



# **EXTERIOR PAINTING OF PEMBROKE PINES CHARTER SCHOOL - WEST CAMPUS**

INVITATION FOR BID # PSPW-25-06

**Issuance of Solicitation:** Tuesday, March 25, 2025

**Questions Due Date:** Monday, April 7, 2025

**Bid Submission Deadline:** Tuesday, April 22, 2025

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 OF PROPOSALS & PROCESS SELECTION
8. INSURANCE REQUIREMENTS
9. GENERAL TERMS AND CONDITIONS
10. SPECIAL TERMS & CONDITIONS

Attachments:

A - Specimen Contract - Contractual Services Agreement

B - Sample Insurance Certificate

C - SW Scope of Work - West Campus



## **SECTION 1 - NOTICE**

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

**IFB # PSPW-25-06**

### **Exterior Painting of Pembroke Pines Charter School - West 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](mailto: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](mailto: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 22, 2025, electronically at <https://procurement.opengov.com/portal/pembrokepines/projects/150072>.**

**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 4<sup>th</sup> 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, vendors, 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:

Ivan Ospinal or other Procurement Staff in the Procurement Department  
City of Pembroke Pines  
8300 South Palm Drive,  
Pembroke Pines, FL 33025  
(954) 518-9020 or 954-518-9020  
[purchasing@ppines.com](mailto:purchasing@ppines.com)



**SECTION 2 - GENERAL PROJECT INFORMATION & TIMELINE**

**2.1 Project Timeline**

The work shall be completed within 60 days from issuance of the City's Notice to Proceed (NTP), with an estimated start date of **June 10th, 2025**.

Work must be completed no later than August 10th.

**2.2 Tentative Schedule of Events**

Issuance of Solicitation (Posting Date):	March 25, 2025
Pre-Bid Meeting (Mandatory):	April 1, 2025, 10:00am  18500 Pembroke Rd, Pembroke Pines, FL 33029
Question Due Date:	April 7, 2025, 11:30pm
Issuance of Final Answers to Questions:	April 10, 2025
Bid Submission Deadline:	April 22, 2025, 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)

**2.3 Mandatory Pre-Bid Meeting/Site Visit**

There will be a **MANDATORY** scheduled pre-bid meeting on **Tuesday, April 1, 2025 at 10:00 am**. Meeting location will be at the **18500 Pembroke Rd, Pembroke Pines, FL 33029**

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

**2.4 Follow-Up Pre-Bid Meeting(s)**

**Follow-Up Meetings:** In the event that a contractor cannot attend the scheduled pre-bid meeting, or if a contractor would like a follow up visit to the site, they may request a site visit by contacting **Ivan Ospinal** at **(954) 518-9020**. We urge all contractors to attend the scheduled meeting, as a separate or follow-up meeting may not be afforded to the requester due to scheduling and availability of staff to assist with any additional meetings. In addition, if making a request for a separate or follow-up meeting, contractors are urged to make these requests as early as possible.



**2.5 Estimated Project Cost**

175,000

**2.6 Liquidated Damages**

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

**2.7 Grant/Federal Funding**

Not applicable for this project.

**2.8 Proposal Security/Bid Bond**

A Proposal Security shall be required, only for bidders that have a total cumulative base proposal amount that exceeds \$200,000. Proposal Security shall be in the amount of 5% of the total cumulative base amount proposed.

**2.9 Payment and Performance Bonds**

In the event that the awarded contract, not including owner's contingency, exceeds \$200,000, two (2) separate bonds (Payment & 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 West Campus, located at 18500 Pembroke Rd, Pembroke Pines, FL 33029, in accordance with the terms, conditions, and specifications contained in this solicitation.

The main purpose of repainting a school that has gone without painting for years is to enhance its visual appeal and create a more positive, clean, and inviting environment for students and staff. Over time, walls and surfaces degrade, and new paint helps safeguard them from further damage, including wear, mold, and environmental elements.

### **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.
- Please see attachment C, "SW Scope of Work - West Campus" for full scope of work.

#### **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 Pembroke 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, 2025, and work must be completed by August 10, 2025.

#### **4.4 Warranties**

- Contractor shall provide a seven (7) year workmanship labor warranty covering repair of peeling or fading paint, lose 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.

#### **4.5 Notes**

- 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 EPS'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 property fitted respirator (NIOSH approved) and proper containment and cleanup. For more information call the National Lead Information Center on 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.
- 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.



**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.

**EXTERIOR PAINT**

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Vendor Notes
1	Lump Sum for exterior painting of West Campus Charter School	1	Lump Sum			
<b>TOTAL</b>						

**OTHER ITEMS**

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



## 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 22, 2025**. 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 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.

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

\*Response required

2.2 Reference Contact Information - Reference's Business Address\*

\*Response required

2.3 Reference Contact Information - Reference's Contact Name & Title\*

\*Response required

2.4 Reference Contact Information - Reference's E-mail Address\*

\*Response required

2.5 Reference Contact Information - Reference's Phone Number\*

\*Response required

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

Yes

No

\*Response required

2.7 Project Information - Name of Contactor Performing the Work\*

\*Response required

2.8 Project Information - Name and location of the project\*

\*Response required

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

\*Response required

2.10 Project Information - Project Duration\*

\*Response required

2.11 Project Information - Completion (Anticipated) Date\*

\*Response required

2.12 Project Information - Size of Project\*

\*Response required

2.13 Project Information - Cost of Project\*

\*Response required

**3 REFERENCE # 2**



- 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 # 3**

- 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 # 4**

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

5.2 Reference Contact Information - Reference's Business Address

5.3 Reference Contact Information - Reference's Contact Name & Title

5.4 Reference Contact Information - Reference's E-mail Address

5.5 Reference Contact Information - Reference's Phone Number

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

Yes

No





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

**6 REFERENCE # 5**

- 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 PROJECT DOCUMENTS**

- 7.1 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

- 7.2 PROPOSAL SECURITY (BID BOND FORM OR CASHIER'S CHECK)
  - a. **In the event that your total cumulative base proposal amount exceeds \$200,000,** a Proposal Security shall be in an amount not less than of 5% of the total cumulative base amount proposed.
  - b. Therefore, proposal should be accompanied by a certified or cashier's check or by a Bid Bond made payable to the City of Pembroke Pines on an approved form, duly executed by the Proposer as principal and having as surety thereon a surety company



acceptable to CITY and authorized to write such Bond under the laws of the State of Florida.

- c. Contingency is not to be counted in the total amount the proposal security is based on.
- d. Proposers must submit a scanned copy of their bid security (bid bond form or cashier's check) with their bid submittal through OpenGov.
- e. Proposers should also submit their original bid security (bid bond form or cashier's check) at time of the bid due date, or they may be deemed as non-responsive.
- f. The original Bid Bond or Cashier's Check should be in a sealed envelope, plainly marked "**BID SECURITY - PSPW-25-06 Exterior Painting of Pembroke Pines Charter School - West Campus**" and sent to the City of Pembroke Pines, City Clerk's Office, 4th Floor, 601 City Center Way, Pembroke Pines, Florida, 33025.
- g. Please see [SPECIAL TERMS & CONDITIONS](#) of this document for additional information.

## **8 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).

### 8.1 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

### 8.2 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

### 8.3 EQUAL BENEFITS CERTIFICATION FORM\*

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

- [Equal Benefits Certificatio...](#)



\*Response required

8.4 VENDOR DRUG FREE WORKPLACE CERTIFICATION\*

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

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

\*Response required

8.5 SCRUTINIZED COMPANY CERTIFICATION\*

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

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

\*Response required

8.6 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

8.7 HUMAN TRAFFICKING AFFIDAVIT\*

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

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

\*Response required

8.8 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

8.9 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

**9 OPTIONAL DOCUMENTATION**

9.1 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.

## 9.2 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.

## 9.3 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.



9.4 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.

9.5 PROFESSIONAL LICENSES

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

**10 VENDOR CLASSIFICATION**

10.1 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:
  - i. **"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**;
  - ii. **"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"

10.1.1 Please indicate your Local Vendor Status\*

Local Pembroke Pines Vendor (LPPV)

Local Broward County Vendor (LBCV)

\*Response required

When equals "Yes"

10.1.2 Local Vendor Preference Certification\*

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

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

\*Response required

When equals "Yes"

10.1.3 Local Business Tax Receipts\*

i. 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

10.2 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. A veteran owned small business shall be defined as:

i. **"Veteran Owned Small Business"** shall mean a business entity which has received a "Determination Letter" from the United States Department of Veteran Affairs Center for Verification and Evaluation notifying the business that they have been approved as a Veteran Owned Small Business (VOSB).

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"

- 10.2.1 Determination Letter from the United States Department of Veteran Affairs Center\*
- i. If claiming Veteran Owned Small Business Preference Certification, business must attach the "Determination Letter" from the United States Department of Veteran Affairs Center for Verification and Evaluation notifying the business that they have been approved as a Veteran Owned Small Business (VOSB).

\*Response required

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

Yes

No

\*Response required

When equals "Yes"

- 10.3.1 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"

- 10.3.2 MBE Certification Documentation\*
- i. 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

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

Yes

No

\*Response required





When equals "Yes"

10.4.1 WMBE Certification Documentation\*

- i. 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

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

Yes

No

\*Response required

When equals "Yes"

10.5.1 HubZone Business / Labor Surplus Area Firm Certification Documentation\*

- i. 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

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

Yes

No

\*Response required

When equals "Yes"

10.6.1 SBE Certification Documentation\*

- i. 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

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

Yes

No

\*Response required

When equals "Yes"



10.7.1 CBE Certification Documentation\*

- i. 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

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

Yes

No

\*Response required

When equals "Yes"

10.8.1 DBE Certification Documentation\*

- i. 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

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

Yes

No

\*Response required

When equals "Yes"

10.9.1 Other Vendor Classification Certification Documentation\*

- i. 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 OF PROPOSALS & PROCESS SELECTION**

**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.

# Exterior Repaint Specification for

Pembroke Pines Charter School West Campus  
18500 Pembroke RD  
Pembroke Pines, FL 33029



Prepared for:

**Project Manager**  
Sebastian Hieber  
Shieber@ppines.com  
786.734.7333

Prepared by:

Luis Angel Gonzalez Jr.  
The Sherwin-Williams Company  
Property Development Representative  
786.459.6503  
[Luis.a.gonzalez@sherwin.com](mailto:Luis.a.gonzalez@sherwin.com)



1/8/2025

Pembroke Pines Charter School West Campus  
18500 Pembroke RD  
Pembroke Pines, FL 33029

Project Manager  
Sebastian Heiber  
Sheiber@ppines.com.com

Dear City of Pembroke Pines and Pembroke Pines Charter School West Campus ,

Thank you for considering Sherwin-Williams products for your project.

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 Ten (10) Years 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,

*Luis Angel Gonzalez Jr.*

786.459.6503

[Luis.A.Gonzalez@sherwin.com](mailto:Luis.A.Gonzalez@sherwin.com)



## Project Scope of Work

**Inclusions:** 5-6 Buildings (A, E, I, M, ), 2 floors each

- Include up to 150 Sq. Ft. of stucco removal and replacement in base bid.
- The contractor is to pressure clean the exterior surfaces to be painted.  
(See [Pressure Washing Surface Preparation](#))
- Seal all exterior surfaces to be painted (see [Coatings Schedule](#))
- Repair hairline cracks as per specifications (see [Crack Repairs](#))
- **Caulks & Sealants:** **Caulk all window and door frames as needed with Loxon S1**
  - Control and expansion joints
  - Window and sliding door frames
- **Masonry/Concrete/EIFS**
  - All previously painted vertical masonry substrates
  - Wall joints
  - Ceilings
  - Enclosures by fire back flow
  - Exterior overhang
  - Airmasium Walls
  - Caulk around window expansion.
  - Fill in floor expansion joints.
  - Previously painted concrete floors in front of stairway
  - Dumpster walls
- **Metal**  
Prep, prime, and paint the following previously painted items.
  - Metal Doors
  - Metal Gutters and downspouts
  - Fire hydrant
  - Electrical wall connections
  - Electrical box enclosure and if necessary, the gate
  - Repaint letters on buildings (A, E, I, M, & P)

***Choice of color may determine how many coats will be required to cover existing colors to be painted.***

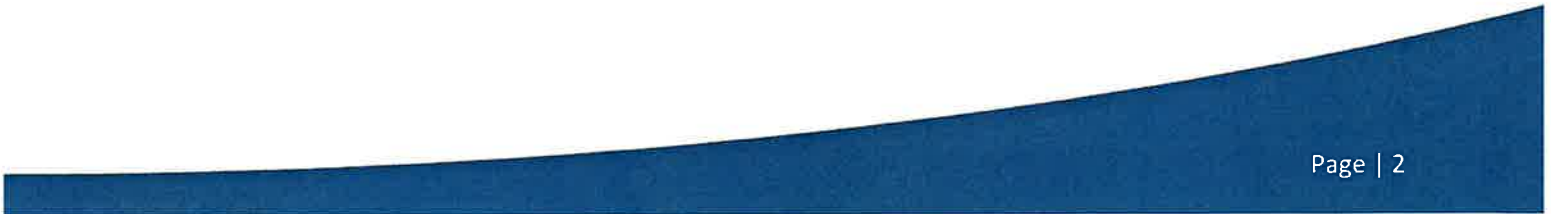
### Exclusions

- No shutters
- No metal stairway railings
- No metal mesh by stairway
- No windows
- No steps on stairways
- No aluminum conduits
- No light fixtures
- No aluminum walkway beams.
- Anything not listed in the "Substrates" part of this Specification.



**SHERWIN-WILLIAMS.**

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.





SHERWIN-WILLIAMS.

## Coating Schedule (1 coat primer 2 coats topcoat)

### Stucco & Masonry Surfaces – All previously painted vertical substrates

- A. **Prime Coat:** Loxon® "Hot Stucco" Conditioner (A24 Series) (applied 200-320 sq. ft. per)
- B. **Repairs & Fresh Stucco:** Loxon® Concrete Masonry Primer/Sealer Latex (LX02W50) (applied 5.3-8 mils)
- C. **Two Finish Coat: (2)** Latitude™ Exterior Acrylic (4 mils WFT, 1.4 mils DFT)  
Click Here: [Latitude™ Exterior Acrylic Flat \(sherwin-williams.com\)](http://sherwin-williams.com)

### Wood trims, and fascia

- A. **Prime- New or Bare Wood:** Exterior Latex Wood Primer (B42W8041) (4-mile WFT or 1.4 mils DFT)
- B. **Previously Painted:** Multi- Purpose B51-450 Series
- C. **Finish Coat: (2)** Latitude™ Exterior Acrylic (4 mils WFT, 1.4 mils DFT)

### Gutters, Downspouts, Railings, and other Metals.

- A. **Spot Prime (Rusted areas):** Cortec Corverter
- B. **Prime Coat:** Pro Industrial™ Pro-Cryl (B66-310 Series) (5-10 mils WFT or 2-4 mils DFT)  
**Note:** *If using Macro 646 Prep by total removal of all paint to bare metal or adhesion required*
- C. **Finish Coat: (2)** Pro Industrial Pre-Catalyzed Water-based Urethane Gloss (B65w121) (6 – 12)  
**May require a second coat depending on coverage of first coat.**

### Ferrous Metals

- A. **Spot Prime (Rusted areas):** Cortec Corverter
- B. **Full Prime Coat:** Pro Industrial™ Pro-Cryl Universal Metal Primer (B66 Series) (5-10 mils WFT)  
**Note:** *If using Macro 646 Prep by total removal of all paint to bare metal or adhesion required*
- C. **Finish Coat: (2)** Pre-catalyzed Waterbased Urethane. (B65-1100 Series) (Wet mils: 6.0-12.0 or Dry mils: 2.2-4.4)  
**May require a second coat depending on coverage of first coat.**

### Previously painted concrete floors

**(Mock-ups must be completed to perform adhesion test)**

Pressure Clean with a minimum 2500 PSI and 10-20% Chlorine solution.

Surface to be coated must be in sound condition and free of all grease, oil, dirt, dust or other contaminates. Prepare using detergents, de-greaser, manual scrubbing, pressure washing or other means in accordance with ASTM D4258 – 83.

If mold, mildew, or fungus is present, kill and remove by cleaning with a solution of 1-part household bleach to three (3) part water.





**SHERWIN-WILLIAMS.**

Remove any peeling and/or marginally adhered coatings, etch bare areas, and abrade remaining coatings to dull and create a profile. Surface must be free of all moisture prior to coating.

A. Two (2) Coats of: H&C Heavy Shield

**Note:** Add H&C SharkGrip or similar to each coat of material applied.



## Pictures





## Pictures





## Pictures







## Pictures





**SHERWIN-WILLIAMS.**

## Pictures





## Pictures







## Pictures







SHERWIN-WILLIAMS.

## Pictures





## Pictures







SHERWIN-WILLIAMS.

## Pictures





SHERWIN-WILLIAMS.

## Pictures





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 on 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 property fitted respirator (NIOSH approved) and proper containment and cleanup. For more information call the National Lead Information Center on 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.



SHERWIN-WILLIAMS.

## 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 cracks with water and allow them to completely dry. Seal with Sherwin-Williams Concrete and Masonry Elastomeric Patching Compound (smooth or textured).
- C. For cracks deeper than 1/2 inch or wider than 1/4 inch, backer rods should be used to fill the gap and to eliminate three-point adhesions. See data sheet for additional information.

## Caulks and Sealants

### Execution

- A. Do not begin application of caulk or sealants until substrates have been properly prepared. Notify owner or owner's representative of unsatisfactory conditions before proceeding.
- B. If substrate preparation is the responsibility of another installer, notify owner or owner's representative 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





- A. Apply all caulks and sealants with manufacturer specifications in mind.
- B. Do not apply it 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 Metal or Stucco to Stucco**

- 1. Exterior Polyurethane: Sherwin-Williams Loxon H1 One Component Polyurethane/Silicone Hybrid

**PVC, Plastic, Brick, Stone, Masonry, Marble, Stucco, Cementitious Siding, Vinyl Siding, Wood:**

- 1. Exterior Polyurethane:  
Sherwin-Williams Loxon S1

**Concrete: Vertical Applications**

- 1. Exterior Polyurethane:  
Sherwin-Williams Loxon S1

**Concrete: Horizontal Applications**

- 1. Exterior Polyurethane:  
Sherwin-Williams: Loxon SL1 One Component Self Leveling for Horizontal Surfaces

**Glass: Glazing**

- 1. Exterior Latex:  
Sikasil® SG-18

**Glass: Non-Structural Sealing**

- 1. Exterior:  
Sherwin-Williams White Lightning All Purpose Silicone Ultra

**Metal: Ferrous and Non-Ferrous**

- 2. Exterior Polyurethane:  
Sherwin-Williams Loxon S1 One Component Smooth

**EIFS**

- 1. Exterior Polyurethane/Silicone Hybrid:  
Sherwin-Williams Loxon H1 One Component Polyurethane/Silicone Hybrid

**SHERWIN-WILLIAMS.**

# Contractor Responsibilities

## 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

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

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.

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 overspray from floors, glass, concrete, and other surfaces not specified to be painted.

## Minimum Specifications

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



**SHERWIN-WILLIAMS.**

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

---

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

## Safety

---

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

---

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

---

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 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.



**SHERWIN-WILLIAMS.**

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 to. 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. Brick must be free of dirt, lose or peeling paint, loose and excess mortar, delaminating layers of the brick, and foreign material. All brick should be allowed to weather for at least one year followed by wire brushing to remove efflorescence. Treat the bare brick with one coat of Loxon Conditioner. Any areas of breakage shall be patched and dried using specified Sherwin-Williams patching compound in accordance with Product Data Sheet instructions before coatings are applied.
9. 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.

#### Non-Ferrous Metal Preparation

First clean surface as per SP-1 to remove grease and any detrimental foreign matter. Ensure removal of previous loose, flaking, peeling coatings and any loose scaling rust, as per SP-2 (hand tool cleaning) by sanding or to efficiently remove any loose detrimental foreign matter and to create a profile to promote adhesion of new coating system. Then clean to ensure surface is free of any detrimental foreign matter. (Clean dry, & dull surface)

#### 10. Ferrous Metal Preparation

1. After pressure washing, mildew treatment and chloride (salts) removal, ferrous metals will be solvent cleaned in accordance with the Society of Protective Coatings Standard, SSPC SP-1. Change cleaning rags often. Dispose of all rags in accordance with local, state and EPA regulations.
2. Any existing rust or loose and failed coatings will be removed by conscientious hand and power tool cleaning, according to SSPC-SP2/3. Hand or power sand all existing gloss surfaces in order to promote the adhesion of the specified primer/finish. Remove all sanding residuals.
3. All residue produced by grinding and chipping will be completely removed from the surface and surrounding area prior to any other procedure.
4. Any area that presents difficulty in reaching will be treated with Corrverter rust conversion primer, applied by label direction. Rust must be present for the converter to perform as formulated by converting ferrous oxide (rust) to a stable iron complex.
5. Pay particular attention to back-to-back angles, bolt configurations and all welds. "Stripe coat" welds all welds and allows primer to dry prior to complete prime coat installation.
6. Surface temperature must be 5° F above critical dew point prior to any coating's procedure.



**SHERWIN-WILLIAMS.**

11. All vinyl siding should be clean thoroughly by scrubbing with a warm, soapy water solution. Rinse thoroughly. Do not paint vinyl siding with any color darker than the original color unless the product and color are designed for such use. Painting with darker colors may cause siding to warp.
12. 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 12 or less unless the products are designed to be applied to high pH substrates.
13. 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

---

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

---

1. 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.
2. Remove mildew per the following:
  - a. Tools: Stiff brush, garden pump sprayer or chemical injector power washer method.
  - b. 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

---

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.

**SHERWIN-WILLIAMS.**

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 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 12 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 number of coats specified).

### Workmanship & Application Conditions

---

1. Keep surface dust, dirt, and debris free before, during, and after painting, until paint is cured.
2. 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.
3. All work shall be accomplished by people with the necessary skill and expertise and qualified to do the work in a competent and professional manner.
4. All shrubbery, outside carpeting and sprinkler systems shall be fully protected against damage during each stage of the painting project.
5. 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 workers' safety.
6. All exterior substrates designated not to receive paint coatings shall be kept free of paint residue, i.e., windows, outdoor carpeting, walkways, etc.
7. Owner shall provide water and electricity from existing facilities.
8. 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.





9. 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.
10. Do not paint over any code required labels or any equipment identification, performance rating, name, or nomenclature plates.
11. 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 number of coats specified).

## Weather

---

1. All materials are to be applied in accordance with the product data page in regard 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 occur.
2. Do not begin painting until surfaces are moisture free.

## Color Schedule

---

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

---

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.



SHERWIN-WILLIAMS.



### GHS-SDS, PDS, EDS DATA SHEETS

*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.*

*This specification has been prepared for your project by  
The Sherwin-Williams Company*