



Garfield Garage  
398 Garfield St #362, Hollywood, FL 33019

EXTERIOR PAINT OF THE PARKING GARAGE AND STUCCO REPLACEMENT OF THE STAIR TOWER

May 20 , 2025

Dear: City of Hollywood

Thank you for considering Everglades Painting Contractors for your project.

On April 1, 2025, I had the opportunity to visit the aforementioned property. The areas to be painted were examined, and a paint specification was developed that perfectly fits the needs of this project.

Upon completion of the project, and with strict adherence to these specifications, you will be entitled to a one-year warranty on metal paint and a seven-year warranty on exterior building paint from Sherwin-Williams for all properly prepared exterior masonry vertical surfaces. Sherwin-Williams will also provide a document detailing the installation colors, products used, and the location of original purchases for maintenance and replenishment.

Thank you for the business opportunities you have provided to Everglades Painting Contractors. We appreciate your confidence in our products and their performance in the field. If you need assistance with this or any other matter, I look forward to hearing from you.

Sincerely,

Javier Pereira  
Everglades Painting Contractors. LLC  
e.paintingcontractors@gmail.com  
Phone # 786-237-1404

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### **I. SCOPE OF WORK**

## INCLUSIONS:

- . INCLUDES: (OUTDOOR PARKING)
- . Pressure washing with a 3500 psi pressure washer of all exterior stucco and other surfaces to be painted.
- . . • Staircase area walls.
- . . • First-floor yellow interior walls.
- . . • Includes painting the interior of the stairs and the elevator area ceiling.
- . . • Includes painting the north-south-east-west area.
- . . • Repair of small cracks to specifications (elastomeric patch, Sika stucco patch).
- . . • Sealing of all exterior masonry and stucco surfaces to be painted.
- . . • One coat of Loxon A24V01100N clear conditioner.
- . . • One coat of Loxon self-cleaning (Sherwin Williams) flat, satin finish.

## EXTERIOR PAINT METAL DECORATION

Apply a coat of Primer Bond Plex

Apply a coat of Pi WB Pre Cat Urethane

## REMOVE AND REPLACE EXTERIOR STUCCO ON STAIR TOWER

### STUCCO REMOVAL AND REPLACEMENT

Remove all existing stucco and paint to the container provided by the contractor.

- All cracks will be covered with fiber mesh to prevent them from reappearing.
- Adhesive will be applied to the entire wall to ensure good stucco adhesion.
- The floor will be covered to prevent dirt.
- Pure green Titan cement, Garcia sand, and 1000-# blue adhesive will be used.
- The stucco will be 5/8 thick; it may exceed 3/4 to 7/8, which would be necessary for a final finish.
- Corner guards will be made of plastic.

### STEPS:

- Pressure wash the wall to remove and clean all existing dust once all exterior stucco has been removed from the stair tower.
- Apply 1000-# blue adhesive.
- Install corner guards on the windows.
- Scrape.
- Apply brown adhesive and apply the final finish.

### EXTERIOR STAIR TOWER PAINTING:

- One coat of hot stucco primer. •

Two coats of Loxon (Sherwin Williams) self-cleaning adhesive, matte and satin.

Note: The building's exterior structure is inspected once visible areas less than 30 linear feet are repaired. If any other area of the tower requires major repairs, such as rebar restoration due to concrete spalling, an additional fee will apply.

Note: This sign does not apply to the stair tower.

- . • A. NOTE: Trees on the outside of the garage are subject to pruning and are not included in the price.
- . • All metal decor comes with a 1-year Sherwin Williams warranty..
- . Note: There are different areas that need to be closed for safety, car parking areas that cannot be parked at the time that work is being done in that area.

**NOTE:** The color and choice of sheen is responsibility of owner. Choice of color may determine how many coats will be required to cover existing colors to be painted.

## A. COATINGS SYSTEMS:

### 1. Metal Surfaces:

Apply a coat of Primer Bond Plex  
Apply a coat of Pi WB Pre Cat Urethane

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### 2. Metals door :

- Spot Primer (Non-Galvanized Metal): Sherwin-Williams Kem Kromik Universal Metal Primer, B50 Series
- Bonding Primer (Non-Galvanized Metal and/or Previously Painted): Primer: Sherwin-Williams DTM Bonding Primer, B66A50
- Primer (Bare Galvanized Metal): Sherwin-Williams Pro-Cryl Universal Primer, B66-310 Series
- Finish: Sherwin-Williams Pro-Industrial DTM Acrylic Semi-Gloss

## B. EVERGLADES PAINTING CONTRACTORS RESPONSIBILITIES:

1. Everglades Painting Contractors shall supply all necessary labor, materials and equipment necessary for the total completion of the required work as per the Sherwin-Williams Specifications. Everglades Painting Contractors shall be responsible for and use care in the protection of the Owners' property; such as screens, windows, shrubbery, and walkways, and shall protect other areas not in this scope of work from paint and/or damage. If such damage occurs, Everglades Painting Contractors shall be solely responsible for the restoration of such damages as the result of the Contractor's or any employees of the contractor, except as noted below. Everglades Painting

Contractors shall work with the manager to arrange for all automobiles and other vehicles to be removed from the work area to safeguard against possible damage.

2. All work shall be performed in a workmanlike manner by skilled mechanics and shall be carried out in such a way as to minimize any inconvenience to the occupants and tenants. Everglades Painting Contractors shall maintain a full work force from the start to the completion of the project, providing a qualified English speaking foreman on the jobsite at all times. Everglades Painting Contractors shall ensure that all such mechanics shall be fully and properly clothed; in identifiable uniforms while working on the premises or entering any part of the work area.

3. All ladders and other materials shall be secured at the end of each workday. Upon completion of the work, Everglades Painting Contractors shall promptly (daily) remove all debris including debris resulting from pressure cleaning and scraping, material, and equipment, etc., and shall leave the premises of the jobsite clean and orderly.

4. Everglades Painting Contractors shall deliver, or have delivered, necessary materials in unopened containers with the original labels and batch numbers clearly visible. All materials shall be used in strict adherence to the manufacturer's written specifications and/or label directions.

5. Everglades Painting Contractors shall arrange with the Manager for working space, space for material storage, and proper access to the areas where the work is to be performed.

6. Everglades painting contractors will use a lift to paint and transport materials, and scaffolding to remove and replace the stucco. Stucco scaffolding will also be used to paint the tower.

### C. OWNER'S RESPONSIBILITIES:

The owner shall provide proper water and electric service for the preparation of materials and equipment necessary to complete the work. Use of sanitary facilities shall be by mutual consent.

It shall be the responsibility of the Owner to perform any trimming or pruning of foliage necessary to prevent any problems with the requirements of the coating work. The Owner shall be responsible to remove or protect loose objects in the work area that are not included in this scope of work. If such items are not removed, Everglades Painting Contractors shall exercise due diligence to protect any such items, but will not be responsible for any damages. The Owner shall be responsible for providing proper parking space for vehicles, and equipment as necessary to complete all work.

Whenever possible, exterior work shall be performed from the exterior of the building. However, in the event it becomes necessary to enter the building the Owner shall be present for access and be in attendance for building entry.

Owner shall provide access to install scaffolding for the tower and the manlift around the project for painting and material transport

#### D. SAFETY AND PUBLIC CONVEYANCE:

Everglades Painting Contractors shall rope off and erect warning signs in areas where overspray, dripping, water intrusion resulting from pressure cleaning or any chance of damage or injury could occur. Everglades Painting Contractors shall be responsible for job safety administration, (including tools, equipment, and work methods), and must be in compliance with applicable OSHA safety regulations. All work performed under this agreement shall be in strict with the Florida Building Code, industry standards, OSHA regulations, and local municipalities.

#### E. LICENSES, PAYROLL, AND INSURANCE:

Everglades Painting Contractors shall produce all Necessary County and local licenses and permits where applicable and shall also furnish copies of proper insurance, covering liability, property damage, workman's compensation and vehicle insurance and shall keep such insurance in force during the course of the prescribed work. Everglades Painting Contractors shall maintain a good credit rating with the Sherwin-Williams Company, in accordance with their terms and provisions, for the purpose of obtaining all necessary materials during the course of work. All work to be performed by in house employees covered by Worker's Compensation insurance. No worker will be allowed on site unless they are covered and exemption forms will not be accepted.

#### F. SURFACE PREPARATION:

Proper surface preparation is the responsibility of Everglades Painting Contractors. Surfaces shall be prepared in accordance with methods accepted as industry standards. The following is a set of recommendations necessary to achieve the proper surface of the substrate to allow for the long-term adhesion of the specified coatings. Test applications of each coating are the responsibility of the

Everglades Painting Contractors , accepts an initial deposit of 40% for labor and materials, one payments of 40% and 20% at the end according to the price agreed in the contract.

Pricing is the base of the City Aventura Painting Service BID#23-05-16-3

Plus sqft .....\$0.70 101,898.....\$71,328.60  
Pressure Cleaning .....\$0.20 101,898.....\$20,379.60

**EXTERIOR PAINTING WALLS .....\$91,708.20**  
**EXTERIOR PAINTING METAL DECORATION.....\$52,276.00**  
**STUCCO REMOVAL AND REPLACEMENT .....\$158,934.00**

All of the work is to be completed in a substantial and workmanlike manner for the sum of three hundred two thousand nine hundred eighteen and twenty cents' dollars..... \$302,918.20. dollars

## ACCEPTANCE

Hereby authorizing Everglades Painting Contractors managing all materials and labor required to complete the work described in the previous proposal, which City of Hollywood agrees to pay the amount mentioned in the proposal in accordance with the terms thereof.

Accepted By: \_\_\_\_\_

Date: \_\_\_\_\_