



SHERWIN-WILLIAMS®

Lauderdale West

1141 NW 85th Ave
Plantation, FL 33322



Prepared by:

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January 14, 2025

Sally Zayas
Director
Lauderdale West Community Association

Dear Ms. Zayas

Thank you for considering Sherwin-Williams for your project.

On Tuesday, January 14th, I had the opportunity to walk the Lauderdale West property. The 50-year-old/1359 units which are to be repainted (the specific areas are detailed within), has been examined, and a specification that best suits this project's requirements has been created.

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

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

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

Respectfully,

Swayce Good
Property Development Representative
The Sherwin-Williams Company
954.825.0240
Swayce.d.good@sherwin.com

Part 1 – Project Scope

1.1 Inclusions

- A. The contractor is to pressure clean the exterior surfaces to be painted (see Pressure Washing and Surface Preparation)
 - 1. Use Chlor*Rid Liquid Soluble Salt Remover when needed
- B. Seal/prime all exterior surfaces to be painted (see Coatings Schedule)
- C. Non-Structural stucco and related repair(s)
 - 1. Up to 50 square feet of stucco repair
 - 2. Provide a per square foot price for additional stucco repair
- D. Non-Structural repair cracks (see Crack Repair)
 - 1. Up to 50 linear feet of crack repair
 - 2. Provide a per linear foot price for additional crack repair
- E. Apply sealant as needed (see Caulks and Sealants)
 - 1. Install at metal, wood, and stucco transitions, penetrations, perimeters, attachments, wall-to-wall joints/changes of planes, dissimilar materials/surfaces, and other required areas
 - 2. Remove and replace as necessary up to 50 linear feet
 - 3. Provide a per linear foot price for additional removal and replacement of sealant
- F. Areas to be coated:
 - 1. Stucco shear walls
 - 2. Trim
 - 3. Fascia
 - 4. Decorative shutters
 - 5. Original/previously painted garage bay doors
 - 6. Original/previously painted entry doors and frames, exterior side only
 - 7. Utility doors and frames, exterior side only
 - 8. Electrical boxes, piping, and conduit, along with other previously coated substrates
 - 9. Single exterior wall facing tennis court
- 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 Exclusions

- A. Areas that are not indicated within this specification, contract, or scope of work documents
 - 1. Light fixtures
 - 2. Window frames
 - 3. Rail systems
 - 4. Sliding glass door frames
 - 5. Glazing (glass-to-metal)
 - 6. Screen enclosures
 - 7. Hurricane shutters and mounting systems
 - 8. New/decorative entry doors and frames
 - 9. New/decorative garage bay doors
 - 10. Pedestrian traffic floor systems
 - 11. Vehicular traffic floor systems
 - 12. Roof systems

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

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

The Contractor is responsible for satisfying the final contract with The Owner(s)/Owner(s) Representative. Changes to the coating schedule/materials to be used after creating this document may change the warranty offerings. The Contractor will refer to the Product Data Sheets¹ for application information.

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

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

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

2.1 Stucco/Masonry Surfaces

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

2.2 Wood

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

2.3 Ferrous Metal

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

- A. Spot Prime: Sherwin-Williams Pro-Cryl Universal Primer, B66-1310 Series, applied @ 5.0-10.0 mils wet; 1.9-3.8 mils dry
- B. Seal (Previously Painted): Sherwin-Williams Loxon Acrylic Conditioner, LX03-0100 Series, applied @ 200-300 sq. ft. per gallon

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

C. Finish: Sherwin-Williams Pro Industrial DTM Acrylic Eg-Shel, B66-1250 Series, applied @ 6.0-9.5 mils wet; 2.5-4.0 mils dry

2.4 Garage Bay Doors

A. Spot Prime (Bare): Sherwin-Williams Pro-Cryl Universal Primer, B66-1310 Series, applied @ 5.0-10.0 mils wet; 1.9-3.8 mils dry

B. Seal (Previously Painted): Sherwin-Williams Loxon Acrylic Conditioner, LX03-0100 Series, applied @ 200-300 sq. ft. per gallon

C. Finish: Sherwin-Williams Pro Industrial DTM Acrylic Eg-Shel, B66-1250 Series, applied @ 6.0-9.5 mils wet; 2.5-4.0 mils dry

Part 3 – Crack Repair

3.1 Cementitious Substrates:

A. Hairline cracks: Clean and prepare, apply a detailed coat of elastomeric patching compound.

B. Cracks $\frac{1}{16}$ "- $\frac{1}{8}$ ": Rake out and clean, seal with conditioner, allow drying ²

C. Cracks $\frac{1}{8}$ "- $\frac{1}{4}$ ": V-cut following the crack configuration, rake out and clean, seal with conditioner, allow drying. Install appropriately sized baker material as needed, then install the sealant, allow drying ²

D. Cracks $\frac{1}{4}$ "- $\frac{1}{2}$ ": Saw-cut crack to create a joint for backer rod and sealant. Rake out and clean, seal with conditioner, allow drying. Install appropriately sized baker material as needed, then install the sealant, allow drying ²

3.2 Elastomeric Patching Compound

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

A. Sherwin-Williams Concrete & Masonry Smooth and Textured Elastomeric Patches

Part 4 – Caulks and Sealants

4.1 Procedure:

A. Remove and replace sealant as needed, according to SWRI and ASTM C 1521-02a

B. Transitions/penetrations/joints without sealant on the exterior surfaces must have sealant applied to protect from air and moisture infiltration.

C. Install specified sealant at all transitions, including where they may have been previously omitted unless specifically excluded by The Owner or The Owner's Representative in writing. **Note:** Sealant installed over existing sealant is not recommended.

D. Prior to sealant application:

1. Remove existing sealant and residuals, when applicable.

2. Treat porous and nonporous surfaces by mechanical means and/or a compatible solvent wiping. **Note:** For porous surfaces, the use of detergent or soap & water is NOT recommended.

3. Fit with backer rod or bond breaker (where necessary to control the maximum depth and to prevent three (3) sided adhesion).

E. Use two-part urethane sealants for expansion joints.

F. Install specified sealant according to the manufacturer's directions.

² apply elastomeric patching compound ² on both sides of the crack and the center crowned directly over the crack approximately $\frac{1}{16}$ " and "feathered" down to zero over the ² area with the intent to blend with adjacent surfaces.

- 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

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

5.2 Scope of Work

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

5.3 Application of Materials

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

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

5.4 Change of Specified Materials

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

5.5 Materials

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

5.6 Substrates Not Being Coated

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

5.7 Minimum Specifications

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

5.8 Resolution of Conflicts

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

5.9 Safety

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

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

5.10 Jobsite Visitation

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

5.11 Surface Preparation

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

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

5.12 Moisture

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

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

5.13 Pressure Washing and Surface Preparation

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

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)

5.14 Sealing Chalk and Efflorescence

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

5.15 Application and Workmanship

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

5.16 Weather

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

5.17 Color Schedule

- A. To be approved by The Owner(s)/Owner(s) Representative.

- B. The Owner(s)/Owner(s) Representative and/or project coordinator should be aware that certain colors fade more rapidly than others, regardless of the product manufacturer, product type, or substrate to which the product is applied. It is advisable for The Owner(s)/Owner(s) Representative, project coordinator, and/or person responsible for color selection to consult with Sherwin-Williams early in the planning stage to ensure the most durable combination of tinting formulation is used to achieve the desired color. Additionally, color selection affects the hiding ability of the finish coat; if additional coat(s) are required, The Contractor will charge accordingly.

5.18 Paint Maintenance Guide

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

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

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

This specification has been prepared for your project by Swayce Good, Property Development 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