



## BALCONY FLOOR COATING

*Summit Condominiums*

2025

[csharpe.com](http://csharpe.com)





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March 31, 2025

Mr. John Shebel  
Summit Condominiums  
8743 Thomas Drive  
Panama City Beach, FL 32408

Re: Summit Condominiums – Balcony Floor Coating

Mr. Shebel:

Thank you for the opportunity to provide this bid package for the balcony floor coating project at Summit Condominiums. We have visited the building to review the existing conditions, and our pricing is based on your request for proposal.

Included in the proposal are references from similar projects as well as licensing, sample insurance, and bonding information. We would appreciate it if you would forward this proposal package to the Owner.

We appreciate the opportunity to provide this proposal and look forward to discussing it further. Please do not hesitate to call if you or the board should have any questions.

Respectfully,

Robert Sharpe



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Scope of Work

- 1. Access:** All balconies will be accessed from the exterior by swing stages.
- 2. Flooring Removal:** Tile on balcony floors will be removed and discarded off-site. Tile setting materials will be removed by mechanical grinding and achieving coating manufacturers specified surface profile for new coating application.
- 3. Concrete Repairs:** Deteriorated concrete will be removed, prepared, and replaced with a repair mortar. New concrete materials will be compatible with the existing concrete and finished to match existing texture as close as possible. The proposal includes an allowance of **500 SF** of partial depth floor repairs, **200 LF** of slab edge repair, **1,000 LF** of floor crack repairs, and **1,500 SF** of epoxy ponding repairs.
- 4. Sealants:** Existing wall to floor sealants will be removed, the joints will be cleaned and prepared for new sealants. After joint preparation, new urethane sealants will be installed at wall to floor locations as well as railing base plate mounts with deck coating applied over new sealants to protect them from UV damage.
- 5. Floor Coating:** After repairs and preparation are complete, balcony floors will receive Sika Master Traffic 1500 urethane pedestrian traffic coating system. The traffic system will be applied per manufacturer specifications and includes a base coat, intermediate coat with aggregate broadcast to refusal, followed by a top coat.

Pricing

We propose to provide all labor, equipment, insurance, and material to perform the above scope of work for the sum of: **\$1,173,762.00**

Pricing Breakdown

Flooring & Sealants:	\$911,667.00
Repairs:	\$162,095.00
General Stucco & Railing Repair Allowance:	\$100,000.00



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## Clarifications

Notwithstanding any language to the contrary contained in the bid documents (including, without limitation, the request for proposal, invitation to bid, bid package, plans, specifications, and/or project manual), this bid/quotation/estimate is expressly conditioned on the parties reaching agreement on a written contract that incorporates the scope, price, and conditions contained herein.

### Clarifications:

1. This proposal assumes there is one layer of tile installed on all balconies with no waterproofing installed underneath tile. If additional materials are encountered after tile is removed, additional removal pricing can be provided.
2. Railing & stucco work to be priced and performed under the allowance monies include on an as needed per each basis. Railing & stucco repairs are limited to areas of the building covered by the access equipment included in the floor coating scope of work(South Elevation).
3. Material and labor prices are contingent on the date they were priced, their availability, and market conditions. C-Sharpe and their representatives have factored in current material and labor prices which will remain valid for 30 days. Significant increases in material and/or labor pricing that are a result of geographic or market factors (including potential trade tariffs) affecting the industry as a whole will require updated pricing to be provided at that time.

*This proposal is based on a Fall 2025 start date with workdays from Monday-Saturday and work hours from 7:00 AM – 5:00 PM, starting loud work at 8:00 AM. If necessary, we would like to work Sundays to make up for lost time.*

# Relevant Experience



## Shoreline Tower

900 Gulf Shore Drive  
Destin, FL 32541

- Sliding Glass Door & Window Replacement
- Stucco Removal & Reapplication
- Extensive Concrete Repairs
- Complete Sealant Replacement
- Wall & Ceiling Coating
- Roof Coating



# Relevant Experience



## Tidewater Condominiums

16819 Front Beach Road  
Panama City Beach, FL 32413

- Stucco system replacement
- Wall & ceiling coating
- Complete sealant replacement
- Concrete repair



# Relevant Experience



## Splash Resort

17698 Front Beach Road  
Panama City Beach, FL 32413

- Complete building coating
- Stucco cladding
- Sealant replacement
- Parking deck coating
- Pedestrian bridge restoration
- Concrete repairs
- Balcony deck coating





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA**  
**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**CONSTRUCTION INDUSTRY LICENSING BOARD**

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**BOSWELL, JIMMY CHANDLER**

C-SHARPE CO., L.L.C.  
181 MARKET STREET  
SANTA ROSA BEACH FL 32459

**LICENSE NUMBER: CGC1531752**

**EXPIRATION DATE: AUGUST 31, 2026**

Always verify licenses online at [MyFloridaLicense.com](https://MyFloridaLicense.com)

ISSUED: 07/30/2024

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## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/3/2025

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

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

PRODUCER Edgewood Partners Insurance Agency 3780 Mansell Rd. Suite 370 Alpharetta GA 30022	CONTACT NAME: Greyling COI Specialist PHONE (A/C, No, Ext): 770-670-5355 FAX (A/C, No): 770-670-5355 E-MAIL ADDRESS: greylingcoi@greyling.com
INSURED C-Sharpe Co., LLC 22657 Canal Road Orange Beach AL 36561	INSURER(S) AFFORDING COVERAGE INSURER A: United Specialty Insurance Company INSURER B: Praetorian Insurance Company INSURER C: North Pointe Insurance Company INSURER D: Accelerant Specialty Insurance Company INSURER E: StarStone Specialty Insurance Company INSURER F:

COVERAGES CERTIFICATE NUMBER: 701027489 REVISION NUMBER:

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

TYPE OF INSURANCE	INSURER	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
<b>A</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:		ATN25610074	1/1/2025	1/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPOD AGG \$ 2,000,000
<b>C</b> <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRE AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY		165000048	1/1/2025	1/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
<b>A</b> <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ <input type="checkbox"/> CLAIMS-MADE		BTN2512307 XL82005905	1/1/2025 1/1/2025	1/1/2026 1/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 Each OccAggregate \$ 5,000,000
<b>B</b> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	155000045	1/1/2025	1/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
<b>D</b> Contractor's Professional and Pollution Liab.		80073GL0211301	1/1/2025	1/1/2026	Per Claim Aggregate \$1,000,000 \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Contractor is named as an Additional Insured on the above referenced liability policies with the exception of workers compensation and Professional Liability where and when required by written contract. The above referenced liability policies with the exception of workers compensation and Professional Liability are primary & non-contributory where and when required by written contract. Waiver of Subrogation is applicable where and when required by written contract & allowed by law.

## CERTIFICATE HOLDER

## CANCELLATION

Sample	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



November 30, 2023

RE: C-Sharpe Co., LLC

To Whom It May Concern

I have handled the bond needs of C-Sharpe Co., LLC since 2020. The company has bonding capacity that exceeds \$25,000,000 single and \$50,000,000 aggregate.

Issuance of the bonds is subject to application of Nationwide's usual and customary underwriting standards and risk selection criteria, including satisfactory contract terms and conditions, satisfactory bond forms, and receipt and satisfactory review of current underwriting information from our client, evidence of adequate owner financing and the appropriate request form from our contractor for us to provide the bonds.

This letter does not constitute an assumption of liability. The issuance of bonds in connection with this Project is a matter solely between Nationwide and the Contractor. We assume no liability to you or any third party by the issuance of this letter.

Daniel J. Bagge  
Senior Director, Business Development  
South Central Region  
Nationwide Surety  
2 Sanctuary Blvd., Ste 203  
Mandeville, LA 70471



Thank you



[csharp.com](http://csharp.com)