



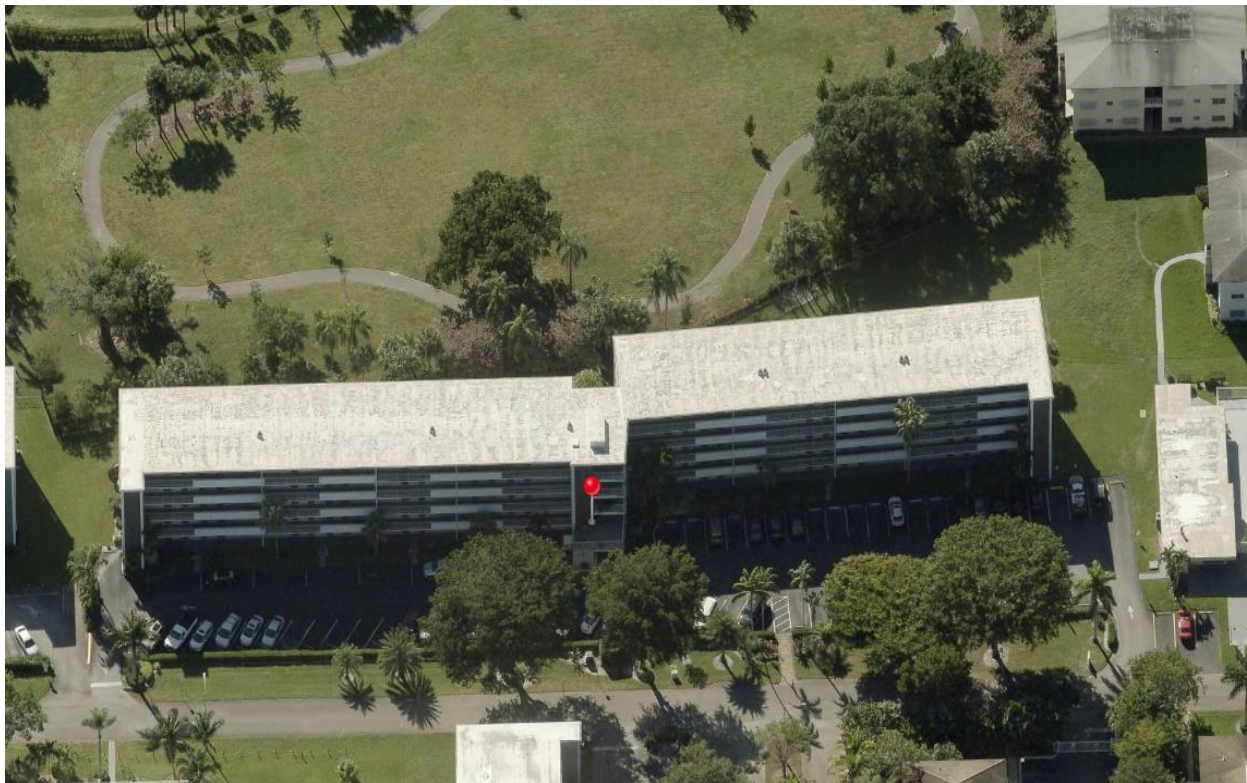
SHERWIN-WILLIAMS.



Repaint Specification

Hillcrest Country Club 15

4800 Hillcrest Lane
Hollywood Beach, Florida 33021



Prepared by:

Isaac Martinez
Senior Sales Representative
The Sherwin-Williams Company
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SCAN TO SAVE
MY CONTACT





August 3, 2023

Farrukh Sayeed
P.E., CGC, MBA, MIS
President
S&D Engineering and Construction, Inc.

Michael Einbinder
Property Manager
Hillcrest Country Club Apts, Inc. No. 15
c/o Command Association Management

Thank you for considering Sherwin-Williams for your project.

On Tuesday, August 1st, I had the opportunity to walk the Hillcrest Condominium #15 property. The 55-year-old/5-story/64-unit building community that is to be repainted (areas detailed within) has been examined and a specification that best suits the requirements of this project has been created.

Upon completion of the entire project, and with adherence to the provided specifications, you will be eligible to receive a 10 Year Warranty from Sherwin-Williams on all properly prepared exterior vertical masonry surfaces. When requested Sherwin-Williams will present a document of the facility's colors, products used, and the location of original purchases for maintenance and re-orders.

Thank you for the business opportunities you have afforded the Sherwin-Williams Paint Company. We appreciate your confidence in our products and their performance in the field. If I may be of any assistance in this or any other matter, I await your request.

Respectfully,

A handwritten signature in blue ink that reads "Isaac Martinez".

Isaac Martinez
Sr. Sales Representative
Sherwin-Williams Paint Company
Mobile - 954.444.3742
Isaac.Martinez@sherwin.com

Part 1 – Project Scope

1.1 Inclusions

- A. The contractor is to pressure clean the exterior surfaces to be painted ([see Pressure Washing and Surface Preparation](#))
- B. Seal/prime all exterior surfaces to be painted ([see Coatings Schedule](#))
- C. Stucco and related repair(s)
- D. Repair cracks ([see Crack Repair](#))
- E. Apply sealant as needed ([see Caulks and Sealants](#))
 - 1. Complete removal and replacement at metal and stucco transitions, penetrations, perimeters, wall-to-wall joints/changes of planes
- F. Areas to be coated:
 - 1. Stucco shear walls
 - 2. Fascia
 - 3. Decorative block walls
 - 4. Walkway knee walls and rail systems
 - 5. Previously coated Chattahoochee
 - 6. Previously coated pedestrian traffic floor systems
 - 7. Entry doors and frames, exterior side only
 - 8. Utility doors and frames, exterior side only
 - 9. Previously painted gutters, downspouts, drip caps, vents, louvers, electrical boxes, piping, and conduit along with other previously coated substrates
- G. Color and sheen are the responsibility of The Owner(s)/Owner(s) Representative
 - 1. [Choice of color](#), product, and sheen will determine if additional coats will be required

1.2 Options – provide separate line-item pricing:

- A. Provide a per unit price to strip door/frame(s) as needed

1.3 Exclusions

- A. Light fixtures
- B. Window frames
- C. Sliding glass door frames
- D. Glazing (glass-to-metal)
- E. Screen enclosures
- F. Stone walls
- G. Rail systems at the patio/balconies
- H. Hurricane shutters and mounting systems
- I. Vehicular traffic floor systems
- J. Roof systems
- K. Areas that are not indicated within this specification, contract, or scope of work documents

1.4 Notes

- A. The previously coated pedestrian floor traffic systems are peeling in many areas. Complete removal, correct preparation, and recoating should be considered.

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

This document serves as a recommendation based on the condition of the property as developed in conjunction with The Owner(s)/Owner(s) Representative. It serves as a resource and standardization for contractors to bid the project and is in no way/or to be used as the contract.

It is the responsibility of The Contractor to satisfy the final contract with The Owner(s)/Owner(s) Representative. Changes to the coating schedule/materials to be used after this document has been created may change the warranty offerings. The Contractor is to refer to the [Product Data Sheets](#)¹ for application information.

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 more strict than those set under the federal regulations. The federal regulations are detailed in EPA's Lead Renovation, Repair and Painting Program Regulations Rule (RRP) 40 CFR Part 745, Subpart E, and as amended. Specifics associated with the RRP Rule pertaining to "Firm Certification", individual "Certified Renovator" Certification, pre-work activities (notification & testing), occupant protection/work site preparation measures, safe work/prohibited work practices, clean-up/clean-up verification/waste disposal/clearance testing (if applicable), recordkeeping and worker training criteria can be obtained on EPA's website: www.epa.gov/lead.

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances require the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1.800.424.LEAD (in the US) or Contact your local health authority. Removal and all related state and local regulations. Care should be taken to follow all state and local regulations which may be more strict than those set under federal RRP Rule.

Part 2 – Coating Schedule

- 2.1 Stucco/Masonry Surfaces
 - A. Spot Prime "Hot Stucco": Sherwin-Williams [Loxon Concrete & Masonry Primer/Sealer](#), LX02W0050, applied @ 5.3-8.0 mils wet; 2.1-3.2 mils dry
 - B. Seal - Previously Painted: Sherwin-Williams [Loxon Acrylic Conditioner](#), LX03-0100 Series, applied @ 200-300 sq. ft. per gallon
 - C. Repairs/New Stucco: Sherwin-Williams [Loxon Acrylic Block Surfer](#), (to build-up as needed) LX01W0200, applied as needed, not to exceed 16.0 mils wet; 8.8 mils dry
 - D. Finish: Sherwin-Williams [Loxon Self-Cleaning Acrylic Coating](#), LX13-0050 Series, applied @ 5.0-7.0 mils wet; 2.1-2.9 mils dry, on all vertical surfaces. Sherwin-Williams [Latitude Exterior Latex Flat](#), K60 Series, applied @ 4.0 mils wet; 1.4 mils dry, on all horizontal surfaces

- 2.2 Ferrous Metal
 - Stripe coat inside/outside corners/edges, welds, crevices, sharp angles, and/or areas of concern
 - A. Spot Prime (Bare): Sherwin-Williams [MacroPoxy 920 Pre-Prime](#), B58T101/V10, applied @ 1.5-2.0 mils wet; 1.5-2.0 mils dry
 - B. Spot Prime (Bare): Monopole Inc. [Monobond RI](#), applied @ 4.3-5.7 mils wet; 1.5-2.0 mils dry
 - C. Finish: Sherwin-Williams [Sher-Cryl High Performance Acrylic](#), B66-350 Series, applied @ 6.0-10.0 mils wet; 2.2-3.7 mils dry

- 2.4 Gutters and Downspouts
 - A. Spot Prime (Bare): Monopole Inc. [Monobond RI](#), applied @ 4.3-5.7 mils wet; 1.5-2.0 mils dry

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

- B. Seal (Previously Painted): Sherwin-Williams [Loxon Acrylic Conditioner](#), LX03-0100 Series, applied @ 200-300 sq. ft. per gallon
- C. Finish: Sherwin-Williams [Loxon Self-Cleaning Acrylic Coating](#), LX13-0050 Series, applied @ 5.0-7.0 mils wet; 2.1-2.9 mils dry

2.5 Rail Systems

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

- A. Spot Prime (Bare): Sherwin-Williams [MacroPoxy 920 Pre-Prime](#), B58T101/V10, applied @ 1.5-2.0 mils wet; 1.5-2.0 mils dry
- B. Prime (Previously Painted): Monopole Inc. [Monobond RI](#), applied @ 4.3-5.7 mils wet; 1.5-2.0 mils dry
- C. Finish: Sherwin-Williams [Sher-Cryl High Performance Acrylic](#), B66-350 Series, applied @ 6.0-10.0 mils wet; 2.2-3.7 mils dry

2.7 Pedestrian Traffic Floor Systems

All floor coatings become slippery when wet, a non-skid additive is recommended

Previously Coated

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

Bare Concrete – if all coatings are removed

- A. Finish: Apply two coats, **over bare concrete**, of [Tuf-Top Coatings Silicone Acrylic Concrete Sealer](#), 12-XX Series, applied @ 100-200 sq. feet per gallon

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

Part 3 – Crack Repair

3.1 Cementitious Substrates:

- A. Hairline cracks: Clean and prepare, apply detail coat of elastomeric patching compound.
- B. Cracks – 1/6"-1/8": Rake out with knife and clean, seal with conditioner²
- C. Cracks – 1/8"-1/4": Saw-cut a V groove following the configuration of the crack to accept application of the specified sealant. Rake out with knife and clean, seal with conditioner, allow to dry, install sealant. Allow sealant to dry in accordance with manufacturer's instructions²
- D. Cracks – 1/4"-1/2": Saw-cut crack to create joint for backer rod and specified sealant. Rake out with knife and clean, seal with conditioner, allow to dry, fit with backer rod, install sealant. Allow sealant to dry in accordance with manufacturer's instructions²

3.2 Elastomeric Patching Compound

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

² apply elastomeric patching compound, form, and maintain a slight crown over the center of the crack and the full length. Feather patching compound into the existing texture 2" on either side of the crack, blend with adjacent surfaces.

Part 4 – Caulks and Sealants

4.1 Procedure:

- A. Remove and replace sealant according to SWRI (Sealant Waterproofing Restoration Institute) and ASTM C 1521-02a (Standard Practice for Evaluating Adhesion of Installed Weatherproofing Sealant Joints).
- B. All specified transitions without sealant on the exterior surfaces shall have sealant applied as required in the scope of work to protect from air and moisture infiltration.
- C. Install specified sealant at all transitions including where they may have been previously omitted, unless specifically excluded by Owner or The Owner's Representative in writing. This includes but is not limited to door/window/fixture penetrations and perimeters, joints/perimeters of decorative items, joints at wall to wall (ex: inside corners created by changes in direction of joining surfaces), flashing, control/expansion joints, between dissimilar materials, penetrations, and attachments. Sealant installed over existing sealant is not recommended
- D. Prior to sealant application:
 1. Remove existing sealant and residuals.
 2. Treat porous and nonporous surfaces by mechanical means and/or a compatible solvent wiping. **Note:** For porous surfaces, the use of detergent or soap & water is NOT recommended.
 3. Fit with backer rod or bond breaker (where necessary to control maximum depth and to prevent three (3) sided adhesion).
- E. Install specified according to the manufacturer's directions.
- F. Expansion joints will use specified two-part urethane sealants and will be installed only after proper mixing procedures. All sealant details will be tooled immediately after installation with the correct sized sealant tool, according to manufacturer's directions.

4.2 Masonry, Wood, and Metal Substrates

- A. Sherwin-Williams [Loxon H1](#) – One Component Low Modulus Hybrid Sealant

Part 5 – Contractor Responsibilities

5.1 Pre-Bid

It is recommended that a pre-bid meeting is conducted with all parties bidding the project including The Sherwin-Williams Paint Representative involved. The purpose is to review the general requirements of the project and perform a general inspection. The meeting, meeting time, date, and location shall be assigned at The Owner(s)/Owner(s) Representative's discretion. It is the responsibility of the bidder to fully understand the scope of work and the conditions under which the work is to be performed. Failure to attend does not relieve The Contractor from performance of any contract awarded to the satisfaction of the solicitor.

5.2 Scope of Work

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

5.3 Application of Materials

Due to different conditions of surfaces being painted, The Contractor must assume responsibility for coverage of paint. One-coat coverage cannot be guaranteed due to different absorption rates of the surfaces to be painted, certain colors, and color changes. Test patches should be completed prior to beginning of work to assure satisfactory coverage of all material. Color changes, if any, should be made or discussed prior to Owner(s) accepting proposal from the Painting Contractor.

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

5.4 Change of Specified Materials

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

5.5 Materials

- A. All materials specified are to be purchased from The Sherwin-Williams Paint Company
- B. All coatings used must be in the original container
- C. The paint shall be used and applied per [Product Data Sheet](#) instructions
- D. The material shall not be thinned or modified in any way unless approved by the specification writer
- E. Manufacturer’s recommendation for proper surface preparation must be followed
- F. All Product Data Sheets on specified materials are available from your local Sherwin-Williams Representative, store, by visiting [paintdocs](#) and/or [Sherwin-Williams](#) online. This specification dictates the warranty requirements
- G. All paint and sundries located at the job site shall be available for inspection at any time upon commencement of the job by The Owner(s)/Owner(s) Representative and/or any Sherwin-Williams representative.

5.6 Substrates Not Being Coated

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

5.7 Minimum Specifications

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

5.8 Resolution of Conflicts

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

5.9 Safety

All pertinent safety regulations shall be adhered to rigidly. In addition, all safety noted on the manufacturer's Product Data Sheets and labels shall be observed. Material Safety Data Sheets and Product Data Sheets are available from your local Sherwin-Williams Representative, store, by visiting [paintdocs](#) and/or [Sherwin-Williams](#) online.

Verify the existence of lead-based paints on the project. Buildings constructed after 1978 are less likely to contain lead-based paints. If lead-based paints are suspected on the project, all removal must be done in accordance with the EPA Renovation, Repair and Painting Rule or similar state regulation.

5.10 Jobsite Visitation

- A. The Contractor shall be responsible for visiting the jobsite and familiarizing themselves with the job and working conditions.
- B. All work during application is subject to inspection by The Owner(s)/Owner(s) Representative.
- C. The Contractor is responsible to own and use a wet film thickness gauge to check application thickness as they proceed.
- D. The Contractor and The Owner(s)/Owner(s) Representative have complete responsibility for ensuring that the project specifications are followed, notwithstanding periodic visits to the project by a Sherwin-Williams Representative.
- E. Questions concerning the specifications should be clarified prior to commencing the job. Changes to the specifications require written approval from The Owner(s)/Owner(s) Representative, or the Sherwin-Williams Representative that created the specification.

5.11 Surface Preparation

The Contractor is responsible for the preparation of each surface and the finish of their work. Should any surface be found unsuitable to produce a proper coating or finish, The Owner(s)/Owner(s) Representative shall be notified, and no materials shall be applied until the unsuitable surfaces have been made satisfactory or The Owner(s)/Owner(s) Representative decide otherwise.

- A. Perform preparation and cleaning procedures as recommended by Sherwin-Williams and as herein specified, for each particular substrate condition. For additional detailed information, see manuals and publications of standard industry procedures provided by organizations such as the following:
 1. [American Institute of Architects \(AIA\)](#)
 2. [Construction Specifications Institute \(CSI\)](#)
 3. [American Society for Testing and Materials \(ASTM\)](#)
 4. [Painting Contractors Association \(PCA\)](#)

5. [The Society for Protective Coatings AMPP \(SSPC\)](#)
 6. [Sealant Waterproofing Restoration Institute \(SWRI\)](#)
 7. [Occupational Safety and Health \(OSHA\)](#)
- B. All deteriorated or delaminated substrates³ (i.e. wood, hardboard siding, T-111, and masonry substrates) are to be replaced with new materials, unless otherwise stated/noted by The Owner(s)/Owner(s) Representative. It is recommended that new materials are primed on all sides before installation in accordance with specifications.

5.12 Moisture

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

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

5.13 Pressure Washing and Surface Preparation

- A. All vertical and horizontal surfaces designated in scope of work will be pressure washed for the complete removal of all mildew, chloride (salts), dust, dirt, grease, oil, loose particles, laitance, loose/peeling/blistering coatings and foreign materials.
- B. The most effective method to accomplish the necessary results is the application of high-pressure water blasting applied at horizontal and vertical overlapping sweeps completed at no more than 6 – 12” away from the surface. At no time will the operator attempt to wash at more than 12” away from the substrate.
 1. Concrete, Masonry and Stucco Substrates: The pressure necessary to accomplish the above requirements is 3000 p.s.i. or above with a properly sized fan tip on well adhered coatings and/or an oscillating tip on marginally adhered and peeling coatings.
 2. Metal Surfaces: Use 4000 p.s.i. or above with a fan or oscillating tip.
 3. Wood Substrates: Use 1500 p.s.i. with a flat fan tip.
- C. The unit’s delivery flow at the nozzle must be between 4.0 – 7.0 gallons a minute.
- D. After pressure washing and mildew treatment check several areas for surface chalk and efflorescence. If chalk remains, re-wash affected areas, and allow drying. Apply surface conditioner to light chalk surfaces to obtain a slight angular sheen on the entire surface.

5.14 Sealing Chalk and Efflorescence

- A. Verify powder residue on surface is either chalking due to weathering or alkalinity, or efflorescence. Localized powdery spots on cementitious surfaces usually indicate efflorescence or high alkalinity. A few drops of muriatic acid applied to the powdery surface will react to efflorescence by bubbling, but there will be no reaction to chalk.

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

- B. After pressure washing and mildew treatment, allow surface to dry thoroughly and check several areas of each surface for chalk and efflorescence.
- C. Apply surface conditioner solution with brush, roller, airless or pressure sprayer.
- D. Allow to dry according to label directions before proceeding.
- E. Recheck for chalk after surface conditioner is dry. Surface conditioner should be applied to obtain a slight angular sheen on the entire surface.
- F. Topcoat surface conditioner within 7 days, or less pending the environment.

5.15 Application and Workmanship

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

5.16 Weather

- A. All materials are to be applied in accordance with the [Product Data Sheets](#) regarding weather conditions. Stop exterior work early enough in the day to permit paint film to set up before condensation caused by night temperature drops occurs.
- B. Do not begin painting until surfaces are moisture free.

5.17 Color Schedule

- A. To be approved by Owner(s)/Owner(s) Representative
- B. The Owner(s)/Owner(s) Representative and/or 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(s)/Owner(s) Representative, 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 coat, if additional coat(s) are required The Contractor will charge accordingly.

5.18 Custodian

Upon conclusion of the project, when requested The Contractor or your Sherwin-Williams Representative can furnish a coating maintenance manual, such as Sherwin-Williams “Custodian Project Color and Product Information” report or equal.

This specification has been written to assist in identifying the products and procedures to be followed based upon the scope of work herein defined. A preliminary visual assessment was performed prior to writing these specifications. However, the assessment 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, 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 (or similar) to determine any additional remedies to be implemented in conjunction with these specifications.

Specifications/product directions should be thoroughly understood and followed to comply with all warranty requirements. Any deviation from this specification or the [Product Data Pages](#) without consent from the appropriate Sherwin-Williams Representative may 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 [Isaac Martinez](#), Senior Sales Representative of The Sherwin-Williams Company.



Proud to be America's Paint Company Your Paint Company

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

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

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