



HOLLYWOOD BRIDGE

700 Hollywood Blvd, Hollywood, FL 33019 Florida 33010

EXTERIOR PAINTING

Dicember , 22 , 2024

Everglades Painting Contractors. LLC

Re:

Dear : City of Hollywood

EXTERIOR PAINTING

Thank you for considering Everglades Painting Contractors for your project.

On Nov **14, 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,

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I. SCOPE OF WORK 1. INCLUSIONS:

- Pressure clean with 3500 psi pressure washer all exterior stucco and other surfaces to be painted.
- 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
- Paint Primer metal railing and divider exterior metal doors with •(PRO-CRYL)
- Pint final metal painting. (PRO INDUSTRIAL PRECAT URETHANE GLOSS)
- Paint columns on the outside to support the 2 control tower booths that are currently painted yellow Exterior painting included south east west wall and north wall, ceilings, balconies and walls in the parking area, exterior on the ceiling, which are painted

A. painting metal railings or handrails in the area of the metal structure of the bridge

- Paint metal safety dividers for pedestrians including the concrete base that is the entrance and exit
Paint the 2 control towers of the bridge
- Painting concrete base dividers road separator
 1. A. NOTE: Trees that appear on the exterior of the bridge must be cut back and are not included in the price.
 2. All metal construction has a 1 year warranty from Sherwin Williams
 3. • NOTE: All repairs will be discovered once the building is pressure cleaned. Small cracks are selected and repaired. Repairs that require demolition and restoration of rebar, etc., have an additional cost for hiring a structural engineer and permits. Exterior painting is not included in the price.

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
- Metal system, window frames & sliding doors

3. OPTIONS:

- Parking paint and bumpers lines
- Parking Sealer Coat

A. COATINGS SYSTEMS:

1. Stucco Surfaces:

- Sealer: Sherwin-Williams Loxon Conditioner, A24V01100 Series clear
- Finish: Sherwin-Williams coat loxon self cleaning (Sherwin Williams) flat , satin (Sherwin

2. Metals door :

- •(PRO-CRYL)
- Pint final metal painting. (PRO INDUSTRIAL PRECAT URETHANE GLOSS)
- Primer (If Previously Painted): Sherwin-Williams Loxon Guide Coat 100% Acrylic Conditioner, A24-100 Series
- Finish: Sherwin-Williams Super Paint Exterior Latex Satin,

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.

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 work 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: Aggressive cleaning techniques, necessary for proper preparation of the surface, may uncover some hidden defects or structural problems in the substrate. If this happens, work should cease until an equitable solution can be reached between the owner and contractor as to how to proceed.

2. EXTERIOR MASONRY SEALER:

All masonry and stucco surfaces are to be pressure cleaned and free of any surface contamination and any moisture prior to application of any coatings. Any new masonry or stucco patch must be primed

with [Sherwin-Williams Loxon Hot Stucco Primer \(A24W8300\)](#), applied @ 3.1 mils dft. All previously weather exposed coated areas must be sealed with a uniform coat of [Sherwin-Williams one coat Loxon Conditioner \(A24V1100 Clear Series\)](#) to all exposed masonry surfaces prior to painting or patching. Weather protected areas such as ceilings that do not exhibit any deterioration of the coating or are presently chalking, do not require the application of a sealer. **Do not reduce.**

3. EXTERIOR MASONRY SURFACES

Everglades Painting Contractors is to carefully smooth out all patches that are done on the building. All loose or broken masonry must be removed and repaired/replaced (see below). After mildewcide, and pressure cleaning, apply sealer prior to repairing cracks. Repair all hairline cracks as required using Sherwin-Williams Elastomeric Vertical Wall Patch. Cracks less than 1/16" shall be filled with brush grade sealants, and have the edges feathered to insure a uniform surface with the surrounding surfaces. All masonry cracks greater than 1/16" shall be tooled out to form a 'v' shape. Completely fill all cracks with brush grade sealant over the patch to cover it to a depth of 1/16" then feathered to blend in with the surrounding stucco surface and texture as closely as possible.

Any areas where spalling (breaks where stucco or concrete was) is evident, the area is to be treated by removing all affected loose stucco or concrete, then chipping out enough stucco or concrete to adequately expose the affected area and several inches of non-rusty metal. All exposed metal surfaces shall be wire brushed to remove all surface rust, then primed with [Sherwin-Williams Kem Kromik Universal Metal Primer, \(B50NZ6/B50WZ1\)](#).

After sealing, the area shall then be patched to blend in with the surrounding area. Work to be performed on a unit cost basis per agreed change order.

4. CAULKING:

All perimeter joints are to be inspected. All deteriorating caulking shall be removed as well as any dirt and/or foreign matter, and then properly replaced with [Sherwin-Williams Sher-Max Urethanized Elastomeric Sealant](#), up to 1/2" according to the manufacturer's recommendations.

Everglades Painting Contractors shall seal all perimeter joints around windows and doors, as needed and any stucco band, expansion joints, at the joints where dissimilar materials meet, and or other areas where water intrusion may result. Tool after application to match the surrounding surfaces.

NOTE: Some sealants are not always compatible with all other architectural sealants. Therefore, determination of the type of material to be caulked over is essential before proceeding with any caulking of areas. All sealant joints are to be a minimum of ½ inch wide. This will allow for at least ¼ inch adhesion to both sides of the joint.

II. COATINGS AND APPLICATIONS:

1. EXTERIOR MASONRY SURFACES:

Apply [Sherwin-Williams one coat Loxon Conditioner A24W01100](#) and one coat [Resilience Exterior Latex Flat](#), applied @ 4.0 mils wet; 1.6 mils dft, per coat to all vertical/horizontal stucco and masonry surfaces.

2. EXTERIOR WOOD SURFACES:

To any exterior wood to be painted, pressure clean as above, then prime all bare wood with [Sherwin-Williams Exterior Oil-Based Wood Primer, \(Y24W8020\)](#), applied at 4.0 mils wet; 2.3 mils dft. Topcoat with [Sherwin-Williams Super Paint Exterior Latex Satin](#) applied @ 4.0 mils wet; 1.6 mils dft.

3. METALS: EXTERIOR DOORS AND FRAMES

All metal(s) must be spot primed before topcoating, as needed. Carefully ensure that any existing rust is prepared as below, prior to priming. All areas to be painted shall be spot primed with [Sherwin-Williams Kem Kromik Universal Metal Primer, \(B50NZ6, B50WZ1, and B50HZ1\)](#).

Spot prime exposed ferrous metal surfaces with [Sherwin-Williams Kem Kromik Universal Metal Primer, \(B50NZ6, B50WZ1, and B50HZ1\)](#). **Do not use on galvanized metal.**

Any galvanized metal to be painted should be solvent cleaned per SSPC-SP1, with a non-hydrocarbon based solvent, and then primed with [Sherwin-Williams Pro Cryl Universal Primer \(B66W310\)](#), applied @ 5.0 – 10.0 wet mils; 2.0 – 4.0 mils dft. If surface has significant rust, then prepare per SSPC-SP2, then clean and prime as above. After spot priming apply a prime coat over the entire surface using [Sherwin-Williams Pro Cryl Universal Primer \(B66W310\)](#), applied @ 5.0 – 10.0 wet mils; 2.0 – 4.0 mils dft.

Any aluminum surfaces to be painted should be solvent cleaned per SSPC-SP1, with a non-hydrocarbon based solvent. Spot prime bare aluminum with [Sherwin-Williams DTM Wash Primer \(B71Y1\)](#) applied @ 3.4 – 6.4 mils wet, 0.7 – 1.3 mils dft.

- Glossy Metal Surfaces:

All glossy finished metals to be painted shall be solvent cleaned as per SSPC-SP1. Do not use hydrocarbon based solvents for cleaning. Prime with [Sherwin-Williams DTM Bonding Primer \(B66A50\)](#) applied @ 5.0 – 12.0 wet mils; 2.0 – 5.0 mils dft.

- Entry and Utility Doors:

Prime as directed above, apply [Sherwin-Williams Pro-Industrial DTM Acrylic Semi-Gloss \(B66-300/350 Series\)](#), applied @ 6.0 – 10.0 wet mils 2.5 – 4.0 mils dft.

Everglades Painters Contractors, accepts an initial deposit of 30% for labor and materials, two payments of 30% and 10% 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

15.001 plus sqft	\$0.70	176100.....	\$123,270.00
Pressure Cleaning	\$0.20	176100.....	\$35,220.00

All of the work is to be completed in a substantial and workmanlike manner for the sum of one hundred fifty eight thousand four hundred ninety..... **\$ 158,490.00**

ACCEPTANCE

Hereby authorizing Everglades Painting Contractors managing all materials and labor required to complete the work described in the previous proposal, City of Hollywood

agrees to pay the amount mentioned in the proposal in accordance with the terms thereof.

Accepted By: _____ Date: _____

