



**Date: March 15, 2021**

**REQUEST FOR QUOTATIONS**

**RFQ No.: 21-101**

**ALL INTERESTED PARTIES:**

The Town is seeking quotes from qualified and experienced firms for all labor, materials, tools, equipment, machinery, expertise, services, and all else necessary and reasonably inferable from the Contract Documents for proper completion of the project consisting of on-site preparation, pressure cleaning, patching, caulking, scraping, sanding, priming, intermediate and finish coat painting of exterior surfaces. All repair work shall be permanent.

The Substantial Completion of the Project shall occur no later than **thirty (30) calendar days** from date of issuance of the Notice to Proceed, and Final Completion shall occur no later than **sixty (60) calendar days** from date of issuance of the Notice to Proceed.

Attached is the SCOPE of Work & detailed specification sheets.

Quotes may be submitted to the General Services Manager by US Mail, at 13400 Griffin Road, Southwest Ranches, FL 33330, Fax at 954-434-1490 or Email [sluongo@southwestranches.org](mailto:sluongo@southwestranches.org) until **2:00 P.M. Wednesday March 31, 2020**, for:

**“TOWN HALL EXTERIOR PAINTING**

**LOCATED AT 13400 GRIFFIN ROAD, SOUTHWEST RANCHES, FL 33330”**

**RFQ No.: 21 – 101**

Please include.

TOWN OF SOUTHWEST RANCHES, FLORIDA  
**RFQ 21-101 - TOWN HALL EXTERIOR PAINTING**

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Each submittal shall include:

- Copies of all required licenses
- Current W9 form on October 2018 form
- E-Verify Memorandum of Understanding ( [www.E-Verify.gov/employers](http://www.E-Verify.gov/employers) )
- The Quote shall include certificate(s) of insurance or written proof of the ability to provide the required insurance by an insurance company authorized to do business in the State of Florida.
- **INSURANCE**  
The Seller of services must have secured and maintained the required amount of \$1,000,000 general and \$500,000 automobile liability limits and **must list the Town as an Additional insured of this coverage**. The Seller must have worker's compensation coverage as required by law. Any exception to the above stated limits or other requirements must be endorsed and approved by the Town of Southwest Ranches' Town Administrator.
- The completed attached form.

## **SCOPE OF WORK**

The scope of work will involve painting a variety of previously painted exterior surfaces, including but not limited to, on-site preparation, pressure cleaning, patching, caulking, scraping, sanding, priming, intermediate and/or finish coat painting. All repair work shall be permanent.

## **PRODUCT/MANUFACTURE**

The Town shall accept only a single manufacturers product and a warranted system from that manufacturer. Paint products applied shall be an approved total coating system for walls, i.e., primers and finish coats must be from a uniform, warranted system from a single manufacturer unless a written, cross-endorsed system of paint products from two different manufacturers has been provided to all parties and approved in writing from the Manufacturers' Representative.

## **GENERAL SPECIFICATIONS**

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All work shall be completed during normal business hours, which are Monday-Friday 7:30 AM - 5:00 PM, unless otherwise approved by Town's designee.

**GARBAGE COLLECTION**

Debris shall not be permitted to accumulate on site. Debris may be hauled away by Contractor and disposed of legally or placed in a Waste Pro dumpster provided by the Town's solid waste hauler, Waste Pro.

**CONTRACTOR'S RESPONSIBILITY**

The Contractor shall furnish all supervision, labor, equipment, materials, paint, tools, machinery, transportation and other facilities and services necessary to fully complete the project.

The Contractor is responsible to supply portable toilets and clean them on a weekly basis.

The Contractor shall be responsible for the protection of the Town's property; such as screens, window, foliage, walkways, Equipment/tools, vehicles, etc. from paint and/or damage. If such damage occurs the Contractor shall be solely responsible for the restoration of such damages within 5 days of the notification.

The Contractor shall provide a work plan and schedule.

The Contractor shall have storage pod on the jobsite for securing and storing tools and materials. Both buildings will remain open during this project. Contractor will need to secure their areas to ensure safety and provide access to the building at all times.

The contractor shall work with the Town's representative to arrange for all vehicles to be removed from the work area and adjacent to the work area to safeguard against possible damage.

The Contractor shall be responsible to cordon off and erect warning signs in areas where overspray, dripping, or any chance of damage or injury could occur.

The Contractor shall be responsible to ensure their staff follows all related safety and applicable OSHA regulations.

The Contractor will ensure that all work is performed in a professional manner by skilled trade workers.

The Contractor shall maintain a full work force from the start to completion of the project, providing a qualified foreman/supervisor who is fluent in English and is on the job site at all times.

The Contractor shall ensure that all such trade workers are fully and properly clothed including personal protective equipment, and identifiable uniforms while working on the premises or entering any part of the work area.

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The Contractor shall ensure that all equipment/tools and materials are secured at the end of each workday and that the job site is left clean and orderly. Contractor shall be responsible for securing the project confines at all times. When Hi-lift equipment is not in operation, it must be removed and secured away from foot traffic. In addition, The Contractor will be responsible for the prompt removal of all project debris within two calendar days after the completion of the project. All tools, equipment, and machinery must be removed within two calendar days of final project completion. Contractor must provide a mobile storage unit, ensure its security and provide insurance liability for same.

The Contractor shall ensure that the deliveries of all necessary materials are received in unopened containers with the original labels and batch numbers clearly visible with a copy of the label information per product provided to the Town for their records. All materials shall be used in strict adherence to the manufacturers written instructions, specifications and recommendations. Responsibility to ensure that all primers, caulking, patching, undercoats and finish coats are mutually compatible, as applicable, and compatible with the surfaces to be painted.

The Contractor shall ensure that all work will be done during daylight hours and may include weekends and holidays. Forty-eight hours' notice is required for weekend scheduling and must be mutually agreed upon with the Town Representative.

**TOWN RESPONSIBILITIES**

The Town shall provide water, electric, and space for storage pod necessary for the contractor to properly complete all tasks involved in completing a successful paint job.

The Town will perform any trimming or pruning of foliage necessary to provide 18 inches of clearance to assist in preventing problems with the requirements of the coating work. Upon request from the Contractor, the Town will remove any objects within 18 inches of the building that are not included in the scope of work. If such items are not removed, the Contractor shall exercise due diligence to protect any such items, but will not be responsible for any damages.

The Town will coordinate building access with the Contractor and the facility occupant.

**MATERIALS**

All Material specified are from the Sherwin Williams Company. Alternate products must be of equal specification and quality must be of the same quality as the Sherwin Williams Company. Contractor shall provide specifications for alternative product.

All paints shall be delivered to the job site in the original container with the manufacturers label intact.

The paint shall be used and applied per label and data sheet instructions. The material shall not be thinned or modified in any way unless specified herein. Manufacturer's recommendation for proper surface preparation shall be followed.

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All paint and sundries at the job site shall be available for inspection by the Town at any time upon commencement of the job.

Contractor shall dispose of all materials properly and in compliance with regulations.

**SAFETY**

All pertinent safety regulations shall be adhered to rigidly. In addition, all safety noted on the manufacturer's Product Data Sheets and labels shall be observed.

Contractor shall provide all safety equipment required to perform the project.

Verify the existence of lead-based paints on the project. Buildings constructed after 1978 are less likely to contain lead-based paints. If lead-based paints are suspected on the project, all removal must be done in accordance with the EPA Renovation, Repair and Painting Rule or similar state regulation. Verify that owner has completed a Hazardous Material Assessment Report for the project prior to issuing of Drawings.

The Town will make a final decision deemed to be in the best interests of the Town, and anticipates the use of a purchase order or written agreement to confirm the terms of the services, as may be acceptable to the Town. Pursuant to the Town's Procurement Code, this RFQ shall not be deemed a competitive procurement, and there shall be no rights of protest associated with decisions which may be made by the Town.

The Town of Southwest Ranches reserves the right to reject any or all quotes, to waive any informality, non-material irregularity or technicality.

All Quotes or questions concerning this RFQ may be submitted by US Mail, Fax or Emailed to:

Sandy Luongo, Community Services Manager  
13400 Griffin Road  
Southwest Ranches, Florida 33330  
Phone: 954-434-7467  
Fax: 954-434-1490  
Email: [sluongo@southwestranches.org](mailto:sluongo@southwestranches.org)

**RESPONSE TO REQUEST FOR QUOTATIONS**

**RFQ NO.: 21-101**

COMPANY NAME: \_\_\_\_\_

OWNER/CONTACT NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

TELEPHONE NUMBER: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

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Estimated Time to Complete Job:	
Earliest start date:	
TOTAL QUOTE	\$

Detailed Quote as per specifications attached: YES / NO

TOWN OF SOUTHWEST RANCHES, FLORIDA  
EXTERIOR PAINTING OF TOWN HALL  
IFB NO. 20-010

# Exterior Repaint Specification for Town of Southwest Ranches Town Hall

13400 Griffin Road  
Southwest Ranches, FL 33330



**Prepared for:**

**Venessa Redman  
Town of Southwest Ranches Town Hall  
Senior Procurement & Budget Officer  
(954) 343-7467**

**Prepared By:**

**Avian Benaine  
The Sherwin-Williams Company  
Property Management Specialist  
(954) 444-3929  
[avi.g.benaine@sherwin.com](mailto:avi.g.benaine@sherwin.com)**



SHERWIN-WILLIAMS®

March 5<sup>th</sup> , 2020

Town of Southwest Ranches Town Hall  
13400 Griffin Road  
Southwest Ranches, FL 33330

Venessa Redman  
Senior Procurement & Budget Officer  
(954) 343-7467

Re: Town of Southwest Ranches Town Hall Exterior Repaint

Dear Ms. Venessa Redman:

Please note that all masonry finish coats specified within have been tested for and have passed the ASTM D6904-03 wind driven rain test.

Upon completion of the entire project, and adherence to the provided specifications, the owner will receive a 10 year labor & material 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 selecting the Sherwin-Williams Paint Company for this project. 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.

Respectfully,

*Avian Benaine*

Property Management Specialist  
The Sherwin-Williams Company  
(954) 444-3929  
[avi.g.benaine@sherwin.com](mailto:avi.g.benaine@sherwin.com)



# Project Scope

## Inclusions: One –Single Story Building

- The contractor is to pressure clean the exterior surfaces to be painted. (see Pressure Washing Surface Preparation)
- Must use high pressure on walls with significant peeling – remove old paint & pressure wash excessive chalky surfaces
- Cover or move any items not to be cleaned
- Prime/Seal all exterior surfaces to be painted (see Coatings Schedule)
- Remove and replace all stucco to metal joints for windows and doors as necessary. (see Caulks & Sealants)
- Repair hairline cracks as per specifications (see Crack Repairs) with Kover Krack elastomeric patch
- Patch all non-structural cracks and openings as specified within
- Use MH Ready Patch on all minor wood holes and cracks
- Non-structural Concrete/Stucco repairs up to 50 sq. ft. including structural repairs must be specified by Structural Engineer, which are separate from Paint Specification.
- Sealants: Remove and replace damaged sealant as necessary (see Caulks and Sealants).
- Caulk all windows and door frames (Metal to Concrete) as necessary
- Caulk all openings, fasteners to prevent water intrusion and wherever else required
- Property Manager to cut back any bushes and trees, as required
  
- **Masonry & Stucco Surfaces**
  - Paint all exterior vertical stucco surfaces of building
  - Paint all previously painted common area stucco surface, which includes columns, overhangs, soffits
  - Prime with stucco primer sealer/conditioner – Loxon®
  - 2 coats of Sherwin Williams Resilience® Exterior paint
  
- **Metals**
  - All previously painted exterior utility/service doors, entry doors and frames
  - Prepare metal and treat rust according to spec
  - Previously painted shed & fire hydrant piping
  - Paint fence enclosing generator room
  
- **Wood**
  - Wood fascia and doors (Repair/replace as needed)
  - Paint gate enclosing dumpster/trash area
  
- **Miscellaneous**
  - Previously painted conduit, service panel, electrical covers, a/c ducts and utility pipes; all piping by a/c units
  
- **Choice of color may determine how many coats will be required to cover existing colors to be painted. Colors will be provided by Property Manager**

## Exclusions

- Roof
- All floors
- Wall mounted and free – standing lights
- Shutters, gutters and downspouts
- Any area not specifically mentioned within inclusions



The work will consist of all preparation, painting, finishing work and related items necessary to complete work described in these specifications and listed in the remaining pages included within this specification.

This document serves as a recommendation based on the condition of the property as developed in conjunction with the owners or the owner's representative. It serves as a resource and standardization for contractors to bid the project and is in no way a contract agreement. It is ultimately the responsibility of the contractors involved to satisfy the contract agreement. The owners may change the scope and materials after this document has been drafted. The final agreement/contract is between the general contractor/painting contractor/ and the property owner or the owner's representative. Sherwin-Williams recommendations strictly follow the technical data guidelines for the products specified.



Contractor shall strictly adhere to all applicable federal, state and local regulations associated with proper lead-safe work renovation, repair and painting practices and procedures. State and local regulations may be stricter than those set under the federal regulations. The federal practices and procedures are detailed in EPA's Lead Renovation, Repair and Painting Program Regulations Rule (RRP) 40 CFR Part 745, Subpart E, and as amended. Specifies associated with the RRP Rule pertaining to "Firm Certification", individual "Certified Renovator" Certification, pre-work activities (notification & testing), occupant protection / work site preparation measures, safe work / prohibitive work practices, clean-up / cleanup verification / waste disposal / clearance testing (if applicable), record keeping, and worker training criteria can be obtained on EPA's website [www.epa.gov/lead](http://www.epa.gov/lead) .

**WARNING!** Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children of pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority. Removal must be done in accordance with EPA Renovation, Repair



and Painting Rule and all related state and local regulations. Care should be taken to follow all state and local regulations which may be stricter than those set under the federal RRP Rule



# Coating Schedule

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Please note that all masonry finish coats specified within have been tested for and have passed the ASTM D6904-03 wind driven rain test.

## Stucco, EIFS, and Other Masonry Surfaces

- A. Prime Coat (Prev. Painted):** Loxon® Acrylic Conditioner (LX03x100 series) (applied 200-300 sq. ft per gallon)
- B. New Stucco:** Loxon® Concrete Masonry Primer/Sealer Latex (LX02W50) (applied  
**(Spot prime repairs)** 5.3-8mils WFT or 2.1-3.2 DFT)
- C. Two Coats:** Resilience® Exterior Latex Flat-Satin (K42-43 series) (4 mils WFT or 1.6 DFT)  
**10-Year**

## Waterproof Top of Entry Overhang

- A. Prime Coat:** Loxon® Acrylic Conditioner (LX03x100 series) (applied 200-300 sq. ft. per gallon)
- B. Finish Coat:** Sherwin-Williams Conflex Flexible Concrete Waterproofer (C15W0051) (10 – 12 wet mils)

## All Utility/Service Doors and Frames, Overhead Doors, Entry Doors, & Shed

First clean surface as per SP-1 to remove grease and any detrimental foreign matter before proceeding to SP-2 or SP-3. Ensure removal of previous loose, flaking, peeling coatings and any loose scaling rust, as per SP-2 (hand tool cleaning) by sanding or scraping. SP-3 (Power tool cleaning) is recommended to efficiently remove all loose mill scale, loose rust, loose paint and other loose detrimental foreign matter. Then clean again to ensure surface is free of any detrimental foreign matter

- A. Spot Prime Coat (Tight rust):** Cortec CorrVerter 3-5 mils wet
- B. Prime Coat:** Pro Industrial™ Pro-Cryl Universal Metal Primer (B66 Series) (5-10 mils WFT or 2-4 mils DFT)
- C. Finish Coat:** Pro Industrial™ Water-based Urethane Alkyd Enamel (B53 Series) (4-5 mils WFT or 1.4-1.7mils DFT)  
**(May need two coats depending on color)**

## Wood Fascia & Doors

- A. Prime Coat:** Prime new or bare areas using Exterior Latex Wood Primer (B42W8041) (4 mils WFT or 1.2 mils DFT)
- B. Finish Coat:** Pro Industrial™ Water-based Urethane Alkyd Enamel (B53 Series) ( 4-5 mils WFT or 1.4-1.7 DFT)



## Wood Gate Enclosing Dumpster/Trash Area

- A. Prime Coat:** Prime new or bare areas using Exterior Latex Wood Primer (B42W8041) (4 mils WFT or 1.2 mils DFT)
- B. Two Coats:** Resilience® Exterior Latex Flat-Satin (K42-43 series) (4 mils WFT or 1.6 DFT)
- or
- Pro Industrial™ Acrylic (B66-660 series) (6-12 mils WFT or 2.1-4.2 DFT)

## Waterproofing Systems

### 10 Year Labor & Material Waterproofing Warranty Available Stucco, EIFS, Brick and Other Masonry Surfaces

- A. Prime Coat:** Loxon® Concrete Masonry Primer/Sealer Latex (LX02W50) (applied 5.3-8 mils WFT or 2.1-3.1 DFT)
- Loxon® Acrylic Conditioner (LX03X100 series) (applied 200-320 sq. ft per gallon)
- B. Two Coats:** Loxon® XP Waterproofing Masonry Coating (A24 Series) (14-18 mils WFT or 6.4-8.3 mils DFT)
- Loxon® Self-Cleaning Acrylic Coating (LX13X50 Series) (5-7 mils WFT or 2.1-2.0 DFT).

## Fire Hydrant Piping – Industrial Safety Red

- A. Prime Coat:** Pro Industrial™ Pro-Cryl Universal Metal Primer (B66 Series) (5-10 mils WFT or 2-4 mils DFT)
- B. Finish Coat:** Sher-Cryl™ High Performance Acrylic Safety Red (B66R300) (6-10 mils WFT or 2-3.3 mils DFT)

## Metal Gate Enclosing Generator Room

- A. Prime Coat:** Pro Industrial™ Pro-Cryl Universal Metal Primer (B66 Series) (5-10 mils WFT or 2-4 mils DFT)
- B. Finish Coat:** Pro Industrial™ Water-based Urethane Alkyd Enamel (B53 Series) (4-5 mils WFT or 1.4-1.7 mils DFT)



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## Problem Area Pictures/Substrate



Stain from water sprinklers on gate & rust on shed– needs to be addressed prior to painting



Damaged Metal Siding on Shed – needs to be addressed prior to painting



Re-paint previously painted fire hydrant pipe in safety red, as per specs



Damaged Stucco, exposing cables & large cracks – needs to be addressed prior to painting



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Opening around mounted light on exterior ceiling – needs to be addressed prior to painting



# Crack Repair

Identify all cracks in the existing substrates and repair per manufacturer's recommendation.

- A. For hairline cracks 1/16 inch or less wide — seal with Sherwin-Williams Concrete and Masonry Elastomeric Patching Compound (smooth or textured).
- B. For cracks 1/16-3/5 inch, route the crack open to a uniform size by mechanical methods. Clean out crack with water and allow to completely dry. Seal with Sherwin-Williams Concrete and Masonry Elastomeric Patching Compound (smooth or textured).
- C. For cracks deeper than ½ inch or wider than 1/4inch, backer rods should be used to fill the gap and to eliminate three point adhesions. See data sheet for additional information.

# Caulks and Sealants

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## Execution

- A. Do not begin application of caulk or sealants until substrates have been properly prepared. Notify Architect of unsatisfactory conditions before proceeding.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
- C. Proceed with work only after conditions have been corrected, and approved by all parties, otherwise application of caulks and sealants will be considered as an acceptance of surface conditions.

## Surface Preparation

- A. Clean all joints by removing any foreign matter or contaminants that would impede adhesion of the sealant to the building material. The surface must be dry and in sound condition. Remove oil, dust, dirt, loose rust, peeling paint or other contamination to ensure good adhesion.
- B. Porous materials are usually treated by mechanical means and nonporous surfaces by a solvent wipe that is compatible with the building substrate being used. **Note:** For porous surfaces, the use of detergent or soap & water is NOT recommended.
- C. Existing sealants intended to be painted should be tested to assure coatings will fully adhere. Silicone sealants cannot be painted unless tested and approved by Sherwin-Williams and Owner.
- D. Priming: When required, apply a primer. Do NOT allow it to pool or puddle.
- E. Install backup materials as required to ensure that the recommended depth is regulated when using the backup material.
- F. No exterior caulking should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50°F, unless products are designed specifically for these conditions.

## Caulk & Sealant Installation



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- A. Apply all caulks and sealants with manufacturer specifications in mind.
- B. Do not apply to wet or damp surfaces.
  - 1. Wait at least 30 days before applying to new concrete or masonry, or follow manufacturer's procedures to apply appropriate sealants prior to 30 days.
  - 2. Wait until wood is fully dry after rain or morning fog or dew.
- C. Apply sealants using methods recommended by manufacturer.
- D. Uniformly apply caulks and sealants without skips, voids or sags. Tool bead to a consistent, smooth surface.

**Stucco to Stucco & Stucco to Metal:**

- 1. Exterior Polyurethane:  
Sherwin-Williams Loxon H1



# Contractor Responsibilities

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## Pre-Bid

It is recommended that a pre-bid meeting be conducted with all interested parties attending. The purpose is to review the general requirements of the project and perform a general inspection. The meeting shall be assigned at the owner's discretion. The time, date, and place are also at the owner's discretion. Sherwin-Williams will also attend the meeting. It is the responsibility of the bidder to fully understand the scope of work and the conditions under which work is to be performed. Failure to attend shall not relieve a bidder from full performance of any contract awarded to the satisfaction of the solicitor. Bidders are strongly recommended to attend.

## Scope of Work

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Work in general includes surface preparation, surface repair, caulking, sealants, patching and application of the paint coating to the substrates and systems outlined in this specification and approved by owner or owner's agent.

## Materials

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1. All materials specified are from The Sherwin-Williams Company.
2. All paints shall be delivered to the job site in the original container with the manufacturer's label intact.
3. The paint shall be used and applied per label and data sheet instructions. The material shall not be thinned or modified in any way unless specified herein. Manufacturer's recommendation for proper surface preparation shall be followed. All data sheets on specified materials are available from your local Sherwin-Williams representative or [www.paintdocs.com](http://www.paintdocs.com).
4. All paint and sundries at the job site shall be available for inspection at any time upon commencement of the job by the owner, owner's agent, or a Sherwin-Williams representative.

## Protection of Substrates Not to be painted

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1. Contractor shall protect his/her work at all times and shall protect all adjacent work and materials by suitable covering or other methods during progress of work. The contractor will protect all adjacent areas not to be painted by taking appropriate measures. Areas to be protected are windows, brick, surrounding lawn, trees, shrubbery, floor and steps. Upon completion of work, he/she shall remove all paint droppings and over-spray from floors, glass, concrete and other surfaces not specified to be painted.

## Minimum Specifications

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1. If instructions contained in this specification, bid documents or painting schedule are at variance with the paint manufacturer's instructions or the applicable standard, and codes listed, surfaces shall be prepared and painted to suit the higher standard, as determined by Sherwin-Williams, the customer or management representative.

## Resolution of Conflicts

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1. Contractor shall be responsible for stopping work and request prompt clarification when instructions are lacking, when conflicts occur in the specifications and/or paint manufacturer's literature, or the procedures specified are not clearly understood. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval by Sherwin-Williams, the customer or customer's representative.

## Coordination of Work

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1. The general contractor and subcontractor shall be responsible for coordination of his work with the other crafts and contractors working on the same job and with the Management Company or owner.

## Safety

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1. All pertinent safety regulations shall be adhered to rigidly. In addition, all safety noted on the manufacturer's Product Data Sheets and labels shall be observed. Material Safety Data Sheets and Product Data Sheets are available from your local Sherwin-Williams store or representative or by visiting [www.sherwin-williams.com](http://www.sherwin-williams.com).
2. Verify the existence of lead-based paints on the project. Buildings constructed after 1978 are less likely to contain lead-based paints. If lead-based paints are suspected on the project, all removal must be done in accordance with the EPA Renovation, Repair and Painting Rule or similar state regulation. Verify that owner has completed a Hazardous Material Assessment Report for the project prior to issuing of Drawings.

## Jobsite Visitation

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1. The contractor shall be responsible for visiting the jobsite and familiarizing himself with the job and working conditions.
2. All work during application is subject to inspection by the owner or his representative.
3. It will be the paint contractor's responsibility to own and use a wet film thickness gauge to check his application thickness as he proceeds.
4. Contractor and owner have complete responsibility for ensuring that the project specifications are followed, notwithstanding periodic visits to the project by any Sherwin-Williams representative.
5. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval of the owner, agent, or Sherwin-Williams representative.

## Surface Preparation

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1. Each surface shall be cleaned, scrapped, sanded and prepared as specified. The painting contractor is responsible for the finish of his work. Should any surface be found unsuitable to produce a proper paint or sealant finish, the project representative shall be notified, in writing, and no materials shall be applied until the unsuitable surfaces have been made satisfactory. Commencing of work in a specific area shall be construed as acceptance of surfaces and thereafter as fit and proper to receive finish. Contractor shall be fully responsible for satisfactory work.
2. All deteriorated or delaminated substrates (i.e. wood, hardboard siding, T-111, stucco and masonry surfaces) shall be replaced with new materials. New substrates will be box primed (6 sides) before installation in accordance with specifications. Delaminating substrate is defined as a substrate surface that paint is being applied to lifting or peeling away from the previous coating/s or original substrate/s.



3. All exterior surfaces to be painted shall be pressure cleaned, scrapped to remove all dirt, mildew, peeling paint, chalk and any foreign materials detrimental to the new finish (see Pressure Washing).
4. Thoroughly sand all glossy surfaces to create a profile for paint and/or primer to adhere to.
5. Apply caulks and sealants where appropriate. All existing underperforming caulks or sealants should be removed and replaced with sealant as specified. Allow sealant to cure for specified time in dry weather before paint is applied. **NOTE:** It is recommended to apply all primers first and then apply sealant before topcoat is applied. See specified sealants section.
6. Knots and pitch streaks shall be scraped, sanded and spot primed before full priming coat is applied. All nail holes or small openings shall be patched after priming coat is applied. Any wood that is rotten, cracked, delaminated or water damaged should be replaced. Any loose or peeling paint should be removed by sanding and scraping. All hard, glossy surfaces should be sanded down to create a profile for new paint to adhere. Fill nail holes, imperfections and cracks with putty (color to match primer). Edges, corners and raised grain shall be prepared by sanding. Apply sealants to all joints between wood items with a specified sealant.
7. All masonry surfaces should be scrapped and cleaned to remove all peeling paint, delaminated surfaces or substrates, chalk, dirt, stains, efflorescence and other surface contaminants. These areas shall be pressure washed and scrubbed with a cleaner/degreaser solution. After cleaning if there is still chalk evident this should be brought to the owner's attention in writing before any further work is done. Use an industry accepted patch or filler to assure a visually aesthetic finished substrate. Any masonry surface should be toughly tested to assure the surface pH levels are within accepted range of coating/s to be applied.
8. All galvanized gutters and flashing should be thoroughly cleaned and sanded to remove loose and peeling paint. Any bare galvanized metal should be wiped down with a non-petroleum solvent cleaner.
9. All ferrous metals should be thoroughly cleaned and all loose rust or mill scale be removed by wire brush, scraper and/or power tool, such as an electric drill with wire brush attachment. Any rust spots or bare metal should receive the specified prime coat. Any hard, glossy surfaces should be sanded or dulled. Previously painted hand rails in sound condition should be washed down with a strong degreasing cleaner such as Krud Kutter, M-1 House Wash or Simple Green.
10. Cement Composition Siding/Panel/Fiber Cement Sidings : Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Pressure clean, if needed, to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. The pH of the surface should be 7 or less, unless the products are designed to be applied to high pH substrates..
11. EIFS: Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Remove and replace any peeling or delaminating surfaces. Replace EIFS to manufactures recommendation.

## Moisture

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All areas that could cause paint failure due to moisture should be addressed and eliminated. This would include but is not limited to:

1. Gutters and downspouts not working properly.
2. Previous coats of paint not adhering properly.
3. Wood checking (cracks and splits in wood).
4. Deteriorated caulking or sealant.
5. Gaps between substrates.
6. Rotten wood.
7. Areas affected by water splashing.
8. Painting in inclement weather.
9. Painting an un-dry substrate.
10. Un-caulked nail holes.



## Pressure Washing & Surface Preparation

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2. Pressure wash or water blast to remove oil, grease, dirt, loose mill scale and loose paint by water at pressures of 2500-3000 p.s.i. Power tool clean per SSPC-SP3 to remove loose rust and mill scale. Hand tool clean per SSPC-SP2 and sand all glossy surfaces to promote adhesion.
3. Remove mildew per the following:
  - b. Tools: Stiff brush, garden pump sprayer or chemical injector power washer method.
  - c. Remove before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

## Application

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1. Contractor shall be responsible for notification of owner's representative before beginning work if conditions substantially exceed Scope of Work.
2. Contractor shall protect his/her work at all times and shall protect all adjacent work and materials by suitable covering or other method during progress of the work. Upon completion of work, he/she shall remove all paint and varnish spots from floors, glass and other surfaces. He shall remove from premises all rubbish and accumulated materials of whatever nature not caused by others and shall leave his part of work in a clean, orderly, and acceptable condition.
3. Remove and protect hardware, accessories, device plates, lighting fixtures, factory finished work and similar items or provide ample in-place protection. Upon completion of each space, carefully replace all removed items.
4. Cover all electrical panel box covers and doors before painting walls. Omit if covers have been previously painted.
5. Materials shall be applied under adequate illumination, evenly spread and flowed on smoothly to avoid runs, sags, holidays, brush marks, air bubbles and excessive roller stipple. The finished paint film should be a consistent color and sheen to provide a uniform appearance.
6. All coats shall be dry to manufacturer's instructions before applying additional coats.
7. Any masonry surface with an elevated pH level or "hot spots" shall be sealed with a suitable primer/sealer prior to application of finish coat. High pH is considered at a level of 7 pH or greater.
8. When spray painting is specified, contractor shall finish 100 square feet by spraying a sample of finish upon request of owner. This shall be finished with materials specified and shall be called a Pilot Wall.
9. Exterior doors with paintable tops, bottoms, and side edges should be painted or sealed using the Door Manufacturer's paint specification and recommendations.



10. Building by building inspections will be made by the owner or his representative. If requested, a Sherwin-Williams representative may participate in these visits for technical consultation.
11. All repairs, replacements and applications are to meet or exceed all manufacturers' and attached specifications.
12. Elastomeric coatings shall not be applied directly over pre-existing elastomeric coatings.
13. Coverage and hide shall be complete. When color, stain, dirt, or undercoats show through final coat of paint, surface shall be covered by additional coats until paint film is of uniform finish, color, appearance and coverage (regardless of amount of coats specified).

## Workmanship & Application Conditions

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2. Keep surface dust, dirt and debris free before, during, and after painting, until paint is cured.
3. Execute work in accordance with label directions. Coating application shall be made in conformance to this specification and to the manufacturer's paint instruction on the labels and Product Data Sheets.
4. All work shall be accomplished by persons with the necessary skill and expertise and qualified to do the work in a competent and professional manner.
5. All shrubbery, outside carpeting and sprinkler systems shall be fully protected against damage during each stage of the painting project.
6. Paint all previously painted surfaces, including, but not limited to: stair systems, light poles and fixtures, pool fence, and underside of balconies. Any potentially hazardous substrate shall be reviewed with owner and owner's agent. All necessary safety precautions must be fully taken to ensure worker's safety.
7. All exterior substrates designated not to receive paint coatings shall be kept free of paint residue, i.e., windows, outdoor carpeting, walkways, etc.
8. Owner shall provide water and electricity from existing facilities.
9. Normal safety and "wet paint" signs, necessary lighting and temporary roping off around work areas shall be installed and maintained in accordance with OSHA requirements while the work is in progress.
10. A progress schedule shall be furnished by the contractor to the owner for approval and shall be based on the contract completion date. Contractor shall advise the owner of those areas in which work is to be performed sufficiently in advance of the work schedule to permit the owner to prepare for the work, advise residents, move vehicles, etc.
11. Do not paint over any code required labels or any equipment identification, performance rating, name or nomenclature plates.
12. Coverage and hide shall be complete. When color, stain, dirt, or undercoats show through final coat of paint, surface shall be covered by additional coats until paint film is of uniform finish, color, appearance and coverage (regardless of amount of coats specified).

## Weather

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2. All materials are to be applied in accordance with the product data page in regards to weather conditions. Stop exterior work early enough in the day to permit paint film to set up before condensation caused by night temperature drops occurs.
3. Do not begin painting until surfaces are moisture free.

## Color Schedule

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1. To be approved by owners.
2. The owner and project coordinator should be aware that certain colors, especially darker tones, fade more rapidly than other colors, regardless of the product manufacturer, product type, or substrate to which the product is applied. It is advisable for the owner, project coordinator, and/or person responsible for color selection to consult with Sherwin-Williams early in the planning stage to assure the most durable combination of tinting formulation is used to achieve the desired color. Additionally, color selection affects the hiding ability of the finish coats.

## Custodian

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1. Upon conclusion of the project, the Contractor or paint manufacture/supplier shall furnish a coating maintenance manual, such as Sherwin-Williams "Custodian Project Color and Product Information" report or equal. Manual shall include an Area Summary with finish schedule, Area Detail designating where each product/color/finish was used, product data pages, Material Safety Data Sheets, care and cleaning instructions, touch-up procedures, and color samples of each color and finish used.

***This specification has been written for the purpose of identifying the products and procedures to be followed based upon the scope of work herein defined. A preliminary visual inspection was performed prior to writing these specifications. However, the inspection and these specifications do not necessarily encompass certain preexisting conditions and/or inherent problems that may exist in the building structure. These conditions may be, but are not limited to: faulty roof or window structures, stucco and/or masonry degradation, loose railing stanchions and/or any other existing conditions which may directly or indirectly affect the adhesion and performance of any newly applied coating system. Therefore, it may be necessary to solicit the expertise of an engineer to determine any additional remedies to be implemented in conjunction with these specifications.***

***Specifications or label directions should be thoroughly understood and followed to comply with all warranty requirements. Any deviation from this specification, product label directions, or product data pages without consent from the appropriate management of Sherwin-Williams may result in the voiding of all warranties. The contractor will be solely responsible for all warranty claims made on any warranty that has been found void.***