

ESTIMATE



Issaquah Highlands - Concord Commons 4,5, 6 and 7

1756 24th Ave NE
Issaquah, WA 98027

(425) 507-1113

365 PAINTING SOLUTIONS

36207 SE Saint Andrews LN
Snoqualmie, Washington 98065

Phone: (425) 444-1970

Email: jeff@365paintingsolutions.com

Web: www.365paintingsolutions.com

Estimate #	002441
Date	04/18/2022
PO #	2441-CONCORD
Business / Tax #	602-952-331

Description

Total

EXTERIOR REPAINT:

\$171,600.00

WE WORK DIRECTLY WITH THE PAINT MANUFACTURE DURING THE PAINTING PROCESS AND WE WILL PROVIDE A WRITTEN 2 YEAR WARRANTY FOR YOUR PROJECT. THIS IS OUR PROMISE TO YOUR ASSOCIATION.

DESCRIPTION OF SERVICES:

- Provide organized & concise communication structure to the project
- Provide a schedule to the association as well as status updates
- Provide identification of areas of wood rot early on in the project
- Provide on-going support for the crews and regular check-in's w/ team & homeowners
- A full pressure wash of entire house of surfaces to be painted
- Failing paint areas will be scraped/wire brushed, sanded, and primed
- Bonding primer to be used as the primer
- Failed caulking to be replaced at butt joints, windows, trim and corner boards
- High grade elastomeric caulking to be used to assure expansion & contraction
- Bricks, fencing, windows, decks, & anything else not getting painted will be covered
- Siding surfaces to be painting with 2 coats of paint
- Trim, overhang of metal awnings, front doors with 1 coat of paint
- Proper paint application of MILS per coat per manufacturer (4 to 6 MILS - VERY IMPORTANT)
- Paint will be applied with brush, rollers, and/or airless sprayer per manufacture specification
- Cut lines will be sharp and straight
- We will take extra care to avoid damaging your vegetation
- Paint supplies & equipment will be staged/stored in a designated area
- Painted surfaces will be free of sags, runs, fish eyes, & any other paint related imperfections
- All paint, materials, and garbage will be cleaned and neatly organized
- The crew will be neat, polite, courteous, and respectful
- 100% satisfaction is gauranteed
- Same color to be applied in all areas as outlined in Concord Commons Docs

PROJECT SCOPE:

- Body/Siding and Trim
- Multiple Accent Siding
- Garage doors
- Front doors & Back Doors
- Awnings
- Portal restrooms
- Boom Lift

PROJECT EXCLUSIONS:

- Decks & Spindles
- Trellis

PROJECT ASSUMPTIONS:

- Plants and Vegetation will trimmed back by the association
- HOA to help with communication of homeowners cars, personal items & garage doors
- HOA to help close off parking spots on NE Park Drive for Boom Lift

PROJECT CARPENTRY REQUIRED:

- This is billed out at a time and materials rate & end-rot wood rot repair

ITEMIZATION OF OVERALL PROJECT

- Includes labor for this project
- Includes paint materials for project
- Includes portable restrooms and lift
- Includes sundry items, such as rollers, tape and plastic
- Includes transportation, mobilization and disposal for project

Subtotal	\$171,600.00
WA STATE SALES TAX (10.1%)	\$17,331.60
Total	\$188,931.60



La Familia Painting

INTERIOR • EXTERIOR • RESIDENTIAL • COMMERCIAL •
CARPENTRY

LAFAFP8360E www.LFPainting.com

Client:	Issaquah Highlands
Client Phone:	2068524158
Client Email:	blair.k@ihcommunity.org
Job Address:	2520 NE Park Dr suit B Issaquah, WA 98029
Job Name:	Concord Build 4,5,6,7

Drew Hunnicutt
Estimator
206-458-3083
dh.lafamilia@gmail.com
Mailing address:
P.O. Box 2363
Woodinville WA 98072

Area	Surface	Color	Product	Sheen	Labor & materials
Ext:	Siding, Shakes, & Soffits	To match existing	Regal	Low luster	\$83384.00
	Trim and windows	To match existing	Ultra spec	Satin	\$17,303.00
	Doors/Casings	To match existing	TBD	TBD	\$8,000.00
	Garage Doors	To match existing	TBD	Low luster	\$2,550.00
	Deck/Railing	To match existing	TBD	TBD	\$9,900.00
	Metal Awning	To match existing	DTM	SEMI	\$14820.00
	Power Wash				\$6300.00
	Lift				\$6000.00
	Porto potty				\$3000.00
Building 4					\$39166.00
Building 5					\$72925.00
Building 6					\$39166.00
Building 7					\$66316.00
Labor & Materials:		\$239330.30	Sales tax 10%	\$21,757.30	\$261087.60



Estimate

Project 22-005
2022-05-11

Paintworx, Inc.
14822 NE 95th St.
Redmond WA 98052
office@paintworxnw.com
425-968-5107

Issaquah Highlands Community Association -
Blair Krieg
2520 NE Park Drive
Suite B
Issaquah WA 98029
blair.k@ihcommunity.org
425-507-1121

Concord Commons - Bldg 4,5,6, & 7
2520 NE Park Drive, Issaquah, WA, 98029

Exterior Painting

<i>Description</i>	<i>Total</i>
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<u>Exterior Work Procedure</u>	\$0.00
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For all areas listed, the following process will be followed:

- Pressure Wash all surfaces to be painted
 - Pre-soak all mildew, moss and chalking paint with a biodegradable detergent prior to washing
- Remove any accessory items as necessary to access the surfaces being painted
 - Includes bird screens/netting in the soffits
- Scrape and sand any loose or peeling paint and spot prime bare substrate with an appropriate primer:
 - Peel bond primer for wood
 - Rust-converting primer for rusty metal
 - Masonry/alkalai-resistant primer for concrete and CMU
 - Bonding primer for vinyl or other irregular substrates
- Caulk any cracks or seams where water intrusion can occur with an elastomeric caulking
- Mask and cover all surfaces not being painted using appropriate materials to protect the respective surfaces
- Spray two coats of Benjamin-Moore Regal Select flat finish to the siding and soffits
 - Back roll the first coat on any textured surfaces such as rough cut cedar or cedar shake siding
- Paint the fascia, gutters, accent and corner trim, window trim, decorative corbels and attached trellis structures, deck railings, posts and other previously painted architectural wood elements with two coats of Benjamin-Moore Regal Select soft gloss finish enamel
- Paint the entry doors, metal awnings and support cables with two coats of Benjamin-Moore DTM Acrylic semi-gloss finish enamel
 - Spray finish for all unit front doors
- Clean up all masking and touch up as necessary, replace all items that have been moved or removed and dispose of all garbage

- Portable restrooms and handwashing stations for painters will be provided by us
- All high-touch surfaces will be wiped down at the end of each day

<u>5</u>	Prep and paint the exterior surfaces as described above	\$62,296.63
<u>4, 6</u>	Prep and paint the exterior surfaces as described above	\$56,795.56
<u>7</u>	Prep and paint the exterior surfaces as described above	\$39,433.64
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		\$158,525.83

Ancillary Costs

<i>Description</i>	<i>Total</i>
<u>Ancillary Costs</u>	\$10,000.00
Charge for renting the appropriate arial lift equipment and landscape protection for the duration of the project	
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	\$10,000.00

Total \$168,525.83

Compensation. Client shall pay as set forth above. Any changes in the desired scope of work may affect the total price, with customer's approval.

Excluded:

- Carpentry/repairs not specifically mentioned above
- All previously un-painted or factory-finished surfaces (such as aluminum window sashes, uncoated brick, ect.) not specifically mentioned above
- All surfaces or areas not specifically mentioned above

Included in our standard preparation procedures:

- All coatings will be applied in a manner consistent with the manufacturer's written instructions.
- Areas not receiving paint will be kept clean.
- All work areas will be cleaned up daily.
- All left over paint will be labeled and left for future touch-ups.
- At the completion, our trained project manager will carefully inspect all surfaces to insure our quality standard has been met.

Payment Terms:

- 35% deposit due at signing.
- Balance due upon completion (taxes calculated for final bill).

Respectfully submitted: Joshua Voigt