



Sudden Valley Community Association

360-734-6430

4 Clubhouse Circle Bellingham, WA 98229

www.suddenvalley.com

Finance Committee Regular Meeting

May 22, 2024, 6:30 PM, REMOTE via Zoom

Call to Order

Land Acknowledgement & Anti-Racism Statement

Roll Call

Item 1) Adoption of Agenda

Item 2) Approval of April 17, 2024, Minutes

Item 3) Announcements

3a. Committee member opening

Item 4) Property Owner Comments – 15 minutes Total

Please note that comments are limited to 3 minutes per person

Item 5) Review of March 2024 Financial Statements

Item 6) New Business

6a. Capital Request – Clubhouse and Adult Center Exterior Painting

6b. Capital Request – Airport Rezoning

Item 7) Capital Budget Discussion

Adjournment

Sudden Valley Community Association

Sudden Valley Community Association
Balance Sheet
March 31, 2024 and December 31, 2023

	Unaudited** Mar 31, 2024	Unaudited** Dec 31, 2023	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 481,463	\$ 685,747	\$ (204,284)
Building Completion Deposit Fund	482,100	511,445	(29,345)
Member Receivables - Operations*	-	43,985	(43,985)
Other Receivables	17,876	17,562	314
Prepaid Expenses	29,983	70,215	(40,232)
Operating Lease ROU Assets	3,377	5,023	(1,646)
Inventory	6,310	5,659	651
Total Current Assets	1,021,109	1,339,636	(318,527)
Current Liabilities			
Accounts Payable	(69,599)	(225,483)	155,884
Accrued Vacation Liability	(75,826)	(64,195)	(11,631)
Accrued Payroll	-	(64,114)	64,114
Prepaid Assessments	(348,094)	(230,966)	(117,128)
Building Completion Deposits	(482,100)	(511,445)	29,345
Other Refundable Deposits	(6,096)	(5,796)	(300)
Operating Lease Liability	(3,377)	(5,023)	1,646
Prepaid Golf Memberships	-	(112,089)	112,089
Total Current Liabilities	(985,092)	(1,219,111)	234,019
Operating Reserve Funds			
Emergency Operating Cash	362,658	362,252	406
Undesignated Reserves Cash	330,681	306,265	24,416
Total Operating Reserve Funds	693,339	668,517	24,822
Net Operating Assets	\$ 729,356	\$ 789,042	\$ (59,686)
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,689,574	3,624,027	65,547
Roads Reserve Cash Fund	2,440,731	2,039,620	401,111
Board Density Reduction Cash Fund	87,742	87,688	54
Mailbox Cash Fund	132,791	126,445	6,346
CRRRF Capital Reserve Holding Cash	220,868	222,019	(1,151)
Mitigation Assignment of Savings Cash	49,726	49,688	38
LWWSD Assignment of Savings Cash	14,927	101,840	(86,913)
Member Receivables - Capital**	-	16,112	(16,112)
Total Capital Current Assets	6,636,359	6,267,439	368,920
Capital Fixed Assets			
Fixed Assets	15,472,174	15,424,385	47,789
Finance ROU Assets	117,013	136,464	(19,451)
Lots Held for Sale	228,041	228,041	-
Total Capital Assets	15,817,228	15,788,890	28,338
Long Term Liabilities			
CRRRF Loan 2022	(1,735,058)	(1,799,425)	64,366
Finance Leases	(91,250)	(106,597)	15,347
Total Long Term Liabilities	(1,826,308)	(1,906,021)	79,713
NET ASSETS	\$ 21,356,635	\$ 20,939,350	\$ 417,285
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	40,331	466,954	(426,623)
Net Income: Rec Special Assmt	-	(180,468)	180,468
Transfers Out from Operations to Capital	(105,600)	(32,799)	(72,801)
Current Year Net Income: Capital**	378,354	1,516,019	(1,137,665)
Transfers Into Capital from Operations	105,600	32,799	72,801
Retained Earnings**	5,236,607	4,950,121	286,486
Capital**	15,701,343	14,186,724	1,514,619
TOTAL MEMBER EQUITY	\$ 21,356,635	\$ 20,939,350	\$ 417,285

* The Association's internal policy is to write off any member receivables that are 30 days past due as bad debts for internal financial statement purposes. As per SVCA policy, Management continues to pursue collection of these receivables via all avenues allowed by Washington State laws. In addition, the Association records and bills finance charges on receivables that are thirty days past due at 1% per month. At March 31, 2024, and December 31, 2023, the balances of receivables written off were \$713,040 and \$623,674, respectively.

** Beginning with the 2020 year end audited financial statements, Accounting Standards Codification (ASC) 606 requires issued audited financial statements to reclassify unspent capital dues revenue, including related capital transfer fee collections, as a contract liability balance (unearned revenue), which is then reversed out in future years when capital dues/capital transfer fee collections are actually expended on capital related expenditures. This particular accounting standard change is only incorporated into the issued audited financial statements and is not factored into SVCA's internal monthly statements as it would obscure the reality of monthly capital dues/capital transfer fee revenues collected for internal monthly presentation purposes. See SVCA's 2020, 2021, and 2022 audited financial statements (2022 represents the most recently issued audited statements), which fully incorporate ASC 606 and comply with Generally Accepted Accounting Principals (GAAP).

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED	Current Month - March 2024			Year to Date - 3 Months Ending 3/31/2024			
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll %	Capital Reserves**
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	223,428		231,714	668,599			693,219
Bad Debt Reserve	(4,645)		(3,457)	(26,806)			(21,998)
Net Current Year Assessment Income	<u>218,783</u>	<u>7,499</u>	<u>228,257</u>	<u>641,793</u>	<u>7,942</u>	96.0%	<u>671,221</u>
Bad Debt Recoveries - Prior Years			1,472				14,140
Golf Income	77,363	14,401	-	301,354	17,726		-
Marina Income	32,613	1,016	-	33,258	1,661		-
Rec Center & Pools Income	658	(3,393)	-	1,949	(2,101)		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	5,257	(57)	-	36,556	21,894		-
Rental Income - Other	1,300	1,136	-	1,615	521		-
Area Z Rental Income	481	481	-	5,238	(522)		-
Lease Income	5,430	1,284	-	16,289	3,851		-
New Home Construction Fees	3,500	(1,300)	-	7,000	2,200		-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		-
Investment Income	600	508	4,084	2,030	1,755		11,696
Total Revenue	<u>345,985</u>	<u>21,575</u>	<u>233,813</u>	<u>1,047,082</u>	<u>54,927</u>		<u>697,057</u>
EXPENSES							
Salaries & Benefits	260,967	(3,627)	-	505,648	27,688		-
Contracted & Professional Services	8,123	3,476	-	36,741	(6,778)		-
CC&Rs/ Mandates	35,107	3,683	-	112,489	(466)		-
Maintenance & Landscaping	47,068	3,114	-	84,487	44,511		-
Utilities	11,645	464	-	47,202	(3,387)		-
Administrative	18,293	(774)	-	43,953	(4,537)		-
Regulatory Compliance	41,188	5,334	-	91,992	(39,009)		-
Insurance Premiums	14,688	(458)	-	44,065	(1,371)		-
Other Expenses	-	83	-	-	250		-
Depreciation Expense	-	-	94,940	-	-		287,264
Interest expense	-	-	6,355	-	-		15,327
Total Expenses	<u>437,079</u>	<u>11,295</u>	<u>101,295</u>	<u>966,577</u>	<u>16,901</u>		<u>302,591</u>
Net Income (Loss)	<u>(91,094)</u>	<u>32,870</u>	<u>132,518</u>	<u>80,505</u>	<u>71,828</u>		<u>394,466</u>
Net UDR Activity for Operations							
Hazardous Tree Removal	(3,258)			(3,258)			
Net Income (Loss) with Board Approved UDR	<u>(94,352)</u>	<u>32,870</u>	<u>132,518</u>	<u>77,247</u>	<u>71,828</u>		<u>394,466</u>
Other Activity							
Net Other UDR Activity*	(4,790)			18,699			
AR Accrual - Prior Year Reversal	-		-	(43,985)			(16,112)
AR Accrual - Current Year	-		-	-			-
Vacation Liability Accrual	(11,077)			(11,630)			
Total Other Activity	<u>(15,867)</u>		<u>-</u>	<u>(36,916)</u>			<u>(16,112)</u>
Grand Total Activity	<u><u>(110,219)</u></u>	<u><u>32,870</u></u>	<u><u>132,518</u></u>	<u><u>40,331</u></u>	<u><u>71,828</u></u>		<u><u>378,354</u></u>

*Prior year recoveries for operations are deposited into the Undesignated Reserve Account (UDR).

**Refer to the last footnote on the Balance Sheet (prior page) for a discussion of Accounting Standards Codification (ASC) 606 and capital dues revenue collections.

Sudden Valley Community Association

Sudden Valley Community Association
Reserve Cash Balance & Activity
 3 Months Actual, 9 Months Projected

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2023	3,624,027	2,039,620	222,019	87,688	126,445	151,528	\$ 6,251,327	362,252	306,265	\$ 668,517
Dues Received	332,808	344,602		-	6,204		683,614	-	32,378	32,378
Storm Water Mitigation Plan Fee		-					-			-
Investment Income	6,988	4,214	249	54	142	48	11,696	406	353	760
Sale of Assets	-			-			-			-
Board Approved Transfers	105,600						105,600			-
Mitigation Release	-	86,923				(86,923)	-			-
2024 Expenditures	(379,849)	(34,628)	(1,400)	-	-		(415,877)		(8,315)	(8,315)
Net Available Cash at 3/31/2024	3,689,574	2,440,731	220,868	87,742	132,791	64,653	\$ 6,636,359	362,658	330,681	\$ 693,339
9 Month Outlook										
Outlook - 2024 Dues (95% collections)	963,312	990,797			17,879		1,971,988			\$ -
Outlook - Prior Year Collections	14,921	15,347			277		30,546		29,454	29,454
CRRRF Loan Payments for year 2024	(249,780)						(249,780)			-
Obligated Expenses/Holdings	(1,936,629)	(1,322,134)	(220,868)			(64,653)	(3,544,284)		(66,810)	(66,810)
Net Usable Cash Balance 12/31/2024	2,481,399	2,124,742	-	87,742	150,947	-	\$ 4,844,829	362,658	293,325	\$ 655,984
Board Recommended Carryover Balance	(600,000)	(500,000)					(1,100,000)			\$ -
Net Usable Cash 12/31/2024, After Recommendation	\$ 1,881,399	\$ 1,624,742	\$ -	\$ 87,742	\$ 150,947	\$ -	\$ 3,744,829	\$ 362,658	\$ 293,325	\$ 655,984
Net Current Year Cash Increase (Decrease)	(1,142,628)	85,122	(222,019)	54	24,502	(151,528)	\$ (1,406,498)	406	(12,940)	\$ (12,533)

*Note, when mitigation period has ended, unspent funds will be returned to the source account, Roads and CRRRF.

Sudden Valley Community Association

Sudden Valley Community Association
 Operations - By Department
 March 1, 2024 to March 31, 2024
 CURRENT MONTH

Whole \$

UNAUDITED

Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	3,500	(1,467)	-	10,245	37,710	(4,329)	(34,210)	4,449
Accounting	1,754	521	45,126	(4,478)	4,404	(1,898)	(47,776)	(5,855)
Administration	102	22	54,960	(2,769)	9,424	(2,045)	(64,282)	(4,792)
Common Costs	3,901	643	-	-	54,363	2,347	(50,462)	2,990
Facilities	5,911	1,765	5,919	19	12,633	9,064	(12,641)	10,848
Maintenance	-	-	47,005	(2,239)	3,323	6,115	(50,328)	3,876
Subtotal	15,168	1,484	153,010	778	121,857	9,254	(259,699)	11,516
Golf	77,363	14,401	85,994	(2,416)	48,823	1,743	(57,454)	13,728
Marina	32,713	449	-	-	842	1,248	31,871	1,697
Rec/ Pools/ Parks	1,958	(2,257)	21,963	(1,989)	4,590	2,676	(24,595)	(1,570)
Subtotal	112,034	12,593	107,957	(4,405)	54,255	5,667	(50,178)	13,855
Subtotal Operations before Ops Dues	127,202	14,077	260,967	(3,627)	176,112	14,921	(309,877)	25,371
Ops Dues Earned	223,428						223,428	
Curr Yr Bad Debts Activity	(4,645)						(4,645)	
Net Ops Dues	218,783	7,499					218,783	7,499
Net Operations	345,985	21,576	260,967	(3,627)	176,112	14,921	(91,094)	32,870
Net BOD Approved UDR Activity for Operations								
Hazardous Tree Removal	-		-		3,258		(3,258)	
Net Operations with Board Approved UDR	345,985	21,576	260,967	(3,627)	179,370	14,921	(94,352)	32,870
Other Operating Activity								
UDR Activity	(345)				4,445		(4,790)	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				11,077		(11,077)	
Total Other Operating Activity	(345)				15,522		(15,867)	
Grand Total Operations Activity	345,640	21,576	260,967	(3,627)	194,892	14,921	(110,219)	32,870

* Excludes Depreciation

B / (W) = Better / (Worse) Than Budget

Sudden Valley Community Association

Sudden Valley Community Association
 Operations - By Department
 January 1, 2024 to March 31, 2024
 YEAR TO DATE

Whole \$

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	25,160	19,860	-	21,297	146,664	(56,091)	(121,504)	(14,934)
Accounting	5,234	1,535	85,813	(1,293)	10,668	(3,145)	(91,247)	(2,903)
Administration	370	74	108,117	293	23,880	2,405	(131,627)	2,772
Common Costs	14,623	4,848	-	-	113,095	(5,967)	(98,472)	(1,119)
Facilities	21,527	3,329	11,312	1,370	41,509	12,560	(31,294)	17,259
Maintenance	-	-	100,111	(1,155)	10,519	20,650	(110,630)	19,495
Subtotal	66,914	29,646	305,353	20,512	346,335	(29,588)	(584,774)	20,570
Golf	301,354	17,726	161,871	5,436	98,736	11,321	40,747	34,483
Marina	33,458	1,194	-	-	2,278	2,273	31,180	3,467
Rec/ Pools/ Parks	3,564	(1,580)	38,424	1,740	13,581	5,206	(48,441)	5,366
Subtotal	338,376	17,340	200,295	7,176	114,595	18,800	23,486	43,316
Subtotal Operations before Ops Dues	405,290	46,986	505,648	27,688	460,930	(10,788)	(561,288)	63,886
Ops Dues Earned	668,599						668,599	
Curr Yr Bad Debts Activity	(26,806)						(26,806)	
Net Ops Dues	<u>641,793</u>	<u>7,942</u>					<u>641,793</u>	<u>7,942</u>
Net Operations	<u>1,047,083</u>	<u>54,928</u>	<u>505,648</u>	<u>27,688</u>	<u>460,930</u>	<u>(10,788)</u>	<u>80,505</u>	<u>71,828</u>
Net BOD Approved UDR Activity for Operations								
Hazardous Tree Removal	-		-		3,258		(3,258)	
Net Operations with Board Approved UDR	<u>1,047,083</u>	<u>54,928</u>	<u>505,648</u>	<u>27,688</u>	<u>464,188</u>	<u>(10,788)</u>	<u>77,247</u>	<u>71,828</u>
Other Operating Activity								
UDR Activity	23,768				5,069		18,699	
AR Accrual - Prior Year Reversal	(43,985)				-		(43,985)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				11,630		(11,630)	
Total Other Operating Activity	<u>(20,217)</u>				<u>16,699</u>		<u>(36,916)</u>	
Grand Total Operations Activity	<u>1,026,866</u>	<u>54,928</u>	<u>505,648</u>	<u>27,688</u>	<u>480,887</u>	<u>(10,788)</u>	<u>40,331</u>	<u>71,828</u>

* Excludes Depreciation

B / (W) = Better / (Worse) Than Budget

Sudden Valley Community Association

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2024

	SVCA Owned Lots																								LLE & CTB	Dues Exempt	Total Non Billable Lots	Total All Lots					
	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans		Total Prepaid & Current			Total Not Current			Total Billable Lots						Restricted		Avail.		
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev					Total	Perm	WD10	Total	Total
Jan	20	96	116	301	2,517	2,818	24	62	5	13	1	11	16	40	1	14	321	2,613	2,934	47	140	187	368	2,753	3,121	774	0	3	777	737	6	1,520	4,641
Feb	22	104	126	303	2,508	2,811	14	59	10	22	3	6	15	42	1	12	325	2,612	2,937	43	141	184	368	2,753	3,121	774	0	3	777	737	6	1,520	4,641
Mar	23	114	137	307	2,510	2,817	11	57	4	9	4	7	17	44	1	12	330	2,624	2,954	37	129	166	367	2,753	3,120	774	0	3	777	738	6	1,521	4,641
Apr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jun	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aug	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sep	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LLE = Lot Line Eraser
 CTB = Covenant to Bind



Sudden Valley Community Association

360-734-6430

4 Clubhouse Circle Bellingham, WA 98229

www.suddenvalley.com

CAPITAL REQUEST MEMO

To: Sudden Valley Community Association (SVCA) Board of Directors (BOD)
From: Mike Brock, Maintenance & Facilities Manager
Date: May 23rd, 2024
Subject: Capital Request – Adult Center Painting/Clubhouse Painting & Deck Coating

Purpose

To request funding and contract award for exterior painting of the Adult Center and Clubhouse.

Background

The 2024 Capital Budget includes funding to paint the exterior of the Adult Center and Clubhouse, and to apply a new coating on the two decks located on the North side of the Clubhouse. The total combined budget for all three projects is \$39,553.

Analysis

It is unknown when the Clubhouse and the Adult Center were last painted. Both facilities have areas of fading paint with exposed wood in places. Painting the structures will protect the siding, prolong the lifespan of the buildings, and improve the esthetics of both buildings. Eleven contractors were contacted to submit proposals. The quotes were to include washing the structures, prepping, caulking where needed, and applying two coats of equivalent paint in a matching color. Additionally, contractors were asked to include a proposal to apply a new coating to the deck surfaces at the Clubhouse. Three competitive quotes were received for painting the Clubhouse and Adult Center:

Nachos Painting – Quoted \$ 36,163.80

CertaPro Painters – Quoted \$ 36,959.86

Perennial Painting – Quoted \$ 39,385.60

Nachos Painting provided the lowest quote for painting the two structures; however, CertaPro painting demonstrated in both their written proposal and in person that they have a stronger understanding of the scope of the project. They specifically called out the need to work around main entries during slow times/off hours and professionally explained how they would complete both projects.

CertaPro Painters was the only vendor to provide a quote to recoat the decks at the Clubhouse. The supplemental quote adds an additional \$3,906.70 to the painting project for a total of \$40,866.56. The preferred option is to have CertaPro Painting complete all three projects in conjunction.



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Proposal

Approve funding in the amount of \$40,866.56 and approve the selection of CertaPro Painting to paint the exterior of the Adult Center and Clubhouse, and to apply a new coating on the Clubhouse decks.

Motion 1

Move that the SVCA Board of Directors approve the allocation of \$40,866.56 from CRRRF for painting the exterior of the Adult Center and Clubhouse and apply a new coating to the Clubhouse Decks.

Motion 1

Move that the SVCA Board of Directors authorize the General Manager to execute SVCA's standard construction contract with CertaPro Painting with a not to exceed amount of \$40,866.56.

Approvals

Recommended: _____ Not Recommended: _____ SVCA Finance Committee

Approved: _____ Not Approved: _____ SVCA Board of Directors

Signed: _____ Date: _____

Keith McLean, SVCA Board President



JOB SITE

Sudden Valley GC Club House
 4 Clubhouse Cir
 Bellingham , Wa 98229
 Jeff Monson PNW Serv. (360) 280-9778
 mike.brock@suddenvalley.com

PREPARED BY

Tanner Jones
 Commercial Sales Associate
 425-287-7856
 tannerjones@certapro.com

CLIENT

Sudden Valley Community Association
 4 Clubhouse Cir
 Bellingham , Wa 98229
 Jeff Monson PNW Serv. (360) 280-9778
 mike.brock@suddenvalley.com

CLIENT CONTACTS

PRICING:

Exterior	\$26,496.71
Subtotal:	\$26,496.71
Paint Recycling Fee	\$63.59
Fuel Surcharge	\$76.84
Sales Tax (8.8%)	\$2,331.71
Total:	\$28,968.85
Balance	\$28,968.85

GENERAL SCOPE OF WORK

Pressure Washing, Preparation, and Painting the Exterior of Sudden Valley Gold Club, Club house - Building to be painted to match existing scheme. (One main body color, one trim color)
 Failed areas to be scraped, primed, and painted.
 All porch ceilings / covered areas to match main body color.
 Prep / Prime / Paint fascia and post ends.
 Doors to match main body color. (SW Latitude, Semi-gloss)
 Stair Stringers / Wood riser on stairs to match main body color.
 All posts to match main body color.
 Cover / mask / protect all gutters. (Excluded from painting)
 Downspouts to blend where they fall on body / trim surfaces.
 Door frames to match trim color.

CertaPro to provide job flow to property management prior to beginning project.
 Club house to be pressure washed off hours.
 Club house is open 7 days a week. Main entries to be painted during slow times / off hours.
 CertPro will provide progress update to property management team after each day of labor.
 CertaPro to pressure wash all rails / glass separators.

Sales tax included.
 No lift needed for project.
 Pricing for recoating rear deck surfaces to be seen below under optional items. (Additional \$3,590.72)
 Sherwin Williams Superdeck Solid Stain / Sherwin Williams Porch & Floor to be applied to (2) decking surfaces.

APPLICATION METHOD FOR PAINTING SIDING: Our painters will use high technology, high precision airless sprayers to evenly move the paint from the bucket to the surface, immediately followed by another finish coat. In other words, we put two controlled layers of paint together to provide better coverage in one pass. This will be done in one trip around the house to leave the body of the building with a better looking and longer lasting results. If your wood (especially shingles) is worn by the sun, the coating will appear different on the worn areas because the texture of the wood causes shadowing that makes the color appear different.

SURFACE PREPARATION

POWER WASHING: All areas to be painted will be power washed to remove dirt and debris. This will not always result in uniform cleanliness, but will make the substrate ready for painting. We will not aggressively power wash as this can result in damage to the substrate. Dirt can get splashed back up onto the house during the pressure washing phase, and this loose dirt will be brushed off before painting. Some mildew discoloration may be visible after the wash -- this is normal. Paint will cover any remaining stain -- the paints that we use have a mildew inhibitor built into them to slow the return of mildew.

CARPENTRY/MINOR REPAIRS: During our initial walk-through, we did not notice any areas that appear to need carpentry work. During the painting process, if we find areas that need repair, we will inform the customer and give an approximate cost to repair. Any carpentry or repairs will be done on a time-and-material basis at \$85 per man-hour plus cost of materials. Cost must be approved by the customer before repairs will be done.

SCRAPING AND PRIMING: Peeling areas will be scraped back to a firm edge. All bare wood will be primed using Peel-Bond primer or another primer appropriate for the substrate.

CAULKING: Any previously caulked gaps that have split or cracked will be re-caulked. The customer may request additional caulking in advance, which will be done on a time-and-material basis at the rate of \$85 per man hour plus caulk.

MASKING: All windows, doors, concrete, brick, and any other surfaces that are not being painted will be protected with masking materials or drop cloths.

SET-UP

Thank you for inviting us to bid on the painting of your property. We are looking forward to working with you!

We are going to provide you with a professional high quality paint job that will protect and beautify your building for years to come.

As usual, a highly professional, customer service oriented CertaPro painting experience is expected and guaranteed.

If you, your tenants, or your associates are on site while we prep and paint your building, we will do our best to minimize the hassle and intrusion of having us paint.

BUSHES, DECORATIVE ITEMS & PATIO FURNITURE:

In preparation for painting, the Client is to cut back the bushes, trees and shrubs approximately 10" from the house so that we will have access to the surface to be painted. Client will also need to remove any small or fragile items from walls and patio/deck areas, hanging plants, hooks, etc. Painters can assist in moving patio furniture if requested.

CLEAN UP

Daily: Ladders are taken down and stored in a designated area along with all other tools and supplies. All debris will be swept and removed from the property or deposited in the appropriate trash receptacle according to the customer's preference.

Upon Completion: All tools, supplies & equipment will be removed from the property. If there is leftover paint, we will leave leftover paint for your future use.

PROPOSAL AND COLOR SPECIFICATIONS

Surface/Item	Product	Paint / Primer Coats	Color
Exterior			
Siding - Hardie Plank - Airless - Hardie Plank	SuperPaint-Latex-Low Luster	GC / 0	TBD1
Caulking (Lin Ft)			
Porch Ceiling	SuperPaint-Latex-Low Luster	GC / 0	TBD1
Posts	SuperPaint-Latex-Low Luster	GC / 0	TBD1
Door(s)	Latitude-Acrylic-Gloss	GC / 0	TBD3
Door Frame(s)	SuperPaint-Latex-Satin	GC / 0	TBD2
Fascia	SuperPaint-Latex-Satin	GC / 0	TBD2
Trim	SuperPaint-Latex-Satin	GC / 0	TBD2
Siding - Prep & Repair			
Posts (Prime / Paint)	SuperPaint-Latex-Low Luster PrimeRX Peel Bonding	GC / 1	TBD1
Deck Step(s)	SuperDeck-Waterborne-Solid Stain	GC / 0	TBD5
Stair Stringers	SuperPaint-Latex-Satin PrimeRX Peel Bonding	GC / 1	
Wash			

ADDENDUM - ALL PICTURES



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior

NOTES

OUR CERTAINTY SERVICES SYSTEM: To ensure that the project meets your expectations, we will:

- Contact you at the beginning of the project to ensure all information is up to date and accurate.
- Communicate with you regularly to inform you of what has been completed, what we will work on next, and any possible issues.
- And finally, have you do a final inspection with us to make sure that you are completely satisfied with the completed project.

CHANGE ORDERS: Any changes to the scope of work detailed above, or to the color or gloss level of the paint to be used, requires customer sign-off on a change order form and will result in additional charges to cover time and materials.

SCHEDULING: To schedule your project, please email, call, or text your sales consultant, whose contact information is listed on the first page of this proposal. You may also contact our office at (425) 361-1995. If you have any special considerations or deadlines that you need us to assist you with, please let us know and we will make the necessary special accommodations. To be fair to all our customers, all projects are scheduled in the order in which they are booked. Booked status is defined as receipt of a signed contract and a deposit.

LEAD PAINT: State and Federal Regulations require properties built before 1978 to be considered a potential lead paint hazard unless an XRF test confirms lead is not present. After you hire us, your property will need to be tested to confirm there is no lead. If lead is not present, the pricing we've provided will not change, and you will be credited for the cost of the test on your final invoice. If lead *is* found to be present on any surfaces to be painted, we will inform you of the price impact and/or our ability to paint for you after we review the test results. For certified lead testing, we use PNWIG Inspection Services in Bellevue (phone: 425-608-9553 Website: pnwig.com). After you hire us, you will need to contact them for a test. **Be sure to inform them that you are working with CertaPro Painters of Bothell-Lynnwood-Everett to receive our discounted rate.**

COLOR SELECTION: Please complete color selection five days prior to the start of production so that we may uphold our commitment of scheduling. As part of our service we are happy to assist you in making color selections by supplying manufacturer's color charts. The samples on the chart are ink representations and only approximate the actual paint color that will be applied. If you choose to have an old paint can matched because it was the color used last time, or use a surface paint chip, there may be a difference in look due to sheen differences or fading.

Samplize is a great resource when finalizing colors. They manufacture large (9x15) peel-and-stick color swatches that can be conveniently shipped to your front door. Because they are made from actual paint, samplize swatches give the most accurate depiction of what your surface will look like after it has been painted, and they are much more eco-friendly than cans of sample paint. Browse their selections here:

<https://shop.samplize.com/collections/sherwin-williams>

DEEP BASE COLORS: On rare occasions, certain deep base colors (such as dark reds) may require more than two coats for proper coverage or depth of tone. If after two coats, you are not satisfied with the look, we will fill out a change order and proceed to apply additional coats at \$62 per man hour and materials (if needed) to achieve your desired outcome.

EQUIVALENT PRODUCTS: Due to global supply-chain issues in the wake of the COVID-19 pandemic, it may sometimes be necessary for us to substitute a different product than was originally listed in this contract. Please be advised that in the event of a substitution, you may not be notified ahead of time, but we will only use a product of comparable or *better* quality. Your cost will not change, and if the equivalent product has a higher wholesale price, that will be paid/absorbed by CertaPro.

ADDITIONAL NOTES

PAYMENT METHODS: We accept checks and ACH payment. If paying with check, please be sure the check is made out to "CertaPro Painters." If you have questions about payment, please contact our Operations Manager Amanda at 425-492-0704. When your project is complete, you will receive a secure link via email to complete payment.

Credit Card Fees: We are pleased to offer you the option to pay for your project using Visa, Mastercard, American Express, or Discover. Please note the merchant charges a 3.5% processing fee if you choose to pay with this method.

DECKS & STEPS: Horizontal surfaces take a beating from foot traffic, rain, ice, and snow and will show wear before anything else. Many people choose to maintain them biannually or annually.

*****THIS WARRANTY DOES NOT INCLUDE DECKS OR OTHER HORIZONTAL SURFACES OR EXTERIOR VARNISHES *****

We require a 25% deposit at bid acceptance, and the remaining 75% when job is signed off.

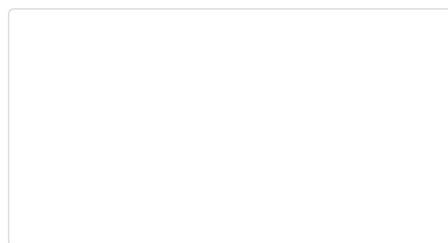
SIGNATURES



04/20/2024

CertaPro Painters Authorized Signature

Date



Authorized Client Signature

Date

Authorized Client Representative Name & Title

Client

PROPERTY PHOTO AND VIDEO RELEASE

By checking this box, I consent to CertaPro Painters®, its employees, franchisees, representatives, agents, and affiliates (collectively "CertaPro"), taking photographs and video of the property identified in this Proposal (the "Content"). I irrevocably authorize CertaPro to use, copyright, and publish the Content in any media format and agree to release CertaPro from any liability associated with its use of the Content. I represent and warrant that I have the legal capacity to agree to such release, either on my own behalf or on behalf of the property's owner. I acknowledge CertaPro is not responsible for any unauthorized third-party uses of the Content and waive any rights that I, or the property's owner, may have in connection with the Content.

Customer Initials

Date

PAYMENT DETAILS

Payment is due: In full upon job completion

OPTIONAL WORK

The following items are **NOT INCLUDED** in your project but may be added for the additional cost listed below.

Item	Description	Price
Deck Surface Coating (Rear Decking Surfaces)	Deck, Wash	\$3,590.72
		WSST 8.8% \$315.98
		Total \$3,906.70

COMMERCIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT

RELATIONSHIP — The individual giving you this proposal is an independent contractor licensed by CertaPro Painters® to use its systems and trademarks to operate a painting franchise. The work will be completed by the independent franchised contractor. Please make any check payable to the franchise shown on the front of this proposal.

COLORS — Colors may be chosen by the client prior to commencement of work. If, after the job starts, a color change is required, the independent Contractor will have to charge for time and material expenses incurred on the original color.

UNFORESEEN CONDITIONS — Should conditions arise which could not be determined by visual inspection prior to starting work, the client must pay an agreed upon extra for the completion of such work.

PROPOSAL — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

ATTENTION CLIENT:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE, IF YOU CANCEL ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE, OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of Seller **CertaPro Bothell-Lynnwood-Everett**

DATE OF TRANSACTION _____

NOT LATER THAN MIDNIGHT OF _____

I HEREBY CANCEL THIS TRANSACTION

(Buyer's Signature)

(Date)

LIMITED TWO YEAR WARRANTY

Subject to the limitation set forth below, for a period of 24 months from the date of completion of the work described on the front of this contract, the Independent Franchise Owner named on the front of this contract (the "Contractor") will repair peeling, blistering or chipping paint resulting from defective workmanship.

THIS LIMITED WARRANTY DOES NOT COVER:

- Any work where the Contractor did not supply the paint or other materials.

- Any work which was not performed by the Contractor.
- Varnished surfaces.
- Surfaces made of, or containing, galvanized metal.
- The cost of paint required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design permits moisture to collect. Surfaces include, but are not limited to, decks, railings, stairs, porches, roofs and wood gutters.
- Exact paint match as environmental conditions will affect the color and finish of all paints over time.
- Any repairs which are necessitated as a result of a defect in the paint regardless of whether the paint was supplied by the Contractor or the customer.
- Bleeding caused by knots, rust or cedar.
- Cracks in drywall, plaster or wood.
- Peeling, blistering or chipping where they are caused by:
 - mill-glazing from smooth cedar
 - ordinary wear and tear.
 - abnormal use or misuse.
 - peeling of layers of paint existing prior to the work performed by the Contractor.
 - structural defects.
 - settling or movement.
 - moisture content of the substrate.
 - abrasion, mechanical damage, abrasive cleaning, abuse or damage resulting from use of chemicals or cleaning agents or exposure to harmful solids, liquids or gases.
 - damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alteration, abuse, vandalism, negligence, or any other similar causes beyond the control of the Contractor.

Repairs under this limited warranty will be performed only on the specific areas where peeling, blistering or chipping has occurred and only to the level of surface preparation described in the preparation section of the Contract.

FOR THIS WARRANTY TO BE VALID, YOU MUST:

- Pay the full contract price.
- Retain a copy of the original contract.
- Retain a copy of your cancelled check or other evidence of payment in full.
- Pay for all materials used to perform the repairs.
- Make the property accessible to the Contractor, or his employees, to perform the repairs.

THIS LIMITED WARRANTY IS THE ONLY EXPRESS WARRANTY MADE BY THE CONTRACTOR AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED. THIS WARRANTY COVERS ONLY THOSE SERVICES PROVIDED BY THE CONTRACTOR TO THE ORIGINAL PURCHASER NAMED ON THE FRONT OF THIS CONTRACT. IN NO EVENT SHALL THE CONTRACTOR BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES IN EXCESS OF THE ORIGINAL CONTRACT PRICE. THIS WARRANTY MAY NOT BE ALTERED OR EXTENDED FOR ANY PURPOSE UNLESS DONE SO IN WRITING IN A DOCUMENT EXECUTED BY ALL PARTIES TO THIS CONTRACT.

This warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above limitations or exclusions may not apply to you.

For warranty service, you should contact your Contractor to schedule an inspection of your property by calling CertaPro Painters® at 800.462.3782.

JOB SITE

Sudden Valley Adult Center / Library
 4 Clubhouse Cir
 Bellingham , Wa 98229
 Jeff Monson PNW Serv. (360) 280-9778
 mike.brock@suddenvalley.com

PREPARED BY

Tanner Jones
 Commercial Sales Associate
 425-287-7856
 tannerjones@certapro.com



CLIENT

Sudden Valley Community Association
 4 Clubhouse Cir
 Bellingham , Wa 98229
 Jeff Monson PNW Serv. (360) 280-9778
 mike.brock@suddenvalley.com

CLIENT CONTACTS

PRICING:

Exterior	\$7,309.07
Subtotal:	\$7,309.07
Paint Recycling Fee	\$17.54
Fuel Surcharge	\$21.20
Sales Tax (8.8%)	\$643.20
Total:	\$7,991.01
Balance	\$7,991.01

GENERAL SCOPE OF WORK

Pressure Washing, Preparation, and Painting Sudden Valley Adult Center / Library - Building to be painted to match current color scheme.
 Pressure wash to be completed in conjunction with Golf club pressure wash.
 Pressure was to be completed on Monday during closure.
 Painting of main entry ways to be completed on monday during closures.
 Prep / Prime / Paint all failed areas.
 Porch ceilings and soffits to match main body color.
 Posts to match main body color.
 Cornerboards to match main body color.
 Cover / mask / protect gutters.
 Downspouts to blend where they fall on body / trim color.
 All doors to match main body color. (SW Lattitude Semi-gloss)
 All door frames to match body color.
 Pricing to paint gutters to be seen below under optional items. (Additional \$1,298.85)

Black iron gates and hand rails excluded. (cover / mask / protect)
 CertaPro to provide job flow to property management company.
 Main entry areas to be painted during closures or off hours.

Sales tax included.

SURFACE PREPARATION

POWER WASHING: All areas to be painted will be power washed to remove dirt and debris. This will not always result in uniform cleanliness, but will make the substrate ready for painting. We will not aggressively power wash as this can result in damage to the substrate. Dirt can get splashed back up onto the house during the pressure washing phase, and this loose dirt will be brushed off before painting. Some mildew discoloration may be visible after the wash -- this is normal. Paint will cover any remaining stain -- the paints that we use have a mildew inhibitor built into them to slow the return of mildew.
CARPENTRY/MINOR REPAIRS: During our initial walk-through, we did not notice any areas that appear to need carpentry work. During the painting process, if we find areas that need repair, we will inform the customer and give an approximate cost to repair. Any carpentry or repairs will be done on a time-and-material basis at \$85 per man-hour plus cost of materials. Cost must be approved by the customer before repairs will be done.
SCRAPING AND PRIMING: Peeling areas will be scraped back to a firm edge. All bare wood will be primed using Peel-Bond primer or another primer appropriate for the substrate.

CAULKING: Any previously caulked gaps that have split or cracked will be re-caulked. The customer may request additional caulking in advance, which will be done on a time-and-material basis at the rate of \$85 per man hour plus caulk.

MASKING: All windows, doors, concrete, brick, and any other surfaces that are not being painted will be protected with masking materials or drop cloths.

SET-UP

Thank you for inviting us to bid on the painting of your property. We are looking forward to working with you!

We are going to provide you with a professional high quality paint job that will protect and beautify your building for years to come.

As usual, a highly professional, customer service oriented CertaPro painting experience is expected and guaranteed.

If you, your tenants, or your associates are on site while we prep and paint your building, we will do our best to minimize the hassle and intrusion of having us paint.

BUSHES, DECORATIVE ITEMS & PATIO FURNITURE:

In preparation for painting, the Client is to cut back the bushes, trees and shrubs approximately 10" from the house so that we will have access to the surface to be painted. Client will also need to remove any small or fragile items from walls and patio/deck areas, hanging plants, hooks, etc. Painters can assist in moving patio furniture if requested.

CLEAN UP

Daily: Ladders are taken down and stored in a designated area along with all other tools and supplies. All debris will be swept and removed from the property or deposited in the appropriate trash receptacle according to the customer's preference.

Upon Completion: All tools, supplies & equipment will be removed from the property. If there is leftover paint, we will leave leftover paint for your future use.

PROPOSAL AND COLOR SPECIFICATIONS

Surface/Item	Product	Paint / Primer Coats	Color
Exterior			
Siding - Smooth Cedar - Airless - Smooth Cedar	SuperPaint-Latex-Low Luster	GC / 0	TBD1
Posts	SuperPaint-Latex-Low Luster	GC / 0	TBD1
Porch Ceiling	SuperPaint-Latex-Low Luster	GC / 0	TBD1
Cornerboards - Body Color	SuperPaint-Latex-Low Luster PrimeRX Peel Bonding	GC / 1	TBD1
Wash			
Door(s)	Latitude-Acrylic-Gloss	GC / 0	TBD3
Door Frame(s)	SuperPaint-Latex-Satin	GC / 0	TBD2
Siding - Rough Cedar - Airless - Rough Cedar	SuperPaint-Latex-Low Luster PrimeRX Peel Bonding	GC / 1	TBD1
Siding - Prep & Repair			
Caulking (Lin Ft)			

ADDENDUM - ALL PICTURES



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior

NOTES

OUR CERTAINTY SERVICES SYSTEM: To ensure that the project meets your expectations, we will:

- Contact you at the beginning of the project to ensure all information is up to date and accurate.
- Communicate with you regularly to inform you of what has been completed, what we will work on next, and any possible issues.
- And finally, have you do a final inspection with us to make sure that you are completely satisfied with the completed project.

CHANGE ORDERS: Any changes to the scope of work detailed above, or to the color or gloss level of the paint to be used, requires customer sign-off on a change order form and will result in additional charges to cover time and materials.

SCHEDULING: To schedule your project, please email, call, or text your sales consultant, whose contact information is listed on the first page of this proposal. You may also contact our office at (425) 361-1995. If you have any special considerations or deadlines that you need us to assist you with, please let us know and we will make the necessary special accommodations. To be fair to all our customers, all projects are scheduled in the order in which they are booked. Booked status is defined as receipt of a signed contract and a deposit.

COLOR SELECTION: Please complete color selection five days prior to the start of production so that we may uphold our commitment of scheduling. As part of our service we are happy to assist you in making color selections by supplying manufacturer's color charts. The samples on the chart are ink representations and only approximate the actual paint color that will be applied. If you choose to have an old paint can matched because it was the color used last time, or use a surface paint chip, there may be a difference in look due to sheen differences or fading.

Samplize is a great resource when finalizing colors. They manufacture large (9x15) peel-and-stick color swatches that can be conveniently shipped to your front door. Because they are made from actual paint, samplize swatches give the most accurate depiction of what your surface will look like after it has been painted, and they are much more eco-friendly than cans of sample paint. Browse their selections here:

<https://shop.samplize.com/collections/sherwin-williams>

DEEP BASE COLORS: On rare occasions, certain deep base colors (such as dark reds) may require more than two coats for proper coverage or depth of tone. If after two coats, you are not satisfied with the look, we will fill out a change order and proceed to apply additional coats at \$62 per man hour and materials (if needed) to achieve your desired outcome.

EQUIVALENT PRODUCTS: Due to global supply-chain issues in the wake of the COVID-19 pandemic, it may sometimes be necessary for us to substitute a different product than was originally listed in this contract. Please be advised that in the event of a substitution, you may not be notified ahead of time, but we will only use a product of comparable or *better* quality. Your cost will not change, and if the equivalent product has a higher wholesale price, that will be paid/absorbed by CertaPro.

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PAYMENT METHODS: We accept checks and ACH payment. If paying with check, please be sure the check is made out to "CertaPro Painters." If you have questions about payment, please contact our Operations Manager Amanda at 425-492-0704. When your project is complete, you will receive a secure link via email to complete payment.

Credit Card Fees: We are pleased to offer you the option to pay for your project using Visa, Mastercard, American Express, or Discover. Please note the merchant charges a 3.5% processing fee if you choose to pay with this method.

DECKS & STEPS: Horizontal surfaces take a beating from foot traffic, rain, ice, and snow and will show wear before anything else. Many people choose to maintain them biannually or annually.

SEMI-TRANSPARENT STAINS: These stains do not result in uniform coloring of stained surfaces; some areas will be lighter and others, darker.

CARPENTRY: Any carpentry work to be done by anyone other than CertaPro must be 100% complete before CertaPro will begin the painting work.

We require a 25% deposit at bid acceptance, and the remaining 75% when job is signed off.

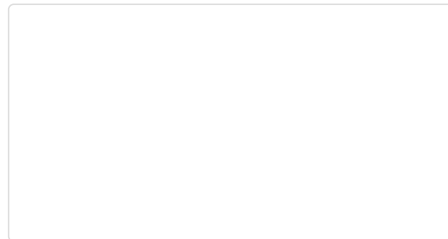
SIGNATURES



04/20/2024

CertaPro Painters Authorized Signature

Date



Authorized Client Signature

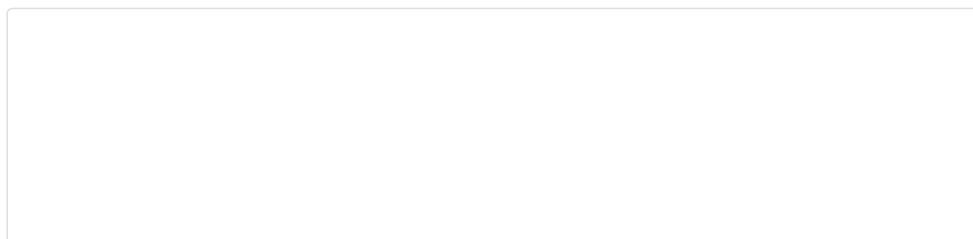
Date

Authorized Client Representative Name & Title

Client

PROPERTY PHOTO AND VIDEO RELEASE

By checking this box, I consent to CertaPro Painters®, its employees, franchisees, representatives, agents, and affiliates (collectively "CertaPro"), taking photographs and video of the property identified in this Proposal (the "Content"). I irrevocably authorize CertaPro to use, copyright, and publish the Content in any media format and agree to release CertaPro from any liability associated with its use of the Content. I represent and warrant that I have the legal capacity to agree to such release, either on my own behalf or on behalf of the property's owner. I acknowledge CertaPro is not responsible for any unauthorized third-party uses of the Content and waive any rights that I, or the property's owner, may have in connection with the Content.



PAYMENT DETAILS

Payment is due: In full upon job completion

OPTIONAL WORK

The following items are **NOT INCLUDED** in your project but may be added for the additional cost listed below.

Item	Description	Price
Gutters (Full Exterior)	Gutters	\$1,398.85

COMMERCIAL DEFINITIONS AND CONDITIONS OF THIS CONTRACT

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PROPOSAL — This proposal is valid for 60 days after it was written. In addition, the Independent Franchised Contractor should be informed of your desire to have the work done and receive a signed copy of the proposal before work is to be started.

ATTENTION CLIENT:

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE BELOW NOTICE OF CANCELLATION FOR AN EXPLANATION OF THIS RIGHT. (SATURDAY IS A LEGAL BUSINESS DAY IN CONNECTICUT.) THIS SALE IS SUBJECT TO THE PROVISIONS OF THE HOME SOLICITATION SALES ACT AND THE HOME IMPROVEMENT ACT. THIS INSTRUMENT IS NOT NEGOTIABLE.

NOTICE OF CANCELLATION

YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE. IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, AND ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN TEN BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE. AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED. IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE. OR YOU MAY, IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE RETURN SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK. IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN TWENTY DAYS OF THE DATE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREED TO RETURN THE GOODS AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THE CONTRACT. TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

Name of Seller **CertaPro Bothell-Lynnwood-Everett**

DATE OF TRANSACTION _____

NOT LATER THAN MIDNIGHT OF _____

I HEREBY CANCEL THIS TRANSACTION

(Buyer's Signature)

(Date)

LIMITED TWO YEAR WARRANTY

Subject to the limitation set forth below, for a period of 24 months from the date of completion of the work described on the front of this contract, the Independent Franchise Owner named on the front of this contract (the "Contractor") will repair peeling, blistering or chipping paint resulting from defective workmanship.

THIS LIMITED WARRANTY DOES NOT COVER:

- Any work where the Contractor did not supply the paint or other materials.
- Any work which was not performed by the Contractor.
- Varnished surfaces.
- Surfaces made of, or containing, galvanized metal.
- The cost of paint required to perform the repairs.
- Repairs to horizontal surfaces or any surface that, by virtue of its design permits moisture to collect. Surfaces include, but are not limited to, decks, railings, stairs, porches, roofs and wood gutters.
- Exact paint match as environmental conditions will affect the color and finish of all paints over time.
- Any repairs which are necessitated as a result of a defect in the paint regardless of whether the paint was supplied by the Contractor or the customer.
- Bleeding caused by knots, rust or cedar.
- Cracks in drywall, plaster or wood.
- Peeling, blistering or chipping where they are caused by:
 - mill-glazing from smooth cedar

- ordinary wear and tear.
- abnormal use or misuse.
- peeling of layers of paint existing prior to the work performed by the Contractor.
- structural defects.
- settling or movement.
- moisture content of the substrate.
- abrasion, mechanical damage, abrasive cleaning, abuse or damage resulting from use of chemicals or cleaning agents or exposure to harmful solids, liquids or gases.
- damage or defects caused in whole or in part by reason of fire, explosion, flood, acts of God, extreme weather conditions, misuse, alteration, abuse, vandalism, negligence, or any other similar causes beyond the control of the Contractor.

Repairs under this limited warranty will be performed only on the specific areas where peeling, blistering or chipping has occurred and only to the level of surface preparation described in the preparation section of the Contract.

FOR THIS WARRANTY TO BE VALID, YOU MUST:

- Pay the full contract price.
- Retain a copy of the original contract.
- Retain a copy of your cancelled check or other evidence of payment in full.
- Pay for all materials used to perform the repairs.
- Make the property accessible to the Contractor, or his employees, to perform the repairs.

THIS LIMITED WARRANTY IS THE ONLY EXPRESS WARRANTY MADE BY THE CONTRACTOR AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED. THIS WARRANTY COVERS ONLY THOSE SERVICES PROVIDED BY THE CONTRACTOR TO THE ORIGINAL PURCHASER NAMED ON THE FRONT OF THIS CONTRACT. IN NO EVENT SHALL THE CONTRACTOR BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES IN EXCESS OF THE ORIGINAL CONTRACT PRICE. THIS WARRANTY MAY NOT BE ALTERED OR EXTENDED FOR ANY PURPOSE UNLESS DONE SO IN WRITING IN A DOCUMENT EXECUTED BY ALL PARTIES TO THIS CONTRACT.

This warranty gives you specific legal rights. Some jurisdictions do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Some jurisdictions do not allow the exclusion or limitation of incidental or consequential damages, so the above limitations or exclusions may not apply to you.

For warranty service, you should contact your Contractor to schedule an inspection of your property by calling CertaPro Painters® at 800.462.3782.

Nacho's Painting LLC
8854 Garden Of Eden Rd
Sedro Woolley, WA 98284 US
(360) 627-0510
nachio_alba@hotmail.com



ADDRESS

Sudden Valley Community
Association
Jeff Monsen (360) 280-9778
4 Clubhouse Circle
Bellingham, WA 98229
Club House

ESTIMATE # 1525
DATE 04/16/2024

Exterior Pressure Wash	1,250.00T
Pressure washing exterior building, to remove all unwanted debris prior to painting application.	
Exterior Painting	17,850.00T
We hereby propose prep, re-caulk and apply two coats of paint exterior body, soffits, windows trim, doors trim, fascia board, gables by roof, door trim, doors (8), Sherwin Williams Super Paint, matching the existing body and trim color. Protect floors, plants and roof as well. All paint and materials are included.	
Exterior Painting	3,850.00T
Prep, prime peeling areas and apply two coats of Sherwin Williams Super Paint, matching the existing color on back decks (2), stairs, post supports and trim. (just painted areas, floors are not included)	

ACCEPTANCE OF PROPOSAL- The above specified price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outline above. This is a Notice of Lien law Posting. If payment in full is not made within 60 days of the date of completion of the work, customer agrees to pay reasonable attorney's fees and costs of preparing and filing a Notice of Claim of Lien, customer agrees to pay attorney's fees and costs incurred in any legal action commenced to collect said payment. 35% Down Payment Prior To Schedule.

SUBTOTAL	22,950.00
TAX	1,973.70
TOTAL	\$24,923.70

Accepted By

Accepted Date

Nacho's Painting LLC
8854 Garden Of Eden Rd
Sedro Woolley, WA 98284 US
(360) 627-0510
nachio_alba@hotmail.com



ADDRESS

Sudden Valley Community
Association
Jeff Monsen (360) 280-9778
4 Clubhouse Circle
Bellingham, WA 98229
Adult Center

ESTIMATE # 1524
DATE 04/16/2024

Exterior Pressure Wash	550.00T
Pressure washing exterior building, to remove all unwanted debris prior to painting application.	
Exterior Caulking and Prime	950.00T
Scrape, spot prime and re-caulk areas needs on the building.	
Exterior Painting	8,850.00T
We hereby propose apply two coats of paint exterior body, fascia board, gables by roof, door trim, doors (8), gutters and down spouts Sherwin Williams Super Paint, matching the body color (blue). Protect floors, plants and roof as well. All paint and materials are included.	

ACCEPTANCE OF PROPOSAL- The above specified price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outline above. This is a Notice of Lien law Posting. If payment in full is not made within 60 days of the date of completion of the work, customer agrees to pay reasonable attorney's fees and costs of preparing and filing a Notice of Claim of Lien, customer agrees to pay attorney's fees and costs incurred in any legal action commenced to collect said payment. 35% Down Payment Prior To Schedule.

SUBTOTAL	10,350.00
TAX	890.10
TOTAL	\$11,240.10

Accepted By

Accepted Date

Perennial Painting LLC

Date
4.29.2024

ESTIMATE

Sudden Valley-Clubhouse
Mike Brock
mike.brock@suddenvalley.com
360.778.2223

PROJECT LOCATION

Sudden Valley Clubhouse-Exterior
4 Clubhouse Circle
Bellingham, WA 98229



PROJECT DESCRIPTION

- Sudden Valley Clubhouse-Exterior Painting

PROJECT SCOPE

- Siding
- Soffits
- Trim
- Deck/Balcony previously painted support structure
- Doors

SURFACE PREP

- Pressure wash all structures
- Scrapping
- Caulking as needed
- Mask off surrounding substrates, fixtures, and surrounds areas that will not receive paint

APPLICATION

- Walls will receive two coats of finish paint via spray and back roll
- Soffits will receive two coats of finish paint via spray and back roll
- Trim will receive two coats of finish paint via brush or roll
- Deck/Balcony previously painted support structure will receive two coats of finish paint via spray and back roll
- Doors will receive two coats of finish paint via spray or roll

COLOR SCHEME

- Match existing color scheme



SHEEN

- Satin finish for all the exterior walls, soffits, trim, deck/Balcony previously painted support structure & doors

MATERIALS

- All materials are included in bid price
- Suggested products:
 - Sherwin Williams Superpaint or A-100
 - Zinsser Cover Stain Primer
 - Big Stretch



CONTAINMENT & CLEAN-UP

- Collect & dispose of waste and debris
- Surfaces and work areas will be clean and in their original condition.

SCHEDULE

- Before 9/13/24





ADDITIONAL COMMENTS

- Perennial Painting, LLC will supply all sundries
- Perennial Painting, LLC will supply all paint for the entire project

BID AMOUNT	\$29,700.00
WSST 8.8%	\$2,613.60
	= \$ 32,313.60

SuperPaint®
Exterior Latex Satin

A89-100/1000 Series



**SHERWIN
WILLIAMS®**

<u>CHARACTERISTICS</u>	<u>COMPLIANCE</u>	<u>SPECIFICATIONS</u>																																					
<p>SuperPaint Exterior, with resistance to early dirt pick up, provides outstanding performance on properly prepared aluminum and vinyl siding, wood, hardboard, masonry, cement, brick, block, stucco, and metal down to a surface and air temperature of 35°F.</p> <p>VinylSafe™ paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping or buckling when applied to a sound, stable vinyl substrate.</p> <p>Color: Most colors To optimize hide and color development, always use the recommended P-Shade primer</p> <p>Coverage: 350 - 400 sq ft/gal @ 4 mils wet; 1.5 mils dry</p> <p>Drying Time, @ 50% RH: @ 35-45°F @ 45°F + Touch: 2 hour 2 hours Recoat: 24-48 hours 4 hours Drying and recoat times are temperature, humidity, and film thickness dependent</p> <p>Finish: 10-20 units @ 60°</p> <p>Tinting with CCE:</p> <table border="0"> <tr> <td>Base</td> <td>oz/gal</td> <td>Strength</td> </tr> <tr> <td>Extra White</td> <td>0-6</td> <td>SherColor</td> </tr> <tr> <td>Deep Base</td> <td>4-12</td> <td>SherColor</td> </tr> <tr> <td>Ultradeep Base</td> <td>10-12</td> <td>SherColor</td> </tr> <tr> <td>Light Yellow</td> <td>2-12</td> <td>SherColor</td> </tr> </table> <p style="text-align: center;">Extra White A89W01151 (may vary by base)</p> <p>VOC (less exempt solvents): <50 g/L; <0.42 lb/gal</p> <p>As per 40 CFR 59.406</p> <p>Volume Solids: 38 ± 2%</p> <p>Weight Solids: 49 ± 2%</p> <p>Weight per Gallon: 10.19 lb</p> <p>Flash Point: N/A</p> <p>Vehicle Type: 100% Acrylic</p> <p>Shelf Life: 36 months unopened</p> <p>WVP Perms (US) 26.14 grains/(hr ft² in Hg)</p> <p>Mildew Resistant This coating contains agents which inhibit the growth of mildew on the surface of this coating film.</p>	Base	oz/gal	Strength	Extra White	0-6	SherColor	Deep Base	4-12	SherColor	Ultradeep Base	10-12	SherColor	Light Yellow	2-12	SherColor	<p style="text-align: center;"><u>COMPLIANCE</u></p> <p>As of 05/29/2019, Complies with:</p> <table border="0"> <tr> <td>OTC</td> <td>Yes</td> </tr> <tr> <td>OTC Phase II</td> <td>Yes</td> </tr> <tr> <td>SCAQMD</td> <td>Yes</td> </tr> <tr> <td>CARB</td> <td>Yes</td> </tr> <tr> <td>CARB SCM 2007</td> <td>Yes</td> </tr> <tr> <td>Canada</td> <td>Yes</td> </tr> <tr> <td>LEED® v4&v4.1 Emissions</td> <td>N/A</td> </tr> <tr> <td>LEED® v4&v4.1 VOC</td> <td>Yes</td> </tr> <tr> <td>EPD-Certified</td> <td>N/A</td> </tr> <tr> <td>MIR-Certified</td> <td>N/A</td> </tr> <tr> <td>MPI</td> <td>Yes</td> </tr> </table> <p style="text-align: center;"><u>APPLICATION</u></p> <p>When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.</p> <p>Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.</p> <p>No reduction necessary.</p> <p>Brush Use a nylon/polyester brush.</p> <p>Roller Use a 3/8" - 3/4" nap synthetic cover.</p> <p>Spray—Airless Pressure.....2000 psi Tip......015"-.019"</p>	OTC	Yes	OTC Phase II	Yes	SCAQMD	Yes	CARB	Yes	CARB SCM 2007	Yes	Canada	Yes	LEED® v4&v4.1 Emissions	N/A	LEED® v4&v4.1 VOC	Yes	EPD-Certified	N/A	MIR-Certified	N/A	MPI	Yes	<p style="text-align: center;"><u>SPECIFICATIONS</u></p> <p>SuperPaint Exterior can be self-priming when used directly over existing coatings, or bare drywall, plaster and masonry (with a cured pH of less than 9). The first coat acts like a coat of primer and the second coat provides the final appearance and performance. Please note that some specific surfaces require specialized treatment.</p> <p>Aluminum & Aluminum Siding¹, Galvanized Steel¹, Vinyl Siding 2 cts. SuperPaint Exterior Latex</p> <p>Concrete Block, CMU, Split face Block 1 ct. Loxon Acrylic Block Surfacers 2 cts. SuperPaint Exterior Latex</p> <p>Brick 1 ct. Loxon Conditioner² 2 cts. SuperPaint Exterior Latex</p> <p>Cement Composition Siding/Panels 1 ct. Loxon Concrete & Masonry Primer² or Loxon Conditioner² 2 cts. SuperPaint Exterior Latex</p> <p>Stucco, Cement, Concrete 1 ct. Loxon Concrete & Masonry Primer² 2 cts. SuperPaint Exterior Latex</p> <p>Plywood 1 ct. Exterior Latex Wood Primer 2 cts. SuperPaint Exterior Latex</p> <p>Wood (Cedar, Redwood)³ 1 ct. Exterior Oil-Based Wood Primer² 2 cts. SuperPaint Exterior Latex</p> <p>¹ On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher. ² Not for use at temperatures under 50°F. See specific primer label for that product's application conditions. ³ Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. For best results on these woods, use a coat of Exterior Oil-Based Wood Primer.</p> <p>Other primers may be appropriate. Standard latex primers cannot be used below 50°F. See specific primer label for that product's application conditions.</p> <p>When repainting involves a drastic color change, a coat of primer will improve the hiding performance of the topcoat color.</p>
Base	oz/gal	Strength																																					
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SuperPaint®
Exterior Latex Satin

<u>SURFACE PREPARATION</u>	<u>SURFACE PREPARATION</u>	<u>CAUTIONS</u>
<p>WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.</p> <p>Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Scrape and sand peeled or checked paint to a sound surface. Sand glossy surfaces dull. Seal stains from water, smoke, ink, pencil, grease, etc. with the appropriate primer/sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.</p> <p>Aluminum and Galvanized Steel Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method.</p> <p>Caulking Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.</p> <p>Cement Composition Siding/Panels Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 9, prime with Loxon Concrete & Masonry Primer.</p> <p>Mildew Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised. Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.</p>	<p>Masonry, Concrete, Cement, Block All new surfaces must be cured according to the supplier's recommendations—usually about 30 days. Remove all form release and curing agents. Rough surfaces can be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant.</p> <p>Steel Rust and mill scale must be removed using sandpaper, wire brush, or other abrading method. Bare steel must be primed the same day as cleaned.</p> <p>Stucco Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 7 days and prime with Loxon Concrete & Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.</p> <p>*Vinyl or other PVC Building Products Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, prime with appropriate white primer. Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 56 unless VinylSafe® Colors are used. If VinylSafe colors are not used the vinyl may warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.</p> <p>Wood, Plywood, Composition Board Clean the surface thoroughly then sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All new and patched areas must be primed. Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. If applied to these bare woods, it may show some staining. If staining persists, spot prime severe areas with 1 coat of Exterior Oil-Based Wood Primer prior to using.</p>	<p>CAUTIONS</p> <p>For exterior use only. Protect from freezing. Non-photochemically reactive. Not for use on floors.</p> <p>Before using, carefully read CAUTIONS on label.</p> <p>ZINC Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. FIRST AID: In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. WARNING: This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.</p> <p>HOTW 05/28/2019 A89W01151 42 39 FRC,SP, KOR, Viet</p> <p><u>CLEANUP INFORMATION</u></p> <p>Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with a compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.</p>
<p>The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS.</p>		

A-100® Exterior Latex Satin

A82-Series


**SHERWIN
WILLIAMS®**

CHARACTERISTICS

A-100 Exterior Latex is a quality exterior finish. This product is recommended for use on aluminum, vinyl, and wood siding, clapboard, shakes, shingles, plywood, masonry, and metal down to a surface and air temperature of 35°F.

Color: Most Colors

Coverage: 350-400 sq. ft. per gallon
@ 4 mils wet; 1.4 mils dry

Drying Time, @ 50% RH:

	@ 35-45°F	@ 45°F +
Touch:	2 hours	2 hours
Recoat:	24-48 hours	4 hours

Drying and recoat times are temperature, humidity, and film thickness dependent

Finish: 10-20 units @ 60°

Tinting with CCE only:

Base:	oz. per gallon	Strength:
Extra White	0-6	SherColor
Deep Base	4-12	SherColor
Ultradeep Base	10-12	SherColor

Extra White A82W00151
(may vary by color)

VOC (less exempt solvents):

less than 50 grams per litre; 0.42 lbs. per gallon
As per 40 CFR 59.406

Volume Solids: 36 ± 2%

Weight Solids: 46 ± 2%

Weight per Gallon: 9.88 lbs

Flash Point: N/A

Vehicle Type: 100% Acrylic

Shelf Life: 36 months unopened

WVP Perms (US) 24.58 grains/(hr ft² in Hg)

Mildew Resistant

This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

COMPLIANCE

As of 08/20/2020, Complies with:

OTC	Yes
OTC Phase II	Yes
SCAQMD	Yes
CARB	Yes
CARB SCM 2007	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N/A
LEED® v4 & v4.1 VOC	Yes
EPD-NSF® Certified	N/A
MIR-Manufacturer Inventory	N/A
MPI®	Yes

APPLICATION

When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.

Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

No reduction necessary.

Brush: Use a nylon-polyester brush.

Roller: Use a high quality 3/8-3/4 inch nap synthetic roller cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide on Sherwin-Williams.com

Spray—Airless
Pressure 2000 p.s.i.
Tip .015-.019 inch

APPLICATION TIPS

Make sure product is completely agitated (mechanically or manually) before use.

SPECIFICATIONS

Standard latex primers cannot be used below 50°F. See specific primer label for that product's application conditions.

Aluminum & Aluminum Siding¹, Galvanized Steel¹

2 coats A-100 Exterior Latex

Concrete Block, CMU, Split face Block

1 coat Loxon Acrylic Block Surfacers

2 coats A-100 Exterior Latex

Brick, Stucco, Cement, Concrete

1 coat Loxon Concrete and Masonry Primer³
or

Loxon Conditioner²

2 coats A-100 Exterior Latex

Cement Composition Siding/Panels

1 coat Loxon Concrete and Masonry Primer³
or

Loxon Conditioner²

2 coats A-100 Exterior Latex

Plywood

1 coat Exterior Latex Primer

2 coats A-100 Exterior Latex

*Vinyl Siding

2 coats A-100 Exterior Latex

Wood, (Cedar, Redwood)⁴

1 coat Exterior Oil-Based Wood Primer²

2 coats A-100 Exterior Latex

¹ On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

² Not for use at temperatures under 50°F. See specific primer label for that product's application conditions.

³ Not for use at temperatures under 40°F. See specific primer label for that product's application conditions.

⁴ Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. For best results on these woods, use a coat of Exterior Oil-Based Wood Primer.

Other primers may be appropriate.

When repainting involves a drastic color change, a coat of primer will improve the hiding performance of the topcoat color.

A-100®

Exterior Latex Satin

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at **1-800-424-LEAD** (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Aluminum and Galvanized Steel:

Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method.

Cement Composition Siding-Panels:

Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 9, prime with Loxon Concrete & Masonry Primer.

Caulking:

Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.

Concrete, Masonry, Cement, Block:

All new surfaces must be cured according to the supplier's recommendations—usually about 30 days. Remove all form release and curing agents. Rough surfaces should be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer/Sealer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. **Concrete masonry units (CMU)** - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfer. The filler must be thoroughly dry before topcoating.

Stucco:

Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 7 days and prime with Loxon Concrete & Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.

SURFACE PREPARATION

Mildew:

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

Previously Painted Surfaces:

If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Steel:

Rust and mill scale must be removed using sandpaper, wire brush, or other abrading method. Bare steel must be primed the same day as cleaned.

***Vinyl or other PVC Building Products:**

Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, if needed prime with appropriate white primer. Do not paint vinyl with any color darker than the original color. Do not paint vinyl with a color having a Light Reflective Value (LRV) of less than 56. Painting with darker colors lower than an LRV of 56 may cause vinyl to warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.

Wood, Plywood, Composition Board:

Clean the surface thoroughly then sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All new and patched areas must be primed. Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. If applied to these bare woods, it may show some staining. If staining persists, spot prime severe areas with 1 coat of Exterior Oil-Based Wood Primer prior to using.

CAUTIONS

For Exterior use only
Protect from freezing
Non-photochemically reactive
Not for use on floors.

Before using, carefully read **CAUTIONS on label**

CRYSTALLINE SILICA, ZINC: Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE.** Abrading or sanding of the dry film may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 08/20/2020 A82W00151 47 37
FRC, SP

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.



**COVER STAIN®
OIL-BASED PRIMER**

DESCRIPTION AND USES

Zinsser® Cover Stain® Oil-Based Primer is an all purpose oil-based primer designed for interior or exterior applications where an oil-base primer is desired. Cover-Stain provides excellent penetration and flexibility and has excellent adhesion and stain blocking properties. Cover-Stain has excellent adhesion to dense, glossy surfaces such as enamel paints and varnishes, paneling, laminates, and ceramic tile without the need for sanding or de-glossing.

Cover-Stain is recommended for application on interior and exterior surfaces that have been damaged by fire, smoke or water. Interior surfaces include new or previously painted drywall, cured plaster and cement-based coatings, wood (including pine fir, cedar, redwood, and plywood), metal (including aluminum, iron, steel, and cooper), vinyl, PVC, masonry (including stucco, concrete block, poured concrete, and brick). Exterior surfaces include new or previously painted wood (including pine, fir, cedar, redwood, and pressure-treated wood), hardboard, metal (including aluminum, iron, steel, and copper), vinyl and PVC.

MPI #5, #45, #69, #136 Certified

PERFORMANCE CHARACTERISTICS

- Fast drying – Recoat in less than 1 hour
- Sticks to all surfaces and sands easily
- Designed for interior and exterior surfaces
- High hiding formula blocks most stains from fire, smoke and water damage
- Excellent tannin blocker – use to seal bare cedar and redwood
- Easy paint thinner clean-up

PRODUCTS

SKU	Description
3500	5-Gallon
3501	1- Gallon
3503	3-Gallon
3504	1-Quart

PRODUCT APPLICATION

COLOR/TINTING

Cover Stain is white but may be tinted towards off-white and pastel shades by adding no more than 2 oz. (59 ml) universal colorant per gallon. Tinting the primer towards the topcoat improves the hiding power of the topcoat.

PRODUCT APPLICATION (cont.)

SURFACE PREPARATION

Surfaces should be clean, dry, sound and free of dust, dirt, excessive chalky material, grime, grease, oil, wax, mildew, wallpaper, adhesive or any contamination that may interfere with adhesion. If unsure of cleanliness, always wash surface with an appropriate ammoniated cleaning solution or solvent (do not use TSP as a cleaner). Remove any peeling and/or unsound coatings. Sand any remaining paint film edges smooth. Lightly sand exposed exterior wood with 80 to 100 grit sandpaper to remove loose or weathered wood fibers and mill glaze. When priming over stained areas, first attempt to remove as much of the stain as possible by washing, sanding, scraping, etc.

Remove exterior mold & mildew with Zinsser Jomax® Mildew Killer and House Cleaner. Remove interior mildew with an interior mildew cleaner. Allow surface to dry completely before priming. Countersink exposed nail heads, spot prime and fill all nail holes and gouges with Zinsser Ready Patch® spackling compound. Wire brush rusty areas. Spot prime knots and sap streaks with B-I-N® Primer-Sealer before whole surface priming with Cover Stain Oil-Based Primer.

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-Approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

LIMITATIONS

Cover Stain® Oil-Based Primer is not intended for application to floors, decks, roof surfaces or any surface subject to immersion or prolonged contact with water. Do not box or intermix Cover Stain Oil-Based Primer with other oil-base or water-base products.

MIXING

Mix thoroughly to ensure any settled pigment is re-dispersed. DO NOT THIN.

* Refer to the MPI website for the most current listing of MPI certified products.



TECHNICAL DATA

COVER STAIN® OIL-BASED PRIMER

PRODUCT APPLICATION (cont.)

APPLICATION

Apply only when air, material, and surface temperatures are between 40-80°F (4-27°C) and the relative humidity should not be greater than 85%. Shake or mix thoroughly before using. In most cases only one coat is necessary to prime most surfaces. If excessive absorption occurs over very porous substrates a second coat may be necessary. Spot priming is recommended only under high-hiding topcoat paints. For best results, prime entire surface before painting. Apply with a high quality natural or synthetic brush, roller, pad or sprayer. Follow manufacturer's instructions when using spray equipment. For airless spraying, use a 0.015 to 0.017" tip at 1500 to 2000 P.S.I.

PRODUCT APPLICATION (cont.)

DRY TIME

In most cases Cover-Stain will dry to the touch in 30 minutes and can be recoated after 1 hour. The dry primer film develops full adhesion in 7 days. Lower temperatures, higher humidity and the addition of tint will prolong the dry and cure time.

CLEAN-UP

Clean up spills and paint drips with a rag soaked in mineral spirits or paint thinner. If spills or drips have dried, use paint remover. Application tools may be cleaned using paint thinner. Follow manufacturer's directions to clean spray equipment. Dispose of unused or unwanted product in accordance with local laws regulating solvent-based coatings.

**TECHNICAL DATA****COVER STAIN® OIL-BASED PRIMER****PHYSICAL PROPERTIES**

		COVER-STAIN OIL-BASED PRIMER
Resin Type		VT Styrenated Modified Alkyd
Pigment Type		Calcium Carbonate, Magnesium Silicate, Titanium Dioxide
Solvents		Aromatic Hydrocarbons
Weight	Per Gallon	11.1 lbs.
	Per Liter	1.33 kg
Solids	By Weight	68.6%
	By Volume	45.6%
Volatile Organic Compounds		450 g/l (3.77 lbs./gal.)
Recommended Dry Film (DFT) Per Coat		1.0-1.5 mils (25-37.5 μ)
Wet Film to Achieve DFT (unthinned material)		2.0-3.0 mils (50-75 μ)
Practical Coverage at Recommended DFT (assumes 15% material loss)		400-450 sq.ft./gal. (9.8-11.1 m ² /l) Depends on surface porosity and application method
Dry Times at 70-80°F (21-27°C) and 50% Relative Humidity	Touch	30 minutes
	Recoat	1 hour
	Full Cure	7 days
Shelf Life		5 years
Flash Point		83°F (28°C)
Safety Information		For additional information, see SDS

The technical data and suggestions for use contained herein are correct to the best of our knowledge, and offered in good faith. The statements of this literature do not constitute a warranty, express, or implied, as to the performance of these products. As conditions and use of our materials are beyond our control, we can guarantee these products only to conform to our standards of quality, and our liability, if any, will be limited to replacement of defective materials. All technical information is subject to change without notice.

Big Stretch®

Won't Crack. . . It Just Stretches

DESCRIPTION:

Big Stretch® is a high-performance water-based elastomeric sealant with powerful adhesion and superior elasticity. It spans gaps up to 2" wide and stretches up to 500% of original joint size without cracking. Big Stretch won't crack...it just stretches.

WHERE TO USE:

Interior and exterior applications, including:

- Windows
- Doors
- Siding
- Vents
- Soffits
- Baseboards
- Eaves
- Crown Moulding
- Sound-proofing interior walls

ADHERES TO: (all conform to ASTM C794)

Most building materials including:

Metals

- Aluminum
- Brass
- Steel
- Anodized Windows

Plastics

- ABS
- Lexan®*
- Acrylic Sheet
- Plexiglass
- PVC
- Fiberglass
- Urethane
- Vinyl
- Polycarbonate
- Polystyrene
- Nylon

Other Surfaces

- Asphalt
- Tile
- Cinder Block
- Corian®*
- Wood
- Formica®*
- Glass
- Mortar
- Hot melt Butyl
- Stucco
- Brick
- Concrete
- Stone
- EIFS
- Fiber Cement
- Drywall

COLORS:

- White
- Redwood
- Woodtone
- Dark Brown
- Pine Green
- Limestone
- Almond
- Tan
- Gray
- Clear
- Black
- Ironstone
- Slate Gray

Visit www.sashco.com for a color compatibility chart that matches Big Stretch colors to various vinyl window manufacturers' colors.

PACKAGING:

- 10.5 oz. plastic cartridges
- 29 oz. fiber cartridges (white only)

COVERAGE:

A 10.5 oz. cartridge will yield approx. 26 lineal feet with a ¼" (6 mm) bead.

PAINTABILITY:

Paintable with exterior latex paints/stains after 4 hours and interior latex paints/stains after 24-48 hours (more for humid conditions). Paintable with most exterior oil-based paints/stains after 1 week. Note: some low-end, flat latex paints may crack, regardless of cure time.

* Corian®, Lexan®, and Formica® are registered trademarks of their respective owners.

FEATURES

- Super elastic, moves instead of tears
- Spans gaps up to 2" wide with no slump
- Powerful adhesion
- High durability
- Water-based
- Low VOC

BENEFITS

- Eliminates costly call backs
- Stays where it's applied
- Won't tear or pull away
- Performs well in most any type of climate
- Easy to tool and clean up
- Meets strictest VOC requirements; environmentally friendly
- Compatible with latex paint and most oil-based paints, sealers and stains
- Simply thaw & apply, no wasted product
- Have confidence that you're using the right product
- More for your money
- No more shiny caulk lines
- Less waste, less mess

• Superb paintability

• Freeze-thaw stable
• Limited Lifetime Warranty

• Full 10.5 oz. in every cartridge
• Won't cause paint gloss
• Exclusive stop flow plunger



WHERE NOT TO USE:

- Areas of water submersion or frequent, prolonged puddling
- Areas with high foot and/or vehicle-traffic (driveways, sidewalks, decks, patios, etc.)
- Roofs exposed to prolonged dampness (use Sashco's Through the Roof!® instead)
- Big Stretch Clear should not be used on copper flashing. Colored Big Stretch, Sashco's Lexel® or Sashco's Through the Roof!® are best for this application.
- Will not adhere to or is incompatible with Kynar®, Polypropylene, Waxes, Polyethylene, and Silicone.

APPLICATION:

- Lower temperatures and higher humidity will slow cure time. Allow 1-3 days curing before exposure to direct rainfall. Use plastic sheeting with good airflow underneath to protect the product if rain is expected sooner.
- Natural shrinkage will give the joint a concave appearance; multiple applications may be needed to fill the joint flat.
- If dirt or oils are present on the substrate, wash with any household cleaner, rinse to remove and allow to thoroughly dry.
- Remove any old caulk, especially silicone and all silicone residue. Use a silicone remover.
- Insert backer rod into joints deeper than 1/2" to provide for proper sealant depth and a stronger, longer lasting seal.
- Choose bead size and cut the nozzle. Puncture the inner seal.
- Gun Big Stretch into the joint.
- Tool for a smoother bead using a damp foam or paint brush with a light, skimming touch, or use a beading tool.

STORAGE AND CLEAN-UP:

- Clean up tools and hands with warm water and soap.
- Leftover Big Stretch can be stored if the nozzle is tightly wrapped with plastic wrap and a rubber band.



10300 E. 107th Pl., Brighton, CO 80601
800-767-5656 • www.sashco.com
Made in the USA

Follow Sashcoinc on:



TYPICAL PROPERTIES:

PROPERTY	VALUE
Joint Size	Maximum 2"
Application Range	40°F to 120°F (4°C to 49°C) surface temperature
Service Range	-30°F to 250°F (-34°C to 121°C)
Tensile Properties	Recovery at 50% stretch: 100% in 3 minutes Recovery at 100% stretch: 96% in 5 minutes
VOC	59.8 g/L, < 1.5% by weight

TEST DATA:

PROPERTY	RESULTS	TEST METHOD
Durability	25% total joint movement (10 cycles @ -15°F (-26°C))	ASTM C719
Hardness, Shore A	32 (21-day cure)	ASTM C661
Slump	< 1/8"	ASTM D2202
Solids	83.8% by weight (pigmented) 61.2% by weight (clear)	ASTM C1250
Extrusion Rate	750 g/min (1/8" orifice at 40 psi)	ASTM C603
Freeze-Thaw Stability	Passes 10 cycles 0°F to 70°F (-18°C to 21°C)	ASTM C731
Low Temp. Flexibility	Pass (not artificially weathered)	ASTM C734
Tack-free	Less than 30 minutes	ASTM C679
Cured	4-5 days (dependent on temperature, humidity and bead size)	ASTM C679
Adhesion-in-peel Passing Substrates	See "ADHERES TO" section on front page	ASTM C794

SPECIFICATIONS:

- Meets FHA requirements.
- Meets or exceeds Federal Specification:
 - TT-S-00230 C
 - ASTM C834
 - ASTM C920, Type S, NS, Class 25, Use NT, M, A. Exceeds 10% weight loss.

The data reported here are believed to be reliable.

No warranty is made concerning the accuracy of or the results obtained from their use.

* Kynar® is a registered trademark of its respective owner.

CAUTION: Avoid contact with eyes and skin. Do not swallow. In case of eye or skin contact, flush thoroughly with water. If irritation persists contact a physician. If swallowed administer two glasses of water and contact a physician immediately.
KEEP OUT OF REACH OF CHILDREN.

⚠ WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov.

LIMITED LIFETIME WARRANTY: Sashco warrants this product will substantially meet published specifications on the date of sale. If it fails to do so, return unused portion with original sales receipt for replacement or refund, at Sashco's sole option. These are purchaser's sole and exclusive remedies for any breach of warranty. Purchaser must determine suitability of product for purchaser's specific needs and assumes all risk associated with its use. Sashco will not be liable for direct or indirect damages.

For a detailed description of the warranty & exclusions visit www.sashco.com.

Perennial Painting LLC

Date
4.29.2024

ESTIMATE

Sudden Valley-Adult Center
Mike Brock
mike.brock@suddenvalley.com
360.778.2223

PROJECT LOCATION

Sudden Valley Adult Center-Exterior
4 Clubhouse Circle
Bellingham, WA 98229



PROJECT DESCRIPTION

- Sudden Valley Adult Center-Exterior Painting

PROJECT SCOPE

- Siding
- Soffits
- Trim
- Doors

SURFACE PREP

- Pressure wash all structures
- Scrapping
- Caulking as needed
- Mask off surrounding substrates, fixtures, and surrounds areas that will not receive paint

APPLICATION

- Walls will receive two coats of finish paint via spray and back roll
- Soffits will receive two coats of finish paint via spray and back roll
- Trim will receive two coats of finish paint via brush or roll
- Doors will receive two coats of finish paint via spray or roll

COLOR SCHEME

- Match existing color scheme



SHEEN

- Satin finish for all the exterior walls, soffits, trim, deck/Balcony previously painted support structure & doors

MATERIALS

- All materials are included in bid price
- Suggested products:
 - Sherwin Williams Superpaint or A-100
 - Zinsser Cover Stain Primer
 - Big Stretch



CONTAINMENT & CLEAN-UP

- Collect & dispose of waste and debris
- Surfaces and work areas will be clean and in their original condition.

SCHEDULE

- Before 9/13/24



ADDITIONAL COMMENTS

- Perennial Painting, LLC will supply all sundries
- Perennial Painting, LLC will supply all paint for the entire project

BID AMOUNT	\$6,500.00
WSST 8.8%	\$ 572.00
	= \$ 7,072.00

360-393-7009 | PerennialPainting360@gmail.com

5341 Myers Dr. | Ferndale, WA 98248

www.Perennial-Painting.com

SuperPaint®
Exterior Latex Satin

A89-100/1000 Series



**SHERWIN
WILLIAMS®**

<u>CHARACTERISTICS</u>	<u>COMPLIANCE</u>	<u>SPECIFICATIONS</u>																																																												
<p>SuperPaint Exterior, with resistance to early dirt pick up, provides outstanding performance on properly prepared aluminum and vinyl siding, wood, hardboard, masonry, cement, brick, block, stucco, and metal down to a surface and air temperature of 35°F.</p> <p>VinylSafe™ paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping or buckling when applied to a sound, stable vinyl substrate.</p> <p>Color: Most colors To optimize hide and color development, always use the recommended P-Shade primer</p> <p>Coverage: 350 - 400 sq ft/gal @ 4 mils wet; 1.5 mils dry</p> <p>Drying Time, @ 50% RH: <table border="0"> <tr> <td></td> <td>@ 35-45°F</td> <td>@ 45°F +</td> </tr> <tr> <td>Touch:</td> <td>2 hour</td> <td>2 hours</td> </tr> <tr> <td>Recoat:</td> <td>24-48 hours</td> <td>4 hours</td> </tr> </table> Drying and recoat times are temperature, humidity, and film thickness dependent</p> <p>Finish: 10-20 units @ 60°</p> <p>Tinting with CCE:</p> <table border="0"> <tr> <td>Base</td> <td>oz/gal</td> <td>Strength</td> </tr> <tr> <td>Extra White</td> <td>0-6</td> <td>SherColor</td> </tr> <tr> <td>Deep Base</td> <td>4-12</td> <td>SherColor</td> </tr> <tr> <td>Ultradeep Base</td> <td>10-12</td> <td>SherColor</td> </tr> <tr> <td>Light Yellow</td> <td>2-12</td> <td>SherColor</td> </tr> </table> <p>Extra White A89W01151 (may vary by base)</p> <p>VOC (less exempt solvents): <50 g/L; <0.42 lb/gal</p> <p>As per 40 CFR 59.406</p> <table border="0"> <tr> <td>Volume Solids:</td> <td>38 ± 2%</td> </tr> <tr> <td>Weight Solids:</td> <td>49 ± 2%</td> </tr> <tr> <td>Weight per Gallon:</td> <td>10.19 lb</td> </tr> <tr> <td>Flash Point:</td> <td>N/A</td> </tr> <tr> <td>Vehicle Type:</td> <td>100% Acrylic</td> </tr> <tr> <td>Shelf Life:</td> <td>36 months unopened</td> </tr> <tr> <td>WVP Perms (US)</td> <td>26.14</td> </tr> </table> <p>grains/(hr ft² in Hg)</p> <p>Mildew Resistant This coating contains agents which inhibit the growth of mildew on the surface of this coating film.</p>		@ 35-45°F	@ 45°F +	Touch:	2 hour	2 hours	Recoat:	24-48 hours	4 hours	Base	oz/gal	Strength	Extra White	0-6	SherColor	Deep Base	4-12	SherColor	Ultradeep Base	10-12	SherColor	Light Yellow	2-12	SherColor	Volume Solids:	38 ± 2%	Weight Solids:	49 ± 2%	Weight per Gallon:	10.19 lb	Flash Point:	N/A	Vehicle Type:	100% Acrylic	Shelf Life:	36 months unopened	WVP Perms (US)	26.14	<p>COMPLIANCE As of 05/29/2019, Complies with:</p> <table border="0"> <tr> <td>OTC</td> <td>Yes</td> </tr> <tr> <td>OTC Phase II</td> <td>Yes</td> </tr> <tr> <td>SCAQMD</td> <td>Yes</td> </tr> <tr> <td>CARB</td> <td>Yes</td> </tr> <tr> <td>CARB SCM 2007</td> <td>Yes</td> </tr> <tr> <td>Canada</td> <td>Yes</td> </tr> <tr> <td>LEED® v4&v4.1 Emissions</td> <td>N/A</td> </tr> <tr> <td>LEED® v4&v4.1 VOC</td> <td>Yes</td> </tr> <tr> <td>EPD-Certified</td> <td>N/A</td> </tr> <tr> <td>MIR-Certified</td> <td>N/A</td> </tr> <tr> <td>MPI</td> <td>Yes</td> </tr> </table> <p>APPLICATION</p> <p>When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.</p> <p>Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.</p> <p>No reduction necessary.</p> <p>Brush Use a nylon/polyester brush.</p> <p>Roller Use a 3/8" - 3/4" nap synthetic cover.</p> <p>Spray—Airless Pressure.....2000 psi Tip......015"-0.019"</p>	OTC	Yes	OTC Phase II	Yes	SCAQMD	Yes	CARB	Yes	CARB SCM 2007	Yes	Canada	Yes	LEED® v4&v4.1 Emissions	N/A	LEED® v4&v4.1 VOC	Yes	EPD-Certified	N/A	MIR-Certified	N/A	MPI	Yes	<p>SPECIFICATIONS</p> <p>SuperPaint Exterior can be self-priming when used directly over existing coatings, or bare drywall, plaster and masonry (with a cured pH of less than 9). The first coat acts like a coat of primer and the second coat provides the final appearance and performance. Please note that some specific surfaces require specialized treatment.</p> <p>Aluminum & Aluminum Siding¹, Galvanized Steel¹, Vinyl Siding 2 cts. SuperPaint Exterior Latex</p> <p>Concrete Block, CMU, Split face Block 1 ct. Loxon Acrylic Block Surfacers 2 cts. SuperPaint Exterior Latex</p> <p>Brick 1 ct. Loxon Conditioner² 2 cts. SuperPaint Exterior Latex</p> <p>Cement Composition Siding/Panels 1 ct. Loxon Concrete & Masonry Primer² or Loxon Conditioner² 2 cts. SuperPaint Exterior Latex</p> <p>Stucco, Cement, Concrete 1 ct. Loxon Concrete & Masonry Primer² 2 cts. SuperPaint Exterior Latex</p> <p>Plywood 1 ct. Exterior Latex Wood Primer 2 cts. SuperPaint Exterior Latex</p> <p>Wood (Cedar, Redwood)³ 1 ct. Exterior Oil-Based Wood Primer² 2 cts. SuperPaint Exterior Latex</p> <p>¹ On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher. ² Not for use at temperatures under 50°F. See specific primer label for that product's application conditions. ³ Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. For best results on these woods, use a coat of Exterior Oil-Based Wood Primer.</p> <p>Other primers may be appropriate. Standard latex primers cannot be used below 50°F. See specific primer label for that product's application conditions.</p> <p>When repainting involves a drastic color change, a coat of primer will improve the hiding performance of the topcoat color.</p>
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CARB SCM 2007	Yes																																																													
Canada	Yes																																																													
LEED® v4&v4.1 Emissions	N/A																																																													
LEED® v4&v4.1 VOC	Yes																																																													
EPD-Certified	N/A																																																													
MIR-Certified	N/A																																																													
MPI	Yes																																																													

SuperPaint®
Exterior Latex Satin

<u>SURFACE PREPARATION</u>	<u>SURFACE PREPARATION</u>	<u>CAUTIONS</u>
<p>WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.</p> <p>Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Scrape and sand peeled or checked paint to a sound surface. Sand glossy surfaces dull. Seal stains from water, smoke, ink, pencil, grease, etc. with the appropriate primer/sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.</p> <p>Aluminum and Galvanized Steel Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method.</p> <p>Caulking Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.</p> <p>Cement Composition Siding/Panels Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 9, prime with Loxon Concrete & Masonry Primer.</p> <p>Mildew Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised. Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.</p>	<p>Masonry, Concrete, Cement, Block All new surfaces must be cured according to the supplier's recommendations—usually about 30 days. Remove all form release and curing agents. Rough surfaces can be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant.</p> <p>Steel Rust and mill scale must be removed using sandpaper, wire brush, or other abrading method. Bare steel must be primed the same day as cleaned.</p> <p>Stucco Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 7 days and prime with Loxon Concrete & Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.</p> <p>*Vinyl or other PVC Building Products Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, prime with appropriate white primer. Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 56 unless VinylSafe® Colors are used. If VinylSafe colors are not used the vinyl may warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.</p> <p>Wood, Plywood, Composition Board Clean the surface thoroughly then sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All new and patched areas must be primed. Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. If applied to these bare woods, it may show some staining. If staining persists, spot prime severe areas with 1 coat of Exterior Oil-Based Wood Primer prior to using.</p>	<p>CAUTIONS</p> <p>For exterior use only. Protect from freezing. Non-photochemically reactive. Not for use on floors.</p> <p>Before using, carefully read CAUTIONS on label.</p> <p>ZINC Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. FIRST AID: In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. WARNING: This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.</p> <p>HOTW 05/28/2019 A89W01151 42 39 FRC,SP, KOR, Viet</p> <p><u>CLEANUP INFORMATION</u></p> <p>Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with a compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.</p>
<p>The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative or visit www.paintdocs.com to obtain the most current version of the PDS and/or an SDS.</p>		

A-100[®]

Exterior Latex Satin

A82-Series


**SHERWIN
WILLIAMS[®]**

CHARACTERISTICS

A-100 Exterior Latex is a quality exterior finish. This product is recommended for use on aluminum, vinyl, and wood siding, clapboard, shakes, shingles, plywood, masonry, and metal down to a surface and air temperature of 35°F.

Color: Most Colors

Coverage: 350-400 sq. ft. per gallon
@ 4 mils wet; 1.4 mils dry

Drying Time, @ 50% RH:

	@ 35-45°F	@ 45°F +
Touch:	2 hours	2 hours
Recoat:	24-48 hours	4 hours

Drying and recoat times are temperature, humidity, and film thickness dependent

Finish: 10-20 units @ 60°

Tinting with CCE only:

Base:	oz. per gallon	Strength:
Extra White	0-6	SherColor
Deep Base	4-12	SherColor
Ultradeep Base	10-12	SherColor

Extra White A82W00151
(may vary by color)

VOC (less exempt solvents):

less than 50 grams per litre; 0.42 lbs. per gallon

As per 40 CFR 59.406

Volume Solids: 36 ± 2%

Weight Solids: 46 ± 2%

Weight per Gallon: 9.88 lbs

Flash Point: N/A

Vehicle Type: 100% Acrylic

Shelf Life: 36 months unopened

WVP Perms (US) 24.58 grains/(hr ft² in Hg)

Mildew Resistant

This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

COMPLIANCE

As of 08/20/2020, Complies with:

OTC	Yes
OTC Phase II	Yes
SCAQMD	Yes
CARB	Yes
CARB SCM 2007	Yes
Canada	Yes
LEED [®] v4 & v4.1 Emissions	N/A
LEED [®] v4 & v4.1 VOC	Yes
EPD-NSF [®] Certified	N/A
MIR-Manufacturer Inventory	N/A
MPI [®]	Yes

APPLICATION

When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.

Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

No reduction necessary.

Brush: Use a nylon-polyester brush.

Roller: Use a high quality 3/8-3/4 inch nap synthetic roller cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide on Sherwin-Williams.com

Spray—Airless
Pressure 2000 p.s.i.
Tip .015-.019 inch

APPLICATION TIPS

Make sure product is completely agitated (mechanically or manually) before use.

SPECIFICATIONS

Standard latex primers cannot be used below 50°F. See specific primer label for that product's application conditions.

Aluminum & Aluminum Siding¹, Galvanized Steel¹

2 coats A-100 Exterior Latex

Concrete Block, CMU, Split face Block

1 coat Loxon Acrylic Block Surfacers

2 coats A-100 Exterior Latex

Brick, Stucco, Cement, Concrete

1 coat Loxon Concrete and Masonry Primer³
or

Loxon Conditioner²

2 coats A-100 Exterior Latex

Cement Composition Siding/Panels

1 coat Loxon Concrete and Masonry Primer³
or

Loxon Conditioner²

2 coats A-100 Exterior Latex

Plywood

1 coat Exterior Latex Primer

2 coats A-100 Exterior Latex

***Vinyl Siding**

2 coats A-100 Exterior Latex

Wood, (Cedar, Redwood)⁴

1 coat Exterior Oil-Based Wood Primer²

2 coats A-100 Exterior Latex

¹ On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

² Not for use at temperatures under 50°F. See specific primer label for that product's application conditions.

³ Not for use at temperatures under 40°F. See specific primer label for that product's application conditions.

⁴ Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. For best results on these woods, use a coat of Exterior Oil-Based Wood Primer.

Other primers may be appropriate.

When repainting involves a drastic color change, a coat of primer will improve the hiding performance of the topcoat color.

A-100®

Exterior Latex Satin

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at **1-800-424-LEAD** (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Aluminum and Galvanized Steel:

Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method.

Cement Composition Siding-Panels:

Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 9, prime with Loxon Concrete & Masonry Primer.

Caulking:

Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.

Concrete, Masonry, Cement, Block:

All new surfaces must be cured according to the supplier's recommendations—usually about 30 days. Remove all form release and curing agents. Rough surfaces should be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer/Sealer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. **Concrete masonry units (CMU)** - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfer. The filler must be thoroughly dry before topcoating.

Stucco:

Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 7 days and prime with Loxon Concrete & Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.

SURFACE PREPARATION

Mildew:

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

Previously Painted Surfaces:

If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Steel:

Rust and mill scale must be removed using sandpaper, wire brush, or other abrading method. Bare steel must be primed the same day as cleaned.

***Vinyl or other PVC Building Products:**

Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, if needed prime with appropriate white primer. Do not paint vinyl with any color darker than the original color. Do not paint vinyl with a color having a Light Reflective Value (LRV) of less than 56. Painting with darker colors lower than an LRV of 56 may cause vinyl to warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.

Wood, Plywood, Composition Board:

Clean the surface thoroughly then sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All new and patched areas must be primed. Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. If applied to these bare woods, it may show some staining. If staining persists, spot prime severe areas with 1 coat of Exterior Oil-Based Wood Primer prior to using.

CAUTIONS

For Exterior use only
Protect from freezing
Non-photochemically reactive
Not for use on floors.

Before using, carefully read **CAUTIONS on label**

CRYSTALLINE SILICA, ZINC: Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE.** Abrading or sanding of the dry film may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

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CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.



**COVER STAIN®
OIL-BASED PRIMER**

DESCRIPTION AND USES

Zinsser® Cover Stain® Oil-Based Primer is an all purpose oil-based primer designed for interior or exterior applications where an oil-base primer is desired. Cover-Stain provides excellent penetration and flexibility and has excellent adhesion and stain blocking properties. Cover-Stain has excellent adhesion to dense, glossy surfaces such as enamel paints and varnishes, paneling, laminates, and ceramic tile without the need for sanding or de-glossing.

Cover-Stain is recommended for application on interior and exterior surfaces that have been damaged by fire, smoke or water. Interior surfaces include new or previously painted drywall, cured plaster and cement-based coatings, wood (including pine fir, cedar, redwood, and plywood), metal (including aluminum, iron, steel, and cooper), vinyl, PVC, masonry (including stucco, concrete block, poured concrete, and brick). Exterior surfaces include new or previously painted wood (including pine, fir, cedar, redwood, and pressure-treated wood), hardboard, metal (including aluminum, iron, steel, and copper), vinyl and PVC.

MPI #5, #45, #69, #136 Certified

PERFORMANCE CHARACTERISTICS

- Fast drying – Recoat in less than 1 hour
- Sticks to all surfaces and sands easily
- Designed for interior and exterior surfaces
- High hiding formula blocks most stains from fire, smoke and water damage
- Excellent tannin blocker – use to seal bare cedar and redwood
- Easy paint thinner clean-up

PRODUCTS

SKU	Description
3500	5-Gallon
3501	1- Gallon
3503	3-Gallon
3504	1-Quart

PRODUCT APPLICATION

COLOR/TINTING

Cover Stain is white but may be tinted towards off-white and pastel shades by adding no more than 2 oz. (59 ml) universal colorant per gallon. Tinting the primer towards the topcoat improves the hiding power of the topcoat.

PRODUCT APPLICATION (cont.)

SURFACE PREPARATION

Surfaces should be clean, dry, sound and free of dust, dirt, excessive chalky material, grime, grease, oil, wax, mildew, wallpaper, adhesive or any contamination that may interfere with adhesion. If unsure of cleanliness, always wash surface with an appropriate ammoniated cleaning solution or solvent (do not use TSP as a cleaner). Remove any peeling and/or unsound coatings. Sand any remaining paint film edges smooth. Lightly sand exposed exterior wood with 80 to 100 grit sandpaper to remove loose or weathered wood fibers and mill glaze. When priming over stained areas, first attempt to remove as much of the stain as possible by washing, sanding, scraping, etc.

Remove exterior mold & mildew with Zinsser Jomax® Mildew Killer and House Cleaner. Remove interior mildew with an interior mildew cleaner. Allow surface to dry completely before priming. Countersink exposed nail heads, spot prime and fill all nail holes and gouges with Zinsser Ready Patch® spackling compound. Wire brush rusty areas. Spot prime knots and sap streaks with B-I-N® Primer-Sealer before whole surface priming with Cover Stain Oil-Based Primer.

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-Approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

LIMITATIONS

Cover Stain® Oil-Based Primer is not intended for application to floors, decks, roof surfaces or any surface subject to immersion or prolonged contact with water. Do not box or intermix Cover Stain Oil-Based Primer with other oil-base or water-base products.

MIXING

Mix thoroughly to ensure any settled pigment is re-dispersed. DO NOT THIN.

* Refer to the MPI website for the most current listing of MPI certified products.



TECHNICAL DATA

COVER STAIN® OIL-BASED PRIMER

PRODUCT APPLICATION (cont.)

APPLICATION

Apply only when air, material, and surface temperatures are between 40-80°F (4-27°C) and the relative humidity should not be greater than 85%. Shake or mix thoroughly before using. In most cases only one coat is necessary to prime most surfaces. If excessive absorption occurs over very porous substrates a second coat may be necessary. Spot priming is recommended only under high-hiding topcoat paints. For best results, prime entire surface before painting. Apply with a high quality natural or synthetic brush, roller, pad or sprayer. Follow manufacturer's instructions when using spray equipment. For airless spraying, use a 0.015 to 0.017" tip at 1500 to 2000 P.S.I.

PRODUCT APPLICATION (cont.)

DRY TIME

In most cases Cover-Stain will dry to the touch in 30 minutes and can be recoated after 1 hour. The dry primer film develops full adhesion in 7 days. Lower temperatures, higher humidity and the addition of tint will prolong the dry and cure time.

CLEAN-UP

Clean up spills and paint drips with a rag soaked in mineral spirits or paint thinner. If spills or drips have dried, use paint remover. Application tools may be cleaned using paint thinner. Follow manufacturer's directions to clean spray equipment. Dispose of unused or unwanted product in accordance with local laws regulating solvent-based coatings.

**TECHNICAL DATA****COVER STAIN® OIL-BASED PRIMER****PHYSICAL PROPERTIES**

		COVER-STAIN OIL-BASED PRIMER
Resin Type		VT Styrenated Modified Alkyd
Pigment Type		Calcium Carbonate, Magnesium Silicate, Titanium Dioxide
Solvents		Aromatic Hydrocarbons
Weight	Per Gallon	11.1 lbs.
	Per Liter	1.33 kg
Solids	By Weight	68.6%
	By Volume	45.6%
Volatile Organic Compounds		450 g/l (3.77 lbs./gal.)
Recommended Dry Film (DFT) Per Coat		1.0-1.5 mils (25-37.5 μ)
Wet Film to Achieve DFT (unthinned material)		2.0-3.0 mils (50-75 μ)
Practical Coverage at Recommended DFT (assumes 15% material loss)		400-450 sq.ft./gal. (9.8-11.1 m ² /l) Depends on surface porosity and application method
Dry Times at 70-80°F (21-27°C) and 50% Relative Humidity	Touch	30 minutes
	Recoat	1 hour
	Full Cure	7 days
Shelf Life		5 years
Flash Point		83°F (28°C)
Safety Information		For additional information, see SDS

The technical data and suggestions for use contained herein are correct to the best of our knowledge, and offered in good faith. The statements of this literature do not constitute a warranty, express, or implied, as to the performance of these products. As conditions and use of our materials are beyond our control, we can guarantee these products only to conform to our standards of quality, and our liability, if any, will be limited to replacement of defective materials. All technical information is subject to change without notice.

Big Stretch®

Won't Crack. . . It Just Stretches

DESCRIPTION:

Big Stretch® is a high-performance water-based elastomeric sealant with powerful adhesion and superior elasticity. It spans gaps up to 2" wide and stretches up to 500% of original joint size without cracking. Big Stretch won't crack...it just stretches.

WHERE TO USE:

Interior and exterior applications, including:

- Windows
- Doors
- Siding
- Vents
- Soffits
- Baseboards
- Eaves
- Crown Moulding
- Sound-proofing interior walls

ADHERES TO: (all conform to ASTM C794)

Most building materials including:

Metals

- Aluminum
- Brass
- Steel
- Anodized Windows

Plastics

- ABS
- Lexan®*
- Acrylic Sheet
- Plexiglass
- PVC
- Fiberglass
- Urethane
- Vinyl
- Polycarbonate
- Polystyrene
- Nylon

Other Surfaces

- Asphalt
- Tile
- Cinder Block
- Corian®*
- Wood
- Formica®*
- Glass
- Mortar
- Hot melt Butyl
- Stucco
- Brick
- Concrete
- Stone
- EIFS
- Fiber Cement
- Drywall

COLORS:

- White
- Redwood
- Woodtone
- Dark Brown
- Pine Green
- Limestone
- Almond
- Tan
- Gray
- Clear
- Black
- Ironstone
- Slate Gray

Visit www.sashco.com for a color compatibility chart that matches Big Stretch colors to various vinyl window manufacturers' colors.

PACKAGING:

- 10.5 oz. plastic cartridges
- 29 oz. fiber cartridges (white only)

COVERAGE:

A 10.5 oz. cartridge will yield approx. 26 lineal feet with a 1/4" (6 mm) bead.

PAINTABILITY:

Paintable with exterior latex paints/stains after 4 hours and interior latex paints/stains after 24-48 hours (more for humid conditions). Paintable with most exterior oil-based paints/stains after 1 week. Note: some low-end, flat latex paints may crack, regardless of cure time.

* Corian®, Lexan®, and Formica® are registered trademarks of their respective owners.

FEATURES

- Super elastic, moves instead of tears
- Spans gaps up to 2" wide with no slump
- Powerful adhesion
- High durability
- Water-based
- Low VOC

BENEFITS

- Eliminates costly call backs
- Stays where it's applied
- Won't tear or pull away
- Performs well in most any type of climate
- Easy to tool and clean up
- Meets strictest VOC requirements; environmentally friendly
- Compatible with latex paint and most oil-based paints, sealers and stains
- Simply thaw & apply, no wasted product
- Have confidence that you're using the right product
- More for your money
- No more shiny caulk lines
- Less waste, less mess

• Superb paintability

• Freeze-thaw stable
• Limited Lifetime Warranty

• Full 10.5 oz. in every cartridge
• Won't cause paint gloss
• Exclusive stop flow plunger



WHERE NOT TO USE:

- Areas of water submersion or frequent, prolonged puddling
- Areas with high foot and/or vehicle-traffic (driveways, sidewalks, decks, patios, etc.)
- Roofs exposed to prolonged dampness (use Sashco's Through the Roof!® instead)
- Big Stretch Clear should not be used on copper flashing. Colored Big Stretch, Sashco's Lexel® or Sashco's Through the Roof!® are best for this application.
- Will not adhere to or is incompatible with Kynar®, Polypropylene, Waxes, Polyethylene, and Silicone.

APPLICATION:

- Lower temperatures and higher humidity will slow cure time. Allow 1-3 days curing before exposure to direct rainfall. Use plastic sheeting with good airflow underneath to protect the product if rain is expected sooner.
- Natural shrinkage will give the joint a concave appearance; multiple applications may be needed to fill the joint flat.
- If dirt or oils are present on the substrate, wash with any household cleaner, rinse to remove and allow to thoroughly dry.
- Remove any old caulk, especially silicone and all silicone residue. Use a silicone remover.
- Insert backer rod into joints deeper than 1/2" to provide for proper sealant depth and a stronger, longer lasting seal.
- Choose bead size and cut the nozzle. Puncture the inner seal.
- Gun Big Stretch into the joint.
- Tool for a smoother bead using a damp foam or paint brush with a light, skimming touch, or use a beading tool.

STORAGE AND CLEAN-UP:

- Clean up tools and hands with warm water and soap.
- Leftover Big Stretch can be stored if the nozzle is tightly wrapped with plastic wrap and a rubber band.



10300 E. 107th Pl., Brighton, CO 80601
800-767-5656 • www.sashco.com

Made in the USA

Follow Sashcoinc on:



TYPICAL PROPERTIES:

PROPERTY	VALUE
Joint Size	Maximum 2"
Application Range	40°F to 120°F (4°C to 49°C) surface temperature
Service Range	-30°F to 250°F (-34°C to 121°C)
Tensile Properties	Recovery at 50% stretch: 100% in 3 minutes Recovery at 100% stretch: 96% in 5 minutes
VOC	59.8 g/L, < 1.5% by weight

TEST DATA:

PROPERTY	RESULTS	TEST METHOD
Durability	25% total joint movement (10 cycles @ -15°F (-26°C))	ASTM C719
Hardness, Shore A	32 (21-day cure)	ASTM C661
Slump	< 1/8"	ASTM D2202
Solids	83.8% by weight (pigmented) 61.2% by weight (clear)	ASTM C1250
Extrusion Rate	750 g/min (1/8" orifice at 40 psi)	ASTM C603
Freeze-Thaw Stability	Passes 10 cycles 0°F to 70°F (-18°C to 21°C)	ASTM C731
Low Temp. Flexibility	Pass (not artificially weathered)	ASTM C734
Tack-free	Less than 30 minutes	ASTM C679
Cured	4-5 days (dependent on temperature, humidity and bead size)	ASTM C679
Adhesion-in-peel Passing Substrates	See "ADHERES TO" section on front page	ASTM C794

SPECIFICATIONS:

- Meets FHA requirements.
- Meets or exceeds Federal Specification:
 - TT-S-00230 C
 - ASTM C834
 - ASTM C920, Type S, NS, Class 25, Use NT, M, A. Exceeds 10% weight loss.

The data reported here are believed to be reliable.

No warranty is made concerning the accuracy of or the results obtained from their use.

* Kynar® is a registered trademark of its respective owner.

CAUTION: Avoid contact with eyes and skin. Do not swallow. In case of eye or skin contact, flush thoroughly with water. If irritation persists contact a physician. If swallowed administer two glasses of water and contact a physician immediately.
KEEP OUT OF REACH OF CHILDREN.

⚠ WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov.

LIMITED LIFETIME WARRANTY: Sashco warrants this product will substantially meet published specifications on the date of sale. If it fails to do so, return unused portion with original sales receipt for replacement or refund, at Sashco's sole option. These are purchaser's sole and exclusive remedies for any breach of warranty. Purchaser must determine suitability of product for purchaser's specific needs and assumes all risk associated with its use. Sashco will not be liable for direct or indirect damages.

For a detailed description of the warranty & exclusions visit www.sashco.com.



Sudden Valley Community Association

360-734-6430

4 Clubhouse Circle Bellingham, WA 98229

www.suddenvalley.com

CAPITAL REQUEST MEMO

To: Sudden Valley Community Association Board of Directors
From: Jo Anne Jensen, General Manager
Date: May 23, 2024
Subject: Capital Request – Airport Rezoning Project

Purpose

To request funding for a project to identify whether the SVCA airport can be rezoned to include additional RV and Boat parking.

Background

In 2022, the SVCA airport was considered as a potential site for additional boat and RV parking. Other sites, such as the campground and Area Y, were considered, but it was determined that the airport's central location and easy access made it the best option. Additionally, the fact that the airport has asphalt installed might be helpful in obtaining new zoning. (The asphalt is substantially overgrown, but is still in place.) Once the airport was determined to be the best option, a concept layout was developed, showing that 80 storage spots could be accommodated.

The project never went beyond a concept because it was not clear that there was enough demand to justify the expense of building additional parking. At this time, there is ample information showing that there would be more than enough demand to fill the 80 planned spaces.

Analysis

The current RV Storage facility located at Area Z has 43 spots. All viable spots are filled and there is a waiting list of 59 people, with more than a two-year wait to get a spot. Additionally, in the past twelve (12) months, SVCA has issued 55 parking violation notices to members who were parking their boat or RV at their residence. When speaking to those individuals as they searched for a facility to store their boat/RV, it became clear that there is a shortage of space in the Bellingham area and most of the facilities with availability are located far from Sudden Valley.

SVCA's current annual fee for RV storage is \$500, billed quarterly. This fee is significantly below other storage facilities in the area, who charge an average of \$100 per month for uncovered storage. I suggest gradually increasing this fee to \$1,200 annually, as follows:

Quarter	Fee
July 1, 2024 – September 30, 2024	\$175
October 1, 2024 – December 31, 2024	\$250
January 1, 2025 – March 31, 2025	\$300



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The gradual increase of fees will allow people to plan for alternate storage and aligns with the planned refurbishment of the current RV storage area (new gravel, regrading, and fencing) scheduled for later this year.

With an annual rental fee of \$1,200, the proposed additional RV/Boat storage area would generate gross revenue of \$96,000 annually. Fee increases for the current RV Storage area will add an additional \$30,100 to this total. Further, this additional revenue would not require new processes to be developed or new staff to be hired. Importantly, increased storage would benefit the community by allowing them to store their RVs and boats closer to home.

It is not known whether Whatcom County would approve rezoning of the airport property. It is also unknown what assessments, surveys, and/or mitigation might be required. For these reasons, it is difficult to estimate the cost of building a new storage facility at this time. If it cost \$500,000, the project would pay for itself in about 5 years. If it cost \$1M, it would take 10 years. Of course, this is a simplistic analysis since the facility would require maintenance over the years, etc. But I believe that it is clearly to the advantage of the Association to pursue this project further.

PNW Services has submitted a project scope letter (attached) outlining costs of \$23,936.00 for completing a rezoning application. As this document notes, additional elements may be required for the submission, increasing the costs. Any such increase would be brought back to the Board for approval before going forward.

Request 1

Request that the SVCA Board of Directors approve the proposed fee increases for RV storage, to be effective July 1, 2024, October 1, 2024, and January 1, 2025.

Request 2

Request that the SVCA Board of Directors approve \$23,936.00 from CRRRF to fund the proposed Airport Rezoning project and authorize the General Manager to execute a contract with Impact Design in the amount of \$18,100.

Motion 1

Move that the SVCA Board of Directors approve the proposed fee increases for RV storage, to be effective July 1, 2024, October 1, 2024, and January 1, 2025.

Approvals – Motion 1

Recommended: _____ Not Recommended: _____ SVCA Finance Committee

Approved: _____ Not Approved: _____ SVCA Board of Directors

Signed: _____ Date: _____

Keith McLean, SVCA Board President



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Motion 2

Move that the SVCA Board of Directors approve \$23,936.00 from CRRRF to fund the proposed Airport Rezoning project and authorize the General Manager to execute a contract with Impact Design in the amount of \$18,100.

Approvals – Motion 2

Recommended: _____ Not Recommended: _____ SVCA Finance Committee

Approved: _____ Not Approved: _____ SVCA Board of Directors

Signed: _____ Date: _____

Keith McLean, SVCA Board President



March 22, 2024

Sudden Valley Community Association
Attn: Jo Anne Jensen
4 Clubhouse Circle
Bellingham, WA 98229

RE: Project Scope Letter
Airport Rezoning for RV/Boat Storage

PNW is providing this overall project scope letter to SVCA for the proposed Airport Rezoning RV/Boat Storage project. Summary of the project:

- In 2022, a quick review of the airport property was completed to see if and how many potential RV/Boat storage spots could be created. Attached for reference is the concept drawing developed allowing for 80 storage spots. SVCA has limited locations that additional storage could be located. In 2022, the airport appeared to be the best choice for analysis given the fairly central location to SVCA, and easy access off Lake Whatcom Blvd. Additional locations discussed, but not explored, are Area Y and the Campground.
- The airport strip used to be asphalt, but with time has been overgrown by nature. Most of the asphalt still remains, but is in a very poor condition with vegetation growing through it. None of the existing asphalt surface is believed to be reusable, but being that it is currently asphalted, might help the project from a permitting standpoint. In addition, wetlands have developed along the edges, and the project would require wetland mitigation.
- To PNW's knowledge, no available SVCA property is currently zoned to accommodate RV/Boat storage. Working with Whatcom County to rezone a selected property will be the first step of adding storage capacity. Once rezoning is completed, if allowed, the next steps would be to complete a full design and apply for permits.
- The analysis completed in 2022 was put on hold after SVCA reconciled the waitlists for RV and boat storage, and determined there was minimal need for expanded storage.
- SVCA identified to PNW this month that additional storage is now needed. With that, PNW reached out to Impact Design and requested a proposal for formally requesting a zoning change with Whatcom County to allow storage at the airport property. Attached is Impact Design's proposal for reference. It is important to note the following items:
 - o This proposal completes the necessary documents for a rezoning application to Whatcom County.
 - o It is possible as part of the rezoning process that Whatcom County will require additional design/permitting to be completed. This could include a Critical Areas Habitat Conservation Assessment, Traffic Study, Boundary and Topographic Survey, etc. These items would typically be completed as part of the design/permitting process. At this time, these items are not included in this proposal as it is unknown if they will be required. If Whatcom County requires these, a change order request will be submitted to SVCA for approval.



Summary of anticipated costs:

Rezone Application	
- Impact Design – Rezone application submittal to Whatcom County per attached proposal dated 3-15-24.	\$18,100.00
- Whatcom County application fee allowance.	\$1,500.00
- Oversight – PNW Services, Inc. per attached.	\$2,160.00
Total Rezoning Application	\$21,760.00
10% Contingency	\$2,176.00
Total with Contingency	\$23,936.00
Additional Engineering & Permitting	
- Submitted under separate change order proposal after rezoning is complete.	\$0.00
Construction	
- Submitted under separate change order proposal after rezoning is complete.	\$0.00
Airport Rezoning Total – Design, Permitting, Construction	
\$23,936.00	

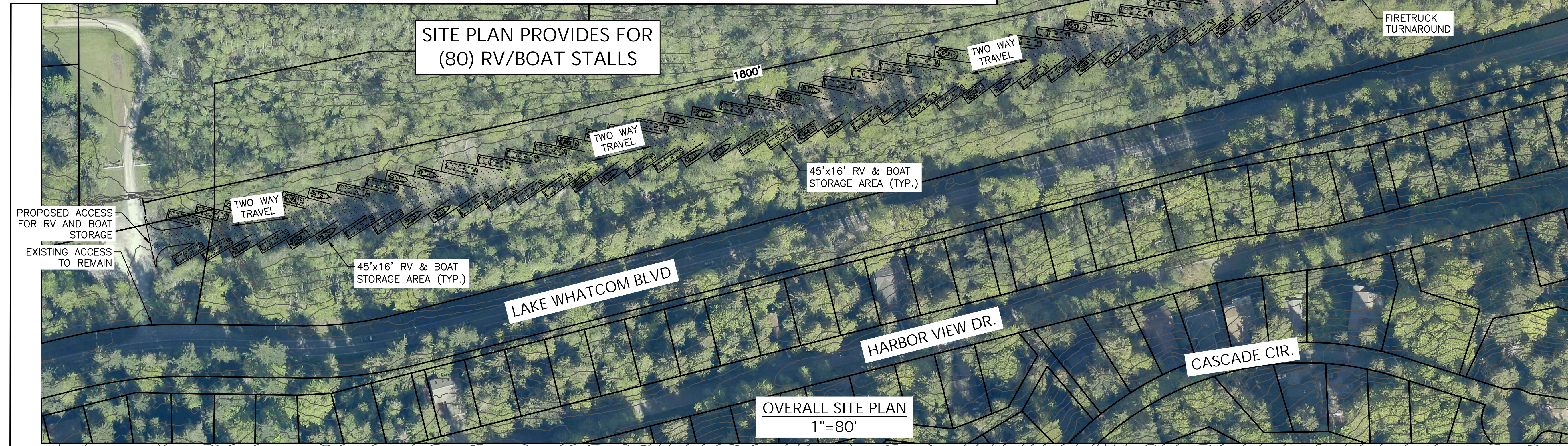
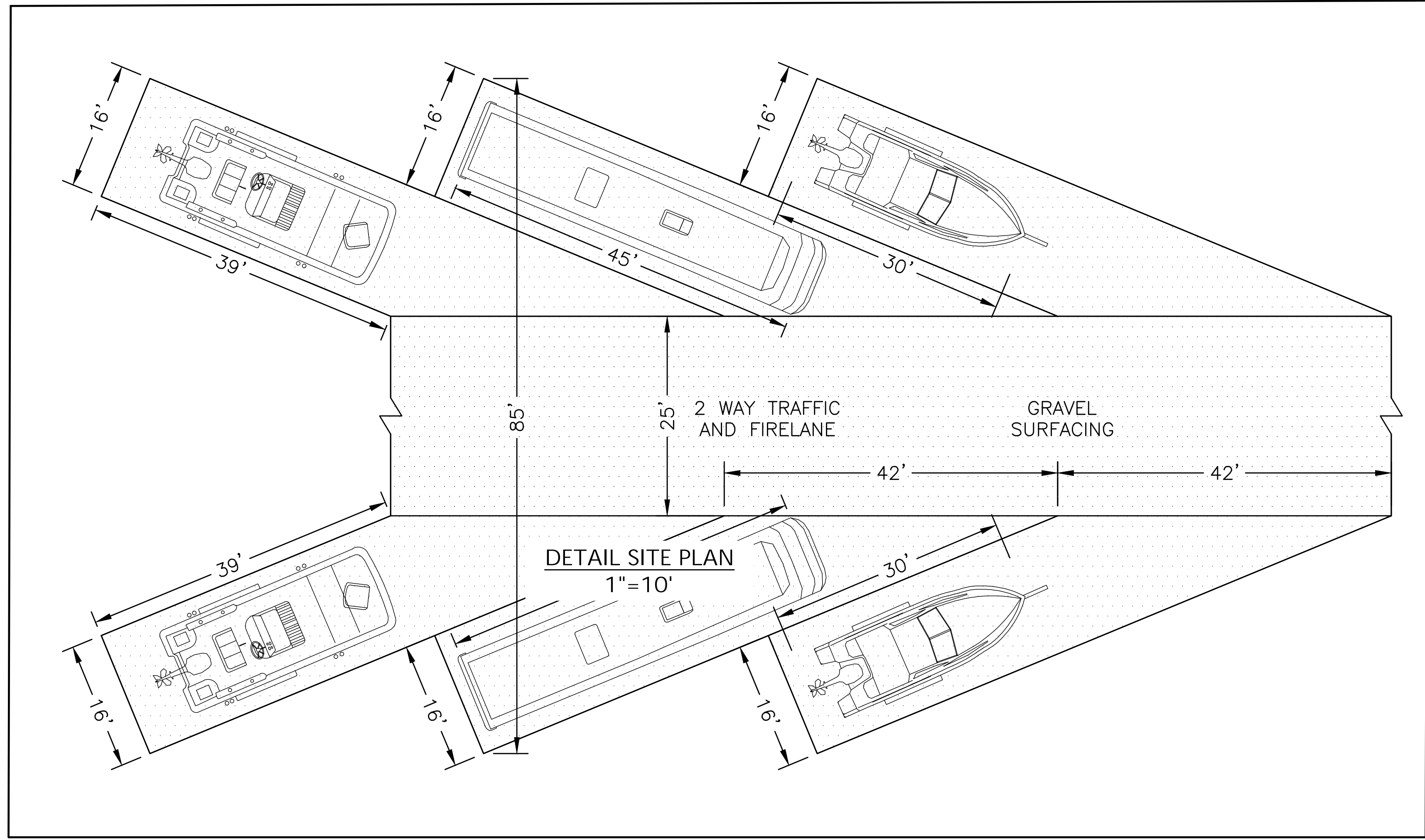
Please let me know if you have any questions, or if you would like any further information.

Sincerely,

Tyler Andrews
President



SUDDEN VALLEY RV AND BOAT STORAGE PRELIMINARY SITE PLAN



PRELIMINARY

SVCA RV STORAGE FEASIBILITY
SITE PLAN - OVERVIEW

WHATCOM COUNTY, WASHINGTON

REV	DATE	BY	DESCRIPTION

PROJECT NUMBER:
22030

DESIGNED/DRAWN BY:
SIG

CHECKED BY:
SIG

ISSUE DATE:
05.30.22

C1
OF:
C1

Z:\Users\PROJ001\22030 SVCA Parking and Boat Storage\22030 SVCA Parking and Boat Storage Site Plan (5-31-22).dwg May 21, 2022 4:42pm



March 15th, 2024

Tyler Andrews
PNW Services, Inc.
PO Box 30498
Bellingham, WA 98228
360-739-2072

Mr. Andrews,

Thank you for the opportunity to submit a proposal for a rezoning request to Whatcom County for the RV/Boat storage project for the Sudden Valley Community Association for this year. We propose to conduct the land use permitting and engineering for this project on a Not To Exceed contract of **(\$18,100)** in accordance with the rate sheets attached and our budget. Additional work outside this scope will be paid per hour as shown on the attached rate sheet. This scope will be only for the rezone for the property, not the construction plans and permitting.

Scope of Work

We will prepare a Whatcom County Application for Zoning Amendments documents as well as all relevant preliminary engineering site plans describing the location and scope of the proposed RV/Boat storage facility in Sudden Valley sealed by a licensed professional engineer in the State of Washington.

- Principal Engineer @ \$140/hr x 40 hr = \$5,600
- Project Engineer @ \$125/hr x 100 hr = \$12,500

We expect this work will require the following application process and permits:

Pre-Application Meeting

We will prepare a Whatcom County Application for a Pre-Application Meeting. It will include the following required documents:

- Pre-Application Meeting Request Packet
- Project Narrative
- Pre-Application Site Plan Map

Re-Zone Application

We will prepare a Whatcom County Application for Re-Zone Application. It will include the following required documents:

- Vicinity Map
- Conceptual Site Plan
- Mailing Labels
- Project Description and Narrative
- Submission of the State Environmental Policy Act (SEPA) checklist

Impact Design will also prepare the documents for:

- Public Notice and Public Meeting Attendance
- County Council Public Hearing Presentation

The Re-Zone Application will likely require a Critical Areas Habitat Conservation Assessment, Traffic Study, Boundary and Topographic Survey. These analyses are NOT part of Impact Design's scope of work. Other consultants will need to be brought onto the team to accommodate this.

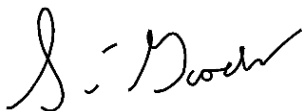
The scope of this project does not involve construction documents or specifications for the construction of the RV Park. County Council will not hear this ReZone Application until the beginning of 2025.

Excluded Scope: Habitat Conservation Assessment (HCA), critical areas work, full engineering construction documents, survey work, traffic studies, architectural design, landscape design, title reports, construction support, as-builts, and dry utilities coordination are not included in this scope.

Name

Date

Respectfully,



Scott Goodall, MS, PE
Principal
Impact Design, LLC



2024 Rate Sheet

Office	Hourly Rate
Principal Engineer	\$140
Design Engineer	\$125
Engineering Technician	\$100
Design Technician	\$95
CAD Technician	\$75

Field	Hourly Rate
Construction Inspection	\$90
Drone Pilot (UAV Certified)	\$90
Photogrammetry Technician	\$75

Sub-Consultants	15% Markup
Equipment	15% Markup
Travel Expenses	15% Markup
Mileage	\$0.50 / Mile

Sudden Valley Community Association

Airport Rezoning for RV/Boat Storage

PNW Estimate - Design Oversight, Permitting, Bid Package, and Construction Management

Task	Description	Hours	Estimated Cost
Design Oversight	Site visits and preapplication coordination (project narrative & site plan) with Impact Design and SVCA.	12	
	Zoning application oversight and coordination with SVCA.	4	
	Total Estimated Design Oversight Hours	16	\$ 2,160.00
Permitting	Under seperate submittal after zoning process completed.	0	
	Total Estimated Permitting Cost	0	\$ -
Contractor Bids	Under seperate submittal after zoning process completed.	0	
	Total Estimated Bid Package Hours	0	\$ -
Construction Management	Under seperate submittal after zoning process completed.	0	
	Total Estimated Construction Management Hours	0	\$ -
	Total Estimated		\$ 2,160.00