



Jason Daly
sales@propaintersmn.com

Estimate

ProPainters Inc.
5933 Portland Ave
Minneapolis, MN 55417
612.388.4549

CONTACT	JOB ADDRESS	ESTIMATE ID	DATE
Rick Denneson (Fire Chief) Maple Plain Fire Department 1645 Pioneer Ave Maple Plain, MN 55359 rickdenneson@mapleplainmn.gov 763.479.0520	Maple Plain Fire Station 1645 Pioneer Ave Maple Plain, MN 55359	9698	May 27, 2025
			EXPIRES Aug 25, 2025

Item

ProPainters Inc. Standard Exterior Painting

General Description:

ProPainters Inc. will furnish all necessary labor, materials, equipment, and supervision to complete the exterior painting project as outlined in this proposal. Work will be performed in accordance with industry best practices and applicable specifications.

Our Surface Preparation Standards:

Surface preparation will include, but is not limited to:

- Low-pressure washing to remove surface contaminants, chalk, and debris
- Protection of adjacent landscape, fixtures, and surfaces not scheduled for paint
- Masking of windows, doors, and other non-painted areas
- Scraping and feather-sanding of all loose and failing paint to create a sound, paintable surface
- Spot caulking and patching where required
- Priming of exposed or bare substrates with appropriate primer

Our Paint Application Standards:

- Apply two (2) full coats of premium-grade, exterior acrylic latex paint (product TBD) to all designated surfaces
- Application method (brush, roll, spray) will follow manufacturer specifications and project requirements

Finish Expectations:

While every effort will be made to provide a uniform, professional finish, this scope is intended to restore surface integrity and coating performance. Minor cosmetic irregularities (cracks, dents, patch visibility) may remain unless otherwise specified in a supplemental repair scope or change order.

Scope of Work – Exterior Repaint: Maple Plain Fire Station**\$22,110.00**

Prep and repaint all designated exterior surfaces using a 3-color scheme (Black, Grey, Red) in accordance with client specifications. Surfaces to be painted include exterior ribbed Concrete block/Fluted CMU, Coping cap/metal fascia, any previously painted windows (does not include dark clad windows) OH garage bay doors and exterior service doors(trim only), bollards and misc previously painted pipes and utility fixtures as outlined on-site.

Surface Preparation:

- Power wash all areas to remove dirt, mildew, and loose paint
- Scrape, sand, and feather edges of failing paint
- Spot prime bare or rusted metal with rust-inhibitive primer
- Caulk joints and seal gaps as needed for proper paint adhesion
- deteriorated masonry to be sealed and painted over-no repairs

Painting:

- Apply high-performance, exterior-grade coatings suitable for commercial use
- 1 coat of primer (as needed), followed by 2 coats of specified color finish
- Colors: Black, Grey, and Red applied per approved layout
- Application by brush, roll, and/or spray to manufacturer specs

Jobsite Considerations:

- Work performed during daylight business hours or off-hours as scheduled
- All walkways, signage, and fixtures protected during operations
- Jobsite cleaned daily with final walk-through upon completion

Paint/Color Specification

Products: TBD

Sheen : Flat/Matte/Semi-gloss

Color(s) -TBD 3 colors are included in this estimate, any additional colors or sheen will result in change order

Paint scheme:

- Bottom 4 feet of building perimeter to be painted Black
 - Remaining fluted CMU walls above 4 feet to be painted Grey
 - All elements currently painted Red (e.g., overhead doors, select trim or accents) to be repainted Red to match existing color and placement
 - Service doors currently painted red will not be repainted-just the door trim to be painted
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Standard Terms & Conditions – ProPainters Inc.

1. Workmanship Guarantee:

All labor will be performed in a professional, workmanlike manner in accordance with industry standards and project specifications. All materials will be of quality consistent with the agreed scope of work.

2. Change Orders:

Any alteration or deviation from the scope of work involving additional cost must be authorized in writing through a formal change order. Such changes will be billed as extras and added to the final contract amount.

3. Scheduling and Delays:

Scheduling is contingent upon availability of materials, jobsite access, and weather conditions. ProPainters Inc. shall not be held responsible for delays caused by circumstances beyond its control, including but not limited to strikes, material shortages, or unforeseen site conditions.

4. Payment Terms:

Unless otherwise agreed, a 30% **mobilization payment** is required to schedule work. The remaining balance is due **upon project completion**. For approved municipal or commercial accounts, **Net 30 terms** may be extended by prior agreement. Scheduling priority is based on receipt of deposit and signed contract.

5. Acceptance of Proposal:

Execution of this agreement constitutes authorization to proceed and acceptance of the terms herein. Additional documentation or purchase order may be required by the purchasing entity.

Limited Warranty & Terms

ProPainters Inc. warrants its workmanship against defects for a period of one (1) year from the date the work is substantially completed. This warranty covers labor only and is limited to the scope of services provided under this agreement.

Material Warranty:

All materials are warranted solely by their respective manufacturers. Any claims related to product failure must be made directly to the manufacturer, per their stated warranty terms.

Limitations & Exclusions:

- This warranty is void if the work is altered, repaired, or damaged by others after completion.
- This warranty does not cover damage caused by structural shifts, moisture intrusion, acts of nature, improper maintenance, or misuse.
- Cosmetic imperfections, such as hairline cracks, surface texture variations, or material discoloration not due to workmanship failure, are excluded unless explicitly addressed in the contract.

Notice & Claims Procedure:

To initiate a warranty claim, Buyer must provide written notice to ProPainters within six (6) months of discovering the issue. Any claims not fully resolved within six (6) months of notice will be deemed waived. ProPainters disclaims all liability for any claims not submitted or resolved within these timelines.

Transferability:

This warranty is non-transferable and applies only to the original contracting party and project location.

Quote Validity:

This proposal is valid for sixty (60) calendar days from the date issued. Pricing and availability may be subject to change beyond that period.

Payment Options

1. Check:

Payment by check may be mailed to the address listed on Page 1 of this agreement or hand-delivered upon job completion. Please make checks payable to ProPainters Inc.

2. Credit Card / ACH (E-Check-only as final payment):

We accept major credit cards.

A *3% processing surcharge* will be applied to all credit card transactions and included on the final invoice.

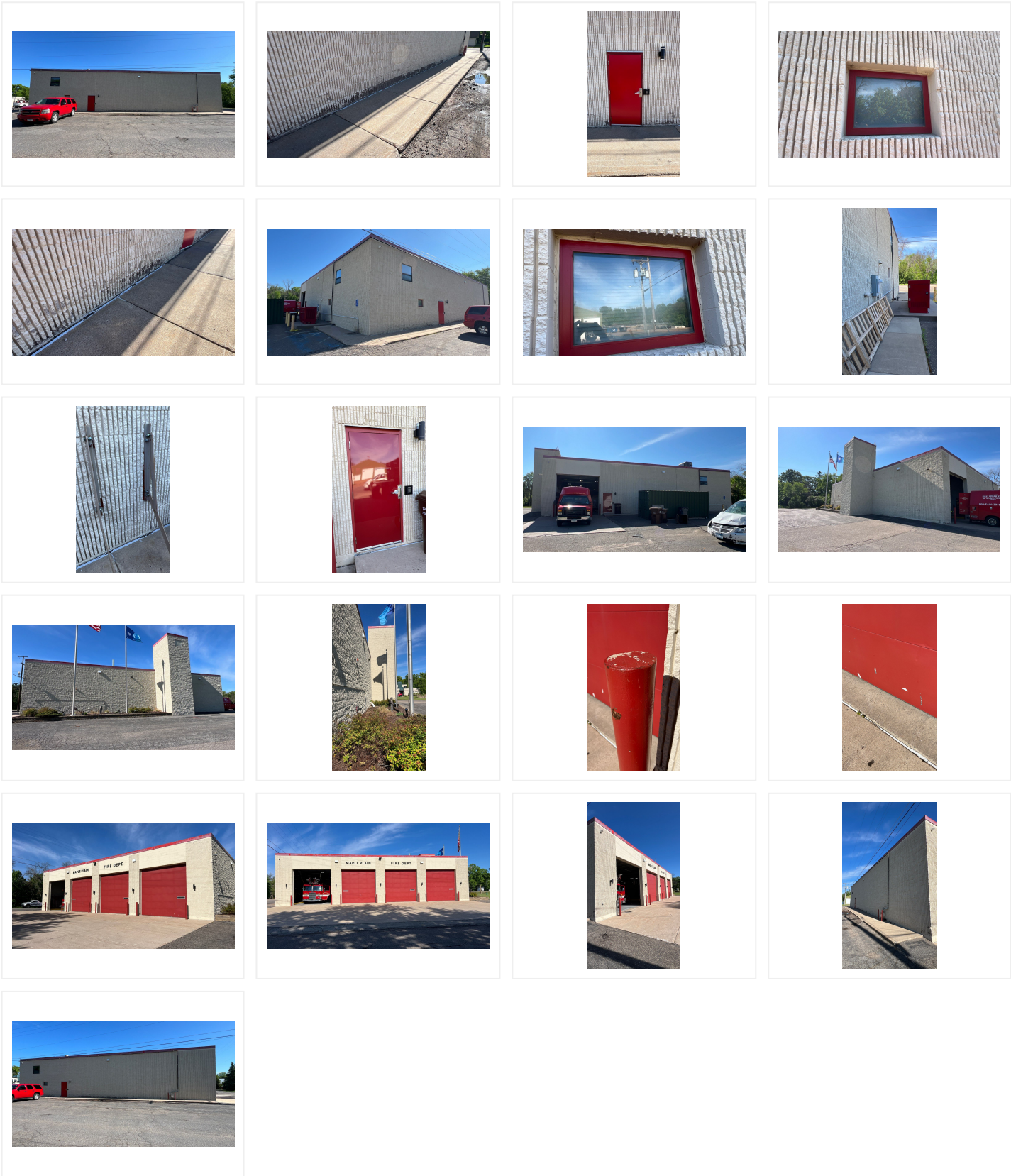
3. Alternative Arrangements:

If none of the above options are suitable, please notify us in advance to discuss an alternate payment method prior to scheduling.

Total	\$22,110.00
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Media

Scope of Work – Exterior Repaint: Maple Plain Fire Station



Paint/Color Specification



BLACK CAN BE LOWER
LIKE WE DISCUSSED AND
GREY CAN BE MORE
GRAY OF COURSE BUT
THIS IS THE GIST I
THINK

1. The Project

Based solely on ProPainters Inc.'s ("ProPainters") inspection and the Client's representations, the scope of work is defined by the Contract Documents (the "Work"). Any modification requires a written Change Order signed by ProPainters and at least one Client.

2. Change Orders

May result in extra charges which are the responsibility of the Client.

Contract Documents: Taken together, the following documents (the "Contract Documents") describe the Work.

- a) Estimate dated above, as amended.
- b) Change orders.

3. Price and Payment Terms

ProPainters shall furnish labor and materials for the Work in accordance with the terms and conditions of this Agreement for the sum of [Total price of estimate]. Owner shall make Progress Payments to ProPainters as follows:

- a) As down payment [indicated above] at the time of signing this Agreement
- d) Final payment upon Completion.
- c) Upon Completion, ProPainters and Client shall meet to perform a "walk through" of the Work to prepare and agree upon a Punch List to include all items that require completion or repair.

Client waives any task not included on the Punch List.

4. Client's Obligations

By signing this Agreement, Client affirms that it is authorized to do the Work on the property and to enter into this Agreement. Client shall grant ProPainters clear access to work areas during normal working hours for workers, parked vehicles, delivery and storage of materials, equipment, and rubbish, and holds ProPainters harmless from damage or injury that may result. ProPainters takes reasonable effort to remove its debris; Client holds ProPainters harmless from any damage or injury caused by any remaining debris. Client agrees to provide electric, water, and other utilities at no cost to ProPainters. ProPainters shall not be expected to keep gates and doors closed or locked; Client holds ProPainters harmless from all claims arising therefrom. ProPainters is not responsible for any damage to property in or near the work area or that ProPainters moves

into or out of the work area, including without limitation, drywall, plaster wall construction, furniture, decorations, plants, wall hangings, or other parts of premises or its contents, and Client holds ProPainters harmless from any such damage.

5. Client's Work

Client shall not direct the working forces, hire subcontractors, or provide materials or labor for the Work without the written authorization of ProPainters.

6. Advertising

Client authorizes ProPainters to place its yard sign on Client's property for identification purposes for workers and material suppliers and for advertising and promotion.

Client grants ProPainters unlimited license to record images of the Work in any form and to reproduce those images for advertising and promotional use.

7. Insurance

ProPainters maintains current insurance policies covering its general liability and workers' compensation obligations.

8. Cancellation

Before work begins, the fee to cancel this agreement without legal right to do so, as liquidated damages and not as a penalty, is 25% of the Agreement price plus the actual costs ProPainters incurred. After work begins, Client is responsible for the entire Agreement price.

9. Late Fee and Collection Costs

A late fee of \$25 shall be charged for any payment received more than 10 days past its due date. Limited to the percent allowable by law, a $1\frac{1}{2}\%$ monthly collection fee will be added to any outstanding balance not paid within thirty (30) days of when due. Client agrees to pay ProPainters's reasonable costs of enforcing any provision of this Agreement without requiring a court action, including attorney's fees, costs, and disbursements. No part of the final payment shall be conditioned on completion of a governmental inspection.

10. Mechanic's Lien Rights

Minnesota law requires us to provide you with the following notice: Any person or company supplying labor or materials for this improvement to your property may file a lien against your Property if that person or company is not paid for the contributions.

Under Minnesota law, you have the right to pay persons who supplied labor or materials for this improvement directly and deduct this amount from our Agreement price, or withhold the amounts due them from us until 120 days after completion of the improvement unless we give you a lien waiver signed by persons who supplied any labor or material for the improvement and who gave you timely notice.

11. Miscellaneous

This Agreement is subject to the approval of ProPainters management and may be declined any time prior to the start of construction. This Agreement merges all agreements between the Parties; any representations not written into this Agreement are not included. Client assumes complete liability and responsibility for existing or concealed conditions. ProPainters may suspend the Work until ProPainters and Client reach

agreement on any additional cost or time delay. All hazardous conditions including asbestos, mold, lead, or other hazardous or harmful materials that may exist at or within the Property are assumed and agreed by the Parties to have pre-existed ProPainters's work. Client assumes complete liability and responsibility for all such conditions. ProPainters may stop work until the condition is corrected. Client holds ProPainters harmless from all mold, fungus, or biological material damages Performance under this Agreement is contingent upon strikes, accidents, weather, or other delays beyond ProPainters's control. The price of this Agreement does not include material or labor price increases because of unforeseen problems arising after work has begun, market supply shortages, or unusual spikes in market demand. This Agreement price does not include any governmental permit, service, or access charge.

12. By your signature below, you accept the scope of work, specifications, terms and conditions, and prices as stated in this Agreement. ProPainters is authorized to begin work on the earliest available date.

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ESTIMATOR SIGNATURE

DATE

CUSTOMER SIGNATURE

DATE

Estimate #9698 for Rick Denneson (Fire Chief)
Total value: \$22,110.00

