PAINT SPECIFICATIONS

FOR THE

FLORIDA DEPARTMENT OF TRANSPORTATION BUILDING
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

TEN YEAR WARRANTY

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SCOPE OF WORK:

This specification covers the pressure cleaning, surface preparation, repair, caulking, sealing and conventional repainting of the exterior areas of the Florida Department of Transportation Buildings. It includes all normally painted exterior surfaces of the main building and the Emergency Operation Center, all non-commercial glass entry doors, guttering, dumpster enclosures, etc. The generator building, including bollards, and the tool shed are an option. Repainting of the railings is an option.

INCLUSIONS:

1.) The Contractor is to chemically clean with a proper solution of Simple Green All Purpose Cleaner, then pressure clean the exterior stucco and other surfaces to be painted.
2.) Seal the entire exterior stucco surface with Loxon™ Pigmented or Clear Acrylic Sealer. Do not reduce. Sherwin-Williams Flex Bon Flex Prep may also be used.
3.) Repair damaged stucco by patching, and derust and repair any spalling.
4.) Caulk, where necessary, the perimeter of exterior doors and windows with Sherwin-Williams Stampede® 1 Urethane Sealant.
5.) Apply Sherwin-Williams Resilience® Exterior Acrylic Satin, (K43 Series), to all exterior stucco surfaces, except as noted.
6.) To all parapet walls and other horizontal masonry surfaces, apply two separate coats of Sherwin-Williams Sher-Crete® Flexible Concrete Waterproofer, (A5 Series).
7.) Fill railing bottoms with Sherwin-Williams Stampede® 2SL Polyurethane Sealant.
8.) Sherwin-Williams warrants vertical stucco surfaces with the Sherwin-Williams Resilience® Exterior Acrylic Satin for ten years. See written warranty for details.

CONTRACTOR RESPONSIBILITIES:

A. The Contractor shall supply all necessary labor, materials and equipment necessary for the total completion of the required work as per the Sherwin-Williams Specifications. The Contractor shall be responsible for and use care in the protection of the Owners’ property; such as windows, shrubbery, and walkways, and shall protect other areas not in this scope of work from paint and/or damage. If such damage occurs, the Contractor shall be solely responsible for the restoration of such damages as the result of the Contractor's or any employees of the contractor, except as noted below. The Contractor shall work with the manager to arrange for all automobiles and other vehicles to be removed from the work area to safeguard against possible damage.
B. All work shall be performed in a workmanlike manner by skilled mechanics and shall be carried out in such a way as to minimize any inconvenience to the occupants and tenants. The Contractor shall maintain a full work force from the start to the completion of the project, providing a qualified foreman on the jobsite at all times. The Contractor shall ensure that all such mechanics shall be fully and properly clothed, in identifiable uniforms while working on the premises or entering any part of the work area.

C. All ladders and other materials shall be secured at the end of each workday. Upon completion of the work, the Contractor shall promptly remove all debris, material, and equipment, etc., and shall leave the premises of the jobsite clean and orderly.

D. The Contractor shall deliver, or have delivered, necessary materials in unopened containers with the original labels and batch numbers clearly visible. All materials shall be used in strict adherence to the manufacturer's written specifications and/or recommendations. Follow all label directions.

E. The Contractor shall arrange with the Manager for working space, space for material storage, and proper access to the areas where the work is to be performed.

OWNER'S RESPONSIBILITIES:

The Owner shall provide proper water and electric service for the preparation of materials and equipment necessary to complete the work. Use of sanitary facilities shall be by mutual consent.

It shall be the responsibility of the Owner to perform any trimming or pruning of foliage necessary to prevent any problems with the requirements of the coating work. The Owner shall be responsible to remove or protect loose objects in the work area that are not included in this scope of work. If such items are not removed, the contractor shall exercise due diligence to protect any such items, but will not be responsible for any damages. The Owner shall be responsible for providing proper parking space for vehicles, and equipment as necessary to complete all work.
SAFETY AND PUBLIC CONVEYANCE:

The Contractor shall rope off and erect warning signs in areas where overspray, dripping or any chance of damage or injury could occur. The contractor shall be responsible for job safety administration, (including tools, equipment, and work methods), and must be in compliance with applicable OSHA safety regulations.

LICENSES, PAYROLL, AND INSURANCE:

The Contractor shall produce all necessary county and local licenses and permits where applicable. The Contractor shall also furnish copies of proper insurance, covering liability, property damage, workman's compensation and vehicle insurance and shall keep such insurance in force during the course of the prescribed work. The Contractor shall maintain a good credit rating with the Sherwin-Williams Company, in accordance with their terms and provisions, for the purpose of obtaining all necessary materials during the course of work.

SURFACE PREPARATION:

Proper surface preparation is the responsibility of the Contractor. Surfaces shall be prepared in accordance with methods accepted as industry standards. The following is a set of recommendations necessary to achieve the proper surface of the substrate to allow for the long-term adhesion of the specified coatings. Test applications of each coating are the responsibility of the contractor, to ensure compatibility with the substrate, and adhesion and other characteristics of the new coating, as well as any previous coatings. As new coatings dry, the surface tension created by the curing process can cause peeling if there is insufficient adhesion of any of the underlying paint films. Certain colors and/or materials may require more than one coat to properly cover the existing substrate color, and allowances must be made for this and coverage determined prior to the beginning of the job. Adhesion tests must be done.
Maintenance painting will frequently not permit or require complete removal of all old coatings prior to repainting. However, all surface contamination such as oil, grease, loose paint, mill scale dirt, foreign matter, rust, mold, mildew, mortar, efflorescence, and sealers must be removed to assure sound bonding to the tightly adhering old paint. Glossy surfaces of old paint films must be clean and dull before repainting. **Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.**

Coating performance is affected by proper surface preparation and application. Coating integrity and service life will be reduced because of improperly prepared surfaces. As high as 80% of all coatings failures can be directly attributed to inadequate surface preparation that affects coating adhesion. Selection and implementation of proper surface preparation ensures coating adhesion to the substrate and prolongs the service life of the coating system. No exterior painting should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50°F.

Always check color for proper match. If the color does not match, do not continue. Minor shade variations may occur from batch to batch (refer to the batch number on the bucket). Avoid installing separate batches side-by-side to insure the best color matching. Sherwin-Williams will not be responsible for shade or color variation from batch to batch, if within product standards.

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

**PRESSURE CLEANING:**

The Contractor is to chemically clean with a solution of 4 ounces of Simix – Oxi One All Purpose Cleaner to 1 gallon of warm water and pressure clean with a minimum 3000 psi pressure washer using a 15-25 degree spray tip to remove all mildew, peeling, blistering and flaking paint, excessive chalk residue, efflorescence, salt and other foreign matter, and by means of wire brushing or hand tool scraping.
**EXTERIOR MASONRY SEALER:**

The Contractor is to apply a uniform coat of Sherwin-Williams Loxon® Conditioner, (A24-100 Series), Clear or Guide Coat, to all surfaces prior to painting, caulking, or repairing. Application is to be made to all pressure cleaned exterior surfaces to be painted. Do not reduce. Follow package directions. Sherwin-Williams Flex Bon Flex Prep may also be used. Note: Masonry sealers are intended to seal light chalk and promote adhesion of the top coat. The best adhesion will result from total removal of all chalk, followed by proper adhesion of the specified sealer.

**EXTERIOR STUCCO-MASONRY SURFACES**

All loose or broken masonry must be removed. After mildewcide, and pressure cleaning, apply sealer prior to repairing cracks. Repair all hairline cracks as required using Sherwin-Williams Vertical Wall Patch, (7331366 or 7331457). Cracks less than 1/16” shall be filled with brush grade sealants, and have the edges feathered to insure a uniform surface with the surrounding surfaces. All masonry cracks greater than 1/16” shall be tooled out to form a ‘v’ shape. Completely fill all cracks with brush grade sealant over the patch to cover it to a depth of 1/16” then feathered to blend in with the surrounding stucco surface and texture as closely as possible.

Any areas where spalling, (breaks where stucco or concrete was), is evident, are to be treated by removing all affected loose stucco or concrete, then chipping out enough stucco or concrete to adequately expose enough of the metal to be able to prime properly. All exposed metal surfaces shall be wire brushed to remove all surface rust, then primed with Sherwin-Williams Kem Kromik Universal Metal Primer, (B50NZ6/B50WZ1). After sealing, the area shall then be patched to blend in with the surrounding area.

**CAULKING AND SEALANTS:**

All perimeter joints are to be inspected. All deteriorating caulking shall be removed as well as any dirt or foreign matter, and then properly replaced with Sherwin-Williams Stampede® 1 Urethane Sealant, according to the manufacturer’s recommendations. The Contractor shall seal all perimeter joints around windows and doors, and any stucco band, expansion joints, at the joints where dissimilar materials meet, and or other areas where water intrusion may result. Tool after application to match the surrounding surfaces.

Properly prepare the railing posts as listed below. After preparation and priming with Sherwin-Williams MacroPoxy 646, railing posts base holes are to be filled with Sherwin-Williams Stampede® 2SL Polyurethane Sealant where they meet the post. After mixing, per package and data page instructions, pour into the recesses until slightly higher than the surrounding concrete surfaces and knife a slight slope away from the post.
COATINGS AND APPLICATIONS:

EXTERIOR MASONRY SURFACES:

Apply Sherwin-Williams Resilience® Exterior Acrylic Satin, (K43 Series), at a wet film thickness of 4 mils to achieve 1.52 mils dry film thickness to all surfaces to be painted, except as noted.

EXTERIOR WOOD SURFACES:

To any exterior wood to be painted, pressure clean as above, then prime bare wood with Sherwin-Williams Exterior Oil-Based Wood Primer, (Y24W8020) applied at a wet film thickness of 4 mils to achieve 2.3 mils dry film thickness to all bare surfaces to be painted, except as noted. Topcoat with Sherwin-Williams Resilience® Exterior Acrylic Satin, (K43 Series), applied as above, except as noted.

ENTRY DOORS AND OTHER METALS:

All hinged entry metal (hollow or solid – not commercial glass) doors must be spot primed before topcoating. Carefully ensure that any existing rust is prepared as above, prior to priming. After preparation as above, doors to be painted shall be have a full prime coat Sherwin-Williams shall also be used where necessary for spot priming of ferrous metal gutters, or other exposed ferrous metal surfaces. Do not use on galvanized metal. The finish coat for entry doors and other special metals shall be Sherwin-Williams Corothane® 1 HS Aliphatic Finish Coat, (B65-50), applied at a wet film thickness of 3.5 – 5.0 mils to dry to 2.0 - 3.0 mils dry film thickness. Do not use mineral spirits or other hydrocarbon based solvents.
Any galvanized metal to be painted should be solvent cleaned per SSPC-SP1, with a non-hydrocarbon based solvent, and then primed as required above for any rust spots. If surface has significant rust, then prepare per SSPC-SP2, then clean and prime as above. After spot priming apply a prime coat over the entire surface. Bollards are to be primed as above and topcoated with two coats of Sherwin-Williams Sher-Cryl™ HPA High Performance Acrylic, (B66W300 Series), applied at a wet film thickness of 6.0 – 10.0 mils to dry to 2.5 – 4.0 mils dry film thickness, per coat.

**ROOF PARAPET CAPS AND WALLS:**

Parapet walls and caps are to be prepared with patch as elsewhere listed under *Exterior Stucco-Masonry Surfaces*. To the top of all non-capped parapet walls apply **two separate** coats of Sherwin-Williams Sher-Crete® Flexible Concrete Waterproofer, (A5 Series), at a wet mil thickness of 14 – 18 mils. Cover the top and down the walls on the inside and over the roofing material by 2 inches, and then apply over the top and down ½ inch on the outside. These coats shall be applied with at least 8 hours drying time between coats. These coats are to be applied after pressure cleaning and sealing and patching, but before the application of the topcoat. Topcoat as above.

**SUBMITTALS:**

Upon completion of the entire project, and with these specifications strictly adhered to, Sherwin-Williams will provide a Ten Year Limited Warranty for the Sherwin-Williams Resilience® Exterior Acrylic Satin, (K43 Series), on all properly prepared exterior vertical masonry surfaces. Proper application is the responsibility of the Owner. Field visits by Sherwin-Williams personnel are for the purpose of making technical recommendations only and are not for supervising or providing quality control on the jobsite.

Owner is to be supplied with applicable Sherwin-Williams Color Answer Color Decks, if necessary. The Contractor is responsible for obtaining and following all instructions and specifications on the appropriate Sherwin-Williams Data, and Product Information Pages, as well as the Sherwin-Williams Application Bulletins for each product used. No deviation from these published standards will be allowed, unless approved in writing from an authorized Sherwin-Williams representative. All manufacturers’ data specification sheets for materials used on the job shall be provided to the Owner’s representative, as well as a sample warranty and general maintenance information, if requested.