

Selected Contractor(s) Quotes & License(s)

- Painting Contractor: Hartzell Painting
- Lighting Contractor: Greener Solutions



O: 954-957-9761 F: 954-957-9766

Hartzell Painting

3195 N Powerline Rd Suite 101

Pompano Beach, FL. 33069

.....
Updated October 23rd 2025

PROFESSIONAL COMMERCIAL PAINTING PROJECT

Specifically prepared for:

Hollywood Towers Condominium Association, Inc
(Hereinafter known as "Association Client")
3111 North Ocean Drive
Hollywood, Florida 33019
Phone (954) 923-3701
Email: manager@htcondo.com
ATTN: Hugh Moore & Jim Klecker

Billing Address

SAME AS ABOVE

Job site/Reference location

SAME AS ABOVE

Overview:

This Proposal/Agreement is prepared specifically for the above Association Client for painting. All products are manufactured by **BENJAMIN MOORE** and the work will be performed in accordance with the manufacturer's specifications. The work comes with an **TEN YEAR (10)-YEAR LABOR AND MATERIAL WARRANTY**.

INCLUDED STRUCTURES

Exterior painting of (1) 16-story/156 unit building

SCOPE OF WORK IN SUMMARY

***Scope Details - see PROJECT DETAILS & SCHEDULE**

The work to be done by Hartzell shall include the furnishing of all materials, labor, tools, and equipment required to complete the painting and decorating of the structure(s) as may be specified (hereinafter "Scope of Work"). The submission of a bid by Hartzell confirms an understanding of all conditions pertaining to this work and proper application of materials specified.

- 1) Bleach wash all mildew areas.
- 2) Completely pressure clean all exterior surfaces to be painted.
- 3) Seal all exterior stucco surfaces.
- 4) Remove/convert all corrosion from ferrous & non-ferrous surfaces.
- 5) Patch all cracks as specified within.
- 6) Apply Texcrete to all new stucco patches to hide imperfections to the best of our ability
- 7) Paint all sheer walls, elevator and stair towers.
- 8) Paint all parapet walls, caps and roof top stucco structures.
- 9) Paint all balcony walls, ceilings, and cement railing structures.
- 10) Paint all exterior parking walls and columns.
- 11) Paint exterior side of all utility doors & frames

IMPORTANT JOB NOTES

- Building must provide space for Hartzell's Trailer within the building.
- If a Satin Sheen is chosen for the main stucco color – please keep in mind that the more "shine" you have, the more chances of seeing any potential imperfections from the stucco repairs. FLAT is recommended.

BROWARD

PALM BEACH

89-5201-P

U-16217

CGC 1517138

WWW.MYHARTZELL.com

MIAMI-DADE

1160001

MARTIN

SP02651

**Hollywood Towers Condominium Association, Inc
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EXCLUSIONS

- ✗ Light fixtures
- ✗ Window frames
- ✗ Storefront window and door frames
- ✗ Sliding glass door frames
- ✗ Glazing (glass-to-metal)
- ✗ Accent rock walls
- ✗ Garage entry gate/door system
- ✗ Vehicular traffic floor systems
- ✗ Roof systems
- ✗ Interior stairwell walls and ceilings
- ✗ Rooftop pipes and louvers
- ✗ Restaurant building & Bridge
- ✗ Areas that are not indicated within this specification, contract, or scope of work documents

OPTIONS

- Painting of the Interior Garages
- Remove and Replace Window Caulking
- Paint Striping and Previously Painted Floors in Garages

COATING SCHEDULE

A. STUCCO EXTERIOR

Areas to be painted: Exterior Stucco walls, ceilings, towers, roof top stucco, parapets, balcony walls, ceilings, and cement railing structures and columns. Pigmented sealer to be used on grays to assist in coverage for the blue

- 1) Primer - Benjamin Moore's Latex Masonry Conditioner 608 series applied according to manufacturer's label directions. (4 mils WFT)
- 2) Finish - Coronado Paint's Cryli Cote Exterior Flat 10 series applied according to manufacturer's label directions

Areas to be painted: All roof stucco and new concrete repair patches.

- 1)Primer - Benjamin Moore's Ultra Spec Acrylic Masonry Sealer 608 series according to manufacturer's label directions. (2 mils WFT)
- 2)Intermediate- Benjamin Moore's Coronado Texcrets Smooth Coating 3194 series according to Coat- manufacturer's label directions. (12 mils WFT)
- 3) Finish Coat - Coronado Paint's Cryli Cote Exterior Flat 10 series applied according to manufacturer's label directions

Areas to be painted: Parking Garage Ceilings.

- 1) Primer - If Chalky Benjamin Moore's Latex Masonry Conditioner 608 series applied according to manufacturer's label directions. (4 mils WFT)
- 2) Finish Coat - Benjamin Moore's Dry Fall Latex Semi-Gloss Finish 397 series applied according to manufacturer's label directions. (6 mils WFT)
(apply until full opacity is achieved)

Areas to be painted: Interior walls and columns of garage. (if option accepted by client)

- 1) Primer - Benjamin Moore's Ultra Spec Latex Masonry Sealer 608 series according to manufacturer's label directions. (apply at 2 mils WFT) If Chalky

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2) Walls - Benjamin Moore's Ultra Spec Low Lustre W455 series according to manufacturer's label directions.(apply at 4mils WFT)

B. EXTERIOR METAL (Ferrous)

Areas to be painted: Listed items.

1) Rust Primer – Benjamin Moore's Metal Rust Pre-prime HP 1550 series according to manufacturer's label directions.(3 mils WFT) (on bare and rusted areas)

2) Metal Primer– Benjamin Moore's Epoxy Mastic HP 4600 series according to manufacturer's label directions.(8 mils WFT) (all areas primed with HP1550)

3) Finish Coat- Benjamin Moore's Command satin or gloss HP3900-HP3920 lines

According to manufacturer's label directions. (6 mil WFT) (apply until full opacity is achieved)

C. EXTERIOR METAL(Non-Ferrous)

Areas to be painted: Listed items. Aluminum or Galvanized

1) Primer- Benjamin Moore/ HPAcrylic Metal Primer HP 1100 series applied according to manufacturer's label directions. (spot prime where necessary)

2) Finish Coat - Benjamin Moore's Command Satin or gloss HP3900-HP3920 lines applied according to manufacturer's label directions. (6 mils WFT)

D. CAULK & PATCHING MATERIALS- REFER TO ENGINEERS SPECIFIED PRODUCTS.

1) Caulk- Bostik 915

2) Sealant- Bostik Pro-MS50

3) Patching- Elastomeric Patching Compounds

E. CLEANING AGENTS

1) Benjamin Moore & Company Oil & Grease Emulsifier HP6000 series

CONDITIONS

General. Hartzell will supply all materials, tools, and equipment necessary for the Scope of Work. It is understood by all parties to this Proposal/Agreement that Hartzell, its agents, etc. are not employees of the Association Client. Hartzell complies with OSHA and the Construction Safety Act and is a drug-free workplace.

Insurance & Licensing. Upon request, Hartzell will furnish suitable insurance certificates covering liability and property damage. Further upon request, for the additional sum of \$250.00, the Association Client will be named as an additionally insured for those policies – Proof of Workman's Compensation coverage will be available. Policies shall be kept in force during the service period. Hartzell shall further provide valid and required licenses necessary to operate in the appropriate county of work being performed.

Hartzell shall hold the Association Client harmless from all liens or damages arising from work performed by Hartzell. To the fullest extent permitted by law, Hartzell shall indemnify and hold harmless the Association Client, its directors, officers and employees from and against all claims, damages, losses and expenses, including but not limited to legal and attorneys' fees, arising out of or relating to the work, providing that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, business or economic loss, or to injury to or destruction of tangible property, including unit interiors (other than the work itself), or for any payment or performance made by the Association Client to any third party to perform or discharge any liability or obligation of Hartzell in relation to the work and/or for consequential damages, but only to the extent caused by breach of the this agreement, negligent acts, omissions or intentional misconduct on the part of Hartzell or anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. It is understood and agreed that Hartzell (and Hartzell's insurer) will be held harmless for alleged or actual damages/claims because of mold, algae, or fungus. It is understood that Hartzell's and Hartzell's

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insurer will exclude all coverage, including defense, damages related to bodily injury, property damage, and clean up expenses caused directly or indirectly in whole or in part for any action brought because of mold, including fungus and mildew regardless of the cost, event, material, product, or workmanship that may have contributed concurrently or in any sequence to the injury or damage that occurs.

AGREEMENT

Liaison/Communication. Association Client shall designate one (and no more than two) representatives of the Association Client as a liaison with whom Hartzell may communicate. Hartzell will transact all business relating to the job with that designated person(s). The Association Client agrees that Hartzell may rely on the designated liaison(s) as having full authority to act on behalf of the Association Client on all matters and decisions regarding all agreements with Hartzell and the Scope of Work.

Access. Association Client agrees to, and will be responsible for, the trimming and/or removal of all foliage clinging to or otherwise obstructing the building and permit unobstructed access to the areas to be painted. Upon mobilization or during painting, should Hartzell require the removal of any Client or, as may be applicable, resident/unit owner property to proceed, Hartzell will notify the designated liaison instruction as Hartzell will not move anything without approval.

Hartzell will coordinate scheduling with the Association Client. Association Client agrees to remove any personal items, patio furniture and vehicles as necessary so that Hartzell can proceed without delay. For Association Clients, the Association agrees to make every effort to fully notify all occupants to remove said property and vehicles. For Association Clients, Hartzell will not permit unauthorized interference from the Association Client's residents or unit owners.

Notification/Posting. For Association Clients, and to the extent practical, Hartzell will post notices 2-3 days prior to pressure cleaning and painting as needed. These notices are for the convenience of the residents/unit owners as a final notice to prepare to protect personal items. The liaison will direct Hartzell where the notices should be posted.

Staging Area. Hartzell is to submit requirements for a staging area for equipment and material prior to mobilization. The Association Client will make every effort to provide a suitable area. At the end of each working day, equipment, ladders, paint, supplies, vehicles, etc. will be returned to the staging area and the working area left clean.

Paint Sample Display. Prior to starting the job, and for signed approval, the Association Client will designate an area of a building on which Hartzell will apply a paint sample of the chosen final color and finish.

Preparation of Painted Surfaces. Proper preparation is the responsibility of Hartzell. Surfaces must be prepared in accordance with normally accepted industry standards or to the paint manufacturer's specifications to provide a substrate suitable for the long-term adhesion of specified coatings. The following recommendations are for guidance only since other suitable methods may be substituted for the procedures based on the conditions found. If it is discovered that a surface(s) cannot be put into proper condition, Hartzell will notify the Association Client in writing or assume responsibilities for such surfaces and rectify any unsatisfactory results.

Inspections. For Association Clients, Hartzell along with the liaison will conduct a minimum of two inspections – Pre-Commencement and Final for each structure. Initially a current-condition inspection (walk-through) of each structure (as applicable) prior to project commencement will be conducted. A copy of this inspection report will be given to the Association Client. The Final inspection will be performed upon project completion.

For Association Clients, **BENJAMIN MOORE** personnel will make periodic inspections before, during and upon completion of the painting project to validate the product warranty.

Inspections by the local building department will only be conducted if the local building department requires a permit and inspection for the project.

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PROJECT DETAILS & SCHEDULE:

Exterior Masonry/Stucco Preparation & Primer

1. **Pre-treatment.** All heavily infested mildew areas will be pre-treated with **BENJAMIN MOORE Mildew Treatment** prior to pressure cleaning.
2. **Masonry Preparation.** All exterior masonry surfaces will be pressure cleaned with a minimum of 3,000 PSI to remove all surface contaminants including salt deposits, chalking and dirt which would adversely affect the bond of the coatings. Areas of severe deterioration or peeling paint will be scraped, wire brushed, and pressure cleaned a second time using a "turbo rotating tip" or other like device to remove as much peeling paint as possible. Care must be taken around areas of a delicate nature; for example, windows, screens, etc. and the pressure at the tip reduced accordingly. Pressure cleaning shall not precede application of the masonry primer/surface condition or by more than one week.
3. **Masonry Conditioner.** Apply one coat of **BENJAMIN MOORE Acrylic Masonry Conditioner** to all weather exposed masonry surfaces. Some non-weathered exposed masonry surfaces such as patios, stairwells, etc. may not require sealing. These areas will be determined by supplier prior to painting.
4. **Caulking.** Perimeters of all windows will be caulked 360 degrees metal to masonry (beauty bead). Where there is penetration through exterior walls, such as electrical conduit, roof scuppers, gutter straps, etc., will be sealed with approved caulk.
 - a. Cracks less than 1/32" will be cleaned, primed with a sealer, and covered with Fiber-Lastic Fibrous Elastomeric Waterproofing Patching Compound.
 - b. Cracks between 1/32" & 5/64" will be V'd out, cleaned, primed with a sealer, then filled, and covered with Fibrous Elastomeric Waterproofing Patching Compound.
 - c. Cracks greater than 5/64", stairway block cracks or large movable cracks, will be ground out (saw cut), cleaned, primed with a sealer, then filled with Acrylic Urethane Caulk or approved equal. After caulking cures completely, apply by trowel a coat of Fibrous Elastomeric Waterproofing Patching Compound.
 - d. Areas where hairline cracks form a spider web pattern will have a troweled coat of Fibrous Patching Compound.

ADDITIONAL FEES

NOTE! CONCEALED CONDITIONS

Occasionally, Hartzell's cleaning technique reveals a concealed and latent condition unforeseen by Hartzell necessitating additional labor and/or materials. The Client may opt to submit a Work/Change Order for added service, or Hartzell and the Association Client may agree to re-negotiate this Proposal/Agreement. The Association Client may additionally need to retain and negotiate a contract with another business (for example, Hartzell Construction) should the condition be outside the scope or standard of this Proposal/Agreement.

Extras & Changes. It is anticipated that the work shall be inclusive and that there will not be extras and changes. The need for extra work or changes within the specifications will be the sole responsibility of the Association Client and will be submitted as a written Work/Change Order to Hartzell. No extra work will be done, or changes made in the Scope of Work without a written Work/Change Order from the Association Client.

Changing Color from Existing to New. Hartzell will notify the Association Client of any color change (from the current or existing building color) requiring more than the standard coat(s) not included in the Scope of Work. Any such additional scope of work may be subject to additional charges.

Permits and Municipality Inspections. The cost of any state, county or municipality permitting or inspection, if required, will be added to the contract price at actual cost.

MATERIAL ESCALATION CLAUSE

If, during the performance of the contract, the price of the material significantly increases, through no fault of Hartzell, the price shall be equitably adjusted by an amount at actual percentage increase to cover any such significant price increases.

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WARRANTY AND INSPECTIONS

This project provides a Year (10)-Year labor and material warranty.

1. **Hartzell** will submit a **BENJAMIN MOORE (10)-YEAR** Material Paint Warranty on all stucco surfaces upon completion of job.
2. The factory representative of the **BENJAMIN MOORE** shall make inspections as the representative deems necessary or upon reasonable request and at reasonable intervals by the Client during the Warranty Period providing reports to the Client and Hartzell.
3. **Hartzell** will return yearly during the Warranty Period at the Client's request to inspect building(s) for possible defects in paint coat integrity. Defects found, if any, will be corrected in a timely manner at no cost to the Client.
Note: This excludes coating failure due to substrate shift or failure.

CONTRACT VALUE AND DRAW SCHEDULE

Exterior painting of 16-story/156 unit building (10-Year Warranty –Coronado Crylicote FLAT) (includes (2) Coats of Texcrete on all new stucco patches to hide imperfections to the best of our ability)	\$ 182,150.00	Please Initial Accept/Decline Accept _____ Decline _____
Mobilization + General Conditions	\$ 44,000.00	Non-Negotiable

OPTIONS

Interior Garage Painting of North and South (4) Garages (walls / ceilings, columns & doors): (Gates and interior of garage doors included)	\$ 97,100.00	Accept _____ Decline _____
Remove & Replace Caulking in all windows: (Exterior only – no glazing)	\$ 113,110.00	Accept _____ Decline _____
Paint Striping at Parking Garage and at surrounding parking areas (312 parking spots):	\$ 12,600.00	Accept _____ Decline _____

*****PLEASE NOTE: Option pricing is only valid with the acceptance of the base bid.***

TOTAL OF SELECTED PROJECTS ABOVE: \$ _____
TOTAL CONTRACT VALUE
PAYMENTS TO BE DISCUSSED UPON EXECUTION OF CONTRACT

TERMS

The term "Final Completion" as used in this Agreement shall mean where the Association Client is satisfied that the work has been completed, any applicable municipality has given its final approval, and Hartzell's other obligations under the Agreement have been fulfilled.

All payments for goods, materials, equipment, costs, labor, services rendered and any other financial obligation of the Client, are due upon receipt of each invoice. Any invoice not paid within thirty (30) days shall be subject to interest at 1.50% per month.

Attorney's Fees, Jurisdiction, and Venue: Hartzell, or the prevailing party if a lawsuit is filed, shall be entitled to recover all its attorney's fees, costs, expenses, and any other fees incurred in connection with collecting any amounts due and owing under this Proposal/Agreement. This provision includes invoices which remain outstanding for more than sixty (60) days. This entitlement shall include in pursuit, in litigation, in mediation, in arbitration, at all appellate

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levels, in bankruptcy, and for the collection and enforcement of any judgment. This also includes all attorney's fees and costs for litigating entitlement to attorney's fees and costs and determining the number of recoverable attorneys' fees and costs. Should Client not move forward with this agreement through no fault of Hartzell, the parties agree that Hartzell's damages will not be readily ascertainable. Therefore, the Client will be responsible to pay Hartzell 20% of the total contract price as liquidated damages, and not as a penalty.

Florida law shall apply to this Proposal/Agreement and the exclusive jurisdiction and venue for any dispute relating to, or arising out of, this Proposal/Agreement shall be instituted in the appropriate Circuit or County Court for the 17th Judicial Circuit in and for Broward County, Florida. Each party consents to personal jurisdiction, subject matter jurisdiction, and venue in Broward County, Florida.

Release of Lien: Upon request, Hartzell will furnish a Release of Lien for all materials, equipment and labor used in the performance of this work along with all manufacturers' warranties and government approvals (if applicable). Upon written request, progress payment affidavits or partial releases will be provided.

GENERAL PROVISIONS

Delay/Damages: Hartzell shall not be responsible for delay caused by the Association Client, any owner, resident, or tenant, any other person or entity hired by the Association Client, any other entity or person over whom Hartzell has no control, an act of God, or force majeure. Force majeure shall mean, by way of example, and not in limitation, fire, governmental act, delay in government inspections, national emergency, strike, labor dispute, unusual delay in transportation, inability to procure materials, adverse weather, and unavoidable casualties, and other causes beyond Hartzell's control. To the extent the delay is caused by the Association Client, any owner, resident, or tenant, or any other person or entity hired by the Association Client, then Association Client shall be responsible to Hartzell for all Hartzell's actual costs caused by such a delay. Should the Association Client terminate Hartzell or otherwise cancel any proposal or agreement with Hartzell without good cause, the Association Client will be responsible to Hartzell for all service already provided, for all materials already provided or ordered, and any other actual costs that have been expended by Hartzell, including, but not limited to, for overhead, mobilization, and lost profits.

Acceptance, Understanding, and Benefit to Others: This Proposal/Agreement shall be deemed to have been fully accepted when executed by the Association Client. It shall be deemed to have set forth the entire understanding and agreement between the parties to this Proposal/Agreement and supersedes all previous understandings, written or oral, relating to the subject matter of this Proposal/Agreement. This Proposal/Agreement, upon acceptance by the Association Client, may only be amended, modified, or supplemented by a written instrument signed by the Party against whom it is sought to be enforced. All the terms and provisions to this Proposal/Agreement shall be deemed to apply, and be incorporated therein, to any subsequent proposal or agreement between the parties to this Proposal/Agreement. This Proposal/Agreement shall not be deemed to benefit any party not a party to this Proposal/Agreement.

Authority to Bind: The persons executing this Proposal/Agreement represent and warrant that they have the full authority and power to sign, on behalf of the party for whom they are signing, and that their signature on this Proposal/Agreement shall be binding on such party. For Association Clients, said representation includes that no further action, such as the approval of a Board of Directors, is required.

Mutual Negotiations: This Proposal/Agreement was created through mutual negotiations with each party having consulted with, or having had the opportunity to consult with, counsel. As such, the doctrine of contra proferentem shall not apply against any party to this Proposal/Agreement.

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This Agreement between Hollywood Towers Condominium Association, Inc and Hartzell Painting is accepted
and agreed upon this _____ day of _____, 2025.

Hollywood Towers Condominium Association, Inc
By:

(Signature)

Hartzell Painting

Drew Hanslip, Project Manager
George Holman, Senior Vice President

(Title)



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3:48:39 PM 12/23/2025

Licensee Information

Name:	FERRIGNO, WILLIAM ANTHONY JR (Primary Name)
Main Address:	HARTZELL PAINTING (DBA Name)
County:	3195 N POWERLINE ROAD POMPANO BEACH Florida 33069

License Information

License Type:	Certified General Contractor
Rank:	Cert General
License Number:	CGC1517138
Status:	Current,Active
Licensure Date:	04/20/2009
Expires:	08/31/2026

Special Qualifications**Qualification Effective**

Construction Business	04/20/2009
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Alternate Names

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Quote To:
Beverley Stansfield-Nilsson (Director)
Hollywood Towers 3111 North Ocean Drive, Hollywood Florida

QUOTE

Quote Details

Quote No:

Quote Status:

Quote Date: 2025-09-05

Description Of Work	Cost ea (USD)	Qty	Subtotal (USD)
P3709-31 Bulkheads 1-Light Flush Mount	\$35.71	170	\$6,071.43
Bulkheads Outdoor Flush Mount, 1 Light 100 Watts, Z389-TW	\$57.14	170	\$9,714.29
65217WTBM Luna E26 2-Light Outdoor Flush Mount LED	\$60.00	170	\$10,200.00
2002BK Flushmounts 2-Light	\$67.14	170	\$11,414.29
P5774-30 1-Light Outdoor Flush Mount	\$72.86	170	\$12,385.71
P5703-30 Bulkheads 1-Light	\$98.68	170	\$16,776.32
Generation Lighting Wilburn 7890902-12	\$197.37	170	\$33,552.63
Outdoor Flush Mount Lighting 9557AZ	\$230.26	170	\$39,144.74
Cowell 2 Light Outdoor Ceiling Flush Mount 7847902-12	\$243.42	170	\$41,381.58
3 Watt LED Amber E26 Medium Base, 120 Volt EA-E26-3.0W-001-AMB	\$23.68	170	\$4,026.32

Subtotal	
Delivery	Included
Tax	Extra
Grand Total	

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LICENSEE DETAILS

3:50:03 PM 12/23/2025

This is a business tracking record only.

Click here for information on how to verify that this business is properly licensed.

Licensee Information

Name:	GREENER ELECTRICAL SOLUTIONS LLC (Primary Name)
Main Address:	1942 HAMILTON STREET JACKSONVILLE Florida 32210
County:	DUVAL

License Information

License Type:	Electrical Business Information
Rank:	Business Info
License Number:	
Licensure Date:	
Expires:	

Special Qualifications**Qualification Effective**

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NOTE PAD

INSURED'S NAME

ROOF PAINTING BY HARTZELL, INC. **ROOFP-2**
OP ID: HPPAGE 2
Date 12/11/2025**EXCESS POLICY COVERS OVER GENERAL LIABILITY, AUTO, & WORKERS COMPENSATION ONLY.****INSURER B: FCCI INSURANCE**
INLAND MARINE:CM100047049-07
EFFECTIVE DATE: 06/30/25 - 06/30/26
\$100,000 LEASED/RENTED EQUIPMENT**BLANKET ADDITIONAL INSURED APPLIES AS PER WRITTEN CONTRACT WITH RESPECTS TO GENERAL LIABILITY, AUTO LIABILITY AND EXCESS LIABILITY.**