



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

EXTERIOR PAINTING

Dic , 11 , 2024
Everglades Painting Contractors. LLC

Re:

Dear: **Ross Prieto**

Thank you for considering Everglades Painters Express for your project.

On Dic 2, 2024 I had the chance to visit the above-mentioned property. The areas that are to be painted have been examined and a painting specification that best suits the needs of this project has been created.

Upon completion of the entire project, and with these specifications strictly adhered to, you will be eligible to receive a **7 Year Labor and Warranty** from Sherwin-Williams on all properly prepared exterior vertical masonry surfaces. Sherwin-Williams will also present a document of the facility's colors, products used and location of original purchases for maintenance and re-orders.

Thank you for the business opportunities you have afforded the Everglades Painting Contractors. We appreciate your confidence in our products and their performance in the field. If I may be of any assistance in this or any other matter, I await your request.

Sincerely,

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

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I. SCOPE OF WORK

. INCLUSIONS: (EXTERIOR PARKING

- Pressure clean with 3500 psi pressure washer all exterior stucco and other surfaces to be painted.
- Walls of the stair area
- Yellow interior walls first floor
- including interior of stairs and ceiling in elevator area
- Including north south east west area
- Repair small cracks per specifications (Elastomeric Patch , Sika Stucco Patch)
- Seal all exterior masonry & stucco surfaces to be painted.
- One coat Loxon Conditioner A24V01100N Clear
- One coat loxon self cleaning (Sherwin Williams) flat , satin

METAL :

- Sand some areas where rust exists
- Apply a coat of Primer Bond Plex
- Apply a coat of Pi WB Pre Cat Urethane

1. REPAIR. OF STUCCO AND PAINT

- All cracks will be covered with a fiber mesh to prevent them from coming out again
- Bonding will be applied to the entire wall so that the stucco adheres well
- The floor will be covered to avoid getting dirty
- The materials that will be used will be pure green titan cement, garcia sand and blue bonding #1000
- The thickness of the stucco will be 5/8 which is what is required
- The corner beads will be plastic

THE STEPS

- #1-Wash the wall with pressure wash
- #2-Apply blue bonding #1000
- #3-Install corner bead on the windows
- #4- Scratch
- #5-Brown and finish

PAINT :

- One coat Loxon Conditioner A24V01100N Clear
- Two coat loxon self cleaning (Sherwin Williams) flat , satin
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- Apply hot stucco primer to repaired areas

- A. NOTE: Trees on the outside of the garage are subject to pruning and are not included in the price.
- All metal construction has a 1-year warranty from Sherwin Williams

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.

2. EXCLUSIONS:

- Any other surface or item not specifically excluded, or included in Everglades Painting Contractors Scope of Work

3. OPTIONS:

- Parking paint and bumpers lines
- Exterior stair railings background
- Red fire protection water pipe system on the roof

A. COATINGS SYSTEMS:

1. Metal Surfaces:

- Bond-Plex Waterbased Acrylic Coating Finish: Sherwin-Williams
- Pro Industrial Pre-Cat Waterbased 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

3. Aluminum:

- Primer (Bare Galvanized Aluminum): Sherwin-Williams Pro-Cryl Universal Primer, B66-310 Series
- Primer (If Previously Painted): Sherwin-Williams Loxon Guide Coat 100% Acrylic Conditioner, A24-100 Series
- Finish: Sherwin-Williams Super Paint Exterior Latex Satin,

NOTE: Trees outside the parking lot must be pruned and are not included in the price.

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- • NOTE: All repairs will be discovered once the building is pressure-cleaned. Small cracks will be selected and repaired. Repairs requiring demolition and restoration of rebar, etc., will incur an additional cost due to the hiring of a structural engineer and permits. Exterior painting is not included in the price.

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NOTE: Color and sheen selection are the responsibility of the owner. The choice of color may determine how many coats will be needed to cover existing colors to be painted.

B. EVERGLADES PAINTERS EXPRESS 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.

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.

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, to ensure compatibility with the substrate, and adhesion and other characteristics of the new coating, as well as any previous coatings.

As new coatings dry, the surface tension created by the curing process can cause peeling if there is insufficient adhesion of any of the underlying paint films. Certain colors and/or materials may require more than one coat to properly cover the existing substrate color, and allowances must be made for this and coverage determined prior to the beginning of the job. **Adhesion tests should be performed by Everglades Painting Contractors prior to submitting the bid in order to anticipate poor adhesion of underlying paint films.**

Maintenance painting will frequently not permit or require complete removal of all old coatings prior to repainting. However, all surface contamination such as oil, grease, loose paint, mill scale, dirt, foreign matter, rust, mold, mildew, mortar, efflorescence, and sealers must be removed to assure sound bonding to the tightly adhering old paint.

Glossy surfaces of old paint films must be clean and dull before repainting. Recognize that any surface preparation short of total removal of the existing (old) coating may compromise the service length of the system. Rust can be a severe and recurring problem. Proper millage and pinhole-free installation are key to retarding rust. Rust may reoccur and is not considered to be a paint/coating failure and is not covered under the Sherwin Williams Warranty.

Coating performance is affected by proper surface preparation and application. Coating integrity and service life will be reduced because of improperly prepared surfaces. As high as 80% of all coatings failures can be directly attributed to inadequate surface preparation that affects coating adhesion. Selection and implementation of proper surface preparation ensures coating adhesion to the substrate and prolongs the service life of the coating system. **Peeling surfaces must be removed where previous coats of paint were improperly prepared in the past.** These surfaces may peel if the surface is not properly prepared. No exterior painting should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50°F.

Many times as works progresses situations arise that are unforeseen or problems are uncovered that are outside of the scope of the Everglades Painting Contractors work. When such situations arise, Everglades Painting Contractors shall stop work on this area and the Owner and Everglades Painting Contractors should come to some mutual agreement prior to the resumption of work. At no time is the Everglades Painting Contractors to continue such new work without written agreement from the Owner if any additional charges are to be billed beyond the original contract amount.

1. PRESSURE CLEANING:

Everglades Painting Contractors is to chemically clean with a bleach solution of 1 gallon of liquid household bleach and 3 gallons of warm water, or similar solution to remove all mildew. Pressure clean with a minimum 3500 psi pressure washer using a 15-25 degree spray tip, peeling, blistering and flaking paint, excessive chalk residue, salt and other foreign matter, and by means of wire brushing or hand tool scraping.

NOTE: The change of color after Everglades Painters Express has begun work on building an additional fee will be charged.

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

All of the work is to be completed in a substantial and workmanlike manner for the sum of one hundred ninety-seven thousand five hundred sixty-seven dollars.....\$ 197,567.00

ACCEPTANCE

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

Accepted By: _____

Date: _____

