



EXTERIOR PAINTING OF PEMBROKE PINES CHARTER SCHOOL - CENTRAL CAMPUS

INVITATION FOR BID # PSPW-26-05

Issuance of Solicitation: Tuesday, April 7, 2026
Questions Due Date: Tuesday, April 21, 2026
Bid Submission Deadline: Tuesday, April 28, 2026

THE CITY OF PEMBROKE PINES
PROCUREMENT DEPARTMENT
8300 SOUTH PALM DRIVE
PEMBROKE PINES, FLORIDA 33025
(954) 518-9020

Table of Contents

1. NOTICE
 2. GENERAL PROJECT INFORMATION & TIMELINE
 3. PURPOSE AND BACKGROUND
 4. SCOPE OF WORK
 5. PRICE PROPOSAL / BID TABLE
 6. SUBMITTAL DOCUMENTS
 7. EVALUATION & SELECTION PROCESS
 8. INSURANCE REQUIREMENTS
 9. GENERAL TERMS AND CONDITIONS
 10. SPECIAL TERMS & CONDITIONS
- Attachments:
- A - Pines Charter Central Specs
 - B - Central Campus - Aerial View
 - C - Sample Insurance Certificate
 - D - Specimen Contract - Contractual Services Agreement



SECTION 1 - NOTICE

Notice is hereby given that the City Commission of the City of Pembroke Pines is seeking sealed proposals for:

IFB # PSPW-26-05

Exterior Painting of Pembroke Pines Charter School - Central Campus

Solicitations may be found on the City of Pembroke Pines website under the Procurement Department at <http://www.ppines.com/index.aspx?NID=667>, and may be downloaded directly from the OpenGov platform at <https://procurement.opengov.com/portal/pembrokepines>.

For Technical Support, proposers can reach the OpenGov Service Desk between 7:00 am to 10:00 pm from Monday through Friday via the following methods:

- Chat (preferred method): Click the button in the lower right-hand corner of the portal.
- E-mail: procurement-support@opengov.com
- Phone: 1 (650) 336-7167

If additional help is needed with downloading the solicitation package please contact the Procurement Department at (954) 518-9020 or by email at purchasing@ppines.com. The Procurement Department hours are between 7:00 am to 6:00 pm on Monday through Thursday and is located at 8300 South Palm Drive, Pembroke Pines, FL 33025.

Bidders shall submit all questions regarding this bid via the City's e-Procurement Portal, located at <https://procurement.opengov.com/portal/pembrokepines>. Please note the deadline for submitting questions. All answers will be posted on the City's e-Procurement Portal. Bidders may also click "Follow" on this bid to receive an email notification when answers are posted. It is the bidder's responsibility to check the portal for updates. Only written responses issued through the OpenGov platform will be considered official for interpretations or clarifications.

Proposals will be accepted until 2:00 pm on Tuesday, April 28, 2026, electronically at <https://procurement.opengov.com/portal/pembrokepines/projects/247545>.

Bid Opening: The sealed electronic proposals will be publicly opened at 2:30 pm, on the bid due date, by the City Clerk's Office, in the **City Clerk's Office Conference Room located on the 4th Floor in the Charles F. Dodge City Center**/City Hall Administration Building, located at 601 City Center Way, Pembroke Pines, Florida, 33025.

Virtual Bid Opening: In light of public health concerns and to ensure accessibility for all, the City encourages interested parties and the public to participate virtually via live streaming instead of attending the meeting in person. As a result, meetings may be a combination of in-person and virtual, all as provided by law. To virtually attend the bid opening, please use the Cisco Webex Meetings platform.

Virtual Meeting Details:



- WebEx Meeting Link: <https://ppines.webex.com/meet/purchasing>
- Cisco Webex Meeting Number: 717 019 586
- Join by Phone Number: +1-408-418-9388

The public may download the **Cisco Webex Meetings app** from <https://www.webex.com/downloads.html/>.

To ensure an efficient meeting process, participants are requested to mute their audio and camera during the meeting. While the public is welcome to attend the virtual bid opening, **please note that active participation and commenting will not be allowed during the proceedings.**

For further information about the bid opening or assistance in accessing the virtual meeting, please contact:

Daniel Deleon or other Procurement Staff in the Procurement Department
City of Pembroke Pines
8300 South Palm Drive,
Pembroke Pines, FL 33025
(954) 518-9061 Ext: 59021 or 954-518-9020
purchasing@ppines.com



SECTION 2 - GENERAL PROJECT INFORMATION & TIMELINE

2.1 Project Timeline

The work shall be completed within **60** calendar days from issuance of the City's Notice to Proceed (NTP), with an estimated start date of **June 5, 2026**.

2.2 Tentative Schedule of Events

Issuance of Solicitation (Posting Date):	April 7, 2026
Pre-Bid Meeting (Mandatory):	April 14, 2026, 10:00am Pembroke Pines Charter School Central Campus - 12350 Sheridan Street. Pembroke Pines, FL 33026
Question Due Date:	April 21, 2026, 6:00pm
Issuance of Final Answers to Questions:	April 23, 2026
Bid Submission Deadline:	April 28, 2026, 2:00pm
Bid Opening:	Will be held at 2:30 pm on the day of bid submissions are due.
Evaluations by Staff:	To Be Determined (TBD)
Recommendation of Contractor to City Commission for Award:	June 3, 2026
Issuance of Notice to Proceed (NTP):	June 5, 2026

2.3 Mandatory Pre-Bid Meeting/Site Visit

There will be a **MANDATORY** scheduled pre-bid meeting on **Tuesday, April 14, 2026 at 10:00 am**. Meeting location will be at the **Pembroke Pines Charter School Central Campus - 12350 Sheridan Street. Pembroke Pines, FL 33026**

- A. **Proof of Attendance:** Contractors may be required to sign in at any of the meetings to show proof of attendance. It is the **Contractor's** responsibility to make sure that they sign in at the meeting.

2.4 Estimated Project Cost

\$220,000



2.5 Liquidated Damages

Liquidated damages for this project shall be **FIVE HUNDRED DOLLARS AND NO CENTS (\$500.00)** per day.

2.6 Grant/Federal Funding

Not applicable for this project.

2.7 Proposal Security/Bid Bond

A Proposal Security shall not be required for this project.

2.8 Payment and Performance Bonds

Regardless of the awarded contract amount, two (2) separate bonds (Payment and Performance Bonds) are required, and both must be approved by the City. The penal sum stated in each bond shall be 100% of the contract price.



SECTION 3 - PURPOSE AND BACKGROUND

3.1 Purpose

The City of Pembroke Pines is seeking bids from qualified firms, hereinafter referred to as the Contractor, to paint the exterior of the Pembroke Pines Charter School - Central Campus, in accordance with the terms, conditions, and specifications contained in this solicitation.

3.2 Background

Pembroke Pines, Florida, ranked as the eleventh largest city among the state's four hundred plus municipalities and the second largest in Broward County, maintains a welcoming small-town ambiance that resonates with its residents. Located conveniently in southwest Broward County, the city provides seamless access to major highways, employment centers, entertainment venues, parks, golf courses, and a diverse array of dining and shopping options.

With a population of approximately 170,000 residents spread across 32.68 square miles, Pembroke Pines is renowned as one of the best cities to live in America. The city boasts 28 superior parks, lush landscaping, and a distinctive South Florida charm that contributes to its natural beauty. Notably recognized as 2024's Best Place to Raise a Family in Florida, and 2024's Best City of Hispanic Entrepreneurs by WalletHub, Pembroke Pines also earned a place as the on Money Magazine's esteemed Best Places to Live list in 2014, as the sole Florida representative, ranking in at #32 in the nation.

Incorporated in 1960, Pembroke Pines is celebrated as a safe and desirable community, having received accolades such as the All-America City designation. The city's commitment to arts and culture, exceptional schools, diverse population, numerous parks, and forward-thinking approach in an ever-evolving world make it a standout destination.

Pembroke Pines is also the home to the largest municipal-run charter school system in the nation, serving over 6,000 students across five separate campuses. The City's award-winning charter school system is located in the Broward County School District, which is the sixth largest school district in the nation.



SECTION 4 - SCOPE OF WORK

4.1 Project Details

- Pressure cleaning and painting of the exterior of all Campus buildings; to include building exterior, exterior walkways already painted, exterior fire sprinkler water lines, exterior fresh water supply lines, and metal roofs. All paints to be applied, per manufacturer's guidelines.
- Pressure cleans all stucco and masonry surfaces with a minimum of 3,500 PSI pressure cleaning equipment to remove as much existing deteriorated coating as possible. All masonry surfaces will be free of dirt, grease, oil, and "chalk". Surfaces will be allowed to dry thoroughly. If necessary, repeat the procedure. Multiple coats of paint that are in an advanced state of deterioration shall be removed.
- All curbs, sidewalks and parking stops to be pressure cleaned only.
- All cracks in masonry larger than hairline (over 1/16") are to be ground out to form a "V" or "U" shape and blown or brushed out to remove all dust, dried of all moisture, sealed with penetrating masonry primer. The resultant opening shall have elastomeric sealant knifed in to completely fill the void.
- Once cured, the filled crack shall be overcoated with knife grade "flexible" sealant, crowned in the center approximately 1/16" and feathered at least 3" on either side of the crack to match the surrounding surface as closely as possible.
- All loose or broken stucco must be removed, and adjacent areas or suspect areas "sounded" for deteriorated stucco. Prior to re-stuccoing, the affected area shall be bonded. Stucco texture shall conform to the surrounding areas as closely as possible. The contractor is to provide a per square foot price for stucco repair.
- Inside corners, control joints and parapet wall joints shall receive a continuous bead of sealant, tooled to provide complete adhesion to the opposing surface. Damaged or deteriorated sealant shall be removed, and backer rod replaced and resealed. Contractor is to provide a price per linear foot for expansion joints with backer rod.
- All exterior windows, shutters, vents and decorative accent joints shall be cleaned out, masonry surface shall be conditioned, the metal surface will be solvent wiped, and re-caulked with an approved high quality polyurethane sealant. Contractor is to provide a price per linear foot for polyurethane sealant around windows.
- Use only polyurethane sealant; acrylic caulking is not approved.
- Colors to be submitted to Project Manager for approval. All primers and undercoats are to be tinted to the approximate selected finish coat for better hide.
- All metal and/or masonry surfaces exposed after cleaning and preparation must have one full coat of primer applied prior to finish coat.
- Seal all exterior stucco surfaces using one coat of masonry sealer.



- Apply 2 finish coats of Sherwin Williams Latitude Exterior Paint Satin Finish, or equal, to all exterior stucco surfaces.
- There will be a body color and trim color as existing.
- Metal surfaces: Properly prepare all previously painted, metal roofs as applicable. These shall be sanded and cleaned to remove all rust, grease, oil, dirt, mildew and loose or peeling paint. Rusted surfaces are to be cleaned in accordance with SSPC-SP2 Hand Tool Cleaning or SSPC-SP3 Power Tool Cleaning. Sandblasting as needed.
- Metal surfaces: After proper preparation and priming, apply one (1) coat of Sherwin Williams Premium high gloss oil-based enamel, or equal, as the finish coat. Primer will be done with Pro industrial Pro-cryl universal metal primer. Finish coats will be done with Pro industrial pre-catalyzed water-based urethane.

4.2 General Information

- Contractor shall provide all materials, labor, equipment, and any other necessary items required for complete installation.
- Awarded Contractor shall be responsible for the full removal of any paint particles or overspray from any vehicles or adjacent properties that result from the Contractor's performance of this project.
- The City of Pembroke Pines will help coordinate any parking lot closures deemed necessary.
- The minimum experience required as a licensed Contractor is five (5) years for this project.
- Awarded Contractor shall be responsible for the protection of all adjacent areas and landscaping; and the subsequent restoration of such should damage occur.
- Contractor shall provide all testing, manufacturer warranties, and certifications.
- The Contractor shall employ a competent English-speaking superintendent who shall be in attendance at the project site during the progress of the work. The superintendent shall be the primary representative for the Contractor and all communications given to and all decisions made by the superintendent shall be binding to the Contractor.
- Contractor will be required to schedule all work with the City's Project Manager.
- Contractor shall be responsible for all debris removal and restoration to any existing areas damaged by the contractor once the project is completed. Site shall be made safe, and clean of debris at the end of each workday.
- All precautions need to be taken for life, safety and protection of people, vehicles, and all other structures on the site.
- Contractor shall be cleared and badged by Broward County Schools in the event work is to be completed while school is in session. If so, at least one crew member present at all times shall have the school badge clearance.
- Upon completion, contractor shall remove all excess paint that has been misplaced on other surfaces.



- Upon completion of the job, the awarded contractor will remove all surplus materials, scaffolds, etc. from the premises that are related to the project.
- Upon completion, contractor shall clean all window glass to be free of excess paint and sealer.
- Verification of all dimensions, square footages and quantities are the responsibility of the contractor.

4.3 Site Access, Parking, and Project Timeline Instructions

- Site access would be through the southwest entrance located on Flamingo Road.
- Parking locations will be designated for the contractor by the Project Manager.
- Trash removal should be arranged prior to pickup with the City Project Manager.
- The area should be maintained clean throughout the project.
- The work must be performed Monday through Friday or as approved by the City Project Manager.
- The timeline must be completed during summer recess. Summer recess begins on June 5, 2026, and work must be completed by August 7, 2026.

4.4 Warranties

- Contractor shall provide a seven (7) year workmanship labor warranty covering repair of peeling or fading paint, loose or deteriorated sealant on all masonry-to-masonry expansion joints, windows, doors, and other penetrations, removed and replaced by the contractor.
- Upon completion of the project, and with their application instructions and specifications strictly adhered to, the contractor shall provide a written seven (7) year product warranty from the manufacturer.



SECTION 5 - PRICE PROPOSAL / BID TABLE

The vendor must provide their pricing electronically through the designated line items listed on the Bid Sheet/Pricing Table via the City's e-Procurement portal on OpenGov.

Vendor Notes: The bid tables includes a “Vendor Notes” column for any additional comments regarding the requested line item(s). A comment is preferred in the “Vendor Notes” column. If the vendor does not need to submit any comments, they may leave it blank or enter N/A or similar.

Payment & Performance Bonds: The table includes a section for the vendor to submit pricing for Payment & Performance Bonds. If the total cumulative base proposal amount does not exceed \$200,000 and a Payment and Performance Bond is not required, please enter “0” on the “If Applicable, Cost for Payment and Performance Bond” column for each line item.

Primary Responses: The initial Bid Table is for the primary responses so that the vendors can submit the requested goods and/or services.

EXTERIOR PAINT

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Vendor Notes
1	Lump Sum for exterior painting of Central Campus Charter School	1	Lump Sum			
2	Lump Sum for exterior painting of window shutters at Central Charter School	1	Lump Sum			
TOTAL						

PRESSURE WASHING

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Vendor Notes
3	Flat Work - Est. Sq. Ft	1	Sq. ft			
TOTAL						

OTHER ITEMS



Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Vendor Notes
4	Price per square foot: Stucco repair.	1	Sq ft.			
5	Price per linear foot: Expansion joints with backer rod.	1	Ln ft.			
6	Price per linear foot: Polyurethane sealant around windows	1	Ln ft.			
TOTAL						

PAYMENT & PERFORMANCE BONDS

Line Item	Description	Unit of Measure	Percentage	Vendor Notes
7	Cost of Payment & Performance Bond in the form of a percent	Percent		



SECTION 6 - SUBMITTAL DOCUMENTS

Bids must be submitted electronically at <https://procurement.opengov.com/portal/pembrokepines> on or before **2:00 pm on Tuesday, April 28, 2026**. Please note vendors should be registered on OpenGov under the name of the organization that they are operating as and it should match the organization name on the documents that they are submitting and utilizing when responding to the solicitation. In addition, the vendor must complete the required documents in this section and provide any additional information requested throughout this solicitation. Any additional information requested in the solicitation should be scanned and uploaded. The City recommends for proposers to submit their proposals as soon as they are ready to do so. Please allow ample time to submit your proposals on the <https://procurement.opengov.com/portal/pembrokepines> website. Proposals may be modified or withdrawn prior to the deadline for submitting Proposals.

PLEASE DO NOT SUBMIT ANY PROPOSALS VIA MAIL, E-MAIL OR FAX.

Prospective proposers interested in responding to this solicitation are requested to provide all of the applicable information listed in this section. Submittals that do not respond completely to all of the requirements specified herein may be considered non-responsive and eliminated from the process. Brevity and clarity are encouraged.

1 CONFIRMATION TO BIND

1.1 I certify that I have read, understood and agree to the terms in this solicitation, and that I am authorized to submit this response on behalf of my company.*

Please confirm

*Response required

2 CERTIFICATION OF INSURANCE COMPLIANCE AND INTENT TO PROCURE REQUIRED COVERAGE

NOTE: Vendors are not required to purchase any additional insurance in order to submit a bid. However, they must certify that they either currently hold, or are able and willing to obtain, all required insurance coverages, endorsements, and limits prior to award and execution of the contract.

2.1 I certify that, if awarded this contract, I will be required to obtain and maintain all insurance policies as detailed in the INSURANCE REQUIREMENTS Section of this solicitation before any work may commence, and throughout the life of the contract.*

Please confirm

*Response required

2.2 Do you confirm that you will only use insurance carriers licensed to do business in the State of Florida and rated no less than "A" as to management, and no less than "Class VI" as to financial strength by A.M. Best, and that you understand all endorsements required (e.g., Additional Insured, Waiver of Subrogation, etc.) must be included?*

Yes

No



*Response required

2.3 Do you currently carry insurance policies that meet or exceed the minimum requirements outlined in the INSURANCE REQUIREMENTS section of this solicitation?*

Yes

No

*Response required

When equals "Yes"

2.3.1 Please upload your current certificate(s) of insurance that demonstrate compliance with the insurance requirements outlined in this solicitation.*

*Response required

When equals "No"

2.3.2 Please upload documentation showing that you have obtained a letter from your insurance broker or carrier, such as a Letter of Intent to Insure, Evidence of Insurability, or a Conditional Certificate of Insurance.*

Documentation should show that:

- You can obtain the required insurance.
- The limits and types of coverage will meet the INSURANCE REQUIREMENTS outlined in the solicitation.
- You will provide a COI upon contract award.

*Response required

When equals "No"

2.3.3 Please upload your current certificate(s) of insurance.*

*Response required

2.4 Do you believe you are exempt from one or more insurance requirements (e.g., Workers' Compensation)?*

Yes

No

*Response required

When equals "Yes"

2.4.1 Please upload written documentation requesting an exemption on your company letterhead, subject to City approval.*

*Response required

2.5 Do you plan on using subcontractors for this project?*

Yes



No

*Response required

When equals "Yes"

2.5.1 Do you acknowledge that all subcontractors must also carry the same insurance or be covered under your policy, and that proof of such coverage must be provided to the City?*

Yes

No

*Response required

3 REFERENCE # 1

The minimum experience for this project is **five (5) years**. Provide specific examples of similar experience conducting licensed work of equal or similar scope of work, preferably delivered by the proposed team members. A **minimum of 3** references should be from the last **five years** and should be capable of explaining and confirming your firm's capacity to successfully complete the scope of work outlined herein. As part of the proposal evaluation process, the City may conduct an investigation of references, including a record check or consumer affairs complaints. Proposers' submission of a proposal constitutes acknowledgment of the process and consent to investigate. The City is the sole judge in determining Proposers qualifications. In this section you will have the ability to enter information for 5 different references including their contact details and specific project information.

Please note that the City prefers references who are not current employees of the City of Pembroke Pines, as we generally do not contact our own employees for reference checks.

Proposers are advised to confirm that:

- A. Each reference provided by the Respondent has up to date contact persons and contact information;
- B. The contact person provided for each reference is someone who has personal knowledge of the Proposer's performance during the referenced project; and
- C. The contact person for each reference has been contacted by the Proposer regarding this specific bid submittal and such person confirmed their willingness to serve as a reference.

3.1 Reference Contact Information - Name of Firm, City, County or Agency*

*Response required

3.2 Reference Contact Information - Reference's Business Address*

*Response required

3.3 Reference Contact Information - Reference's Contact Name & Title*

*Response required



3.4 Reference Contact Information - Reference's E-mail Address*
*Response required

3.5 Reference Contact Information - Reference's Phone Number*
*Response required

3.6 Project Information - Was your firm the prime contractor for the listed project?*

Yes

No

*Response required

3.7 Project Information - Name of Contactor Performing the Work*
*Response required

3.8 Project Information - Name and location of the project*
*Response required

3.9 Project Information - Nature of the firm's responsibility on the project and work for which staff was responsible for*
*Response required

3.10 Project Information - Project Duration*
*Response required

3.11 Project Information - Completion (Anticipated) Date*
*Response required

3.12 Project Information - Size of Project*
*Response required

3.13 Project Information - Cost of Project*
*Response required

4 REFERENCE # 2

4.1 Reference Contact Information - Name of Firm, City, County or Agency*
*Response required

4.2 Reference Contact Information - Reference's Business Address*
*Response required

4.3 Reference Contact Information - Reference's Contact Name & Title*
*Response required

4.4 Reference Contact Information - Reference's E-mail Address*
*Response required

4.5 Reference Contact Information - Reference's Phone Number*
*Response required



- 4.6 Project Information - Was your firm the prime contractor for the listed project?*
- Yes
- No

*Response required

- 4.7 Project Information - Name of Contactor Performing the Work*
- *Response required

- 4.8 Project Information - Name and location of the project*
- *Response required

- 4.9 Project Information - Nature of the firm's responsibility on the project and work for which staff was responsible for*
- *Response required

- 4.10 Project Information - Project Duration*
- *Response required

- 4.11 Project Information - Completion (Anticipated) Date*
- *Response required

- 4.12 Project Information - Size of Project*
- *Response required

- 4.13 Project Information - Cost of Project*
- *Response required

5 REFERENCE # 3

- 5.1 Reference Contact Information - Name of Firm, City, County or Agency*
- *Response required

- 5.2 Reference Contact Information - Reference's Business Address*
- *Response required

- 5.3 Reference Contact Information - Reference's Contact Name & Title*
- *Response required

- 5.4 Reference Contact Information - Reference's E-mail Address*
- *Response required

- 5.5 Reference Contact Information - Reference's Phone Number*
- *Response required

- 5.6 Project Information - Was your firm the prime contractor for the listed project?*
- Yes
- No

*Response required



- 5.7 Project Information - Name of Contactor Performing the Work*
*Response required
- 5.8 Project Information - Name and location of the project*
*Response required
- 5.9 Project Information - Nature of the firm's responsibility on the project and work for which staff was responsible for*
*Response required
- 5.10 Project Information - Project Duration*
*Response required
- 5.11 Project Information - Completion (Anticipated) Date*
*Response required
- 5.12 Project Information - Size of Project*
*Response required
- 5.13 Project Information - Cost of Project*
*Response required

6 REFERENCE # 4

- 6.1 Reference Contact Information - Name of Firm, City, County or Agency
- 6.2 Reference Contact Information - Reference's Business Address
- 6.3 Reference Contact Information - Reference's Contact Name & Title
- 6.4 Reference Contact Information - Reference's E-mail Address
- 6.5 Reference Contact Information - Reference's Phone Number
- 6.6 Project Information - Was your firm the prime contractor for the listed project?
 Yes
 No
- 6.7 Project Information - Name of Contactor Performing the Work
- 6.8 Project Information - Name and location of the project
- 6.9 Project Information - Nature of the firm's responsibility on the project and work for which staff was responsible for
- 6.10 Project Information - Project Duration
- 6.11 Project Information - Completion (Anticipated) Date
- 6.12 Project Information - Size of Project
- 6.13 Project Information - Cost of Project

7 REFERENCE # 5



- 7.1 Reference Contact Information - Name of Firm, City, County or Agency
- 7.2 Reference Contact Information - Reference's Business Address
- 7.3 Reference Contact Information - Reference's Contact Name & Title
- 7.4 Reference Contact Information - Reference's E-mail Address
- 7.5 Reference Contact Information - Reference's Phone Number
- 7.6 Project Information - Was your firm the prime contractor for the listed project?
- Yes
- No
- 7.7 Project Information - Name of Contactor Performing the Work
- 7.8 Project Information - Name and location of the project
- 7.9 Project Information - Nature of the firm's responsibility on the project and work for which staff was responsible for
- 7.10 Project Information - Project Duration
- 7.11 Project Information - Completion (Anticipated) Date
- 7.12 Project Information - Size of Project
- 7.13 Project Information - Cost of Project

8 PROJECT DOCUMENTS

- 8.1 PROPOSERS BACKGROUND INFORMATION FORM*
- a. Please download the attached document, complete all required fields, and upload the completed form here.
- [Proposers Background Inform...](#)

*Response required

9 SWORN STATEMENT ON PUBLIC ENTITY CRIMES UNDER FLORIDA STATUTES CHAPTER 287.133(3)(a)

- 9.1 SWORN STATEMENT ON PUBLIC ENTITY CRIMES FORM*
- a. Please download the attached document, complete all required fields, and upload the completed form here.
- [Sworn Statement on Public E...](#)

*Response required

- 9.2 Public Entity Crimes Status*
- Which option did you select on the Sworn Statement on Public Entity Crimes Form:
 - A) Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.



- B1) The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND There has been a proceeding concerning the conviction before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)
- B2) The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)
- B3) The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Department of General Services.)

A) No convictions.

B1) Convicted, final order did not place on the convicted vendor list.

B2) Convicted, listed, then removed.

B3) Convicted, not listed, action pending.

*Response required

9.3 Did you select option B1 or B2 above?*

Yes

No

*Response required

When equals "Yes"



9.3.1 Please upload a copy of the final order issued by the hearing officer of the State of Florida, Division of Administrative Hearings.*

*Response required

9.4 Did you select option B3 above?*

Yes

No

*Response required

When equals "Yes"

9.4.1 Please describe any action taken by or pending with the Department of General Services.*

*Response required

10 DRUG-FREE WORKPLACE CERTIFICATION

10.1 VENDOR DRUG FREE WORKPLACE CERTIFICATION FORM*

a. Please download the attached document, complete all required fields, and upload the completed form here.

- [Vendor Drug-Free Workplace ...](#)

*Response required

10.2 Drug-Free Status*

Complies fully.

Does not comply.

*Response required

11 STANDARD DOCUMENTS

The following documents are standard documents that the City generally requires for every solicitation. As a result, we recommend vendors to keep these documents updated and readily available so that they can be easily uploaded for each project that the vendor would like to participate in. In the event that the City does not have one of the forms or documents listed below for your company, the City may reach out to your company after the bid has closed to obtain the document(s).

11.1 NON-COLLUSIVE AFFIDAVIT*

a. Please download the attached document, complete all required fields, and upload the completed form here.

- [Non-Collusive Affidavit.pdf](#)

*Response required



11.2 SCRUTINIZED COMPANY CERTIFICATION*

- a. Please download the attached document, complete all required fields, and upload the completed form here.

- [Scrutinized Company Certifi...](#)

*Response required

11.3 E-VERIFY SYSTEM CERTIFICATION*

- a. Please download the attached document, complete all required fields, and upload the completed form here.
- b. Effective January 1, 2021, pursuant to Section 448.095, Florida Statutes, the City may not enter into a contract with a vendor/contractor/subcontractor unless that vendor/contractor/subcontractor is registered with and uses the E-Verify system administered by the U.S. Department of Homeland Security (“DHS”).
- c. Contractor shall also require all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the contract.

- [E-Verify System Certificati...](#)

*Response required

11.4 HUMAN TRAFFICKING AFFIDAVIT*

- a. Please download the attached document, complete all required fields, and upload the completed form here.

- [Human Trafficking Affidavit...](#)

*Response required

12 VENDOR REGISTRATION

12.1 Do you currently have a City of Pembroke Pines Vendor Number registered in the PaymentWorks System?*

- The City of Pembroke Pines utilizes OpenGov as its e-Procurement platform for solicitation and bid submission purposes. However, please be advised that **vendor registration for onboarding and processing payments is handled separately** through the City's Accounts Payable Division using **PaymentWorks**, a secure online vendor management platform.
- All vendors that will be submitting invoices and requiring payments from the City are required to register on the PaymentWorks platform. If the vendor is not currently



registered with the City via PaymentWorks and does not have a Vendor Number, the City will have to invite the vendor to register.

- For formal solicitations such as this project, the Procurement Department will send PaymentWorks registration invitations to vendor(s) who are under active consideration for award. Please be aware that not all vendors who submit proposals will receive an invitation, in order to manage system usage and avoid onboarding vendors who are unlikely to receive payments from the City.
- Invitations will typically be sent to the contact listed on the submitted Vendor Information Form.

Yes

No

*Response required

When equals "Yes"

12.1.1 What is your Vendor Number?*

*Response required

12.2 VENDOR INFORMATION FORM*

- a. Please download the attached document, complete all required fields, and upload the completed form here.

- [Vendor Information Form.pdf](#)

*Response required

12.3 FORM W-9 (REVISED MARCH 2024)*

- a. Please download the attached document, complete all required fields, and upload the completed form here.
- b. Note - Please use the March 2024 version of the form as previously dated versions of this form may delay the processing of any payments to the selected vendor.

- [Form W-9 \(Rev March 2024\).pdf](#)

*Response required

13 OPTIONAL DOCUMENTATION

13.1 TRADE SECRETS

- a. The Proposer's response to this solicitation is a public record pursuant to Florida law, which is subject to disclosure by the City under the State of Florida Public Records Law, Florida Statutes Chapter 119.07 ("Public Records Law"). The City shall permit public access to all documents, papers, letters or other material submitted in



connection with this solicitation and the Contract to be executed for this solicitation, subject to the provisions of Chapter 119.07 of the Florida Statutes.

- b. Any language contained in the Proposer's response to the solicitation purporting to require confidentiality of any portion of the Proposer's response to the solicitation, except to the extent that certain information is in the City's opinion a Trade Secret pursuant to Florida law, shall be void. If a Proposer submits any documents or other information to the City which the Proposer claims is Trade Secret information and exempt from Florida Statutes Chapter 119.07 ("Public Records Laws"), the Proposer shall clearly designate that it is a Trade Secret and that it is asserting that the document or information is exempt. The Proposer must specifically identify the exemption being claimed under Florida Statutes 119.07. The City shall be the final arbiter of whether any information contained in the Proposer's response to the solicitation constitutes a Trade Secret.
- c. EXCEPT FOR CLEARLY MARKED PORTIONS THAT ARE BONA FIDE TRADE SECRETS PURSUANT TO FLORIDA LAW, DO NOT MARK YOUR RESPONSE TO THE SOLICITATION AS PROPRIETARY OR CONFIDENTIAL. DO NOT MARK YOUR RESPONSE TO THE SOLICITATION OR ANY PART THEREOF AS COPYRIGHTED. ALL DOCUMENTS THAT THE FIRM PURPORTS TO BE CONFIDENTIAL, PROPRIETARY OR A TRADE SECRET SHALL BE UPLOADED TO THE OPENGOV WEBSITE AS A SEPARATE ATTACHMENT, IN THIS SECTION, CLEARLY IDENTIFYING THE EXEMPTION BEING CLAIMED UNDER FLORIDA STATUTES 119.07.
- d. The city's determination of whether an exemption applies shall be final, and the proposer agrees to defend, indemnify, and hold harmless the city and the city's officers, employees, and agent, against any loss or damages incurred by any person or entity as a result of the city's treatment of records as public records.

13.2 FINANCIAL STATEMENTS

- a. The City is **NOT** requesting the vendor to submit any financial statements for this project and prefers if the vendor does not submit financial statements. In addition, if the City needs a copy of the vendor's financial statements, the City can contact the vendor after the bid due date to request those documents. However, if the vendor does submit the financial statements, they should be uploaded in this section.
- b. Any claim of confidentiality on financial statements must be asserted at the time of submittal. The firm must identify the specific statute that authorizes the exemption from the Public Records Law. Please note that the financial statement exemption



provided for in Section 119.071(1)c, Florida Statutes only applies to submittals in response to a solicitation for a “public works” project.

13.3 ALTERNATIVES

- a. If you are submitting an alternative product, please upload any related information in this section (such as specification sheets, etc.).
- b. In addition, pursuant to the “**Brand Names**” Section included in the [GENERAL TERMS AND CONDITIONS](#) Section if and wherever in the specifications a brand name, make, name of manufacturer, trade name, or vendor catalog number is mentioned, it is for the purpose of establishing a grade or quality of material only. Since the City does not wish to rule out other competition and equal brands or makes, the phrase “OR EQUAL” is added. However, if a product other than that specified is bid, Proposers shall indicate on their proposal and clearly state the proposed substitution and deviation. It is the vendor’s responsibility to provide any necessary documentation and samples within their bid submittal to prove that the product is equal to that specified. Such samples are to be furnished before the date of bid opening, unless otherwise specified. Additional evidence in the form of documentation and samples may be requested if the proposed brand is other than that specified. The City retains the right to determine if the proposed brand shall be considered as an approved equivalent or not.

13.4 ADDITIONAL INFORMATION

- a. Please provide any additional information that you deem necessary to complete your proposal in this section, if it has not been requested in another section.

13.5 PROFESSIONAL LICENSES

- a. If applicable, please upload any professional licenses that may be required to perform the services outlined in the solicitation.

14 VENDOR CLASSIFICATION

14.1 Is your firm a Local Pembroke Pines Vendor (LPPV) and Local Broward County Vendor (LBCV)?*

- a. The evaluation of competitive bids is subject to section 35.36 of the City’s Procurement Procedures which, except where contrary to federal and state law, or any other funding source requirements, provides that preference be given to local businesses. To satisfy this requirement, the vendor shall affirm in writing its compliance with either of the following objective criteria as of the bid or proposal submission date stated in the solicitation. A local business shall be defined as:

1. “**Local Pembroke Pines Vendor**” shall mean a business entity which has maintained a permanent place of business with full-time employees within the City limits for a minimum of one (1) year prior to the date of issuance of a bid or



proposal solicitation. The permanent place of business may not be a post office box. The business location must actually distribute goods or services from that location. In addition, the business must have a current business tax receipt from the City of Pembroke Pines, **OR**;

2. **“Local Broward County Vendor”** shall mean or business entity which has maintained a permanent place of business with full-time employees within the Broward County limits for a minimum of one (1) year prior to the date of issuance of a bid or proposal solicitation. The permanent place of business may not be a post office box. The business location must actually distribute goods or services from that location. In addition, the business must have a current business tax receipt from the Broward County or the city within Broward County where the business resides.
 - b. A preference of five percent (5%) of the total evaluation point, or five percent (5%) of the total price, shall be given to the Local Pembroke Pines Vendor(s); A preference of two and a half percent (2.5%) of the total evaluation point for local, or two and a half percent (2.5%) of the total price, shall be given to the Local Broward County Vendor(s).

Yes

No

*Response required

When equals "Yes"

14.1.1 Please indicate your Local Vendor Status*

Local Pembroke Pines Vendor (LPPV)

Local Broward County Vendor (LBCV)

*Response required

When equals "Yes"

14.1.2 Local Vendor Preference Certification*

1. Please download the attached document, complete all required fields, and upload the completed form here.

- [Local Vendor Preference Cer...](#)

*Response required

When equals "Yes"



14.1.3 Local Business Tax Receipts*

1. If claiming Local Vendor Preference, please upload any previous business tax receipts to indicate that the business entity has maintained a permanent place of business for a minimum of one (1) year.

*Response required

14.2 Is your firm a Veteran Owned Small Business (VOSB)?*

- a. The evaluation of competitive bids is subject to section 35.37 of the City's Procurement Procedures which, except where contrary to federal and state law, or any other funding source requirements, provides that preference be given to veteran owned small businesses. To satisfy this requirement, the vendor shall affirm in writing its compliance with the following objective criteria as of the bid or proposal submission date stated in the solicitation.
- b. A preference of two and a half percent (2.5%) of the total evaluation point, or two and a half percent (2.5%) of the total price, shall be given to the Veteran Owned Small Business (VOSB).

Yes

No

*Response required

When equals "Yes"

14.2.1 Upload the "Determination Letter" from the United States Department of Veteran Affairs Center notifying the business that they have been approved as a Veteran Owned Small Business (VOSB)

When equals "Yes"

14.2.2 Upload Veteran Owned Small Business Certification(s) from any relevant agency(ies)

14.3 Is your firm a Minority-Owned Business Enterprise (MBE)?*

Yes

No

*Response required

When equals "Yes"

14.3.1 Please indicate the classification of your Minority-Owned Business Enterprise (MBE)*

Select all that apply

African-American MBE

Asian-American MBE

Hispanic-American MBE



- Native-American MBE
- Other option not listed above

*Response required

When equals "Yes"

14.3.2 MBE Certification Documentation*

1. Upload your MBE Certification Documentation here, preferably with the State of Florida's Office of Supplier Diversity. If you have multiple MBE certifications, please combine them into one (1) document and upload.

*Response required

14.4 Is your firm a Woman-Owned Business Enterprise (WBE)?*

- Yes
- No

*Response required

When equals "Yes"

14.4.1 WMBE Certification Documentation*

1. Upload your WMBE Certification Documentation here, preferably with the State of Florida's Office of Supplier Diversity. If you have multiple WMBE certifications, please combine them into one (1) document and upload.

*Response required

14.5 Is your firm a HubZone Business / Labor Surplus Area Firm?*

- Yes
- No

*Response required

When equals "Yes"

14.5.1 HubZone Business / Labor Surplus Area Firm Certification Documentation*

1. Upload your HubZone Business / Labor Surplus Area Firm Certification Documentation, preferably with the U.S. Small Business Administration (SBA). If you have multiple certifications, please combine them into one (1) document and upload.

*Response required

14.6 Is your firm a Broward County Small Business Enterprise (SBE)?*

- Yes
- No



*Response required

When equals "Yes"

14.6.1 SBE Certification Documentation*

1. Upload your SBE Certification Documentation from Broward County's Office of Economic and Small Business Development (OESBD). If you have multiple certifications, please combine them into one (1) document and upload.

*Response required

14.7 Is your firm a Broward County Business Enterprise (CBE)?*

Yes

No

*Response required

When equals "Yes"

14.7.1 CBE Certification Documentation*

1. Upload your CBE Certification Documentation from Broward County's Office of Economic and Small Business Development (OESBD). If you have multiple certifications, please combine them into one (1) document and upload.

*Response required

14.8 Is your firm a Broward County Disadvantaged Business Enterprise (DBE)?*

Yes

No

*Response required

When equals "Yes"

14.8.1 DBE Certification Documentation*

1. Upload your DBE Certification Documentation from Broward County's Office of Economic and Small Business Development (OESBD). If you have multiple certifications, please combine them into one (1) document and upload.

*Response required

14.9 Does your firm have a Vendor Classification that was not listed above?*

Yes

No

*Response required

When equals "Yes"



- 14.9.1 Other Vendor Classification Certification Documentation*
1. Upload your other Certification Documentation here. If you have multiple certifications, please combine them into one (1) document and upload.

*Response required



SECTION 7 - EVALUATION & SELECTION PROCESS

7.1 Qualifying & Selecting Firms

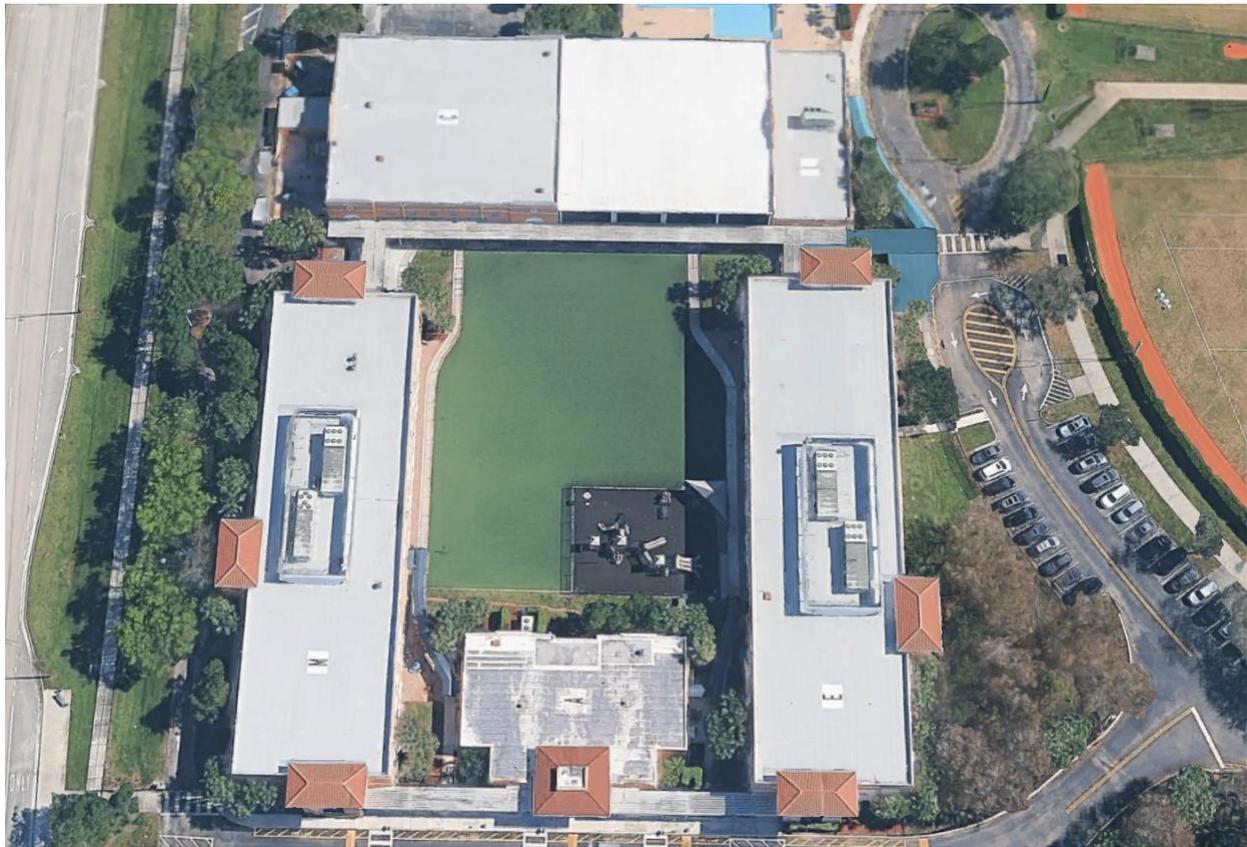
- A. Staff will evaluate all responsive proposals received from proposers who meet or exceed the bid requirements contained in the solicitation. Evaluations shall be based upon the information and references contained in the proposals as submitted.
- B. Staff will make a recommendation to the City Commission for award of contract.
- C. The contract shall be awarded to the most responsive/responsible bidder whose bid is determined to be the most advantageous to the City taking into consideration the evaluation criteria.



SHERWIN-WILLIAMS®

Pines Charter Central Campus

12350 Sheridan Street
Pembroke Pines, Florida 33026



Prepared by:

Swayce Good
Capital Projects and Property Solutions
West Broward County
The Sherwin-Williams Company
954.868.4949
swayce.d.good@sherwin.com

SCAN TO SAVE
MY CONTACT





February 5, 2026

Sebastian Hieber
Public Services Department
Pines Charter Central Campus
c/o City of Pembroke Pines

Dear Mr.Hieber:

Thank you for considering Sherwin-Williams for your project.

I had the opportunity to walk the Pines Charter School property. The school which is to be repainted (the specific areas are detailed within), has been examined, and a specification that best suits this project's requirements has been created.

Third party assistance is recommended for concrete repairs, restoration, structural deficiencies, and/or water intrusion, as they fall outside of the scope of work within this document.

Upon completing the entire project and adhering to the provided specifications, you will be eligible to receive a 10-year warranty from Sherwin-Williams for all properly prepared exterior vertical masonry surfaces. When requested, Sherwin-Williams will provide a document of the facility's colors, products used, and the location of original purchases for maintenance and re-orders.

Thank you for the business opportunities you have afforded the Sherwin-Williams Paint Company. We appreciate your confidence in our products and their performance in the field. I would appreciate your request if I could assist in this or any other matter.

It is the responsibility of the Owner/Owners Rep to notify Swayce Good (Sherwin-Williams Representative) that the contract has been awarded, to whom it has been awarded, along with the approximate start date for the project. Failure to do so may void the warranty offering for the project.

Respectfully,

Swayce Good
Capital Projects and Property Solutions
West Broward County
Sherwin-Williams Paint Company
Mobile - 954.868.4949
swayce.d.good@sherwin.com



Part 1 – Project Scope

1.1 Inclusions

- A. The contractor is to pressure clean the exterior surfaces to be painted ([see Pressure Washing and Surface Preparation](#))
 - 1. Use [Chlor*Rid Liquid Soluble Salt Remover](#) when needed
- B. Seal/prime all exterior surfaces to be painted ([see Coatings Schedule](#))
- C. Non-Structural stucco and related repair(s)
 - 1. Provide a per square foot price for stucco repair
- D. EIFS and related repair(s)
 - 1. Provide a per square foot price for EIFS repair
- E. Non-Structural repair cracks ([see Crack Repair](#))
 - 1. Provide a per linear foot price for crack repair
- F. Apply sealant as needed ([see Caulks and Sealants](#))
 - 1. Install at metal, wood, and stucco transitions, penetrations, perimeters, attachments, wall-to-wall joints/changes of planes, dissimilar materials/surfaces, expansion joints, and other required areas
 - 2. Provide a per linear foot price for removal and replacement of sealant
- G. Areas to be coated:
 - 1. Stucco shear walls
 - 2. Columns
 - 3. Trim
 - 4. Entry signs
 - 5. Dumpster surrounds
 - 6. Walkway/hallway walls and ceilings
 - 7. Decorative doodads
 - 8. Previously painted pedestrian traffic floor systems
 - 9. Utility doors and frames, exterior side only
 - 10. Previously painted scuppers, gutters, downspouts, drip caps, vents, louvers, electrical boxes, piping, and conduit, along with other previously coated substrates
- H. Color and sheen are the responsibility of The Owner(s)/Owner(s) Representative
 - 1. [Choice of color](#), product, and sheen will determine if additional coats will be required

1.2 Exclusions

- A. Areas that are not indicated within this specification, contract, or scope of work documents
 - 1. Light fixtures
 - 2. Window frames
 - 3. Rail systems
 - 4. Glazing (glass-to-metal)
 - 5. Hurricane shutters and mounting systems
 - 6. Stair systems
 - 7. Vehicular traffic floor systems
 - 8. Roof systems



Work to be performed consists of all preparation, painting, and related items necessary to complete the work described in the specification and listed in the remaining pages included within this specification.

This document is a recommendation created in collaboration with The Owner(s)/Owner(s) Representative based on the property's condition. It is intended to serve as a resource and standard for contractors to bid on the project. However, please note that this document is not the contract itself and cannot be used as such.

The Contractor is responsible for satisfying the final contract with The Owner(s)/Owner(s) Representative. Changes to the coating schedule/materials to be used after creating this document may change the warranty offerings. The Contractor will refer to the [Product Data Sheets](#)¹ for application information.

The contractor shall strictly adhere to all applicable federal, state, and local regulations associated with proper lead-safe work renovation, repair, and painting particles and procedures. State and local regulations may be more strict than those set under the federal regulations. The federal particles 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. Specifics associated with the RRP Rule about "Firm Certification," individual "Certified Renovator" Certification, pre-work activities (notification & testing), occupant protection/work site preparation measures, safe work/prohibited work practices, clean-up/clean-up verification/waste disposal/clearance testing (if applicable), recordkeeping and worker training criteria can be obtained on EPA's website: 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 or pregnant women. Controlling exposure to lead or other hazardous substances requires proper protective equipment, such as a 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 the US) or Contact your local health authority removal and all related state and local regulations. Care should be taken to follow all state and local regulations, which may be more strict than those set under the federal RRP Rule.

Part 2 – Coating Schedule - ([Surface Preparation Standards](#)) ([Safety Color Guide](#))

- 2.1 Stucco/Masonry Surfaces
 - A. Bare/New Stucco: Sherwin-Williams [Loxon Concrete & Masonry Primer/Sealer](#), LX02W0050, applied @ 5.3-8.0 mils wet; 2.1-3.2 mils dry
 - B. Seal (Previously Painted): Sherwin-Williams [Loxon Acrylic Conditioner](#), LX03-0100 Series, applied @ 200-300 sq. ft. per gallon
 - C. Finish: Sherwin-Williams [Latitude Exterior Latex Flat](#), K60 Series, applied @ 4.0 mils wet; 1.4 mils dry

- 2.2 Wood
 - A. Bare/New Wood: Sherwin-Williams [Exterior Oil-Based Wood Primer](#), Y24W8020, applied @ 4.0 mils wet; 2.3 mils dry
 - B. Seal (Previously Painted): Sherwin-Williams [Loxon Acrylic Conditioner](#), LX03-0100 Series, applied @ 200-300 sq. ft. per gallon
 - C. Finish: Sherwin-Williams [Latitude Exterior Latex Flat](#), K60 Series, applied @ 4.0 mils wet; 1.4 mils dry

- 2.3 Ferrous Metal

Stripe coat inside/outside corners/edges, welds, crevices, sharp angles, and areas of concern

 - A. Prime: Sherwin-Williams [Pro-Cryl Universal Primer](#), B66-1310 Series, applied @ 5.0-10.0 mils wet; 1.9-3.8 mils dry
 - B. Finish: Sherwin-Williams [Pro Industrial Pre-Catalyzed Waterbased Urethane](#), B65-1100 Series, applied @ 6.0-12.0 mils wet; 2.2-4.4 mils dry

¹ Product Data Sheets provide information for various systems/substrates, it does not provide all combinations of systems/substrates that are applicable.



- 2.4 Gutters and Downspouts
 - A. Spot Prime (Bare): Sherwin-Williams [Pro-Cryl Universal Primer](#), B66-1310 Series, applied @ 5.0-10.0 mils wet; 1.9-3.8 mils dry
 - B. Seal (Previously Painted): Sherwin-Williams [Loxon Acrylic Conditioner](#), LX03-0100 Series, applied @ 200-300 sq. ft. per gallon
 - C. Finish: Sherwin-Williams [Latitude Exterior Latex Flat](#), K60 Series, applied @ 4.0 mils wet; 1.4 mils dry

- 2.5 Pedestrian Traffic Floor Systems

All floor coatings become slippery when wet. A non-skid additive is recommended

 - A. Finish: Apply two coats, [Tuf-Top Coatings DuraPlate 289](#), 289-XX Series, applied @ 150-300 sq. feet per gallon

Add [H&C SharkGrip](#) (or similar) to each coat applied unless otherwise instructed by The Owner(s)/Owner(s) Representative

Part 3 – Crack Repair

- 3.1 Cementitious Substrates:
 - A. Hairline cracks: Clean and prepare, apply a detailed coat of elastomeric patching compound.
 - B. Cracks 1/16”-1/8” : Rake out and clean, seal with conditioner, allow drying ²
 - C. Cracks 1/8”-1/4” : V-cut following the crack configuration, rake out and clean, seal with conditioner, allow drying. Install appropriately sized baker material as needed, then install the sealant, allow drying ²
 - D. Cracks 1/4”-1/2” : Saw-cut crack to create a joint for backer rod and sealant. Rake out and clean, seal with conditioner, allow drying. Install appropriately sized baker material as needed, then install the sealant, allow drying ²

- 3.2 Elastomeric Patching Compound

Install after proper repair, preparation, and application of specified primer/sealer/conditioner, ensure that application is free of pinholes. A structural engineer should be utilized if the cracks are due to structural deficiencies.

 - A. [Sherwin-Williams Concrete & Masonry Smooth and Textured Elastomeric Patches](#)

Part 4 – Caulks and Sealants

- 4.1 Procedure:
 - A. Remove and replace sealant as needed, according to [SWRI](#) and [ASTM C 1521-02a](#)
 - B. Transitions/penetrations/joints without sealant on the exterior surfaces must have sealant applied to protect from air and moisture infiltration.
 - C. Install specified sealant at all transitions, including where they may have been previously omitted unless specifically excluded by The Owner or The Owner’s Representative in writing. **Note:** Sealant installed over existing sealant is not recommended.
 - D. Prior to sealant application:
 - 1. Remove existing sealant and residuals, when applicable.

² apply elastomeric patching compound 2” on both sides of the crack and the center crowned directly over the crack approximately 1/16” and “feathered” down to zero over the 2” area with the intent to blend with adjacent surfaces.



2. Treat porous and nonporous surfaces by mechanical means and/or a compatible solvent wiping. **Note:** For porous surfaces, the use of detergent or soap & water is NOT recommended.
 3. Fit with backer rod or bond breaker (where necessary to control the maximum depth and to prevent three (3) sided adhesion).
- E. Use two-part urethane sealants for expansion joints.
- F. Install specified sealant according to the manufacturer's directions.

4.2 Masonry, Wood, and Metal Substrates

- A. Sherwin-Williams [Loxon H1](#) – One Component Low Modulus Hybrid Sealant
- B. Sherwin-Williams [Loxon NS2](#) – Two Component Non-Sag Smooth Polyurethane Sealant

Part 5 – Contractor Responsibilities

5.1 Pre-Bid

A pre-bid meeting should be conducted with all bidders, including the specification writer. It is the responsibility of the bidder to fully understand the scope of work and the conditions under which the work is to be performed. Failure to attend does not relieve The Contractor from performance of any contract awarded to the satisfaction of the solicitor.

5.2 Scope of Work

Surface preparation, repair, patching, installation of caulk/sealants, and application of the paint coating to the substrates outlined in this specification and approved by The Owner(s)/Owner(s) Representative.

5.3 Application of Materials

The Contractor is responsible for paint coverage due to surface conditions, colors, color changes, and/or job conditions. Mock-ups are recommended prior to startup to ensure satisfactory coverage, color, and sheen. Color changes should be discussed prior to the signing of the contract.

Color differences due to different batches are rare yet sometimes inherent in the paint industry. The Contractor is to “box” paint (intermixing of individual buckets) to ensure uniform color in any area.

5.4 Change of Specified Materials

- A. The specification writer may substitute products based on product changes, discontinued products, material availability, VOC laws, and other related industry regulation changes
- B. Of The Sherwin-Williams warranty, The Contractor is to use the specified paint, patching, and sealants. Any substitutions **must** have prior approval for use by the specification writer. Substitution of any product without pre-authorization may void the warranty.

5.5 Materials

- A. All materials specified are to be purchased from The Sherwin-Williams Paint Company.
- B. All coatings used must be in the original container.
- C. The paint shall be used/applied per [Product Data Sheet](#) instructions.
- D. The material shall not be modified unless approved by the specification writer.
- E. The manufacturer's recommendation for proper surface preparation must be followed.
- F. All [Product Data Sheets](#) are accessible by visiting [Paintdocs](#) or [Sherwin-Williams](#) online.
- G. This specification dictates the warranty requirements.



H. All paint and sundries located at the job site shall be available for inspection at any time upon commencement of the job by The Owner(s)/Owner(s) Representative and/or any Sherwin-Williams representative.

5.6 Substrates Not Being Coated

The Contractor is responsible for protecting all adjacent work and materials during work progress. The Contractor must protect all adjacent areas not being coated. Upon completion of work, The Contractor must remove all paint (drips and/or over-spray) from surfaces not specified to be coated.

5.7 Minimum Specifications

If instructions contained within this specification, bid document, and/or paint schedule are at variance with the paint manufacturer's instructions, applicable standard, and/or code, the surfaces shall be prepared and coated to suit the higher standard, as determined, and agreed upon by Sherwin-Williams, The Contractor, and/or The Owner(s)/Owner(s) Representative.

5.8 Resolution of Conflicts

The Contractor shall be responsible for stopping work and requesting prompt clarification when instructions are lacking; conflicts occur with the specifications, contract, the paint manufacturer's literature, and/or the procedures specified are not clearly understood. Questions concerning the specification should be clarified prior to commencing the job. Any changes to the specification would require written approval by the specification writer.

5.9 Safety

Safety regulations and safety noted on the manufacturer's [Product Data Sheets](#) and labels shall be observed. [GHS-SDS, EDS, and Product Data Sheets](#) are available from your local Sherwin-Williams Representative or by visiting [Paintdocs](#) or [Sherwin-Williams](#) online.

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 regulations.

5.10 Jobsite Visitation

- A. The Contractor is responsible for visiting the job site and familiarizing themselves
- B. All is subject to inspection by The Owner(s)/Owner(s) Representative
- C. The Contractor is responsible for owning and using a wet film thickness gauge to check application thickness throughout the project
- D. The Contractor and The Owner(s)/Owner(s) Representative have complete responsibility for ensuring that the project specifications are followed
- E. Questions concerning the specifications must be clarified prior to commencing
- F. Changes to the specifications require written approval from The Owner(s)/Owner(s) Representative or the specification writer.

5.11 Surface Preparation

The Contractor is responsible for the preparation of each surface and the finish of their work. Should any surface be found unsuitable to produce a proper coating or finish, The Owner(s)/Owner(s)



Representative shall be notified, and no materials shall be applied until the unsuitable surfaces have been made satisfactory or The Owner(s)/Owner(s) Representative decide otherwise.

- A. Perform preparation and cleaning procedures as Sherwin-Williams recommends and as specified herein for each substrate condition. For additional detailed information, see manuals and publications of standard industry procedures provided by organizations such as the following:
1. [American Institute of Architects \(AIA\)](#)
 2. [Construction Specifications Institute \(CSI\)](#)
 3. [American Society for Testing and Materials \(ASTM\)](#)
 4. [Painting Contractors Association \(PCA\)](#)
 5. [The Society for Protective Coatings AMPP \(SSPC\)](#)
 6. [Sealant Waterproofing Restoration Institute \(SWRI\)](#)
 7. [Occupational Safety and Health \(OSHA\)](#)
 8. [American National Standards Institute \(ANSI\)](#)
- B. All deteriorated/delaminated substrates³ (i.e., wood, hardboard siding, T-111, and masonry substrates) are to be replaced with new materials unless otherwise stated by The Owner(s)/Owner(s) Representative. New materials should be primed on all sides before installation in accordance with specifications.

5.12 Moisture

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

- A. Water moving system(s) not in place or working properly
- B. Previous coat(s) of paint not adhering properly
- C. Deteriorated caulking/sealant
- D. Gaps/voids between substrates
- E. Wood checking (cracks and/or splits in wood)
- F. Rotten wood
- G. Areas affected by water splashing
- H. Painting in inclement weather
- I. Painting an un-dry substrate

5.13 Pressure Washing and Surface Preparation

- A. All vertical and horizontal surfaces designated in the scope of work will be pressure washed for the complete removal of mildew, chlorides (salts), laitance, loose/peeling/blistering coatings, and all surface contaminants, [TSP](#) or similar can be used.
- B. The most effective method to accomplish the necessary results should be performed
1. Cementitious Substrates: well-adhered coatings use 3000 p.s.i./greater with a properly sized fan tip; marginally adhered/peeling coatings use an oscillating tip/similar.
 2. Metal Surfaces: Use 4000 p.s.i. /greater with a fan or oscillating tip/similar.
 3. Wood Substrates: Use 1500 p.s.i. with a flat fan tip.
- C. The delivery flow at the nozzle must be between 3.5-7.0 gallons a minute.

5.14 Sealing Chalk and Efflorescence

³ Delaminating substrates are defined as a surface that paint is being applied to that is lifting/peeling away from the previous coating(s) and/or the original substrate(s)



- A. Verify powder residue on the surface is either chalking due to weathering, alkalinity, or efflorescence. Localized powdery spots on cementitious surfaces usually indicate efflorescence or high alkalinity. A few drops of muriatic acid applied to the powdery surface will react to efflorescence by bubbling, but there will be no reaction to chalk.
- B. After pressure washing and mildew treatment (when needed), allow the surface to dry, then check each surface for chalk and/or efflorescence, the expectation is a chalk free surface.
- C. Apply surface conditioner solution with a brush, roller, airless, or pressure sprayer.
- D. Allow to dry according to label directions before proceeding.
- E. Recheck for chalk after the surface conditioner is dry, the expectation is a chalk free surface.
- F. Surface conditioner should be applied to obtain a slight angular sheen on the entire surface.
- G. Topcoat surface conditioner within 7 days or less, pending environmental conditions.

5.15 Application and Workmanship

- A. The Contractor is to:
 - 1. notify The Owner(s)/Owner(s) Representative if conditions exceed Scope of Work.
 - 2. leave work area(s) in a clean, orderly, and acceptable condition.
 - 3. remove/protect items not being coated, upon completion, replace/uncover items.
 - 4. apply products in accordance with the manufacturers' recommendations.
 - 5. verify conditions are within the manufacturer's requirements.
 - 6. keep surface(s) contaminant free before and during application of coating(s).
 - 7. apply each coat to the required film thickness as specified by the manufacturer.
 - 8. allow each coat to dry prior to application of the following coat.
- B. The final coating film should be consistent in color/sheen and provide a uniform appearance free of visual defects (certain situations may not allow a smooth/even appearance).
- C. Any masonry surface with an elevated pH level or "hot spots" shall be primed with a suitable primer prior to application of the following coat(s).
- D. The Owner(s)/Owner(s) Representative shall provide water and electricity from existing facilities unless discussed, if it will not be provided, it must state so in the contract.
- E. All work shall be accomplished by the person(s) with the necessary skill/expertise and qualifications to do the work in a competent and professional manner.
- F. Normal safety and "wet paint" signs, necessary lighting, and temporary roping-off around work areas shall be installed and maintained in accordance with OSHA and other necessary requirements while the work is in progress.
- G. The Contractor shall advise The Owner(s)/Owner(s) Representative of areas in which work is to be performed in advance of the work schedule to permit all to prepare for the work, advise residents, move vehicles, etc.

5.16 Weather

- A. Materials are to be used in accordance with the [Product Data Sheets](#) regarding weather conditions.
- B. Stop exterior work early enough in the day to permit paint film to set up before condensation caused by night temperature.
- C. Do not begin painting until surfaces meet the specified requirements.

5.17 Color Schedule

- A. To be approved by The Owner(s)/Owner(s) Representative.
- B. The Owner(s)/Owner(s) Representative and/or project coordinator should be aware that certain colors fade more rapidly than others, regardless of the product manufacturer, product type, or substrate to which the product is applied. It is advisable for The Owner(s)/Owner(s)



Representative, project coordinator, and/or person responsible for color selection to consult with Sherwin-Williams early in the planning stage to ensure the most durable combination of tinting formulation is used to achieve the desired color. Additionally, color selection affects the hiding ability of the finish coat; if additional coat(s) are required, The Contractor will charge accordingly.

5.18 Paint Maintenance Guide

Upon conclusion of the project, when requested The Contractor or your Sherwin-Williams Representative can furnish a coating maintenance manual, such as Sherwin-Williams “Paint Maintenance Guide” or equal.

This specification has been written to assist in identifying the products and procedures to be followed based on the scope of work herein defined. A preliminary visual assessment was performed prior to writing the specification. However, the assessment and the specification does not necessarily encompass certain preexisting conditions and/or inherent problems in the structure(s). These conditions may include faulty roof, window structures, stucco and/or masonry degradation, and/or any other existing conditions that 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 a third party (engineer/similar) to determine any additional remedies to implement in conjunction with the specification.

Specifications/product directions should be thoroughly understood and followed to comply with all warranty requirements. Any deviation from this specification or the [Product Data Pages](#) without consent from the appropriate Sherwin-Williams Representative may void all warranties. The contractor will be solely responsible for all warranty claims made on any warranty that has been found void.

This specification has been prepared for your project by [Swayce Good](#), Regional Property Development Advisor of The Sherwin-Williams Company.



**Proud to be America's Paint Company.
Your Paint Company**

Whether painting a wall or a tank, Sherwin-Williams has the best value solutions in paint, equipment, and supplies. We are the most recognized paint brand in North America with over 150 years of service.

We offer:

- The broadest range of innovative coatings
- Paints that meet the most stringent environmental requirements
- One source for all painting supplies, applicators and equipment
- Expert advice and quick turn
- Worldwide distribution plus local service from over 4,200 locations in North America
- Consistency in quality, color, and pricing

823

822

822

Building M

City of Pembroke Pines
Early Development...
Building Y

Pembroke Pines Charter
Middle - Central Campus

Building C

Building A

Airnasium

Building P

Flamingo Rd.

Building E

Building L

water

water

823

Southwest
Entrance

Athletic Field

