting on:

Monday Tuesday Wednesday
 Thursday Friday Saturday

For further important details, please see the other side of this notice.

ENTRY DOOR PAINTING NOTICE
Weather Permitting

We will be painting your entry door on:

Monday Tuesday Wednesday
 Thursday Friday Saturday

For further important details, please see the other side of this notice.

CARPORT PAINTING NOTICE
Weather Permitting

The carports will be painted on:

Monday Tuesday Wednesday
 Thursday Friday Saturday

For further important details, please see the other side of this notice.

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**SECONDARY FOLLOW UP
DOOR HANGER NOTIFICATION- EXAMPLE**

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EMAIL info@paintingtitan.com
Visit our website at: www.paintingtitan.com

ATTENTION RESIDENTS!

We have completed the painting of your building. At this time we would like you to check YOUR unit to see if there is anything that needs to be done. Please use the space to describe your needs.

Association Name _____

Customer Name _____

Address _____

Work Phone _____

Home Phone _____

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FAX 602.795.0698

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LAVEEN, AZ 85339

PLACE
STAMP
HERE

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SCREEN SHOT OF WEEKLY JOB PROGRESS

Nov 28, 2016 | In Weekly Progress Reports | 0 Likes | 0 Comments

Hello Residents,

For the week of 2/27/2017: Building 7 is completed. The pool and perimeter iron is being painted and should be finished mid week, weather permitting. This will complete our work in the community. If you have a door that hasn't been able to be painted, please contact our office asap.

For the week of 2/20/2017: Monday was delayed due to rain. Work started back up 2/21 on building 7 which should be completed by Thursday (this is the final residential building). Our crew will then start prepping & painting the pool fence and building on Friday. Please call with any questions.

RECENT

- T1 Weekly Progress Reports February 22, 2017
- Mountain Bridge 2017 January 3, 2017
- Roseview Weekly Progress November 29, 2016
- Pueblo Anderson Springs November 28, 2016
- Barolo Place condominiums November 28, 2016

CATEGORIES

- Commercial
- Design
- HOA
- Painting
- Residential
- Weekly Progress Reports

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The Titan Bond

Cave Creek Villas

*Quality, Integrity, and Trust is the Titan Promise and we want to display that with our Titan Bond. **Your community will be thoroughly inspected annually, by request, for the duration of the items under warrantee.** This inspection will note any areas that may be failing due to insufficient preparation or missed application. **All areas noted will be scheduled and completed at no additional costs to the Association.** Items not covered under warrantee may be provided to the community at a discounted rate. These items will be substrates that are failing due to irrigation, settling, homeowner wear and tear, and acts of God. The Bond formed between your community and Titan is not only for today, but for the years to come.*

We want the little things to make the BIG Difference

Mike Brizuela
President
Titan Painting

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Manager Referrals

Management Co: VISION COMMUNITY MGMT
Manager: REGIS SALAZAR
Phone: 480/291-2693
Job: T-1 HOA
Location: EAGLEMAN DR TEMPE AZ

Management Co: VISION COMMUNITY MGMT
Manager: Rebecca Johnson
Phone: 480/759-4945
Job: Quail Run HOA
Location: 16657 E Gunsight Dr Fountain Hills AZ

Management Co: Tri City PM
Manager: Dave Dubner (BOD PRES)
Phone: 610/513-9467
Job: La Contessa HOA: 216 condo units
Location: 11011 N 92nd St Scottsdale AZ

Management Co: PMG SERVICES
Manager: Kathy Parlette
Phone: 480/452-5015
Job: Barolo Place HOA: 57 condo units
Location: 10757 N 74TH ST Scottsdale AZ

Management Co: Ogden and Co
Manager: Jackie Monty
Phone: 623/628-4708
Job: Peoria Estates HOA: 296 Condo Units
Location: 7996 W Greenway Rd Peoria AZ

Management Co: Planned Development Services
Manager: John Wohman
Phone: 602/620-0503
Job: CCE at Westbrook Village: 80 condo units
Location: 8423 W Utopia Rd Peoria AZ

Management Co: Certe Group
Manager: Kathy Logan
Phone: 623/266-3285
Job: Over 1000 Apartment Units
Location: 9330 W McDowell Rd Phoenix AZ

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Company Information

Phone: 602/795-0696

Fax: 602/795-0698

Web Site / E-Mail

paintingtitan.com / mike@paintingtitan.com

Licensing:

Commercial L34 # ROC 261239

Residential C34 # ROC 261240

Bond:

**American Contractor Insurance and Bonds
#1260168 EXP DATE 11/9/17**

Workers Compensation Coverage:

**Acuity Insurance Company
X30746 Exp.12/8/2017**

General Liability Insurance:

**Acuity Insurance Company
X30746 Exp.12/8/2017**

**8361 E Evans Rd #101 * SCOTTSDALE * AZ 85026
Phone (602)795-0696 * Fax (602) 795-0698
Check out The TITAN at www.paintingtitan.com**



Titan Painting Inc.

QUALITY * INTEGRITY * TRUST

We look forward to the opportunity to be able to come in and present Titan Painting in its entirety to the BOD. We understand that bottom line can play a role so we have provided the following information. All items listed were also provided in the estimate:

Total Cost: \$191,250.00

Homeowner patio walls: \$50

Fire curbing: \$1 per Linear Foot

Shutters: Included

Homeowner gates: \$200

Down payment: 20%

Working days: 90

Resident Notification: yes, example in proposal

Titan Job Tracker: weekly progress reports are available on our website

Touch up paint: we will provide material for every color and substrate

Employee status: All titan painting employees are w-2...no subbing out

Customer service line: yes

Safety inspector: yes

General Liability: 2 million dollar policy

Warrantee: **Guarantee to be 8 years on all stucco, 4 on wood, and 2 on iron areas**

8631 E EVANS RD #101 SCOTTSDALE AZ 85260
Phone (602)795-0696 * Fax (602) 795-0698
Check out The TITAN at www.paintingtitan.com

The Proposal and Guarantee

PRIDE A DIVISION OF BCK COATINGS, INC

"Quality with Dependability"

BCK ROC # 241448
1859 E. Baseline Rd.
Tempe, AZ 85283
General Contractors
Office: (480) 777-0416
Fax: (480) 777-0418

Date: July 5, 2017

PROPOSAL FOR EXTERIOR PAINTING

Management Co:

Vision Community Management
Robert Stein
(305) 434-2217
Rstein@wearevision.com
16625 S Desert Foothills Parkway
Phoenix, AZ 85048

Project Name & Address:

Cave Creek Villas
2250 E. Deer Valley Road
Phoenix, AZ 85024

PROPOSAL PROJECT TOTAL AMOUNT: \$113,109 – Duplex's and Condo Units & All Substrates Included.



Paint Manufacture: Sherwin Williams – Brandon Beck Rep.

A. Exterior Masonry

Stucco, Body, Block & Split Face Monument Walls & Common Walls, Split Face Block, Masonry Pillars, Block Walls, Split Face Block, Block Trash Enclosure, Block Wall & Capstone Retaining Walls, Residence Block Wall Enclosures, Pool Electrical Equipment Enclosure, Pool Split Face Pillars & Ramada Structure

Spot Prime: Loxon Primer A24W300 on all masonry patches. Loxon Conditioner A24W100 on all chalky surfaces

First Coat: A-100, Exterior 100% Acrylic Flat Paint, one full coverage coat)

- All Stucco repairs will match existing texture, primed and topcoat
- Homeowners and awarded contractor can discuss price for backyard interior walls (contractor needs to review wall conditions)

Residence Drywall Lids, Pool Ramada Drywall Lids

Spot Prime: B51-620 Pro Block Latex

First Coat: A-100, Exterior 100% Acrylic Flat Paint, one full coverage coat)

Red Fire Lane Curbing

First Coat: B66 (Fire Safety) Pro Industrial Acrylic Semi-Gloss.

- No additional charge for repainting Fire Lane Curbing should our company be the awarded contractor.

B. Exterior Metal

Flashing, Pipes, Utility Boxes, Conduits, Louvered Vents, Downspouts, Gutters

Spot Prime: B51-620 Pro Block Latex

First Coat: A-100, Exterior 100% Acrylic Flat Paint

Building Decorative Railing, Entrance Map Structure, Handrails, Retaining Wall Railing, Culvert Railing, Monument Wall Lettering, Homeowner Gates

Spot Prime: Pro Industrial Pro-Cryl Primer, apply at 6-8 mils WFT/3-4 mils DFT.

First Coat: Pro Industrial Water-based Alkyd Urethane Enamel

- Homeowner Gates are included in our bid proposal at no extra charge.
- All Rust area will be scrapped, primed and finish topcoat.

Front Doors, Garage Doors, Residence Security Doors

Spot Prime: B51-620 Pro Block Latex

Finish Coat: B66 Series Pro Industrial Acrylic Semi-Gloss.

- Any chalking or adhesion issues, substrate will receive a full prime coat after proper washing.

C. Exterior Wood

Rafter Tails, Beams, Fascia, Garage Door Frames, Decorative Shutters

Spot Prime: B51-620 Pro Block Latex

Finish Coat: A-100, Exterior 100% Acrylic Flat Paint, one full coverage coat, apply at least 4 mils WFT.

- Any new wood will receive a full prime on all six sides prior to replacement to seal the wood from water.

Door Frames & Jambs

Spot Prime: B51-620 Pro Block Latex

Finish Coat: B66 Series Pro Industrial Acrylic Semi-Gloss.

Warranty:

- PRIDE a Division of BCK Coatings, Inc offers a **5-year warranty** on workmanship. Warranty does not apply to damage caused by irrigation to include efflorescence. Warranty does not cover color fade.
- All material guaranteed to be specified. The paint manufacturer’s product warranty applies to specified materials.
- **“Colors Provided By Paint Manufacture and/or Management Co”**.
- PRIDE a Division of BCK Coatings, Inc will maintain project records for up to three years of the start date. These records will be available to the management company upon request at any time up to the end of the three-year period.
- PRIDE a Division of BCK Coatings, Inc estimates the Base Project will take **90-100 days to complete**. This obviously depends on the weather and any unforeseen delays beyond our control. The Separate Projects will have estimated completion dates at the time they are started. **Start Date: 2-weeks from awarded date or agreed upon date.**

All surfaces will be Prepped & Painted according to “Paint Manufactures” Recommended Specification.

Please direct any question regarding the proposal to Lucy Baker at (602) 999-2177 – Email: Lucy@pridepaintingaz.com

If awarded, the above prices are good through 2017.

All material is guaranteed to be specified. All work to be completed in a timely manner, according to standard practices. Any alteration or deviation from the specifications will result in a written change order by the general contractor for additional costs. All agreements are contingent upon strikes, accidents, or other delays beyond our control. Pride/BCK Coatings is fully insured and licensed for the work specified in this proposal. All necessary insurance certificates to be submitted prior to commencing work.

Payment terms: 30% down – 30% ½ point of completion – 40% balance due at completion.

Mgmt. Co/Owner/BOD: _____ **Date:** _____

Print Name: _____ **Title:** _____

ACCEPTANCE OF PROPOSAL: This proposal is accepted according to the terms and conditions outlined above.

Contractor: _____ **Date:** _____

SCOPE OF WORK

- Pre-Job Coordination
- Exterior Stucco, Masonry, and Concrete Surfaces
- Exterior Metal
- Exterior Wood
- Final Job Inspection

I. Pre-Job Coordination

- PRIDE a Division of BCK Coatings, Inc will coordinate with the property manager on the schedule of all work and the expected time to complete the work.
- PRIDE a Division of BCK Coatings, Inc will prepare a sequence schedule representing the areas of the property that are to be done.
- In addition PRIDE a Division of BCK Coatings, Inc will post notices three to five days in advance, communicating with residents the date the work will begin.

II. Exterior Stucco, Masonry, and Concrete Surfaces

PREPARATION

- Remove dirt, chalk, mildew and surface contaminants that will interfere with adhesion without damaging the surface of adjacent areas.
- Power wash areas to be painted, using Tri Sodium Phosphate cleaner if necessary. Rinse with clean water until the residue has been removed. Allow all surfaces to dry thoroughly before proceeding with preparation or painting.
- Wire brush loose or peeling paint.
- Efflorescence, a whitish salt residue, should be removed by wire brushing or etching with an etching solution. Rinse with clean water to remove any remaining residue.
 - Efflorescence is caused by moisture entering or contained within the substrate. Water-soluble salts within the masonry are brought to the surface where the water evaporates, leaving a whitish salt residue. Defects that contribute to this problem must be corrected before any painting is attempted.
- Where rust stains are present, the source must be identified and corrected. They might include nail heads or handrails.
- After washing the surfaces, they will be carefully examined for cracking, blistering, peeling or flaking of existing paint. Loose or unsound paint must be removed.
- Large cracks and holes should be repaired using the appropriate patching materials to match the surrounding surface.
- Small cracks will be filled with the appropriate Elastomeric caulk.
- Spot prime bare and patched areas with the appropriate primer if stated in the finish schedule.
- Glossy and previously enameled surfaces need to be de-glossed to create a profile for adhesion.

PAINTING

- The surface is now ready for appropriate primer and topcoat to be used as specified in the paint finish schedule.
- All surfaces that need protected before application of primer and topcoat will be done by one of the following methods;
 - 3M Masking Systems including Film, Paper, and Tape
 - Canvas Drop cloths
 - Rubber Tarp Mats Metal and Cardboard Shields
- A coat to cover method will be used to apply the primer and topcoat. This means that whatever tools are necessary to cover the surface will be used. These tools may or may not include;
 - Airless Spray Machines
 - HVLP spray Machines
 - Brushes
 - Roller Covers that vary in nap size
 - Foam Roller Covers
- **SPECIAL CIRCUMSTANCES.**
 - Hairline cracks will be filled with elastomeric caulking.
 - Stem Wall Patching and Repair is not included.

III. Exterior Metal

PREPARATION

- Remove dirt, chalk, mildew and surface contaminants that will interfere with adhesion without damaging the surface of adjacent areas.
- Power wash areas to be painted, using Tri Sodium Phosphate cleaner if necessary. Rinse with clean water until the residue has been removed. Allow all surfaces to dry thoroughly before proceeding with preparation or painting.
- After washing the surfaces, they will be carefully examined for cracking, blistering, peeling or flaking of existing paint. Loose or unsound paint must be removed.
- Wire brush loose or peeling paint.
- Remove rust, scale, and corrosion.
- Hand sand or power sand areas of loose or non-adhering paint. Thick edges of remaining paint should be feather edged.
- Unpainted galvanized metal should be solvent washed then primed with the appropriate primer to prevent saponification.
- Caulk joints where dissimilar joints abut.
- Spot prime bare and patched areas with the appropriate primer if stated in the finish schedule.
- Glossy and previously enameled surfaces need to be de-glossed to create a profile for adhesion.

PAINTING

- The surface is now ready for appropriate primer and topcoat to be used as specified in the paint finish schedule.
- All surfaces that need protected before application of primer and topcoat will be done by one of the following methods;
 - 3M Masking Systems including Film, Paper, and Tape
 - Canvas Drop cloths
 - Rubber Tarp Mats
 - Metal and Cardboard Shields
- A coat to cover method will be used to apply the primer and topcoat. This means that whatever tools are necessary to cover the surface will be used. These tools may or may not include;
 - Airless Spray Machines
 - HVLP spray Machines
 - Brushes
 - Roller Covers that vary in nap size
 - Foam Roller Covers
- **SPECIAL CIRCUMSTANCES.**
 - Metal Drip Edge Repairs not included.

IV. Exterior Wood

PREPARATION

- Remove dirt, chalk, mildew, and surface contaminants that will interfere with adhesion without damaging the surface of adjacent areas.
- Power wash areas to be painted, using Tri Sodium Phosphate cleaner if necessary. Rinse with clean water until the residue has been removed. Allow all surfaces to dry thoroughly before proceeding with preparation or painting.
- After washing the surfaces, they will be carefully examined for cracking, blistering, peeling or flaking of existing paint. Loose or unsound paint must be removed. The surface will also be examined for Tannic Acid Bleeding.
 - Tannic Acid Bleeding is caused by moisture carrying the water-soluble color extractives to the surface. The source of this moisture must be located and corrected.
- Wire brush loose or peeling paint.
- Where rust stains are present, the source must be identified and corrected. They might include nail heads or handrails.
- Patch holes and other surface defects with the appropriate material to match the existing profile.
- Caulk wood joints and any small cracks that could not be filled with putty.
- Countersink protruding nail heads and fill with putty.
- Remove loose or cracking putty and fill with new putty.

- Hand sand or power sand areas of loose or non-adhering paint. Thick edges of remaining paint will be feather edged.
- Spot prime bare and patched areas with the appropriate primer if stated in the finish schedule.
- Glossy and previously enameled surfaces need to be de-glossed to create a profile for adhesion.

PAINTING

- The surface is now ready for appropriate primer and topcoat to be used as specified in the paint finish schedule.
- All surfaces that need protected before application of primer and topcoat will be done by one of the following methods;
 - 3M Masking Systems including Film, Paper, and Tape
 - Canvas Drop cloths
 - Rubber Tarp Mats
 - Metal and Cardboard Shields
- A coat to cover method will be used to apply the primer and topcoat. This means that whatever tools are necessary to cover the surface will be used. These tools may or may not include;
 - Airless Spray Machines
 - HVLP spray Machines
 - Brushes
 - Roller Covers that vary in nap size
 - Foam Roller Covers
- **SPECIAL CIRCUMSTANCES.**
 - Repairs to Wood doors not included.
 - Major Repairs to exterior wood not included.

V. Final Job Inspection

- The final job inspection will be divided into Three (3) areas:
 - BCK Coatings, Inc Project Manager will inspect the building when it is completed with our on-site supervisor. Any touch-ups or additional work will then be completed before a final walk is scheduled with Property Management to sign off on the building.
 - A final walk will then be scheduled with Property Management to inspect the finished product for sign off of completed work.
 - If Property Management and BCK Coatings, Inc Project Manager agree that there is additional work to be done, it will be completed before the building will be signed off.

The Service and Quality

- BCK Coatings, Inc is licensed, bonded, and insured with the register of contractors (ROC # 241448). Proof of Liability Insurance and Workman's Compensation are available upon request.
- All PRIDE a Division of BCK Coatings, Inc Employees on the job site will be **Identifiable** and **Respectful** to all Residents and Property Management.
- PRIDE a Division of BCK Coatings, Inc has a color coordinating system that will assist in color selection if needed. We will provide digital pictures with several different color schemes for you to choose from.
- PRIDE a Division of BCK Coatings, Inc will provide and furnish all paint, sundries, labor, and equipment for the preparation and painting of all surfaces.
- All debris and materials will be cleaned up and stored away on a daily basis.
- All paint and materials will be applied in accordance with the Manufacturers instructions.
- Experienced craftsmen will do all work with a working foreman and the job site will be inspected by management every day.
- All finishes shall be applied evenly and be free from runs, sags, skips, crawls, or other defects.
- PRIDE a Division of BCK Coatings, Inc will take the necessary steps to protect the residents, the public, and the property from damage.

References:

Korin Parry
Preferred Communities
(480) 649.2017

Melanie Bass
Sentry Management
(480) 345.0046

Scott Brindley
Sentinel Real Estate
(347) 419.4085

Bill Cauthon
Tofel Construction
(520) 275.5387

Ken Short
KADZ Construction
(602) 6862718

Dave Dent
Tofel Construction
(520) 906.6688

Craig Mercure
Homeowner
(602) 410.7404

Eric Garigan
Bella Investments
(520) 977.6670

Brian Olsen
Desert Viking
(480) 220.3749

Dave McGarth
Tofel Construction
(520) 907.7554

PRIDE a Division of BCK Coatings, Inc - Directory & Company Profile

Bobby Welch
President / Director of Construction
(480) 577.8528 Cellular

Please Visit our website @
<http://www.bckcoatings.com>

BCK Coatings
Phone: (480) 777.0416
Fax: (480) 777.0418
E-Mail: Bckcoatings@msn.com

PRIDE/BCK Coatings, Inc
1859 E. Baseline Rd. Tempe, AZ 85283

Lucy Baker - Principal - PRIDE a Division of BCK Coatings, Inc., formerly in Sales, Training & Management with Dunn-Edwards Paint Corporation for 27 years within the Southwestern Regions –

Extensive Knowledge: New Construction/Repaint Markets, Paint Coatings, Substrate Surfaces and Color Design – (SF HOA), Multi-Family, Condominiums/Town-Homes & Commercial.

Contact Info: Cellular (602) 999-2177 – Email: lucy@pridepaintingaz.com

Jeff Reynolds – Principal, PRIDE a Division of BCK Coatings, Inc., formerly with CLC Painting and Community Manager. Jeff serves on several Boards in the metro Phoenix and Pinetop geographies. Jeff currently holds his CAAM, CMCA, and AMS designations in the Homeowner Association (HOA) – 13 years industry experience

Contact Info: Cellular (602) 999-3656 – Email: jeff@pridepaintingaz.com

Bobby Welch, Principal - PRIDE a Division of BCK Coatings, Inc. – President of BCK Coatings, is a former manager for the Sherwin-Williams Paint Company in Phoenix. Over his 8-year career with Sherwin-Williams, Bobby has gained exceptional knowledge of the different processes involved with coating virtually any substrate – totaling 23 years of industry experience.

Bobby currently has over 25 New Construction Multi-Family projects completed. Bobby specializes in Multi-Family & HOA Rehabilitation. Trades include: Interior/Exterior Stucco, Metal, Wood, Siding, Block Walls, Sheetrock, Drywall, Fabrication, Powder-coating, Custom Stucco Retexture and Roof Coatings/Warranty Extension. Recently completed projects: Broadstone Stetson, Scottsdale Waterfront & currently under construction the Gilbert Civic Center.

Ownerships combined experience and knowledge encompasses 63 years in the painting and construction industry. Our team understands that accurate information and constant communication are key to a successful job. We believe that as a result of our extensive experience, supplier support, and innovation we are constantly ***improving the industry standards*** for, ***communication, service*** and ***quality workmanship***.

PRIDE a Division of BCK Coatings, Inc Team, *changing our customers experience, one project at a time.*

Bid Comparison Worksheet

We have provided this worksheet to help make an Apples to Apples comparison between contractors. If you require clarification or have a question, please do not hesitate to contact us.

Cave Creek Villas HOA 2250 E. Deer Valley Phoenix, AZ. 85024	Pride, a Division of BCK Coatings	Contractor A	Contractor B
Investment		\$113,109	\$
Option B- Homeowner Patio Walls		Noted on Proposal	
Option C- Fire Curbs		No Charge	
Option D- Shutters		No Charge	
Option E- Homeowner Gates		No Charge	
Amount needed to start project		30%	
Aproximate working days to complete		90-100 Days	
Resident Notification		Provided & Posting	
Qualtrack Online Project Status		No	
Complementary Touch-Up Paint		Qrt. Each color	
How are workers classified with the Federal Government? W-2 or Sub-Contractors		W-2	
24 hour Customer Service Hotline		None	
Safety inspector on-staff full time		Yes	
Bid Accurately to Paint Manufacturer Specifications		Yes	
Workers Compensation Insurance		Yes Certificate Provided	
\$1 Million in General Liability Insurance		Yes/ 4 million per occurrence	
Quality of paint		Per Manufactures Spec	
Labor and Material Warranty Stucco and Masonry		Labor - 5 years	
Labor and Material Warranty - Wood		5 years	
Labor and Material Warranty - Metal		5 years	
Detailed Surface Preparation in the Agreement?		Yes	
Payment Terms		30/30/30/10	
Better / Best Paint			

Professional and Responsive Account Executive		Lucy Baker - Bobby Welch	
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Robert Stein

From: Paul Overton <poverton@empireworks.com>
Sent: Wednesday, June 28, 2017 4:55 PM
To: Robert Stein
Subject: EmpireWorks Proposal For Cave Creek Villas
Attachments: EmpireWorks Proposal Pack.pdf

Robert,

I have attached our proposal with the requested line items.

I have also attached case studies, team bios and cover letter.

Please let me know if you have any questions.

Thank you!

--

Paul Overton

VP Arizona
Desert South West Division

COMMERCIAL- HOA- APARTMENT

Empire Works
Reconstruction And Painting
10000 W. McDowell Road
Suite 100
Phoenix, AZ 85043

Office
Direct
Cell

emp@empireworks.com



EmpireWorks™
Reconstruction and Painting

Easy To Do Business With

PAINTING PROPOSAL

for

Cave Creek Villas

Paul Overton
VP Arizona
Cell 602-849-4132
poverton@empireworks.com

Featuring

QualTRAK™
System

OUR TEAM



Paul Overton

Vice President of Arizona

- Previous positions include foreman, estimator, project manager & account executive
- Over 30 years in the construction & painting industry
- Specializes in HOA, multifamily & reconstruction projects
- Active member of AACM, CAI, AMA & VHRA
- OSHA trained & lead certified



Sherry Payne

Customer Relations

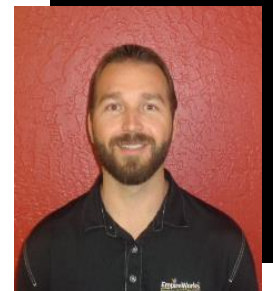
- Over 30 Years of experience in customer service
- Specializes in customer relations, marketing & business development
- Proud active member of local CAI, AACM, AMA & VHRA



Jeffry Dobroski

Superintendent

- Over 12 Years of HOA, commercial & multifamily construction & paint experience
- Previous positions include sprayer, foreman, estimator & project manager
- Lead certified & OSHA 10/OSHA 30 trained
- Superintendent of the Year 2016 (encompassed 9 divisions)
- Coach & manager of the Empire Works AZ soccer team



Bill Garrigus

Superintendent

- 25 years construction experience
- Construction defect and reconstruction expert
 - Detailed scope of work creations
 - Excellent customer service skills



Ricardo Gurrola

Superintendent

- 6 Years of HOA commercial, & multifamily painting & reconstruction experience
- Specializes in construction scope of work creation
- Previous positions include sprayer, foreman, estimator & project manager
- OSHA trained & lead certified
- Recipient of the 2016 Rising Star Award

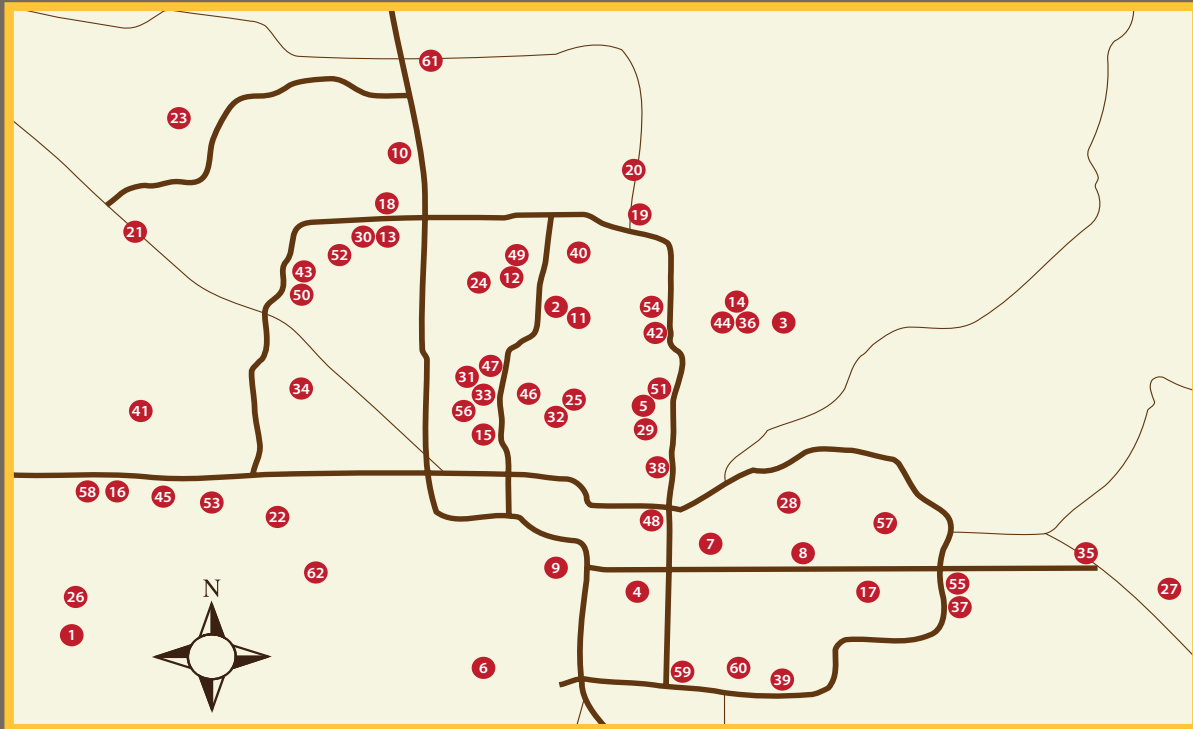


EmpireWorks™

Reconstruction and Painting

Easy To Do Business With

Completed Projects



- | | | | |
|---|--|---|--|
| 1 Estrella Pump Stations
Goodyear | 17 Circle G at the Highlands
Gilbert | 32 Williamsburg Square HOA
Phoenix | 48 Commerce Center
Tempe |
| 2 Hidden Lakes HOA
Phoenix | 18 Arroyo Springs
Glendale | 33 12th Street Registry Townhomes
Phoenix | 49 Greenway Estates
Phoenix |
| 3 La Collina
Scottsdale | 19 The Village At Grayhawk
Scottsdale | 34 Tessera HOA
Glendale | 50 Thunderbird Professional Village
Association
Peoria |
| 4 Bradley Manor Townhomes
Tempe | 20 Premiere At Pinnacle Peak
Scottsdale | 35 Desert Sun Condominiums
Apache Junction | 51 Chateau De Vie 6
Scottsdale |
| 5 Scottsdale Shadows
Scottsdale | 21 Park Place Condominiums
Sun City West | 36 Pueblo Bonito
Scottsdale | 52 Paradise Mini Storage
Glendale |
| 6 Toscana Lakeside Condominiums
Phoenix | 22 Hurley Ranch
Tolleson | 37 Mesquite Canyon HOA
Mesa | 53 Starlight Trail HOA
Avondale |
| 7 Avenue 8
Mesa | 23 Trilogy at Vistancia Community
Association
Peoria | 38 Summerfield 5 Condominiums
Scottsdale | 54 Sun Canyon HOA
Scottsdale |
| 8 Southern Point Casita
Mesa | 24 The Villages
Phoenix | 39 Rancho Del Ray HOA
Chandler | 55 Suncrest at Augusta Ranch HOA
Mesa |
| 9 Cimarron HOA
Phoenix | 25 Camelback Village Improvement
Association
Phoenix | 40 Discovery at Tatum Place HOA
Scottsdale | 56 Landmark Towers
Phoenix |
| 10 North Canyon Ranch HOA
Phoenix | 26 Starpointe Residents Club
Goodyear | 41 Village at Litchfield Park II HOA
Litchfield Park | 57 Villas Tuscany HOA
Mesa |
| 11 Paradise Valley Marketplace
Phoenix | 27 Tesera at Gold Canyon HOA
Gold Canyon | 42 Rancho Antigua HOA
Scottsdale | 58 Canyon Trails Unit 3 HOA
Goodyear |
| 12 Shadow Mountain Villas
Phoenix | 28 Villas Valencia HOA
Mesa | 43 Quail Run Apartments
Peoria | 59 Via de Cielo HOA
Chandler |
| 13 Bellair Townhomes
Glendale | 29 The Scottsdale Springs
Condominiums
Scottsdale | 44 Monteloma HOA
Scottsdale | 60 Greentree Place Apartments
Chandler |
| 14 Scottsdale Adobe Ranch HOA
Scottsdale | 30 West Glen HOA
Glendale | 45 Las Casitas Apartments
Avondale | 61 Carefree Crossing HOA
Phoenix |
| 15 Heritage Apartments
Phoenix | 31 747 East Bethany Home Road
Association
Phoenix | 46 Fairway Lodge at the Billmore
Phoenix | 62 Laveen Ranch HOA
Laveen |

Dear Board of Directors,

Thank you for the opportunity to bid on Cave Creek Villas. Below are five quick bullet points as to why EmpireWorks is a great fit for your community:

- **24/7 Customer Service Reps (Paul Overton/Sherry Payne)** - Paul/Sherry are involved from start to finish to ensure that all aspects of the project go smoothly, provides regular progress updates, attends job walks as needed, and most importantly, They will make sure your expectations are exceeded. They are essentially the liaison between the production team, the property manager, and the board of directors.
- **Superintendents (Jeffery Picado, Paul Overton (VP))** – Jeffery will be the project manager for the duration of the painting project. Jeffery has many years of HOA, commercial, and apartment/condominium painting and construction experience under his belt and will oversee all aspects of the painting. Paul has been involved in the painting and construction industry for over 30 years and has been painting himself since he was 18. You will also have an identifiable foreman onsite at all times while work takes place. All crew members are in uniform and wearing hard hats at all times.
- **References** – EmpireWorks has a handful of projects within a 20-mile radius of Cave Creek Villas that we have completed in the last year and several ongoing projects that we would be more than happy to show you. In addition, our local office is located within 10 miles of this complex.
- **Communication** – EmpireWorks prides itself in having the most stringent notification process in the industry to keep all homeowners, residents, and effected vendors (landscapers and Security) up-to-date. A Qualtrak website will be set up, with a username and password, for all residents to check periodically for weekly updates. *Our new Service Request feature on our website allows residents to communicate with us quickly and easily.* It even allows for upload of photos and serves as a fast way to schedule an appointment with us.
- **Quality Assurance** – Integrity is an important aspect of making sure a construction and/or painting project goes smoothly. Through our exceptional customer service, tiered level of project supervision, and administrative staff, I can assure you that everything we promise will be delivered.

We would love an opportunity to earn your business and show you why we set ourselves apart from other contractors. Thank you for considering EmpireWorks Reconstruction & Painting, and feel free to contact me if you have any questions or concerns.

Sincerely,

Paul Overton
Vice President
(602) 849-4132

EMPAZ, Inc. - EmpireWorks
1835 E. 6th Street
Suite 8
Tempe, AZ 85281
602-926-2230 FAX
AZ K-34 License: ROC 202664
AZ KB-2 License: 269463



EPA Cert #: 22996-1

Paint Contract

Account Executive: Paul Overton · 602-849-4132 · poverton@empireworks.com

Project Information

Cave Creek Villas
2250 E Deer Valley
Phoenix, AZ 85024

Client Information

Robert Stein
Email: rstein@wearevision.com

Vision Community Management
16625 S. Desert Foothills Pkwy
Phoenix, AZ 85048
Office: 305-434-2217

Contract Number: 2016522

Contract Date: 06/28/2017

General Scope of Work Summary:

Power wash, prepare, spot prime and paint 46 buildings (120 units) at Cave Creek Villas HOA. This proposal is based on the attached Sherwin Williams Specification date 6-20-2017. This proposal includes the following elements:

Option A (main paint project)

- *Building stucco*
- *Entry and utility doors*
- *Belly band*
- *Fascia*
- *Rafter tails*
- *Wrought iron*
- *Garage doors*
- *Perimeter wrought iron and entry/exit gates*
- *Perimeter walls*
- *Hand rails*
- *Pool are to include ramada and view fencing*
- *Trash enclosures*

Total Investment Including Tax = \$137,701.07

Option B (homeowner patio walls)

Total Investment Including Tax = \$9,290.45

Option C (fire curbs)

Total Investment Including Tax = \$1,465.62

Option D (shutters)

Total Investment Including Tax = \$1,328.55

Option E (homeowner gates)

Per gate price = \$58.78 or all gates total = \$2,704.18

EmpireWorks Service Plan

EmpireWorks cares about quality and customer service even after the job is completed. EmpireWorks will walk the property with the board or community manager every year for the first 3 years to make sure the materials and products are performing as they should. If any failures are noted EmpireWorks will take care of these areas free of charge. This is our way of letting our customers know that we take customer service and quality to the next level. If any failures are noted before these inspections EmpireWorks will address them free of charge under our standard warranty of 10 years on stucco, 3 years on metal and 3 years on wood.

Additional Options / Notes

- EmpireWorks to supply all necessary materials, paint, and equipment to complete the project in a timely manner.
 - EmpireWorks will leave up to 5 gallons of each color for touch up purposes.
 - EmpireWorks to clearly mark all areas where work is being performed with safety cones.
 - EmpireWorks will trench out 2 inches below grade at the base of community walls to insure paint / primers complete coverage.
 - Empire Works will supply a storage container and restroom for the workers while work is taking place.
 - EmpireWorks will conduct job site safety meetings weekly to insure all safety precautions are being followed.
 - EmpireWorks will supply a production schedule to meet the criteria set forth in the RFP.
 - EmpireWorks will provide color samples to a determined area on building for HOA approval.
 - EmpireWorks does not subcontract work. All work is performed in house with W-2 employees
-
- Notification is provided for residents, tenants and management via posted notices on doors, garages and kiosks.
 - Custom fliers are available upon request. All notices include our toll-free Customer Service Hotline.
 - Paint will be supplied by Sherwin-Williams. Products to be used are specified in the General Scope of Work.
 - Colors for project are to remain the same or similar to existing color scheme unless otherwise indicated in the General Scope of work.
 - Approximate number of working days (weather permitting) is 70.
 - QualTrak Online Project Tracking is provided for the benefit of residents, management and owners.
 - Color samples up to 5 gallon(s) are included free of charge.
 - All of Empire’s painters are W-2 employees and are fully covered by Worker’s Compensation Insurance.
 - Our painters will be uniformed in Company shirts.
 - As a deposit, \$1 is due upon project acceptance. For projects less than \$10,000 no deposit is required.
 - For all projects exceeding \$10,000 in value, we strongly recommend comprehensive contractor interviews.

Limited Warranty	Length of Warranty
Stucco	10 Year(s)
Metal	3 Year(s)
Wood	3 Year(s)

SURFACE PREPARATION

ALL SURFACES TO BE PAINTED

Mechanically high-pressure water wash all surfaces specified for painting to remove dirt, dust, efflorescence, contaminants and loose and peeling paint. Allow all surfaces to dry completely prior to application of patching materials or prime/finish coats. If water access is not available (such as at perimeter fencing) the areas specified for painting will be hand washed.

CRACK AND HOLE REPAIR FOR MASONRY AND STUCCO

Fill hairline cracks with paint. Fill 1/16” – 3/4” cracks with a suitable caulking compound. Cracks larger than 3/4” are outside the scope of this Contract. EmpireWorks (Empire) will patch holes up to 6 inches in diameter in stucco or plaster with a stucco patching compound and will as reasonably possible blend in the compound with existing texture. Holes larger than 6 inches are outside the scope of this Contract. Holes in concrete are outside the scope of this Contract.

WOOD

Hand-scrape and wire-brush wood surfaces as needed to remove any loose or peeling paint. Thoroughly de-gloss existing glossy or slick surfaces to be recoated by sanding or other means to provide a clean, sound surface for application of the new paint coating system. Re-nail loose trim boards to a tight fit where possible. Empire will prime raw wood areas with an appropriate wood primer before application of the finish coat. If Empire is not performing your wood replacement, it is the Client’s duty to ensure that wood being replaced is primed on all six sides. Where possible, Empire will notify the Client of damaged, rotten or termite infested areas of wood. If the Client chooses not to replace those areas of wood, they will be excluded from the painting warranty.

METAL

Remove rust, scale, loose and peeling paint and other foreign matter by wirebrushing, scraping and sanding as required. De-gloss previously enameled surfaces as necessary by sanding or other means prior to priming and painting. Sand all remaining paint to a feather edge. Prime all raw metal areas with a rust-inhibitive primer before application of the finish coat. As a courtesy, Empire will note areas of rusted metal in need of replacement and can replace those for you at an additional cost.

EXCLUSIONS

AREAS EXCLUDED FROM PREPARATION AND PAINTING

All of the following are excluded from this Contract unless specifically included in the Scope of Work: previously unpainted areas, resident installed items, patio covers, trellises, curbing, parking space lines, roof jacks, vents, pipes, newly installed stucco, wood or metal that was not on the building(s) at the time of the estimate.

CRACK AND HOLE REPAIR EXCLUSIONS

Caulking is limited only to replacement of missing material, i.e. previously caulked areas in need of being re-caulked unless specifically included in the Scope of Work. Areas that have never been caulked will not be caulked unless specifically included in the Scope of Work.

CONTRACT TERMS & CONDITIONS

- 1. **COLORS:** This Contract is to paint the surfaces listed under the Scope of Work with similar colors as those which already exist on the surfaces to be painted. All color changes (e.g. a light color painted over a darker color or vice versa) are subject to additional labor and materials charges unless the color changes are specifically set forth under the Scope of Work. Accent colors made with DEEP “D” or NEUTRAL “N” bases, such as blue, red, green and yellow, will take multiple coats for proper coverage. Therefore, if a deep or neutral based accent color is selected, additional labor and material charges will apply unless specifically set forth under the Scope of Work. This Contract is for repainting the same number of existing colors on the

building(s) unless additional colors are specified in the Scope of Work. If, after this Contract is accepted, additional colors are desired, a Change Order will be presented for the Client's acceptance. All colors must be selected and approved by Client within a reasonable time after the Contract is signed and prior to commencing project.

2. **HOMEOWNER/TENANT NOTIFICATION:** Empire will cooperate with the Client to provide advance notification for residents and management.
3. **LANDSCAPING:** Empire is not responsible for trimming or removal of trees and vegetation from or around surfaces to be painted. If Empire is unable to paint the surface behind any vegetation due to the vegetation's proximity to the surface, Empire will paint around the area as best possible.
4. **SPRINKLERS and IRRIGATION EQUIPMENT:** Irrigation equipment that may come into contact and/or provide moisture to newly installed wood, stucco and or metal surfaces must be shut down until the surface has been properly coated and allowed proper time to cure without the presence of moisture. Empire will not warranty any defects caused by moisture from irrigation equipment that was not shut down. Empire will provide Client or Client's representative with reasonable notice when the Irrigation Equipment must be shut down.
5. **ANTENNAS and SATELLITE DISHES:** Should it become necessary for Empire to remove and/or install any antennas, cooling or heating appliances or other equipment, Empire does not assume any responsibility for the performance of said equipment, whether or not such performance problems are the result of the negligent acts or omissions of Empire or its employees.
6. **SITE ACCESS AND RIGHTS OF WAY:** The Client will provide, no later than the date provided by Empire, access to that portion of the property to which Work is to be performed, and any other portions of the Property designated herein for use or Work by Empire. Client will provide a suitable location for a storage container. Any delay in furnishing these areas will cause a delay, and will entitle Empire to an adjustment in the Contract Price and time in which to complete the Contract.
7. **PERMITS, LICENSES, AND REGULATIONS:** Permits and licenses necessary to complete the Work agreed upon in this Contract will be obtained by Empire and paid for by Client. Client agrees to assist Empire in obtaining such permits and licenses. Client is responsible for all costs for drawings and structural calculations.
8. **INSPECTION OF WORK:** Client will provide a representative to visit and inspect the jobsite at regular intervals and as requested by Empire to confirm that the Work is being performed in a manner consistent with the Contract. Client's failure to send a representative to inspect the work will be deemed a waiver of this provision.
 - 8.1 **FINAL WALKTHROUGH:** Within 15 days of completion of the Work, Client and Empire will schedule a final walk through. If Client fails to attend the final walk though, then the Work will be presumed compliant with the terms of the Contract and final payment will immediately become due. Only touch-up work discussed during the final walk through will be required to be completed; all other work not discussed during the final walk through will be presumed satisfactory. Within 15 days of completion of the touch-up work, a new walk through will be scheduled by Client and Empire to review only those items which were required to be corrected under this section.
9. **CLEAN-UP:** Upon completion of each workday, all materials, supplies, debris and rubbish created by Empire will be reasonably removed; work spaces and storage areas will be left in a clean condition. Grounds will be left "broom clean."
10. **WARRANTY:** Empire will provide a limited warranty to repair peeling, blistering or chipping paint which has resulted from its defective workmanship. This limited warranty is for the period stated on page one. The warranty period will begin upon substantial completion of all items listed in the scope of work. This limited warranty is expressly conditioned on Empire having reasonable opportunity to inspect the alleged defect, and Empire receiving full and final payment for all Work under this Contract, and any Change Orders signed thereafter.
 - 10.1 **LIMITATIONS ON COVERAGE:** This limited warranty expressly excludes the following items: a) Failure due to physical abuse; b) Failure due to acts of god; c) Failure occurring on any flat or horizontal surface or any surface that allows moisture to collect; d) Failure of any surface due to contact with irrigation systems; e) Failure due to structural settling, rotting wood, and moisture-related problems, f) Fading colors; g) Efflorescence; h) Failure on surfaces made of or containing galvanized metal; i) Bleeding caused by knots or rust; j) Failure due to moisture content of substrate; h) Stucco repair below weep screed. This limited warranty also expressly excludes any defect caused by failure of previous layers or coatings of paint; which may or may not have been present or visible at the time of paint application by Empire. While performing warranty work, Empire will make its best efforts to match the color of paint, however, cannot guarantee an exact match. Furthermore, Empire will only repair the affected areas, and will only repaint an entire wall at its own discretion.
 - 10.2 **NO OTHER WARRANTIES:** There are no other terms, conditions, covenants, representations, or warranties, express or implied out of common statutory law, with regard to quality, quantity, fitness, habitability or otherwise with respect to this Contract other than those Empire Warranties expressly set forth in this section on Empire Warranties.

- 11. MEDIATION:** Before any legal remedy may be sought to resolve any controversy or claim which has arisen as a direct or indirect result of this Contract, its performance, or the breach thereof, it is agreed that the Parties will submit to a mediator jointly selected by the Parties. If the Parties are unable to agree to a mediator, then upon the written request of either party, the mediator will be selected by and appointed by the administrator of the American Arbitration Association. All costs for mediation will be borne equally by the Parties. This provision will not apply to any action brought to enforce a mechanics lien or stop notice.
- 12. NOTICE OF CANCELLATION:** You, the buyer, have the right to cancel this contract within 3 business days. You may cancel by e-mailing, mailing, faxing, or delivering a written notice to the contractor at the contractor's place of business by midnight of the third business day after you received a signed and dated copy of the contract that includes this notice. Include your name, your address, and the date you received the signed copy of the contract and this notice. If you cancel, the contractor must return to you anything you paid within 10 days of receiving the notice of cancellation. For your part, you must make available to the contractor at your residence, in substantially as good condition as you received it, any goods delivered to you under this contract or sale. Or, you may, if you wish, comply with the contractor's instructions on how to return the goods at the contractor's expense and risk. If you do make the goods available to the contractor and the contractor does not pick them up within 20 days of the date of your notice of cancellation, you may keep them without any further obligation. If you fail to make the goods available to the contractor, or if you agree to return the goods to the contractor and fail to do so, then you remain liable for performance of all obligations under the contract. Contracts canceled after 3 business days are subject to 10% of the Contract price as a cancellation fee.
- 13. COMMENCEMENT DATE:** Due to variables such as seasonal labor capacity, wages, and materials costs, the Contract price will be subject to a 3% increase in price (unless otherwise noted) if work is not commenced within 90 days of acceptance of the Contract.
- 14. OTHER TERMS AND CONDITIONS:**
- 14.1.** Empire will not be liable for failure of performance due to adverse weather, labor strikes, accidents, fire, flood, explosion, or any other cause or delays beyond its reasonable control. Furthermore, Empire is not liable for any delays caused by the client.
 - 14.2.** Client will disclose any knowledge of the presence of hazardous material, (as defined by law) known or suspected on the premises. Should any previously undisclosed hazardous materials be disclosed or discovered after this Contract is signed, Empire may, at its sole option, terminate this Contract and Client agrees to pay for all labor and materials expended or required emergency measures, plus overhead and profit.
 - 14.3.** In any dispute arising under this Contract (whether based in contract, tort, or both), Client and Empire agree that each party will be responsible for its own attorneys' fees and costs. Moreover, the Parties agree that should Client bring any legal action against Empire for any cause of action, the maximum damages award available to Client is the amount paid by Client to Empire under this Contract.
 - 14.4.** The headings contained in this Contract are for the convenience of the Parties only and shall not be used in the interpretation of any provision hereof. If any provision of this Contract is deemed invalid, illegal, or unenforceable, that provision will be severed and all other provisions will remain in full force and effect.
 - 14.5.** If accepted, this Contract constitutes the entire Contract between the parties, and supersedes all prior proposals, contracts, or agreements, oral or written, between the parties relating to the subject matter of this Contract.
 - 14.6.** Empire advises that there may be changes in the work that are reasonably necessary to accomplish the provisions of this Contract. Empire will notify Client of such changes prior to commencement of such work in the form of a written Change Order. Extra Work and Change Orders become part of the contract once the order is prepared in writing and signed by the parties.
 - 14.7.** Empire reserves the right to withdraw this Contract at any time prior to Client's written acceptance without any liability
 - 14.8.** Empire is not responsible for any special, consequential, indirect damages or loss of use damages resulting from its performance even if Empire or its agents have been advised of the possibility of such damages or if a remedy set forth herein is found to have failed of its essential purpose.
 - 14.9.** This offer to enter into a contract is valid for 30 days from the contract date; after which all prices are subject to change.
 - 14.10.** Empire represents and warrants that it has in place \$1,000,000 of General Liability Insurance that will remain in effect through the completion of the project. Empire further agrees to list the Client and the Property Management Company as an additional insured on the General Liability Policy.

PAYMENT TERMS

- 1. Invoices will be submitted for the percentage of the contract completed.
- 2. Billing Contact Information:
 Attention: Robert Stein
 Address: 16625 S. Desert Foothills Pkwy
 City: Phoenix Phone #: 305-434-2217 *Invoices will be submitted via fax and U.S. Postal regular mail.*
 State: AZ Zip: 85048 Fax #:
- 3. Client will be invoiced on the 1st and 15th of every month. Payment terms are net 30 days.
- 4. Past due amounts will be subject to a 1% per month finance charge.
- 5. All payments and notices shall be mailed to: EmpireWorks 1682 Langley Ave, Irvine, CA 92614
- 6. As a deposit, \$1 is due upon project acceptance. For projects less than \$10,000 no deposit is required.

EmpireWorks will furnish all paint, labor and equipment necessary to fully execute this contract for the base price of :	\$137,701.07 Base Price
To include an Additional Option listed under the "Additional Options" please initial below. The cost as outlined for the additional work will be added to the Base Price.	\$0.00 Additional Option(s)
Total Contract Price for all services to be performed by EmpireWorks	\$137,701.07 Total Contract Price
As a deposit, \$1 is due upon project acceptance. For projects less than \$10,000 no deposit is required.	\$1.00 Deposit

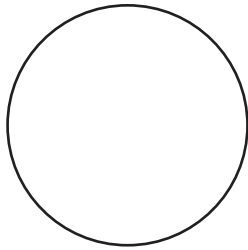
ANY INVOICE NOT PAID WITHIN 30 DAYS WILL AUTOMATICALLY ACCRUE INTEREST AT THE RATE OF 1% PER MONTH

Acceptance of Contract: The terms, specifications and conditions are satisfactory and are accepted. EmpireWorks is authorized to do the work as specified. Payment will be made as outlined above.

Accepted By: _____ (Signature) _____ (Date)
 _____ (Print Name) _____ (Title)

Accepted By: _____ (Signature) _____ (Date)
 _____ (Print Name) _____ (Title)

EmpireWorks: _____ (Signature) _____ (Date)
 _____ (Print Name) _____ (Title)

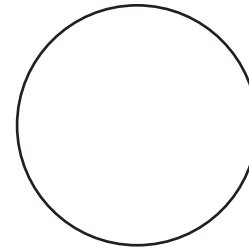


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ATTENTION RESIDENTS!

WASHING or PAINTING NOTICE

Weather Permitting

Painters will be working in your community Monday through Friday. Some work may be completed on Saturdays. Your building will be washed and painted over the next several days. We will be starting on:

Monday Tuesday Wednesday

Thursday Friday Saturday

*Work hours will be between 7:00 a.m. and 7:00 p.m.
(Depending on the Season)*

HOW DO I GET MORE INFORMATION?

Please visit our Qualtrak internet website at www.empireworks.com to get details about your project. For the USERNAME, please use your association name (lower case, no spaces). The PASSWORD is the city the project is located in (lower case, no spaces). **If you have any questions, please contact our office at 888-278-8200 or email us at info@empireworks.com**

WASHING AND PAINTING

WHAT DO I NEED TO DO TO GET READY?

- 1) Please be aware of your surroundings. When we wash surfaces, walkways may become slippery. Also there may be equipment, cones or workers present so please exercise caution when driving or walking.
- 2) Please move anything close to the building such as patio furniture, BBQs, hanging plants, potted plants, etc. into the center of your patio or balcony so these items can be covered and protected.
- 3) On the day of washing, please be aware that any vehicles parked near the building may get wet and keep any windows/doors closed.
- 4) On the days of painting, please close all windows securely. Also, please do your best to park away from the areas being worked on. The crews will do their best to avoid closing off parking spots, but our goal is to keep all nearby vehicles protected.
- 5) Please note if there is a long term parked vehicle or we can not find its owner, we may need to protect the vehicle with plastic for a short period of time which is safe for the car.
- 6) We will do our best to protect your personal property, but we CANNOT be responsible for any object left outside.
- 7) Please contain pets to the interior of your home on your preparation and painting days. This will help keep the painting process moving smoothly and reduce the risk to your pets.

We hope you love your new look!

AZ Lic. #ROC202664, #ROC269463 • CA Lic. #689235, #957037, #943059, #940540, #935698
IN Lic. GC110249 • NV Lic. #60034 • OR Lic. #195470 • UT Lic. #8295142-5501 • WA Lic #EMPORI*884CN

PLEASE TURN OVER FOR ADDITIONAL INFORMATION

**PLEASE DIRECT ALL CONCERNS TO OUR
24-HOUR CUSTOMER HOTLINE (888) 278-8200**

PLEASE TURN OVER FOR ADDITIONAL INFORMATION


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Reconstruction Case Study



Camelback Village HOA

Scope:

Extensive wood and stucco repairs to included exterior painting of 116 homes.

The Unique Challenges:

- Homeowners were responsible for their own wood replacement before the paint project began.

The EmpireWorks Solution:

- EmpireWorks set up custom invoicing to provide bids, scope of work, individual contracts and separate invoices for each homeowner.

REFERENCES AVAILABLE UPON REQUEST


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PAINTING CASE STUDY



Fairway Lodge at the Biltmore

Scope:

Paint and repair stucco on 6 large buildings at the Biltmore

The Unique Challenges:

- No access for boom lifts
- Client wished to have 9,000 LF of decorative wrought iron coated electrostatically

The EmpireWorks Solution:

- EmpireWorks used a combination of 40 and 48 foot ladders to access the building walls
- EmpireWorks used a 2 part epoxy urethane to bring life to the faded wrought iron

REFERENCES AVAILABLE UPON REQUEST

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PAINTING AND CONSTRUCTION STUDY



Discovery at Tatum Place HOA

Scope:

Wood replacement, stucco repairs, sheet rock repairs and complete exterior repaint on 27 buildings in Scottsdale.

The Unique Challenges:

- No wood scope to work from
- Homeowner responsible for some repair items

The EmpireWorks Solution:

- EmpireWorks walked the project and created a custom wood scope for the board and manager
- EmpireWorks set up custom invoicing for homeowner repairs

REFERENCES AVAILABLE UPON REQUEST

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PAINTING AND CONSTRUCTION CASE STUDY



PARK PLACE CONDOMINIUMS

Scope:

Complete exterior paint project to include extensive stucco crack and panel repair to 12 buildings (276 units)

The Unique Challenges:

- Blown on “Dash” stucco texture that needed to be matched precisely to avoid uneven transitions
- Access challenges

The EmpireWorks Solution:

- EmpireWorks developed a complete scope of work to complete stucco repairs to match the existing texture.

REFERENCES AVAILABLE UPON REQUEST


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PAINTING CASE STUDY



RANCHO ANTIGUA HOA

Scope:

Complete exterior repaint of 22 buildings, carports, perimeter wall/wrought iron, two pool areas and clubhouse. Drastic color scheme and color change.

EmpireWorks worked around multiple trades to include roofers, stucco applicators and street pavers.



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PAINTING AND CONSTRUCTION CASE STUDY



Scottsdale Springs HOA

Scope:

Full community repaint of 13 buildings (204) units to include carports, site walls, two pool areas, fountains, electrostatic painting of the entry gates, and wrought iron replacement.

The Unique Challenges:

- Board was indecisive on color schemes

The EmpireWorks Solution:

- EmpireWorks with the help of the paint manufacturer provided free color mock ups so the board could see the colors under consideration on the buildings.

REFERENCES AVAILABLE UPON REQUEST


EmpireWorks™
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PAINTING AND RECONSTRUCTION CASE STUDY



SUN CANYON HOA

Scope:

Water proofing decks, extensive wood replacement and exterior painting to 61 buildings to include clubhouse, perimeter walls, trash enclosures and pool area.

- Enter solutions

REFERENCES AVAILABLE UPON REQUEST

IMPORTANT NOTICE

YOU MUST:

- 1.) REPORT DISSOCIATION OF QUALIFYING PARTY **IN WRITING** WITHIN 15 DAYS. [SEE A.R.S. § 32-1154(A)(18)]
- 2.) REPORT A CHANGE OF ADDRESS **IN WRITING** WITHIN 30 DAYS. [SEE A.R.S. § 32-1122(B)(1)]
- 3.) REPORT ANY TRANSFER OF OWNERSHIP OF 50% OR MORE IMMEDIATELY [SEE A.R.S. § 32-1151.01]
- 4.) REPORT ANY CHANGE IN LEGAL ENTITY, SUCH AS ANY CHANGE OF THE OWNERSHIP IN A SOLE PROPRIETORSHIP OR CHANGE OF A PARTNER IN A PARTNERSHIP OR THE CREATION OF A NEW CORPORATE ENTITY. [SEE A.R.S. § 32-1124(B)(F) § RULE R-4-9-110]

EMPAZ Inc
 EmpireWorks
 EMPAZ Inc
 1682 Langley Ave
 Irvine, CA 92614-5620

THIS IS YOUR IDENTIFICATION CARD
DO NOT DESTROY



12/31/2018

LICENSE EFFECTIVE THROUGH:
STATE OF ARIZONA

Registrar of Contractors CERTIFIES THAT

EMPAZ Inc
EmpireWorks



CONTRACTORS LICENSE NO. 269463 CLASS

KB-2

Dual Residence and Small Commercial

THIS CARD MUST BE
PRESENTED UPON DEMAND

JEFF FLEETHAM, DIRECTOR

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LICENSE EFFECTIVE THROUGH: 12/31/2018
STATE OF ARIZONA



Registrar of Contractors CERTIFIES THAT

EMPAZ Inc
EmpireWorks

CONTRACTORS LICENSE NO. 202664 CLASS CR34

Painting and Wall Covering

THIS CARD MUST BE
PRESENTED UPON DEMAND

JEFF FLEETHAM, DIRECTOR

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EMPAZ Inc
 EmpireWorks
 EMPAZ Inc
 1682 Langley Ave
 Irvine, CA 92614-5620

THIS IS YOUR IDENTIFICATION CARD
DO NOT DESTROY



LICENSE EFFECTIVE THROUGH: 12/31/2018
STATE OF ARIZONA



Registrar of Contractors CERTIFIES THAT

EMPAZ Inc
EmpireWorks

CONTRACTORS LICENSE NO. 202664 CLASS CR34

Painting and Wall Covering

THIS CARD MUST BE
PRESENTED UPON DEMAND

JEFF FLEETHAM, DIRECTOR



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/28/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Commercial Lines - (310) 543-9995 Wells Fargo Insurance Services USA, Inc. - CA Lic#: 0D08408 21250 Hawthorne Boulevard, Suite 600 Torrance, CA 90503-5519	CONTACT NAME: Kimberly Velasquez PHONE (A/C. No. Ext): 310-792-8448 FAX (A/C. No): 8667562493 E-MAIL ADDRESS: kimberly.velasquez@wellsfargo.com														
INSURED EMPAZ, Inc. dba EmpireWorks 1682 Langley Avenue Irvine, CA 92614	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 20%;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Axis Surplus Insurance Company</td> <td>26620</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Axis Surplus Insurance Company	26620	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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COVERAGES

CERTIFICATE NUMBER: 11058872

REVISION NUMBER: See below

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			EAP78414116	11/1/2016	11/1/2017	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			ELU784131012016	11/1/2016	11/1/2017	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N	N / A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: EMPAZ, Inc. dba Empire Painting & Construction. Evidence of Coverage Only.

CERTIFICATE HOLDER**CANCELLATION**

Evidence of Coverage	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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CERTIFICATE OF LIABILITY INSURANCE

6/25/2017

DATE (MM/DD/YYYY)
6/15/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Lockton Insurance Brokers, LLC 725 S. Figueroa Street, 35th Fl. CA License #0F15767 Los Angeles CA 90017 (213) 689-0065	CONTACT NAME: PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Old Republic General Ins Corporation		24139
INSURER B: RLI Insurance Company		13056
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

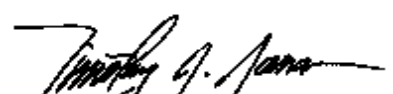
COVERAGES NATSE02 CERTIFICATE NUMBER: 2903676 REVISION NUMBER: XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATION MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

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A A B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	N	N	A1CA44081604 (AOS) A1CA05401604 (MA) CAP9504492	6/25/2016 6/25/2016 6/25/2016	6/25/2017 6/25/2017 6/25/2017	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			NOT APPLICABLE			EACH OCCURRENCE \$ XXXXXXXX AGGREGATE \$ XXXXXXXX \$
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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER CANCELLATION

2903676 Proof of Insurance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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EmpireWorks Bid Comparison Worksheet

We have provided this worksheet to help make an Apples to Apples comparison between contractors. If you require clarification or have a question, please do not hesitate to contact us.

Cave Creek Villas HOA 2250 E. Deer Valley Phoenix, AZ. 85024	 EmpireWorks Reconstruction and Painting <i>Easy To Do Business With</i>	Contractor A	Contractor B
Investment	\$137,701	\$	\$
Option B- Homeowner Patio Walls	\$9,290		
Option C- Fire Curbs	\$1,466		
Option D- Shutters	\$1,328		
Option E- Homeowner Gates	\$2,704		
Amount needed to start project	\$1		
Aproximate working days to complete	70		
Resident Notification	Multiple door hangers and community postings		
Qualtrack Online Project Status	✓		
Complementary Touch-Up Paint	✓		
How are workers classified with the Federal Government? W-2 or Sub-Contractors	W-2 Direct Employees		
24 hour Customer Service Hotline	888-278-8200		
Safety inspector on-staff full time	✓		
Bid Accurately to Paint Manufacturer Specifications	✓		
Workers Compensation Insurance	✓		
\$1 Million in General Liability Insurance	✓		
Quality of paint	100% acrylic		
Labor and Material Warranty Stucco and Masonry	10 Years		
Labor and Material Warranty - Wood	3 Years		
Labor and Material Warranty - Metal	3 Years		
Detailed Surface Preparation in the Agreement?	Yes. See Page 2.		
Payment Terms	Net 21 days for completed units		
Better / Best Paint	Best		
Professional and Responsive Account Executive	Yes! My name is Sherry Payne		



Painting Case Study

Scottsdale Shadows HOA

Scope of work

Repair and paint of two seven story buildings for a self-managed HOA Board of Directors

Weight restrictions prevented the use of a boom lift on a deck between buildings because of a parking structure below.

Unique Challenges Faced

The Empire Works Solution

Empire Works rigged the buildings for swing stage to safely access all building walls without the use of boom lifts.


EmpireWorks™
Reconstruction and Painting
Easy To Do Business With




EmpireWorks™
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PAINTING AND CONSTRUCTION STUDY



Summerfield 5 HOA

Scope:

Extensive stucco repair, wood replacement and exterior painting on 64 units in Scottsdale

The Unique Challenges:

- Make old wood blend with new wood to hold down cost
- Remove wood without damaging the stucco beyond repair
- Remove fascia and flashing that had three layers of composition roofing installed on top

The EmpireWorks Solution:

- Make custom cuts and use urethane caulking to give boards a smooth transition feel
- Carpenters performed stucco repairs to match existing type and texture
- Pry up layers of roofing and install new flashing that was damaged during demo

REFERENCES AVAILABLE UPON REQUEST


EmpireWorks™
Reconstruction and Painting
Easy To Do Business With

PAINTING AND CONSTRUCTION CASE STUDY



The Edge At Lyons Gate

Scope:

Complete exterior repaint, stucco/drywall repairs to 18 buildings (312 units).

The Unique Challenges:

- Limited access to reach high areas on three story buildings

The EmpireWorks Solution:

- EmpireWorks used a combination of 40 and 48 foot ladders to access buildings

REFERENCES AVAILABLE UPON REQUEST

**EmpireWorks™**
Reconstruction and Painting
Easy To Do Business With

PAINTING AND CONSTRUCTION CASE STUDY



Via De Cielo CONDOMINIUMS

Scope:

Complete exterior painting, block wall construction repairs, drywall repairs on 39 buildings (188 units)

The Unique Challenges:

- 7 colors on each building and each building has a different color scheme
- Coordinating with other trades such as asphalt onsite at the same time

The EmpireWorks Solution:

- EmpireWorks color codes a site map and shared this with the manager and board president that identified the color schemes for each building.
- EmpireWorks created an online custom website with production schedules to be shared with other vendors, community manager and residents to keep all parties up to date on scheduling.

REFERENCES AVAILABLE UPON REQUEST

CAVE CREEK VILLAS

Vision Community Management

Manager-Robert Stein

rstein@wearevision.com

305-434-2217

5/7/17

- 1. Includes the complete exterior surface of all buildings, pool area, trash enclosure, gates, and perimeter walls. Individual owner walls and gates are not included. Work will be performed with products and colors selected by Sherwin Williams as described at job walk....\$ 176,500**

Paint spec is Sherwin Williams A100. This is a 100% acrylic exterior topcoat. A-100 and Pro Industrial Urathane Enamel products that will be used for this project.

-Exterior of buildings will be pressure washed prior to painting to give a clean sound surface. This will also help remove chalky old paint. Loxon conditioner may be used to help adhesion if there is chalky paint remaining after the pressure wash.

-Certificates of insurance with additional insured for your community will be provided

-Residence will be notified prior to work on each building.

-Our project supervisor will be on job site during all working hours.

-Work area will be kept clean and organized at all times.

Warrantee

Seven years labor and material against peeling, blistering or chipping of new paint subjected to normal wear and tear. Not caused by excessive watering or abuse to substrate.

References

Diane Miller, board member, 480.338.5551

Pat Budge, community manager 480.595.1948

BBB of Arizona, D R Paint is an "A+" rated company

DR Paint is a member of AACM & CAI

Recent Completed Projects

Exterior of town homes at Sand McCormick, Diane Miller HOA (recently finished)

Eleven miles of block fence at Spectrum , CCMC, Shannon Ellerbusch(recently finished)

Interior of North Shore Condominiums, Vision, Lisa Richmond

Block walls and view fences for Lookout Mountainside, City Property

Exterior of The Enclave Condominiums, Shelly Ebert

Exterior of 40 homes for AAM at Biltmore Villas II (recently finished for AAM management)

CONTACT INFO

DAVID HOKANSON 480.570.5038

dave@drpaintllc.com

D R Paint llc

2122 E 5th st

Tempe, AZ 85281

BID # lj10125