

Mike's Quality Painting

3416 Vista Alameda NE
 Albuquerque NM
 87113
 505.508.5342



Estimator: Rueben Ramirez

Estimate

Mountain Mahogany School

Lori Webster Mountain Mahogany School

l.webster@mountainmahogany.org

5014 4th St NW

Albuquerque NM

87107

505-241-9078

Estimate # 3522

Estimate Date 04/10/2019

Job Address/Name:

Commercial

Item	Description	Price
Commercial Exterior	Properly Prepare and Paint the Listed Areas of the Exterior of the Campus Buildings. We will use Quality Materials by Sherwin Williams for Complete Coverage and Warrantied Durability. Colors (up to 3) and Sheen will be Selected by Lori and her Staff.	
Powerwash	Powerwash the Exterior Surfaces of Each of the Buildings Listed to Eliminate All Contaminants for Proper Primer & Paint Adhesion.	\$1,496.00
Building A= Office	Properly Mask Off the Windows then Prime & Paint the Back (Non Stucco) Walls of the Office Building in Selected Color & Sheen	\$544.00
Building B= Pecos	Properly Mask Off the Windows then Spot Prime & Paint the Metal Building and Doors in Selected Color and Sheen, We will Also Scuff Sand, Spot Prime & Paint the Iron Hand Railings Leading to the Entrance Door in Selected Color & Sheen	\$1,734.00
Building C=Viento	We will Continue the Same Preparation, Spot Priming & Painting Process on the Metal Building and Doors, and the Iron Railing in Selected Color & Sheen	\$1,292.00
Building D=Cielo	Prepare & Paint the Metal Building, Doors, and Iron Railing	\$1,292.00
Building E= Piñon	Prepare & Paint the Metal Building & Doors, and Iron Railing	\$1,292.00
Building F= Sol (Metal Only)	Prepare & Paint Metal Only (Powerwash all) the Doors, and Iron Railings	\$1,088.00
Building G= Coho	Prepare & Paint the Metal Building, Doors, and Iron Railing	\$884.00
Building H= Tewa	Metal Building, Doors, and Iron Railing	\$1,292.00
Building I, J, K,= MS Science, Math,	Metal Building, Doors, and Iron Railing	\$1,428.00

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Colab,

Building L= Chaco	Metal Building, Doors, and Iron Railing	\$1,292.00
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Total :	\$13,634.00
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Terms

We propose to furnish material and labor -- complete and in accordance with the above specifications -- for the sum of all as stated in the beginning of this document. The quoted price is valid for 30 days unless otherwise noted. This is only a proposal and your acceptance is needed in order to make this contract binding.

After you agree to this work, if you desire any changes or additional work, please contact us; the cost of all revisions must be agreed upon in writing. Workers are instructed not to undertake additional work without authorization.

All Sales Tax will be implemented on the final invoice depending on the county the property resides. Mike's Quality Painting charges a 3% Processing Fee for all Credit Card charges. We accept only MasterCard and Visa. We require a 20% deposit on all residential projects before we can schedule your job.

1. Interior Preparation (If Applicable)

Mike's Quality Painting will cover and protect all furnishings and floors. Hardware will be removed and reinstalled. This includes curtain rods, window latches, switch plates and cover plates. The following items will not be removed: door knobs, thermostats and alarm system hardware. We will not clear closets or pantry. This is the customers' responsibility. If we arrive to paint and the closets and pantry have not been cleared there will be a \$65 per hour charge added to the final bill for that work.

Glossy surfaces and trim will be sanded and wiped down to assure proper paint adhesion. We will apply a stain sealer to water and tannin wood stains.

Mike's Quality Painting will caulk cracks in wood trim and along wall/trim interfaces.

Mike's Quality Painting will clean up and vacuum work areas at the end of each day. Debris will be taken away.

When the job is completed, the unused paint will be labeled and left at the job site.

Due to the concealed conditions of existing wall coverings, it may be impossible to estimate the labor of removal and preparation necessary to achieve a properly painted or wallpapered surface. Under normal conditions wall covering can be removed properly without damage to the surface; however, sometimes the substrate has not been sealed properly or other hidden conditions may exist. Due to these factors, added labor and material cost may become necessary.

2. Exterior Preparation (If Applicable)

Mike's Quality Painting will protect all necessary areas with drop cloths.

Surfaces will be scraped of peeling paint and sanded. Glossy surfaces will be sanded to assure proper adhesion.

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Deteriorated glazing compound around windows will be replaced, and window sashes will be razored clean and washed. (If applicable.)

All cracks in the wood will be filled with latex caulk to lock out moisture. If wood repairs are needed, the customer will be notified. Customer may contract with Mike's Quality Painting to do repairs. (See Section 8.)

Areas of bare wood will be primed.

When the job is completed, paint residue and debris will be cleaned up and taken away. Unused paint will be labeled and left at the job site.

Because of unseen conditions, additional repairs/costs may become necessary. Customer will be notified if any such conditions exist at the time of discovery and will be required to sign an Additional Work Order for said repairs only if the customer has chosen to have Mike's Quality Painting do the additional repairs.

3. Paint Colors

Paint colors must be chosen before work is scheduled. An additional cost will be charged for color changes made after work begins. Mikes' Quality Painting estimates 3 color maximum, any additional colors will incur an additional cost of \$65 per color. **Please Note:** Some accent colors are inherently less opaque and may require more than two coats to achieve a satisfactory and uniform appearance. Therefore, using these colors may result in additional costs. If these colors are selected, customers will be notified before work begins in that area.

4. Marketing Agreement

Please return a signed report card about Mike's Quality Painting's work within 10 days of completion of your project.

5. Work Standard

Mike's Quality Painting is a member of the Painting and Decorating Contractors of America. All work is to be completed in a workmanlike manner according to standard practices. Worker/s will remain on the job until completion of the project. Worksite will be cleaned daily and upon project completion. All agreements are contingent upon the absence of strikes, accidents or delays beyond our control. Our work procedures follow the standards of the PDCA (Painting and Decorating Contractors of America). The painting contractor will produce a "properly painted surface." A "properly painted surface" is one that is uniform in color and sheen. It is one that is free of foreign material, lumps, skins, sags, holidays, misses, strikethrough or insufficient coverage. It is a surface that is free of drips, spatters, spills or over-spray caused by the contractors' workforce performance. Compliance to meeting the criteria of a "properly painted surface" shall be determined when viewed without magnification at a distance of one meter or more under normal lighting conditions and from a normal viewing position.

6. Customer Responsibility

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For your safety, no one other than employees of Mike's Quality Painting is permitted in work areas. As with all home improvement projects, children and pets should be kept away from work areas and from Mike's Quality Painting supplies and equipment. It is essential that work areas be available exclusively to us, free from other tradespeople, installers, cleaners, etc. If our working space is interfered with, Mike's Quality Painting may leave the job and additional charges may be incurred.

Alarms must be turned off while work is in progress.

The customer must be available to meet with Mike's Quality Painting crew leader on the day work begins and last day of the job. If customer is not available for final walk-through payment is still due on final day.

7. Special Considerations for Homes Built Prior to 1978

Mike's Quality Painting will test for the presence of lead paint prior to work beginning if the home was built before 1978. If lead paint is detected Mike's Quality Painting reserves the right to cancel the project. We do not perform jobs that contain lead paint. Upon request, we can provide an informative pamphlet "Renovate Right."

8. Unforeseen Conditions

Because of unforeseen conditions, additional repairs/costs may become necessary. The customer will be notified if any such conditions exist at the time of discovery and will be required to sign an Additional Work Order for said repairs only if the customer chooses to have Mike Quality Painting do the additional repairs.

9. Insurance

Mike's Quality Painting's liability insurance and workman's compensation insurance are carried by Downey & Company (EMC Insurance & New Mexico Mutual Casualty Co). Please feel free to contact our office for a copy of a Certificate of Insurance.

10. Limited Warranty

Mike's Quality Painting's warranty covers labor and material for a period of 3 years. If paint failure appears, we will supply labor and materials to correct the condition without cost. This warranty is in lieu of all other warranties, expressed or implied. Our responsibility is limited to correcting the condition as indicated above. This warranty excludes -- and in no event will Mike's Quality Painting be responsible for -- consequential or incidental damages caused by accident or abuse, normal wear, and tear, temperature changes, settlement or moisture; i.e., nail pops or cracks caused by expansion and/or contraction. This warranty is transferable.

11. Exclusions

Cracks will be properly prepared as indicated at time of the job, but will not be covered under this warranty. The exclusion also includes: Painted or stained horizontal walking surfaces (i.e. decks, floors, and steps), dirt and mildew accumulation; paint failure due to rotted wood, structural defects, moisture intrusion, failure of previous paint coatings and insect infestation. Mike's Quality Painting is not responsible for differences in paint color when performing warranty work.

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12. Hold Harmless Agreement

Our painters are trained to safely remove and replace most blinds and window coverings in your home. We take every care to see that these items are not damaged during the painting process. The UV rays in the New Mexico sun are extremely harmful to the vinyl products used in most blinds. It is our experience that blinds that are more than five (5) years old have UV damage and can be brittle and break with removal. This is not caused by negligence on our part and we are not liable for any damage. If your blinds are more than five (5) years old we do not take any responsibility for their condition. We will not replace any blinds or repair any conditions in your blinds discovered during or after the painting process. We can move some large appliances, but are not liable for any damage.

13. Right of Rescission

The customer is allowed to cancel a project prior to the start date without penalty. We do require that the customer buy back any paints purchased specifically for their project from Mike Quality Painting.

14. Start and Completion Date and Payment Schedule For projects more than \$10,000

Upon your acceptance of this proposal, an amendment will be sent to you with approximate start and completion dates, and dollar amount of deposit required prior to starting date (1/4 of total cost). The balance is to be paid in full to the crew leader on the last day of the job. Progress payments will be required throughout the course of the job on projects more than \$10,000.00.

15. Acceptance of proposal

Please indicate your acceptance of this proposal by signing this copy and returning to our office or reply by email with your acceptance. By accepting this contract, I acknowledge that I have read and understand the terms of this proposal. _____

16. Rights for Non-Payment

- a. Payment is due upon completion of work excluding touch-up.
- b. Unpaid invoices will begin accruing interest at 1.5% per month.
- c. If any amounts due are not timely paid Mike's Quality Painting will have a right to file a lien on the property. A notice of Contractor's right to file a lien will be delivered to the owner and/or contractor.

17. Cost and Attorneys' Fees:

If any suit is instituted by either party against the other in connection with the Agreement, the prevailing party will recover from the other costs, expenses and reasonable attorneys' fees, all as fixed by the Court.

By accepting this contract, I acknowledge that I have read and understand the terms of this proposal.

_____ Date _____ Estimators Signature

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_____ Date _____ Customer Signature

Estimator Signature

Date

Customer Signature

Date

Estimate #3522 for Lori Webster Mountain Mahogany School. Total Value: \$13634.00.