



& ASSOCIATES, INC.

PROPOSAL & CONTRACT

Construction Managers * General Contractors * Environmental Contractors
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June 2, 2010

To: LITUS* To Let
P.O. Box 9000
Myrtle Beach, SC 29577

Attn: Doug Millar

PROJECT: South Hampton @ Kingston Plantation

SCOPE OF WORK: Waterproof Building Exterior

We PURPOSE TO FURNISH LABOR AND MATERIAL IN STRICT ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS FOLLOWS:

- Pressure clean building exterior to include decks, ceilings, and walls per manufactures recommendations for coatings.
- Caulk all expansion joints, windows and sliders with urethane caulk per manufactures recommendations.
- Prep and recoat all exterior balconies with new urethane pedestrian system per manufactures recommendations.
- Prep and paint all aluminum handrails with DTM Acrylic Coating (Gloss).
- Prep and Repair any spalling concrete up to 25 sf.
- Apply 2 coats of elastomeric coating per manufactures recommendations.
- Apply 1 coat of masonry coating to all balcony ceilings per manufactures recommendations.

Total Project Cost; \$ 586,476.00

Qualifications:

- We have not included any funds to address the existing balcony storm shutters.
- Balconies will need to be closed during the deck coating process.
- Certain areas will need to be closed or blocked off during the work progress. We will work with onsite personnel to schedule.
- Any work uncovered not listed in this proposal will be brought to the owners' attention and completed T&M under a separate work order.

CONDITIONS:

IT IS UNDERSTOOD AND AGREED THAT WE SHALL NOT BE HELD LIABLE FOR ANY LOSS, DAMAGE OR DELAYS OCCASIONED BY FIRE, STRIKES OR MATERIAL STOLEN AFTER DELIVERY UPON PREMISES, LOCKOUTS, ACTS OF GOD, OR THE PUBLIC ENEMY, ACCIDENTS, BOYCOTTS, MATERIAL SHORTAGES, DISTURBED LABOR CONDITIONS, DELAYED DELIVERY OF MATERIAL FROM SELLERS SUPPLIERS, FORCE MAJOR, INCLEMENT WEATHER, FLOODS, FREIGHT EMBARGOES, CAUSES INCIDENT TO NATIONAL EMERGENCIES, WAR OR OTHER CAUSES BEYOND THE REASONABLE CONTROL OF SELLER, WHETHER OF LIKE OR DIFFERENT CHARACTER, OR OTHER CAUSES BEYOND HIS CONTROL. PRICES QUOTED ON THIS CONTRACT ARE BASED UPON PRESENT PRICES AND UPON CONDITION THAT THE PROPOSAL WILL BE ACCEPTED WITHIN THIRTY DAYS. ALSO GENERAL CONDITIONS WHICH ARE STANDARD FOR SPECIALITY CONTRACTORS IN THE CONSTRUCTION INDUSTRY.

TERMS:

PAYMENTS TO BE MADE IN DRAWS AS WORK PROGRESSES TO THE VALUE OF NINETY PERCENT 90% OF ALL WORK COMPLETED.

THE ENTIRE AMOUNT OF CONTRACT TO BE PAID WITHIN THIRTY DAYS AFTER COMPLETION.

SUBMITTED BY: David Sowell/Project Manager

ACCEPTED BY: _____
Douglas A. Millar, Property Manager
South Hampton Homeowners Association, Inc.