



DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA)
INVITATION TO BID (ITB) CRA NO. 2025-03
EXTERIOR AND INTERIOR REPAIRS TO THE CRA-OWNED BUILDING
LOCATED AT 313 NE 3rd STREET – ARTS WAREHOUSE



ISSUE DATE
July 3, 2025

VOLUNTARY PRE-BID MEETING
Tuesday, July 15, 2025
11:00AM EST

QUESTION SUBMITTAL DEADLINE
Friday July 25, 2025
5:00PM EST

BID SUBMISSION DUE DATE AND TIME
Thursday, August 7, 2025
4:00PM EST

CONTACT
CHRISTINE TIBBS, ASSISTANT DIRECTOR
DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY
20 NORTH SWINTON AVENUE, DELRAY BEACH, FL 33444
tibbsc@mydelraybeach.com
561-276-8640

INVITATION

The Delray Beach Community Redevelopment Agency ("CRA") is seeking a qualified general contractor for the construction of certain exterior and interior repairs for the CRA-owned building located at 313 NE 3rd Street – Arts Warehouse ("Project"). Interested general contractors, hereinafter referred to as Bidders, are invited to provide the requested information in this ITB to the CRA for consideration. The objective of the ITB is for the CRA to enter into an agreement with a qualified Bidder to provide the labor, materials, tools, equipment, machinery, operations, etc. necessary to permit and complete the exterior and interior repairs as described and specified in this ITB.

PROJECT OBJECTIVE

The objective for this Project is to construct necessary exterior and interior repairs for the two-story building located at 313 NE 3rd Street, also known as the Arts Warehouse.

About Delray Beach and the Delray Beach CRA

Delray Beach is truly a unique city! From its award-winning public beaches and vibrant downtown nightlife to its excellent neighborhoods, bustling economy, and abundance of cultural activities, Delray Beach offers an unparalleled quality of life.

Located in the southern end of Palm Beach County, Delray Beach was settled as an agricultural community in 1895. First incorporated in 1911, it became the City of Delray Beach ("City") on May 11, 1927. The City has experienced substantial growth from 1,015 people in 1920 to over 67,000 people today.

Delray Beach encompasses slightly over 16 square miles of land area, of which over 95% has been developed. As the City approaches "build-out," growth management has shifted focus to renewal and redevelopment. In furtherance of the City's redevelopment efforts, the Delray Beach Community Redevelopment Agency was established by the City Commission in 1985 pursuant to its powers under Florida Statutes, Chapter 163, Part III, the Community Redevelopment Act of 1969 as amended. The CRA's activities are designed to solve the underlying problems of slum and blighted conditions through planning, redevelopment, historic preservation and affordable housing so that the tax base can be protected and enhanced by these mutually supportive activities. Results of the CRA's efforts are visible throughout its redevelopment area – from the revitalization of the commercial areas to the stabilization and preservation efforts of the neighborhoods throughout the CRA District.

OVERVIEW OF QUALIFICATIONS:

A Bidder **must** be the following:

- Certified General Contractor under Florida Statutes Chapter 4.

Additional Qualification and Experience Requirements are listed within Section 4 of this ITB.

OVERVIEW OF SCOPE OF WORK

Bidder shall deliver required Scope of Work which includes, but is not limited to:

- Exterior stucco repairs, including addressing any water intrusion issues
- Exterior painting of the entire building in the existing color(s)
- Repairing and replacing the roof membrane, parapets, gutters and downspouts to remedy roof leaks
- Repairing cracks and/or any defective areas in the interior concrete floor throughout the building to restore the floors to their original design strength and appearance

See Section 3 for additional information on the required Scope of Work.

INSTRUCTIONS

Sealed Bids must be received on or before the Bid Submission Due Date and Time. Bids shall be submitted in accordance with the instructions contained herein. All Bids will be publicly opened at the CRA Office, located at 20 N. Swinton Avenue, Delray Beach, Florida, 33444, immediately after the Bid Submission Due Date and Time, unless otherwise specified.

Bids shall be submitted in hard copy format only and may be mailed or hand delivered, to the CRA Office, located at 20 N. Swinton Avenue, Delray Beach, Florida, 33444, and must be received by the CRA on or before the Bid Submission Due Date and Time indicated in this ITB. Normal business hours are 8:00 AM to 5:00 PM, Monday through Friday, except holidays. Hard copy Bid packages shall have the following information clearly marked on the face of the sealed package: Bidder's name, return address, ITB number, Bid Submission Due Date, and the title of the Bid. Included in the Bid package shall be one (1) hard copy of the Bid clearly identified as the "Original" that includes signed originals of all required forms and one (1) electronic version of the Bid on a Universal Serial Bus (USB) drive in searchable and legible PDF format.

It is the sole responsibility of the Bidder to ensure its Bid submission is complete prior to the Bid Submission Due Date and Time. Electronic submission of Bids will not be accepted.

Bids must contain all information, forms, and authorized signatures, as described in this Bid Solicitation. If the required information, form, or signature is not included, the Delray Beach Community Redevelopment Agency ("CRA") may deem the Bid non-responsive.

BROADCAST

The CRA utilizes electronic online services for notification and distribution of its Bid Solicitation documents. The CRA's Bid Solicitation information can be obtained from: (a) the Delray Beach Community Redevelopment Agency, www.delraycra.org; and (b) the BidNet Direct website – www.bidsync.com. The documents are also available via email – tibbsc@mydelraybeach.com or via hard copy at the CRA Office – 20 N Swinton Avenue, Delray Beach, Florida, 33444.

Bidders who obtain Bid Solicitation documents and/or information related to the Bid Solicitation from sources other than those named above are cautioned that they should not rely on any representations, statements, or explanations other than those made in this Invitation to Bid ("ITB") and in any written addendum to this ITB. Oral explanations, information, and instructions shall not be considered binding on the CRA. Neither the CRA nor any of its agents or employees shall be responsible for the accuracy of any oral information provided to any Bidder. The CRA may deem incomplete Bids as non-responsive and the CRA will not evaluate or consider non-responsive Bids. BidSync is an independent entity and is not an agent or representative of the CRA. Communications to BidSync do not constitute communications to the CRA.

CONTACT PERSON

Any questions regarding the terms, conditions, specifications, requests for clarification and/or additional information, and questions related to the Bid Solicitation process must be submitted in writing to Christine Tibbs, Assistant Director, at tibbsc@mydelraybeach.com and must be received prior to the Question Submittal Deadline of Friday, July 25, 2025, at 5:00pm EST.



**The Delray Beach Community Redevelopment Agency
20 North Swinton Avenue
Delray Beach, FL 33444**

LEGAL ADVERTISEMENT

**INVITATION TO BID (ITB) CRA NO. 2025-03
EXTERIOR AND INTERIOR REPAIRS TO THE CRA-OWNED BUILDING
LOCATED AT 313 NE 3RD STREET – ARTS WAREHOUSE**

BID SUBMISSION DUE DATE AND TIME: THURSDAY, AUGUST 7, 2025 AT 4:00 PM EST

The Delray Beach Community Redevelopment Agency ("CRA") is seeking Bids from qualified Bidders to construct exterior and interior repairs for the CRA-owned building located at 313 NE 3rd Street, Delray Beach, Florida, 33444, - Arts Warehouse, in accordance with the terms, conditions, and specifications contained in the Invitation to Bid (ITB).

The ITB documents are available beginning Thursday, July 3, 2025, on (a) the Delray Beach Community Redevelopment Agency, www.delraycra.org; and (b) the BidNet Direct website – www.bidnetdirect.com. The documents are also available via email – tibbsc@mydelraybeach.com or via hard copy at the CRA Office – 20 N Swinton Avenue, Delray Beach, Florida, 33444.

Mailed or hand-delivered hard copies of sealed Bids will be accepted at the CRA Office, located at 20 N Swinton Avenue, Delray Beach, Florida, 33444, before or until the Bid Submission Due Date and Time. Submission of Bids electronically will not be accepted. Bid packages shall have the following information clearly marked on the outside of the sealed package: Bidder's name, return address, ITB number, Bid Submission Due Date, and the title of the Bid. Bids will be publicly opened and read aloud at the CRA Office immediately after the Bid Submission Due Date and Time. The CRA will not be responsible for and will not accept any late, delayed, misdelivered, or nondelivered Bids. Bids arriving after the Bid Submission Due Date and Time will not be accepted and will be returned to the sender unopened.

The CRA will hold a Voluntary Pre-Bid Meeting on Tuesday, July 15, 2025, starting promptly at 11:00 a.m. EST, at the CRA-owned Project Site, located at 313 NE 3rd Street, Delray Beach, Florida, 33444 – Arts Warehouse.

It is the responsibility of the Bidder to ensure all required information is included in their Bid submission. All Bidders are advised to closely examine the ITB documents. Any questions regarding the completeness or substance of the ITB documents or scope of work must be submitted in writing via email to Christine Tibbs, Assistant Director, at tibbsc@mydelraybeach.com, by the Question Submittal Deadline of Friday, July 25, 2025, at 5:00pm EST.

The CRA is exempt from Federal and State Taxes for tangible personal property tax.

The CRA reserves the right to accept or reject any or all Bid(s), in whole or in part, with or without cause without any liability to the CRA. The CRA does not warranty or represent that any award or

recommendation will be made as a result of the issuance of this Legal Advertisement or the ITB, or receipt of a Bid(s). The CRA and Bidder will be bound only if and when a Bid, as it may be modified, is approved and accepted by the CRA, and the applicable agreements pertaining thereto are approved, executed, and delivered by the Bidder to the CRA, and then only pursuant to the terms of the agreements executed by the Bidder and the CRA.

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SECTION 1: GENERAL TERMS AND CONDITIONS

1. DEFINITIONS

- a. *Architect of Record: person and/or firm developing the design and preparing the signed and sealed construction drawings for the project.*
- b. *Awarded Bidder: Bidder who is awarded a contract to provide goods or services to the CRA.*
- c. *Bid: any offer(s) submitted in response to an Invitation to Bid.*
- d. *Bidder: person or firm submitting a Bid in response to an Invitation to Bid.*
- e. *Bid Solicitation or ITB: this Invitation to Bid, including all documentation and any and all addenda.*
- f. *CRA: shall refer to the Delray Beach Community Redevelopment Agency.*
- g. *Contract or Agreement: Invitation to Bid, all addenda issued thereto, all affidavits, the signed agreement, and all related documents which comprise the totality of the contract or agreement between the CRA and the Bidder.*
- h. *Contractor: Awarded Bidder who executes a Contract with the CRA to provide the necessary goods or services.*
- i. *Invitation to Bid: this formal Solicitation requesting Bids from all interested qualified Bidders.*
- j. *Responsible Bidder: Bidder which has the capability in all respects to perform in full the contract requirements, as stated in the Invitation to Bid, and the integrity and reliability that will assure good-faith performance.*
- k. *Responsive Bidder: Bidder whose Bid conforms in all material respects to the terms, conditions, and specifications included in the Invitation to Bid.*
- l. *Solicitation Summary Form: describes the goods or services to be purchased and the price, and must be completed by the Authorized Agent of the Bidder and submitted with the Bid.*

2. CONE OF SILENCE/NO LOBBYING

Pursuant to Section 2-355 of Palm Beach County Ordinance No. 2011-039, and the purchasing policies of the CRA, all solicitations, once advertised and until the appropriate authority approves an award recommendation, are under the "Cone of Silence". This limits and requires documentation of communications between potential Bidders and/or Bidders, the CRA Staff, and the CRA Board Members, amongst other parties.

As to any matter relating to this ITB, any Bidder, Bidder's team member, or anyone representing a Bidder is advised that they are prohibited from contacting or lobbying the CRA Chair, any CRA Board Member, CRA Staff, or any other person working on behalf of the CRA on any matter related to or involved with this ITB. For purposes of clarification, a Bidder's representatives shall

include, but not be limited to, the Bidder's employees, partners, attorneys, officers, directors, consultants, lobbyists, any actual or potential subcontractor or consultant of the Bidder, or any member of the Bidder's team. If a Pre-Bid Meeting is scheduled, there will be an opportunity for inquiries to be made of CRA Staff during the scheduled Pre-Bid Meeting. All inquiries made outside of the Pre-Bid Meeting must be in writing and directed to Christine Tibbs, CRA Assistant Director, at (tibbsc@mydelraybeach.com.) Any violation of this condition may result in rejection of a submitted Bid and/or disqualification of the Bidder. This "Cone of Silence/No Lobbying" is in effect from the date of issuance of the ITB and shall terminate at the time the CRA Board selects a Bid, rejects all submitted Bids, or otherwise takes action which ends the Bid Solicitation process.

3. ADDENDUM

The CRA may issue an addendum in response to any inquiry received, prior to the close of the solicitation period, which changes, adds, or clarifies the terms, specifications, conditions, provisions, or requirements of the ITB. The Bidder should not rely on any representation, statement, or explanation, whether written or verbal, other than those made in the ITB documents or in the addenda issued. Where there appears to be a conflict between the ITB documents and any addenda, the last addendum issued shall prevail. It is the Bidder's responsibility to ensure receipt of all addenda, and any accompanying documentation. The Bidder is required to submit with its Bid a signed "Acknowledgment of Addenda" form when any addenda have been issued.

4. LEGAL REQUIREMENTS

This ITB is subject to all legal requirements contained in the applicable City Ordinances, Resolutions, and CRA Policies, as well as all applicable State and Federal Statutes. Where conflict exists between this ITB and these legal requirements, the authority shall prevail in the following order: Federal, State, and local.

5. CHANGE OF BID

Prior to 12:00PM EST on Thursday, August 7, 2025, a Bidder may change its previously submitted Bid by submitting a new Bid with a written letter on the Bidder's letterhead, signed by an authorized agent of the Bidder, duly notarized, and delivered to the CRA Office located at 20 N Swinton Avenue, Delray Beach, Florida, 33444, stating that the new Bid submittal replaces the original Bid submittal. The new Bid submittal shall contain the letter and all information as required for submitting a Bid. No oral modifications to a submitted Bid will be allowed. Modifications shall not be allowed after the aforementioned date and time.

6. WITHDRAWAL OF BID

A Bid shall be irrevocable unless the Bid is withdrawn as provided herein. Only a written letter received by the CRA prior to the scheduled Bid opening may withdraw a Bid. The withdrawal letter must be on the firm's letterhead, signed by an authorized agent of the Bidder, duly notarized, and delivered to the CRA Office located at 20 N Swinton Avenue, Delray Beach, Florida, 33444, stating that the Bid is being formally withdrawn. No oral modifications or withdrawals of a submitted Bid will be allowed.

7. CONFLICTS WITHIN THE BID SOLICITATION

Where there appears to be a conflict between the General Terms and Conditions, Special Conditions, the Technical Specifications, the Solicitation Summary Form, or any addendum

issued, the order of precedence shall be: the last addendum issued, the Solicitation Summary Form, the Technical Specifications, the Special Conditions, and then the General Terms and Conditions.

8. PROMPT PAYMENT TERMS

It is the policy of the CRA that payment for all purchases by the CRA shall be made in a timely manner. The CRA will pay the Contractor upon receipt and acceptance of the goods or services by a duly authorized representative of the CRA. In accordance with Section 218.74, Florida Statutes, the time at which payment shall be due from the CRA shall be forty-five (45) days from receipt of a proper invoice. The time at which payment shall be due to small businesses shall be thirty (30) days from receipt of a proper invoice. Proceedings to resolve disputes for payment of obligations shall be concluded by final written decision of the CRA, not later than sixty (60) days after the date on which the proper invoice was received by the CRA.

9. PREPARATION OF BIDS

- a. The required Bid forms contained herein must be completed and submitted with the Bid. Use of any other forms or changes to the forms will result in the rejection of the Bid. All forms must be legible. Bidders shall use typewriter, computer, or ink to complete the forms. Incomplete or illegible forms may cause the Bid to be rejected.
- b. An authorized agent of the Bidder's firm must sign all required forms where indicated. **Failure to sign any of the required forms shall render the Bid non-responsive.**
- c. The Bidder may be considered non-responsive if Bids are conditioned upon modifications, changes, or revisions to the terms and conditions of this Bid Solicitation.
- d. When there is a discrepancy between the unit prices and any extended prices, the unit prices will prevail.
- e. Late Bids will not be accepted and will be returned to the sender unopened. It is the Bidder's responsibility to ensure timely receipt of the Bid by the CRA by the Bid Submission Due Date and Time, and at the place stated in this Bid Solicitation. No exceptions will be made due to non-delivery, weather, carrier, traffic, illness, or other issues.

10. CANCELLATION OF BID SOLICITATION

The CRA reserves the right to cancel, in whole or in part, this ITB at any time when it is in the best interest of the CRA which shall be determined at the sole and absolute discretion of the CRA.

11. AWARD OF CONTRACT

- a. The Contract may be awarded to the responsive and responsible Bidder meeting all requirements as set forth in the Bid Solicitation, and in the best interest of the CRA. The CRA shall be the sole and absolute judge of its best interest.
- b. The CRA reserves the right to reject any and all Bids if it is determined that prices are excessive, best offers are determined to be unacceptable, or it is otherwise determined to be in the CRA's best interest to do so.

- c. The CRA reserves the right to negotiate prices **with the responsive and responsible Awarded Bidder**, provided that the scope of work of this ITB remains the same.
 - d. The Bidder's performance as a prime contractor or subcontractor on previous CRA contracts shall be taken into account in evaluating the Bid received for this ITB.
 - e. The CRA will provide a copy of the Bid Tabulation to all Bidders responding to this ITB.
 - f. The ITB, any addenda and/or properly executed modifications, the signed Contract, the purchase order, and any change order(s) shall constitute the Contract.
 - g. Award of this Bid may be predicated on compliance with and submittal of all required documents and forms as stipulated in this ITB.
 - h. The CRA reserves the right to request and evaluate additional information from any Bidder after the Bid Submission Due Date and Time as the CRA deems necessary.
 - i. The CRA reserves the right to accept or reject any or all Bid(s), in whole or in part, with or without cause without any liability to the CRA. The CRA does not warranty or represent that any award or recommendation will be made as a result of the issuance of this ITB or receipt of a Bid. The CRA and the Bidder will be bound only if and when a Bid, as it may be modified, is approved and accepted by the CRA, and the applicable Contract(s) pertaining thereto are approved, executed and delivered by the proposer to the CRA, and then only pursuant to the terms of the Contract(s) executed by the Contractor and the CRA.
12. **CONTRACT EXTENSION**
The CRA reserves the right to automatically extend any Contract for a maximum period not to exceed one hundred and eighty (180) calendar days in order to provide the CRA with continual service and supplies while a new contract is being solicited, evaluated, and/or awarded.
13. **WARRANTY**
All warranties express and implied shall be made available to the CRA for goods and services covered by this ITB. All goods furnished shall be fully guaranteed by the Contractor against factory defects and workmanship. At no expense to the CRA, the Contractor shall correct any and all apparent and latent defects that may occur within the manufacturer's standard warranty.
14. **ESTIMATED QUANTITIES**
Estimated quantities or dollars are for Bidder's guidance only: (a) estimates are based on the CRA's anticipated needs and/or usage; and (b) the CRA may use these estimates to determine the low Bidder. No guarantee is expressed or implied as to quantities or dollars that will be used during the contract period. The CRA is not obligated to place any order for the given amount subsequent to the award of this Bid Solicitation.
15. **NON-EXCLUSIVITY**
It is the intent of the CRA to enter into a Contract with the Awarded Bidder that will satisfy its needs as described herein. However, the CRA reserves the right as deemed in its best interest to perform, or cause to be performed, the work and services, or any portion thereof, herein

described in any manner it sees fit, including but not limited to, award of other contracts, use of any contractor, or perform the work with its own employees.

16. CONTINUATION OF WORK

Any work that commences prior to and will extend beyond the expiration date of the current Contract period shall, unless terminated by mutual written agreement between the CRA and the Awarded Bidder, continue until completion at the same prices, terms, and conditions.

17. BID PROTEST

A Bidder that has submitted a response to this ITB and is adversely affected by the decision to award, may file a formal written protest through filing a type-written protest with the CRA office. The Bidder shall file its type-written protest with the CRA, hand-delivered to the CRA Executive Director, at 20 N Swinton Avenue, Delray Beach, Florida, 33444, Monday through Friday, between the hours of 8:00 AM EST and 5:00 PM EST, excluding legal holidays. Bid Protests shall not be accepted through email. Protests shall contain the name, address, and phone number of the petitioner, name of the petitioner's representative (if any), and the title and number of the solicitation. Additionally, the protest shall be signed by an authorized agent of the Bidder and notarized. The protest shall specifically describe the subject matter, facts giving rise to the protest, and the action requested from the CRA. The protest shall be limited to 15 type-written pages. A written protest shall not challenge the specifications, scope of work, relative weight of evaluation criteria, a formula for assigning points, any request for additional information from Bidders, to reject insufficient and unclear Bids, ranking of Bids, to negotiate a contract, to abandon negotiations, and to approve a contract.

The formal written protest must be received within three (3) business days from the time of initial posting of the intended award. Notice of Intent to Award shall be posted on the CRA's website, www.delraycra.org, and on Bidnet, www.bidnetdirect.com. Failure to file a timely formal written protest within the time period specified shall constitute a waiver by the Bidder of all rights of protest.

The formal written protest shall be accompanied by a non-refundable protest application fee in an amount equal to one percent (1%) of the protestor's Bid or five thousand dollars (\$5,000), whichever is less. The protest application fee must be a cashier's check, a certified check, or an attorney's trust account check made payable to the Delray Beach Community Redevelopment Agency. Failure to provide the required protest application fee shall deem the protest as incomplete and invalid.

AUTHORITY TO RESOLVE PROTESTS

The CRA's consideration of a timely written protest shall not necessarily stay the award process, as may be in the best interest of the CRA. The CRA Executive Director may render moot any written protest that is overtaken by events, in which case the CRA Executive Director may abate or dismiss such protest. Within ten (10) business days (excluding Saturdays, Sundays, legal holidays, and City observed holidays) of receipt of the formal written protest, the Assistant Director and CRA Legal Advisor/CRA Legal Counsel shall attempt to settle or resolve the dispute, at the Assistant Director and the CRA Legal Advisor/CRA Legal Counsel's sole discretion. A decision will be rendered in writing and shall: (1) state the reasons for the action taken; and (2) inform the protestor of its right to appeal as provided herein. A copy of the decision of the

Assistant Director and the CRA Legal Advisor/CRA Legal Counsel shall be mailed or otherwise furnished immediately to the protestor.

The protesting party may appeal the decision of the Assistant Director and the CRA Legal Advisor/CRA Legal Counsel, by submitting the appeal to the CRA Executive Director within seven (7) days (excluding Saturdays, Sundays, legal holidays and CRA-observed holidays) from the date of the written decision. The appeal shall be in writing and shall state with specificity the grounds therefore and also the action requested of the CRA Executive Director. The CRA Executive Director shall attempt to settle or resolve the matter at his/her sole option. The CRA Executive Director shall render a decision, in writing, within 10 days (excluding Saturdays, Sundays, legal holidays and City observed holidays) following receipt of the appeal.

A decision of the CRA Executive Director under this section shall be final and conclusive on the protester.

Timely submittal of a protest or appeal is required. Failure of a party to submit timely a written protest to the CRA within the time provided in this Section shall constitute a waiver of such party's right to protest pursuant to this Section.

Any and all costs incurred by a protesting party in connection with a protest pursuant to this Section shall be the sole responsibility of the protesting party.

18. LAWS AND REGULATIONS

The Contractor shall comply with all laws and regulations applicable to provide the goods or services specified in this Bid Solicitation. Bidders shall be familiar with all Federal, State, and local laws that may affect the goods and/or services offered.

19. LICENSES, PERMITS AND FEES

The Contractor shall hold all licenses and/or certifications, obtain all permits and/or inspections (if applicable), and comply with all laws, ordinances, regulations, and building code requirements applicable to the work required herein. Damages, penalties, and/or fines imposed on the CRA or the Contractor for failure to obtain and maintain required licenses, certifications, permits, and/or inspections shall be borne by the Contractor. If the Awarded Bidder does not hold a City of Delray Beach Business Tax Receipt at the time of award, the Awarded Bidder must obtain the necessary Business Tax Receipt prior to finalizing the Contract.

20. SUBCONTRACTING

Unless otherwise specified in this Bid Solicitation, the Contractor shall not subcontract any portion of the work without the prior written consent of the CRA. The ability to subcontract may be further limited by the Special Conditions. Subcontracting without the prior written consent of the CRA may result in termination of the Contract for default.

21. ASSIGNMENT

The Contractor shall not assign, transfer, hypothecate, or otherwise dispose of this Contract, including any rights, title, or interest therein, or its power to execute such contract to any person, company, or corporation without the prior written consent of the CRA. Assignment without the prior written consent of the CRA may result in termination of the Contract for default.

22. SHIPPING TERMS

Unless otherwise specified in the Bid Solicitation, prices quoted shall be F.O.B. Destination. Freight shall be included in the proposed price.

23. RESPONSIBILITIES AS EMPLOYER

The employee(s) of the Contractor shall be considered to be at all times its employee(s), and not an employee(s) or agent(s) of the CRA. The Contractor shall provide physically competent employee(s) capable of performing the scope of work as required. The CRA may require the Contractor to remove any employee it deems unacceptable. All employees of the Contractor shall wear proper safety equipment and proper identification.

It is the Contractor's responsibility to ensure that all its employees and subcontractors comply with the employment regulations required by the US Department of Homeland Security. The CRA shall have no responsibility to check or verify the legal immigration status of any employee of the Contractor

24. INDEMNIFICATION

Contractor shall at all times hereafter indemnify, hold harmless and, at the CRA Executive Director's option, defend or pay for an attorney selected by the CRA Executive Director to defend the CRA, its officers, agents, servants, and employees from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorney fees, court costs, and expenses, caused or alleged to be caused by any intentional, negligent, or reckless act of, or omission of, Contractor, its employees, agents, servants, or officers, or accruing, resulting from, or related to the subject matter of this Agreement, including, without limitation, any and all claims, losses, liabilities, expenditures, demands, or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. In the event any lawsuit or other proceeding is brought against the CRA by reason of any such claim, cause of action, or demand, Contractor shall, upon written notice from CRA, resist and defend such lawsuit or proceeding by counsel satisfactory to the CRA or, at CRA's option, pay for an attorney selected by the CRA Executive Director to defend the CRA. The obligations of this section shall survive the expiration or earlier termination of this Agreement.

25. COLLUSION

Bidder certifies that its Bid is made without prior understanding, agreement, relation or connection with any other corporation, firm or person submitting a Bid for the same materials, services, supplies, or equipment and is in all respects fair and without collusion or fraud. Any such violation may result in Agreement cancellation, return of materials or discontinuation of services and the possible removal of Bidder from participation in future CRA solicitations for a specified period.

The Bidder(s) attests that the Bid is genuine and not a sham or collusive or made in the interest or on behalf of any person not therein named, and that the Bidder has not, directly or indirectly, induced or solicited any other Bidder to put in a sham Bid, or any other person, firm, or corporation to refrain from proposing, and that the Bidder has not in any manner sought by collusion to secure to the Bidder an advantage over any other Bidder.

26. MODIFICATION OF CONTRACT

The Contract may be modified by mutual consent, in writing, through an amendment to the Contract, a supplemental agreement, purchase order, or change order, as appropriate. The CRA's Executive Director may further approve and amend the Contract by executing a written agreement signed by both parties.

27. TERMINATION FOR CONVENIENCE

The CRA, at its sole and absolute discretion, reserves the right to terminate any Contract entered into pursuant to this ITB with or without cause immediately upon providing written notice to the Contractor. Upon receipt of such notice, the Contractor shall not incur any additional costs under the Contract. The CRA shall be liable only for reasonable costs incurred by the Contractor prior to the date of the notice of termination. The CRA shall be the sole judge of "reasonable costs."

28. TERMINATION FOR DEFAULT

The CRA reserves the right to terminate the Contract, in part or in whole, or place the Contractor on probation in the event the Contractor fails to perform in accordance with the terms and conditions stated herein by providing written notice of such failure or default and by specifying a reasonable time period within which the Contractor must cure any such failure to perform or default. If the Contractor fails to cure the default within the time specified, the CRA may then terminate the subject Contract by providing written notice to the Contractor. The CRA further reserves the right to suspend or debar the Contractor in accordance with the appropriate CRA ordinances, resolutions, and/or policies. The Contractor will be notified by letter of the CRA's intent to terminate. In the event of termination for default, the CRA may procure the required goods and/or services from any source and use any method deemed in its best interest. All re-procurement costs shall be borne by the incumbent Bidder.

29. FRAUD AND MISREPRESENTATION

Any individual, corporation, or other entity that attempts to meet its contractual obligations with the CRA through fraud, misrepresentation, or material misstatement, may be debarred for up to five (5) years. The CRA, as a further sanction, may terminate or cancel any other contracts with such individual, corporation, or entity. Such individual or entity shall be responsible for all direct or indirect costs associated with termination or cancellation, including attorney's fees.

30. ACCESS AND AUDIT OF RECORDS

The CRA reserves the right to require the Contractor to submit to an audit by an auditor of the CRA's choosing at the Contractor's expense. The Contractor shall provide access to all of its records, which relate directly or indirectly to the Contract, at its place of business during regular business hours. The Contractor shall retain all records pertaining to this Contract, and upon request, make them available to the CRA for three (3) years following expiration of the Contract. The Contractor agrees to provide such assistance as may be necessary to facilitate the review or audit by the CRA to ensure compliance with applicable accounting and financial standards.

31. PRE-AWARD INSPECTION

The CRA may conduct a pre-award inspection of the Bidder's site or hold a pre-award qualification hearing to determine if the Bidder is capable of performing the requirements of this Bid Solicitation.

32. PROPRIETARY AND/OR CONFIDENTIAL INFORMATION

Bidders are hereby notified that all information submitted as part of, or in support of Bid submittals will be available for public inspection after the opening of Bids in compliance with Chapter 119 of the Florida Statutes, popularly known as the "Public Record Law." The Bidder shall not submit any information in response to this Bid Solicitation which the Bidder considers to be a trade secret, proprietary, or confidential. The submission of any information to the CRA in connection with this Bid Solicitation shall be deemed conclusively to be a waiver of any trade secret or other protection which would otherwise be available to the Bidder. In the event that the Bidder submits information to the CRA in violation of this restriction, either inadvertently or intentionally, and clearly identifies that information in the Bid as protected or confidential, the CRA may, in its sole discretion, either (a) communicate with the Bidder in writing in an effort to obtain the Bidder's withdrawal of the confidentiality restriction, or (b) endeavor to redact and return that information to the Bidder as quickly as possible, and if appropriate, evaluate the balance of the Bid. The redaction or return of information pursuant to this clause may render a Bid non-responsive.

33. ADDITIONAL FEES AND SURCHARGES

Unless provided for in the Contract, the CRA will not make any additional payments such as fuel surcharges, demurrage fees, or delay-in-delivery charges.

34. COMPLIANCE WITH FEDERAL STANDARDS

All items to be purchased under this Contract shall be in accordance with all governmental standards, to include, but not be limited to, those issued by the Occupational Safety and Health Administration (OSHA), the National Institute of Occupational Safety Hazards (NIOSH), and the National Fire Protection Association (NFPA).

35. BINDING EFFECT

All of the terms and provisions of the Contract, whether so expressed or not, shall be binding upon, inure to the benefit of, and be enforceable by the parties and their respective legal representatives, successors, and permitted assigns.

36. SEVERABILITY

In the event any term or provision of any Contract entered into pursuant to this Bid Solicitation is found by a court of competent jurisdiction to be invalid, the remaining terms and provisions shall continue to be effective and shall be interpreted and given meaning to the greatest possible extent in the absence of any severed terms or provisions.

37. GOVERNING LAW AND VENUE

This Contract and all transactions contemplated by this Contract shall be governed by and construed and enforced in accordance with the laws of the State of Florida without regard to any contrary conflicts of law principle. Venue of all proceedings in connection herewith shall lie exclusively in Palm Beach County, Florida, and each party hereby waives whatever its respective rights may have been in the selection of venue.

38. ATTORNEY'S FEES

In the event it becomes necessary for either party herein to seek legal means to enforce the terms of the Contract, the prevailing party shall be entitled to its reasonable attorney fees and court costs and paralegal fees at both the trial and appellate levels, to the extent permitted by law.

39. EQUAL OPPORTUNITY AND ANTI-DISCRIMINATION

The CRA complies with all laws prohibiting discrimination on the basis of age, race, gender, religion, creed, political affiliation, sexual orientation, physical or mental disability, color or national origin, and therefore is committed to assuring equal opportunity in the award of contracts and encourages small, local, minority, and female-owned businesses to participate.

During the performance of this Contract, the Contractor agrees it will not discriminate or permit discrimination in its hiring practices or in its performance of the Contract. The Contractor shall strictly adhere to the equal employment opportunity requirements and any applicable requirements established by the State of Florida, Palm Beach County, and the Federal government.

The Contractor further acknowledges and agrees to provide the CRA with all information and documentation that may be requested by the CRA from time to time regarding the Bid Solicitation, selection, treatment and payment of subcontractors, suppliers, and vendors in connection with this Contract.

40. CRIMINAL HISTORY BACKGROUND CHECKS

Prior to hiring a contract employee or contracting with an Awarded Bidder, the CRA may conduct a comprehensive criminal background check by accessing any Federal, State, or local law enforcement database available. The contract employee or Awarded Bidder will be required to sign an authorization for the CRA to access criminal background information. The costs for the background checks shall be borne by the CRA.

41. LABOR, MATERIALS, AND EQUIPMENT

Unless specified elsewhere in this Bid Solicitation or the Contract, all labor, materials, and equipment required for the performance of the requirements of the Contract shall be supplied by the Contractor.

42. MINIMUM WAGE REQUIREMENTS

The Contractor shall comply with all minimum wage requirements and the provisions of any other wages laws, as may be applicable to this Contract.

43. PACKING SLIP AND DELIVERY TICKET

A packing slip and/or delivery ticket shall accompany all items during delivery to the CRA. The documents shall include information on the contract number or purchase order, any back order items, and the number or quantity of items being delivered.

44. PURCHASE OF OTHER ITEMS

The CRA reserves the right to purchase other related goods or services, not listed in the Bid Solicitation, during the Contract term. When such requirements are identified, the CRA may

request price quote(s) from the Contractor. The CRA, at its sole discretion, will determine if the prices offered are reasonable, and may choose to purchase the goods or services from the Contractor, another contract vendor, or a non-contract vendor.

45. PUBLIC RECORDS

Florida law provides that municipal records shall at all times be available to the public for inspection. Chapter 119, Florida Statutes, the Public Records Law, requires that all material submitted in connection with a Bid response shall be deemed to be public record subject to public inspection upon award, recommendation for award, or thirty (30) days after Bid opening, whichever occurs first. Certain exemptions to public disclosure are statutorily provided for in Section 119.07, Florida Statutes. If the Bidder believes any of the information contained in his/her/its Bid is considered confidential and/or proprietary, inclusive of trade secrets as defined in Section 812.081, Florida Statutes, and is exempt from the Public Records Law, then the Bidder, must in its response, specifically identify the material which is deemed to be exempt and state the legal authority for the exemption. All materials that qualify for exemption from Chapter 119, Florida Statutes or other applicable law must be submitted in a separate envelope, clearly identified as "EXEMPT FROM PUBLIC DISCLOSURE" with the firm's name and the Bid number clearly marked on the outside. The CRA will not accept Bids when the entire Bid is labeled as exempt from disclosure. The CRA's determination of whether an exemption applies shall be final, and the Bidder agrees to defend, indemnify, and hold harmless the CRA and the CRA's officers, employees, and agents, against any loss or damages incurred by any person or entity as a result of the CRA's treatment of records as public records.

The Contractor shall keep and maintain public records and fully comply with the requirements set forth at Section 119.0701, Florida Statutes, as applicable; failure to do so shall constitute a material breach of any and all agreements awarded pursuant to this ITB.

46. CONFLICTS OF INTEREST

All Bidders must disclose with their Bid the name of any officer, director, or agent who is also an employee of the CRA. Further, all Bidders must disclose the name of any CRA employee who has any interest, financial or otherwise, direct or indirect, of five percent (5%) or more in the Bidders' firm or any of its branches. Failure to disclose any such affiliation will result in disqualification of the Bidder from this Invitation to Bid and may be grounds for further disqualification from participating in any future Bids with the CRA.

47. PUBLIC ENTITY CRIMES

As provided in Section 287.133(2) (a), Florida Statutes, a person or affiliate who has been placed on the convicted vendors list following a conviction for a public entity crime may not submit a Bid on a contract to provide any goods or services to a public entity; may not submit a Bid on a contract with a public entity for the construction or repair of a public building or public work; may not submit Bids on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity.

48. OTHER GOVERNMENTAL AGENCIES

The Contractor who is awarded and executes a Contract as a result of this ITB, shall allow other governmental agencies to access this Contract and purchase the goods and services under the terms and conditions at the prices awarded, as applicable.

49. COMPLETION OF WORK AND DELIVERY

All work shall be performed and all deliveries made in accordance with good commercial practice. The work schedule and completion dates shall be adhered to by the Contractor, except in such cases where the completion date will be delayed due to acts of nature, force majeure, strikes, or other causes beyond the control of the Contractor. In these cases, the Contractor shall notify the CRA of the delays in advance of the original completion so that a revised delivery schedule can be appropriately considered by the CRA.

50. FAILURE TO DELIVER OR COMPLETE WORK

Should the Contractor fail to deliver or complete the work within the time stated in the Contract, it is hereby agreed and understood that the CRA reserves the authority to cancel the Contract with the Contractor and secure the services of another vendor to purchase the items or complete the work. If the CRA exercises this authority, the CRA shall be responsible for reimbursing the Contractor for work that was completed, and items delivered and accepted by the CRA in accordance with the Contract specifications. The CRA may, at its option, demand payment from the Contractor, through an invoice or credit memo, for any additional costs over and beyond the original contract price which were incurred by the CRA as a result of having to secure the services of another vendor.

51. CORRECTING DEFECTS

The Contractor shall be responsible for promptly correcting any deficiency, at no cost to the CRA, within three (3) calendar days after the CRA notifies the Contractor of such deficiency in writing. If the Contractor fails to correct the defect, the CRA may (a) place the Contractor in default of its Contract; and/or (b) procure the products or services from another source and charge the Contractor for any additional costs that are incurred by the CRA for this work or items, either through a credit memorandum or through invoicing.

52. ACCIDENT PREVENTION AND BARRICADES

Precautions shall be exercised at all times for the protection of persons and property. The Contractor performing services or delivering goods under this Contract shall conform to all relevant OSHA, State, County, and local regulations during the course of such effort. The minimum Personal Protective Equipment (PPE) to be worn by all personnel on the Project Site shall be High-Vis Shirt or Vest with Company Name, Hard Hat, Eye Protection, Ear Protection, Construction Boots, and Face Masks. Any fines levied by the above-mentioned authorities for failure to comply with these requirements shall be borne solely by the Contractor. Barricades shall be provided by the Contractor when work is performed in areas traversed by persons, or when deemed necessary by the CRA.

53. OMISSIONS IN SPECIFICATIONS

The specifications and/or scope of work contained within this Bid Solicitation describe the various functions and classes of work required as necessary for the completion of the work described in this ITB. Any omissions of inherent technical functions or classes of work within the specifications and/or statement of work shall not relieve the Contractor from furnishing, installing, or performing such work where required to the satisfactory completion of the scope of work as described in this ITB.

54. MATERIALS SHALL BE NEW AND WARRANTED AGAINST DEFECTS

Contractor hereby acknowledges and agrees that all materials, except where recycled content is specifically requested, supplied by the Contractor in conjunction with this Bid Solicitation and resultant Contract shall be new, warranted for their merchantability, and fit for a particular purpose. In the event any of the materials supplied to the CRA by the Contractor are found to be defective or do not conform to specifications, (1) the materials may be returned to the Contractor at the Contractor's expense and the Contract cancelled; or (2) the CRA may require the Contractor to replace the materials at the Contractor's expense.

55. TOXIC SUBSTANCES/FEDERAL "RIGHT TO KNOW" REGULATIONS

The Federal "Right to Know" Regulation implemented by the Occupational Safety and Health Administration (OSHA) requires employers to inform their employees of any toxic substances to which they may be exposed in the workplace, and to provide training in safe handling practices and emergency procedures. It also requires notification to local fire departments of the location and characteristics of all toxic substances regularly present in the workplace.

Accordingly, the Contractor performing under this Contract are required to provide two (2) complete sets of Material Safety Data Sheets to the CRA of any products that are subject to these regulations. This information should be provided at the time when the initial delivery is made.

56. TAXES

The CRA is exempt from Federal and State taxes for tangible personal property.

57. BIDDER'S COSTS

The CRA shall not be liable for any costs incurred by Bidders in responding to this ITB.

58. SUBSTITUTION OF PERSONNEL

It is the intention of the CRA that the Awarded Bidder's personnel proposed in its Bid shall be available for the initial Contract term. In the event the Awarded Bidder wishes to substitute personnel prior to the execution of the Contract, the Awarded Bidder shall propose personnel of equal or higher qualifications, and all replacement personnel are subject to the CRA's written approval. In the event the substitute personnel are not satisfactory to the CRA, and the matter cannot be resolved to the satisfaction of the CRA, the CRA reserves the right to terminate Contract negotiations. In the event the Contractor wishes to substitute personnel after the execution of the Contract, the Contractor shall propose personnel of equal or higher qualifications, and all replacement personnel are subject to the CRA's written approval. In the event the substitute personnel are not satisfactory to the CRA, and the matter cannot be resolved to the satisfaction of the CRA, the CRA reserves the right to cancel the Contract for cause.

59. FORCE MAJEURE

The CRA and the Contractor are excused from the performance of their respective obligations under the Contract when and to the extent that their performance is directly delayed or prevented by any circumstances beyond their control, including fire, flood, explosion, strikes or

other labor disputes, natural disasters, public emergency, war, riot, civil commotion, malicious damage, act or omission of any governmental authority, delay or failure or shortage of any type of transportation, equipment, or service from a public utility needed for their performance provided that:

- a. The non-performing party gives the other party prompt written notice describing the particulars of the force majeure, including, but not limited to, the nature of the occurrence and its expected duration, and continues to furnish timely reports with respect thereto during the period of the force majeure.
- b. The excuse of performance is of no greater scope and of no longer duration than is required by the force majeure.
- c. No obligations of either party that arose before the force majeure causing the excuse of performance are excused as a result of the force majeure.
- d. The non-performing party uses its best efforts to remedy its inability to perform.
- e. The CRA's approval is required for any force majeure event asserted by the Contractor.

Notwithstanding the above, performance shall not be excused under this section for a period in excess of two (2) months, provided that in extenuating circumstances, the CRA, at its sole discretion, may excuse performance for a longer term. Economic hardship of the Awarded Bidder shall not constitute a force majeure. The term of the Contract shall be extended by a period equal to that during which either party's performance is suspended under this section.

60. NOTICES

Notices shall be effective when received at the addresses specified in the Contract. Changes in respective addresses to which such notices are to be directed may be made from time to time by either party by written notice to the other party. Facsimile and email transmissions shall not constitute effective notice. An original hard copy of the notice must also be mailed via certified mail to the receiving party.

Nothing contained in this section shall be construed to restrict the transmission of routine communications between representatives of the Awarded Bidder and the CRA.

All such notices, demands, requests and other communications which shall have been mailed in such a manner shall be deemed sufficiently served or given for all purposes hereunder on the third (3rd) day following the date such notice, demand, request or other communication shall be deposited in any post office or branch post office within the continental United States.

61. FISCAL FUNDING OUT

The CRA's obligation pursuant to any Contract entered into in accordance with this ITB is specifically contingent upon the lawful appropriation of funds. Failure to lawfully appropriate funds for any Contract awarded shall result in automatic termination of the Contract.

62. **SCRUTINIZED COMPANIES CERTIFICATION**

Section 287.135, Florida Statutes, prohibits the DBCRA from: 1) contracting with companies for goods or services in any amount if at the time of bidding on, submitting a proposal for, or entering into or renewing a contract if the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, F.S. or is engaged in a boycott of Israel; and 2) contracting with companies, for goods or services over \$1,000,000 that are on either the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List, created pursuant to s. 215.473, or are engaged in business operations in Syria. Failure to complete the Scrutinized Companies Certification Pursuant to Florida Statute § 287.135 in Section 5 of this ITB may deem the Bid non-responsive.

63. **E-VERIFY**

Effective January 1, 2021, Contractors, shall register with and use the E-Verify system in order to verify the work authorization status of all newly hired employees.

END OF SECTION 1

SECTION 2: SPECIAL TERMS AND CONDITIONS

1. PURPOSE

The purpose of this Bid Solicitation is to obtain Bids from qualified certified general contractors and establish a contract for the construction of exterior and interior repairs for the two-story building located at 313 NE 3rd Street, Delray Beach, Florida, 33444 – Arts Warehouse (“Project”), in accordance with the terms, conditions, and specifications contained in this Invitation to Bid.

2. CONTRACT MEASURES AND PREFERENCES

Intentionally Omitted.

3. VOLUNTARY PRE-BID MEETING

The CRA will hold a Voluntary Pre-Bid Meeting on Tuesday, July 15, 2025, starting promptly at 11:00 a.m. EST, at the Project Site located at 313 NE 3rd Street, Delray Beach, Florida, 33444.

Potential Bidders should bring a copy of this ITB with them to the Voluntary Pre-Bid Meeting. Attendees will be allowed to ask questions of CRA Staff and obtain information on important aspects of this ITB.

The purpose of the Voluntary Pre-Bid Meeting is to provide and obtain information relative to the scope, purpose, nature, and extent of the work, and any local conditions, which may affect the performance of work. Submission of a Bid shall constitute an acknowledgement by the Bidder that it has thoroughly examined and is familiar with the requirements of this Bid Solicitation package. The failure or neglect of the Bidder to examine the Bid Solicitation package, shall in no way relieve the Bidder of any obligation with respect to its Bid, the scope of work required under this Bid Solicitation, or the requirements of any resulting Contract. No claim for additional compensation will be allowed which is based on a lack of knowledge of the requirements of this Bid Solicitation package or the resultant Contract.

4. TERM OF CONTRACT

The Contract shall commence upon the date of the duly executed Contract and shall remain in effect until such time as the construction services acquired in conjunction with this Bid Solicitation have been completed and accepted by the CRA's authorized representative and upon completion of the expressed and/or implied warranty periods.

5. METHOD OF AWARD: BEST VALUE

The CRA will award this Contract to the responsive and responsible Bidder, all factors considered, and in the best interest of the CRA.

6. PRICES SHALL BE FIXED AND FIRM

If the Bidder is awarded a Contract under this Bid Solicitation, the prices offered by the Bidder shall remain fixed and firm during the performance of the work, except for any change orders or variations, which must meet the prior approval and written authorization of the CRA.

7. PRICE ADJUSTMENTS

Intentionally Omitted.

8. EXAMINATION OF CRA FACILITIES OR EQUIPMENT

Prior to submitting its offer, it is recommended that the Bidder visit the site of the proposed Project and become familiar with any conditions which may in any manner affect the work to be done or affect the equipment, materials and labor required. The Bidder is also advised to examine carefully any drawings, specifications, or equipment, and become thoroughly aware regarding any and all conditions and requirements that may in any manner affect the work to be performed under the Contract. No additional allowances will be made because of lack of knowledge of these conditions.

9. EQUAL PRODUCTS

Intentionally Omitted.

10. INCENTIVE COMPENSATION

Intentionally Omitted.

11. LIQUIDATED DAMAGES

Provisions for liquidated damages, if any, are set forth in the resultant Contract.

12. INSURANCE

The Awarded Bidder shall not commence any performance pursuant to the terms of this Bid Solicitation until certification or proof of insurance has been received and approved by the CRA.

The required insurance coverage is to be issued by an insurance company authorized and licensed to do business in the State of Florida, with the minimum rating of A- VIII or better, in accordance with the latest edition of AM Best's Insurance Guide. This insurance shall be documented in certificates of insurance which provides that the CRA shall be notified at least thirty (30) days in advance of cancellation, non-renewal, or adverse change. The receipt of certificates or other documentation of insurance or policies or copies of policies by the CRA or by any of its representatives, which indicate less coverage than is required, does not constitute a waiver of the Awarded Bidder's obligation to fulfill the insurance requirements herein. Deductibles must be acceptable to the CRA.

The Awarded Bidder must submit a current Certificate of Insurance, naming the *Delray Beach Community Redevelopment Agency* as an additional insured and list as such on the insurance certificate. New certificates of insurance are to be provided to the CRA upon expiration.

The Awarded Bidder shall provide insurance coverage as follows, and shall carry:

- a. Workers' Compensation Insurance – as required by law.
- b. Employer's Liability Insurance - \$1,000,000 per occurrence, \$1,000,000 for each disease, and \$2,000,000 for aggregate disease
- c. Comprehensive General Liability Insurance – with limits of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate for Bodily Injury and Property Damage which must include:
 - i. Premises and/or Operations on an occurrence basis.

- ii. Independent contractors.
 - iii. Products and/or Completed Operations Liability on an occurrence basis.
 - iv. Explosion, Collapse, and Underground Coverages.
 - v. Broad Form Property Damage.
 - vi. Broad Form Contractual Coverage applicable to this specific Agreement, including any hold harmless and/or indemnification agreement.
 - vii. Personal Injury Coverage with Employees and Contractual Exclusions removed with minimum limits of coverage equal to those required for Bodily Injury Liability and Property Damage Liability.
- d. Builders Risk/Installation Floater Insurance - The Awarded Bidder shall take out and maintain, as applicable, during the life of this Contract, "all risk" type builders risk insurance satisfactory to the CRA for the completed value of the Project, which shall protect the Awarded Bidder and the CRA as their interests may appear, for the following hazards to the work, encompassing structures in the course of construction, including foundations, additions, attachments, and all permanent fixtures belonging to and constituting a part of said structures, as well as materials and equipment suitably stored at the Project site and Awarded Bidder's construction equipment, materials, and temporary structures:
- i. Premises and/or Operations on an occurrence basis.
 - ii. Independent contractors.
 - iii. Products and/or Completed Operations Liability on an occurrence basis.
 - iv. Explosion, Collapse, and Underground Coverages.
 - v. Broad Form Property Damage.
 - vi. Broad Form Contractual Coverage applicable to this specific Contract, including any hold harmless and/or indemnification agreement.
 - vii. Personal Injury Coverage with Employees and Contractual Exclusions removed with minimum limits of coverage equal to those required for Bodily Injury Liability and Property Damage Liability.
 - viii. Fire and lightning, vandalism, and malicious mischief.
 - ix. Extended coverage including windstorm, hail, flood, explosion, riot, civil commotion, aircraft, vehicle and smoke damage.
- e. Automobile Liability Insurance - for owned, non-owned and hired vehicles – with a limit of not less than \$1,000,000 per occurrence, combined single limit for Bodily Injury Liability and Property Damage Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Business Automobile Liability Policy, without restrictive endorsements, as filed by the Insurance Services Office.

The *Delray Beach Community Redevelopment Agency* shall be named as an Additional Insured on both the General Liability and Business Automobile Liability policies, on a primary and non-contributory basis, to include additional insured status on the GL policy for both premises operations and products and completed operations.

If no deductible for insurance is referenced above, the CRA reserves the right to require such deductibles which shall be determined by the CRA, but not less than \$25,000 per claim.

The Comprehensive General Liability insurance policy must include coverage that is not more restrictive than the latest edition of the Comprehensive General Liability Policy, without restrictive endorsements, as filed by the Insurance Services Offices, and the policy must include coverage's for premises and/or operations, independent contractors, products and/or completed operations for contracts, contractual liability, broad form contractual coverage, broad form property damage, products, completed operations, and personal injury. Personal injury coverage shall include coverage that has the Employee and Contractual Exclusions removed.

13. PERFORMANCE BOND AND PAYMENT BOND

The Bidder to whom a contingent award is made shall duly execute and deliver to the CRA a Performance Bond and a Payment Bond, both in an amount equal to 100% of the total Contract price, payable to the CRA, as surety for faithful performance under the terms and conditions of the Contract. The Performance Bond and Payment Bond shall be delivered to the CRA contemporaneously with Contract execution. Sample formats for the bonds are available upon request.

Both required bonds must be executed by a surety company of recognized standing, authorized to do business in the State of Florida, and having a resident agent. Bonds may not be canceled, terminated, or revised unless the CRA has been provided with thirty (30) business days' advanced written notice of such action by the surety. The surety must insert the registered agent to accept service of process in the State of Florida, directly on each bond document.

Acknowledgement and agreement are given by both parties that the Performance and Payment Bonds do not limit the liability of the Awarded Bidder to the CRA in the event of a material breach of the Contract by the Awarded Bidder. The Bonds may be used to recover liquidated damages on behalf of the CRA.

If the Awarded Bidder fails to deliver the Bonds at the same time as Contract execution, the CRA may declare the Awarded Bidder in default of the contractual terms and conditions, and the Awarded Bidder shall surrender any Bid Bond, and the CRA shall not accept any offers or bids from that Bidder for a twelve (12) month period following such default.

14. CERTIFICATIONS

Any Bidder that submits a Bid in response to this Bid Solicitation shall, at the time of such Bid submittal, hold all necessary certifications issued by the State or County Examining Board qualifying the Bidder to perform the work proposed for this Project. If other professions or trades are required in conjunction with this Bid Solicitation and such work and/or services will be performed or provided by a subcontractor(s), an applicable Certificate of Competency issued to the subcontractor(s) shall be submitted with the Bidder's Bid; provided, however, that the CRA may at its option and in its best interest allow the Bidder to supply the subcontractor(s) certificate to the CRA during the evaluation period prior to any award of contract.

15. BID BOND/GUARANTY

The Bidder must submit with their Bid a Bid Guarantee represented by a certified check, cashier's check, money order, or Bid Bond in favor of the CRA in the amount equal to five percent (5%) of the proposed Bid Price. The certified check, cashier's check, money order, or Bid Bond shall be made payable to the *Delray Beach Community Redevelopment Agency*. Bidders

not selected for award will have their Bid Guaranty returned to them within 90 days of the Bid opening.

If the Awarded Bidder fails or refuses to execute the Contract or provide the necessary certificates of insurance, or the Performance and Payment Bonds following award within the timeframes set forth, the CRA shall retain the entire Bid Guaranty and disqualify the Bidder.

Additionally, **Bidders must submit with their Bid evidence of their financial capacity** to commence and complete the work associated with this Project. Such evidence may include a loan commitment letter, or other documentation clearly supporting the Bidder's financial capacity to commence and complete the work associated with this Project and all necessary responsibilities as stated within this ITB.

16. METHOD OF PAYMENT: INVOICE FOR COMPLETED WORK (PROGRESS PAYMENTS)

The CRA will allow progress payments for the work to be performed under this Contract. Such progress payments shall be only for work that has been completed and verified by the CRA.

The Contractor shall submit an invoice to the CRA for progress payments for work that has been completed and has been inspected and accepted by the CRA. The date of the invoices shall not exceed thirty (30) calendar days from the completion of that portion of the work. Under no circumstances shall the invoice be submitted to the CRA in advance of the completion and acceptance of the work. The invoice shall contain the following basic information: the Contractor's name and address, invoice number, date of invoice, description of the goods or service, the contract number, purchase order number, and any discounts.

The CRA prides itself on paying its vendors promptly and efficiently, and all payments shall be made in accordance with the Florida Prompt Payment Act, Section 218.74, Florida Statutes, upon presentation of a proper invoice by the awarded Bidder.

Payment shall be made for the items listed on the Bid Pricing Form on the basis of the work actually performed and completed, such work including but not limited to, the furnishing of all necessary labor, materials, equipment, transportation, clean up, and all other appurtenances to complete the construction and installation of the work to the configuration and extent as shown on the drawings and described in the specifications.

The CRA does not pay for items ordered and/or stored on site unless specifically approved by CRA and with written authorization from the CRA. Payment for items are paid once the item is installed, measured in place, completed and accepted.

It is intended that all license and other miscellaneous administrative costs, overhead and profit, and all other costs to the Contractor not specifically identified in the item descriptions be distributed among and included in the unit prices stated. No additional payment shall be made for transportation, communications, office maintenance, and other incidental work or services, and no further payment shall be made for remobilization unless all of the work is suspended by the CRA for a period in excess of three (3) months and through no fault to the Contractor.

The Contractor's attention is called to the fact that the quotations for the various items of work are intended to establish a total price for completing the work in its entirety. No separate

payment will be made for any item that is not specifically set forth in the Bid Schedule, and all costs therefore shall be included in the prices named in the Bid Schedule for various appurtenant items of work.

All required manufacturer testing and certification shall be included in the unit prices bid. Density testing required for compacted backfilling, and concrete strength and materials testing required at the time of construction shall be arranged for and paid for by the Contractor.

17. COMPLETION OF WORK

The Contractor shall complete the scope of work as required by this Bid Solicitation within the timeframe stated in Section 3 of this Bid Solicitation.

18. WARRANTY REQUIREMENTS: ONE (1) YEAR

In addition to all other warranties that may be supplied by the Contractor, the Contractor shall warrant its products and/or services against faulty labor and/or defective material, for a minimum period of one (1) year from the date of acceptance of the labor, materials and/or equipment by the CRA. This warranty requirement shall remain in force for the full period; regardless of whether the Contractor is under contract with the CRA at the time of defect. Any payment by the CRA on behalf of the services received from the Contractor does not constitute a waiver of these warranty provisions.

19. ADDITIONAL FACILITIES OR PRODUCTS

Intentionally Omitted.

20. CATALOGS AND PRICE LISTS

Intentionally Omitted.

21. CLEAN UP

The Contractor shall keep the Project Site and work areas free of rubbish and other unusable materials and debris; and shall restore to their original conditions those portions of the work areas not designated for alteration by this Bid Solicitation. Clean up and disposal of rubbish, debris, and unusable materials shall be accomplished at the end of each workday and in such a manner as to maintain a minimum of nuisance and interference to the general public and residents in the vicinity of the Project Site.

The Contractor shall also remove, when no longer needed, all temporary structures and equipment. Upon final completion of the Project, the Contractor shall thoroughly clean up all areas where work has been involved and shall be immediately restore to original condition all work areas not designated for alteration by this Bid Solicitation.

22. DEMONSTRATION OF EQUIPMENT

Intentionally Omitted.

23. HOURLY RATE

Intentionally Omitted.

24. MOTOR VEHICLE LICENSE REQUIREMENT

Intentionally Omitted.

25. PATENTS AND ROYALTIES

The Contractor, without exception, shall indemnify and hold harmless the CRA and its employees from liability of any nature or kind, including cost and expenses for, or as a result of, any copyrighted, patented, or unpatented invention, process, or article manufactured by the Awarded Bidder.

If the Contractor uses any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood without exception that the contract prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

26. PRE-CONSTRUCTION CONFERENCE

Prior to the start of construction, the Contractor is required to attend a Pre-Construction Conference with CRA Staff, Architect of Record, and any other party that is designated to represent the CRA for this Project.

The Architect of Record will be responsible for coordinating and schedule the Pre-Construction Conference.

27. RELEASE OF CLAIM REQUIRED

Pursuant Section 255.05, Florida Statutes all payments to the subcontractors shall be made by the Contractor within ten (10) days of receipt of the partial payment from the CRA. With the exception of the first partial payment, the Contractor must pay all of its subcontractors and suppliers who have performed any work or supplied any materials for the Project within ten (10) days after receipt of the partial payment by the Contractor for monies due such subcontractors and suppliers as a result of a percentage of the work completed. The Contractor must provide CRA Staff with duly executed affidavits (subcontractor's statement of satisfaction) or releases of claim from all subcontractors and suppliers who have performed any work or supplied any materials for on the Project as of that date. The affidavit or releases shall certify that said subcontractors and suppliers have been paid their proportionate share of all previous partial payments to the Contractor. In the event such affidavits cannot be furnished, the Contractor may submit an executed consent of surety to requisition payment, identifying the subcontractors and suppliers with the amounts for which the statement of satisfaction cannot be furnished. If the Contractor fails to provide consent of surety to requisition payment, the amount in dispute will be withheld until either the statement of satisfaction is furnished, or the consent of surety to requisition payment is furnished.

28. SUBCONTRACTORS OF WORK SHALL BE IDENTIFIED

As part of its Bid, the Bidder must identify any and all subcontractors that will be used in the performance of the proposed scope of work, their qualifications (including any licenses, certifications, etc.), capabilities, experience, and the portion of the work to be done by the subcontractor. The competency of the subcontractor(s) with respect to experience, skill, responsibility and business standing shall be considered by the CRA when making the award in the best interest of the CRA. If the Bidder fails to identify any and all subcontractors in the Bid, the Bidder may be allowed to submit this documentation during the Bid evaluation period, prior to the award of any Contract, at the sole and absolute discretion of the CRA.

29. CHANGES

The CRA may at any time, as the need arises, order changes within the scope of the work without invalidating the Contract. If such changes increase or decrease the amount due under the Contract, or the time required for performance of the work, an equitable adjustment shall be authorized by Change Order.

The CRA may, at any time make changes in the details of the scope of work. The Contractor shall proceed with the performance of any changes in the work so ordered by the CRA, unless the Contractor believes that such changes entitle it to a change in the Contract price or time, or both, in which event the Contractor shall give the CRA immediate written notice thereof after the receipt of the ordered change. Thereafter, the Contractor shall document the basis for the change in Contract price or time within ten (10) calendar days. All changes resulting in a request for added time must be accompanied by a Time Impact Analysis.

Changes in the scope of work may be accomplished by change order, construction change directive, or field order. Any one of these documents shall be interpreted as further instruction from the CRA.

A change order shall be based upon agreement between the CRA and the Contractor; a construction change directive may or may not be agreed to by the Contractor; a field order for a minor change in the work may be issued by the CRA.

Changes in the work shall be performed under applicable provisions of the Contract documents, and the Contractor shall proceed promptly, unless otherwise provided in the change order, construction change directive, or field order.

A change order will be prepared and signed by the CRA and Contractor, stating their agreement upon all of the following:

- a. a change in the scope of work;
- b. the amount of the adjustment in the Contract price, if any; and
- c. the extent of the adjustment in the Contract time, if any.

The issuance of a change order shall be full and final settlement for any issue or item addressed in the change order. No change order will be accepted or processed with any "reservation of rights" notations or clauses.

30. FAILURE TO DELIVER OR COMPLETE WORK

Should the Contractor fail to deliver or complete the work within the time stated in the Contract, it is hereby agreed and understood that the CRA reserves the authority to cancel the Contract with the Contractor and secure the services of another vendor to purchase the items or complete the work. If the CRA exercises this authority, the CRA shall be responsible for paying the Contractor for work which was completed and items delivered and accepted by the CRA in accordance with the Contract specifications. The CRA may, at its option, demand payment from the Contractor, through an invoice or credit memo, for any additional costs over and beyond the

original Contract price, which were incurred by the CRA, as a result of having to secure the services of another vendor.

31. WORK COVERED BY CONTRACT DOCUMENTS

The work covered by these specifications comprises, in general, the furnishing of all labor, equipment, materials, and performing all operations, including any required permitting, to construct and complete the interior and exterior repairs, including but not limited to, stucco repair, exterior painting, roof repair, interior concrete floor repair for the CRA as described and specified further in this ITB, Exhibits, Addenda, or Amendments to the Contract Documents.

Except as specifically noted, the Contractor shall provide and pay for:

- a. Labor, materials, tools, construction equipment, and machinery.
- b. Water and utilities required for construction.
- c. Other facilities and services necessary including: all required testing, and for proper execution and completion of the scope of work required for the Project.

The Contractor shall comply with all Federal, State, local codes, ordinances, rules, regulations, orders, permits and other legal requirements of the CRA.

32. OTHER FORMS OR DOCUMENTS

If the CRA is required by the Contractor to complete and execute any other forms or documents in relation to this Bid Solicitation, the terms, conditions, and requirements in this Bid Solicitation shall take precedence to any and all conflicting or modifying terms, conditions or requirements of the Contractor's forms or documents.

33. SILTATION AND BANK EROSION

The Contractor shall take adequate precautions to minimize siltation and bank erosion in the vicinity of canals or ditches, in discharging well point systems, or during other construction activities.

34. STORAGE OF MATERIALS

Suitable storage facilities shall be furnished by the Contractor. All materials, supplies and equipment intended for use in the work to complete the Project shall be suitably stored by the Contractor to prevent damage from exposure, admixture with foreign substances, vandalism, or other cause. All hazardous materials must be stored in compliance with all pertinent requirements concerning their safe use and storage. The CRA will refuse to accept, or sample for testing, materials, supplies or equipment that have been improperly stored, as determined by the CRA.

Materials found unfit for use shall not be incorporated in the work and shall immediately be removed from the construction or storage site. Delivered materials shall be stored in manner acceptable to the CRA before any payment for same will be made. Materials strung out along the line of construction will not be allowed unless the materials will be installed within one (1) week from the time of unloading and stringing out.

35. PRESERVATION OF PROPERTY

The Contractor shall preserve from damage all property along the line of the work, or which is in the vicinity of or is in any way affected by the work, the removal or destruction of which is not

called for by the plans. Wherever such property is damaged due to the activities of the Contractor, it shall be immediately restored to its original condition by the Contractor at no cost to the CRA.

In case of failure on the part of the Contractor to restore such property, or make good such damage for injury, the CRA may, after 48 hours' notice to the Contractor, proceed to repair, rebuild, or otherwise restore such property as may be deemed necessary and the cost thereof will be deducted from any monies due or which may become due the Contractor under the resultant contract.

36. PUBLIC SAFETY AND CONVENIENCE

The Contractor shall at all times so conduct its work as to ensure the least possible obstruction to traffic, or inconvenience to the general public and residents in the vicinity of the work. No road, street, or parking area shall be closed to the public, except with the permission of the CRA and any other jurisdictional governmental authority. Fire hydrants on or adjacent to the work shall be kept accessible. Provisions shall be made by the Contractor to ensure public access to sidewalks, parking, public telephones, and the proper functioning of all gutters, sewer inlets, drainage ditches, and irrigation ditches. No open excavation shall be left overnight. All open excavation within the roadway shall be backfilled and a temporary asphalt patch applied prior to darkness each day. A cold asphalt patch is acceptable.

37. SAFETY AND OSHA COMPLIANCE

The Contractor shall comply in all respects with all Federal, State and local safety and health regulations. Copies of the Federal regulations may be obtained from the U.S. Department of Labor, Occupation Safety and Health Administration (OSHA), Washington, DC 20210 or their regional offices.

The Contractor shall comply in all respects with the applicable Workers' Compensation Law.

38. CONTRACTOR'S USE OF PREMISES

The Contractor shall coordinate use of Project Site and other work areas under direction of CRA Staff. The Contractor may request complete use of the Project Site from the CRA. The Contractor shall not use any private property, municipal property, or CRA property outside of the Project Site not governed by a Temporary Construction Easement, License Agreement, or other legally binding agreement allowing such use.

The Contractor shall assume full responsibility for the protection and safekeeping of equipment and materials stored on the Project Site.

The Contractor shall move any stored products, materials, equipment, etc. that is under the Contractor's control, that interferes with the operations of the CRA or impedes public access to sidewalks, parking, public telephones, and the proper functioning of all gutters, sewer inlets, drainage ditches, and irrigation ditches.

END OF SECTION 2

SECTION 3: SCOPE OF WORK AND TECHNICAL SPECIFICATIONS

1. GENERAL SCOPE OF WORK

The Contractor shall furnish all labor, equipment, materials, and perform all operations necessary to provide the construction services necessary to complete the construction of the required exterior and interior repairs for the building located at 313 NE 3rd Street, Delray Beach, Florida, 33444 – Arts Warehouse, for the CRA in accordance with the Florida Building Code and the City of Delray Beach construction standards, and in accordance with, the documents contained in this ITB.

2. PROJECT BACKGROUND

The Arts Warehouse is located at 313 NE 3rd Street within the Pineapple Grove Arts District in CRA Sub-Area #3, and is a two-story commercial building that the CRA acquired in 2010. Previously a one-story warehouse that was used for autobody work, the CRA completed a full renovation to the 15,000 sq. ft. space in 2017. The renovation included adding a second story for affordable artist studio rentals and building out the first story to include exhibition, gallery, and event rental spaces. The Arts Warehouse serves as a recognizable anchor on Artists Alley driving pedestrian activity and development in the area.

3. PROJECT DESCRIPTION

The Project involves the construction of the following exterior and interior repairs, and work related to the repairs:

- Exterior stucco repairs, including inspecting the condition of the entire exterior of the building, removing damaged stucco, addressing any water intrusion and mold/mildew issues, repairing any and all cracks, gaps, etc.
- Exterior painting of the entire building in the existing color(s) – to include preparing the entire building before painting (removing chipped/peeling paint, pressure washing, removing signage, protecting surfaces that will not be receiving any paint, etc.), cleaning any splattered paint, re-installing all signage. Exterior painting shall include at minimum one (1) coat of primer and two (2) coats of paint color. Paint used shall be suitable for the building material – durable, and weather-resistant. Any signage that is painted on the exterior of the building will be re-painted as it currently exists. Refer to specification section 099000 Exterior Paints and Coatings on A0.5
- Repairing and replacing the roof membrane, parapet, gutters and downspouts to remedy roof leaks.
- Increasing height of parapet wall.
- Repairing cracks and/or any defective areas in the interior concrete floor throughout the building to restore the floors to their original design strength and appearance
- Latent issues that are discovered during the course of work, and not functions and/or work related to or required to satisfactorily complete the Scope of Work, shall be considered through the Change Order process.

Please see Exhibit B for Construction Documents.

The Contractor will be responsible for any necessary utility coordination, if needed.

The Contractor will be responsible for obtaining any City Board approvals, and any permit approvals. Any required permits will be paid for by the CRA; this cost shall not be included in the Bid Price. Any required permits will be prepared by and submitted for by the Contractor when the Notice to Proceed is issued by the CRA.

The Contractor will be responsible for obtaining the necessary agreements for staging and parking purposes.

The Contractor and the CRA will attend meetings, in person or virtually, for the purpose of providing status updates on the Project. Meetings will be coordinated by the CRA.

The Scope of Work contained within this ITB describes the various functions and classes of work required as necessary for the completion of the work described in this ITB. Any omissions of inherent technical functions or classes of work within the specifications and/or statement of work shall not relieve the Contractor from furnishing, installing, or performing such work where required to the satisfactory completion of the scope of work as described in this ITB.

4. REQUIREMENTS

- a. Working hours for this Project shall be:
 - i. 8:00 a.m. EST to 5:00 p.m. EST Monday through Friday, except holidays
 - ii. 8:00 a.m. EST to 5:00 p.m. EST Saturday, if required and previously requested by the Contractor and approved by the CRA.
- b. Pay Applications shall be reviewed and approved by the CRA prior to submitting to the CRA.
- c. Inspections shall be coordinated with all parties (CRA and Contractor) at least 5 business days in advance. Inspections shall occur during regular business hours (8:00 a.m. EST to 5:00 p.m. EST Monday through Friday, except holidays.) Documentation of inspection shall accompany every Pay Application. Documentation of payments to sub-contractors for completed work shall accompany Pay Applications.

5. PROJECT TIMELINE

The Contractor agrees to complete the Project within the timeframe designated by the CRA. The Contractor shall agree to complete the Project no later than six (6) months after the Notice to Proceed is issued. The CRA, at its discretion, may allow for time extensions for unforeseen and unexpected delays.

The anticipated start date for the Project will occur shortly after the CRA Board awards a contract and a contract is fully executed by the Awarded Bidder and the CRA.

END OF SECTION 3

SECTION 4: MINIMUM QUALIFICATIONS

Along with information requested elsewhere in this ITB, Bidders shall submit information and documentation requested in this Section that confirms it meets the minimum qualification requirements.

1. Bidder is a Certified General Contractor and holds a current State of Florida license.

Provide supporting documentation in the form of a copy of license(s) that the Bidder meets this qualification.

2. Bidder must have been in business under its current business name for a minimum of five (5) years prior to the Bid Submission Due Date and Time.

Provide supporting documentation (e.g. state, county, city business license; occupational license) that confirms Bidder meets this qualification:

- a. In business under current business name for a minimum of five (5) years prior to the Bid Submission Due Date and Time.

3. **Provide proof that Bidder is registered with the State of Florida, Division of Corporations to do business in Florida.**

4. **Provide proof that Bidder has a City of Delray Beach Business Tax Receipt.**

- a. Note: If Bidder does not have a City of Delray Beach Business Tax Receipt at the time of Bid Submission, Awarded Bidder will be required to obtain a City of Delray Beach Business Tax Receipt prior to finalization of the Contract.

5. Bidder has no reported conflict of interests in relation to this ITB. No additional documentation is required. The CRA will verify from Bidder's Conflict of Interest Disclosure Form.

6. Bidder shall have experience as the Prime Contractor for at least three (3) completed or currently ongoing projects of similar size, scope, and complexity (e.g., new commercial building structures), within the last seven (7) years. Bidder must have a proven record of successfully completing or working on new commercial building projects, and preferably a record of completing or working on public construction projects. Bidder must have a proven track record of coordinating trades required for structural, mechanical, plumbing, and electrical work required for new commercial buildings.

- a. **Bidder must provide at least three (3) Project Reference Forms for the aforementioned projects used to prove experience** and indicate: a) Bidder's role and responsibilities for the listed project; b) client's name and address including a contact person, email address, and phone number for reference verification; c) description of the project and work completed; d) total dollar value of the contract; e) contract duration; f) Bidder's team members on the reference project and whether those team members will be a part of this Project identified in this Bid Solicitation; and g) for

completed projects, provide letters of certification of final acceptance or similar project closure documentation issued by the client and include available performance evaluations;

7. Bidder is NOT listed on the Florida Department of Management Services, Convicted Vendor List as defined in Florida Statute Section 287.133(3)(d). No documentation from Bidder is required. The CRA will verify the status.
8. Bidder Is NOT listed on the Florida State Board of Administration, Scrutinized List of Prohibited Companies. Provide an executed copy of the Scrutinized Company Certification form included in this RFP. The CRA will verify status.
9. **Bidder shall provide a short narrative which shall include a general introduction statement, a brief overview of the Bidder and its team members (including subconsultants), and why the Bidder is the most qualified for this Project.**
10. **Bidder shall provide the names, roles, responsibilities, and experience of all subcontractors to be used for this Project.**
 - a. Bidders must provide all applicable licenses, Certificate of Competency(ies), etc. issued to the subcontractor(s).

END OF SECTION 4

SECTION 5: BID FORMS AND AFFIDAVITS

BID FORMS AND AFFIDAVITS

The forms listed below shall be completed by an authorized agent of the Bidder having legal authorization to contractually bind the Bidder's company or firm. Each signature/acknowledgement represents a binding commitment upon the Bidder to provide the goods and/or services offered to the CRA if the Bidder is awarded the Contract.

1. Bid Submittal Page
2. Solicitation Summary Form
3. Acknowledgement of Addenda
4. Bid Submittal Signature Page
5. Bid Pricing Form (Schedule of Values)
6. Conflict of Interest Disclosure Form
7. Scrutinized Companies Certification Pursuant to Florida Statutes § 287.135
8. Notification of Public Entity Crimes Law
9. Notification of Public Records Law
10. Drug-Free Workplace
11. Non-Collusion Affidavit
12. E-Verify Affidavit
13. Sample Bid Bond (Example of Required Bid Bond to be submitted)
14. Sample Performance and Payment Bond

BID SUBMITTAL PAGE

This Bid Submittal Page and all following pages shall be included in the original Bid package.

Please also include any additional information or documentation as required by this ITB.

INSTRUCTIONS

Sealed Bids must be received by the CRA on or before the Bid Submission Due Date and Time via hard copy at the CRA Office , located at 20 N. Swinton Avenue, Delray Beach, Florida 33444. Normal business hours are 8:00 AM EST to 5:00 PM EST, Monday through Friday, except holidays. All Bids will be publicly opened at the CRA Office immediately after the Bid Submission Due Date and Time unless otherwise specified.

Each Bid submitted to the CRA shall have the following information clearly marked on the face of the package: Bidder's name, return address, ITB number, Bid Submission Due Date, and the title of the Bid. Included in the package shall be one (1) hard copy clearly identified as the "Original" that include signed originals of all required forms, and one (1) electronic version of the Bid on a Universal Serial Bus (USB) drive in legible and searchable PDF format. If any of the required forms are not included in the Bid and/or are not signed or if any of the required information is not included in the Bid, the CRA may deem the Bid non-responsive. Bids deemed non-responsive are not evaluated or considered by the CRA.

ITB CRA No.: 2025-03

Title: CONSTRUCTION OF EXTERIOR AND INTERIOR REPAIRS FOR THE CRA-OWNED BUILDING LOCATED AT 313 NE 3rd STREET

Due Date and Time: THURSDAY, AUGUST 7, 2025 @ 4:00 PM EST

Name of Bidder

SOLICITATION SUMMARY FORM

IMPORTANT NOTICE

The information you provide on this page will be read aloud at the **PUBLIC OPENING** for this Bid Solicitation. It is **VERY IMPORTANT** that the summary information you provide below is exactly the same information contained in your Bid. If subsequent to the opening of Bids, the CRA determines that the information contained in your Bid is different from the information on this Solicitation Summary Form, the CRA reserves the right to deem your Bid **NON-RESPONSIVE**, and remove your Bid from further evaluation and consideration for contract award.

BID INFORMATION

Bid Number:	ITB CRA No. 2025-03
Title:	CONSTRUCTION OF EXTERIOR AND INTERIOR REPAIRS FOR THE CRA-OWNED BUILDING LOCATED AT 313 NE 3 rd STREET
Due Date and Time:	AUGUST 7, 2025 @ 4:00PM EST
Name of Bidder:	_____
Address:	_____
Bid Amount:	\$ _____
Written Bid Amount:	_____
Authorized Agent:	_____
Authorized Agent Signature:	_____
Date:	_____

By signing and submitting this Solicitation Summary Form, the Bidder affirms that the information provided above is an exact and correct summary of the information contained in the Bidder's Bid to the Delray Beach Community Redevelopment Agency.

THIS SOLICITATION SUMMARY MUST BE SIGNED AND INCLUDED AS AN ORIGINAL HARDCOPY IN THE SEALED PACKAGE CONTAINING YOUR BID.

ACKNOWLEDGEMENT OF ADDENDA

INSTRUCTIONS: COMPLETE PART I OR PART II, WHICHEVER APPLIES, AND SIGN

PART I:

List below the dates of issue for each addendum received in connection with this Solicitation:

Addendum #1, Dated _____

Addendum #2, Dated _____

Addendum #3, Dated _____

Addendum #4, Dated _____

Addendum #5, Dated _____

Addendum #6, Dated _____

Addendum #7, Dated _____

Addendum #8, Dated _____

PART II:

☐ NO ADDENDUM WAS RECEIVED IN CONNECTION WITH THIS SOLICITATION

Name of Bidder

Authorized Agent Signature

Name and Title of Authorized Agent (Print or Type)

Date

BID SUBMITTAL SIGNATURE PAGE

By signing this Bid, the Bidder certifies that it satisfies all legal requirements as an entity to do business with the Delray Beach Community Redevelopment Agency, including all Conflict of Interest and Code of Ethics provisions.

Name of Bidder:

Street Address:

Mailing Address (if different than Street Address):

Telephone Number(s):

Fax Number(s):

Email Address:

Federal Employer Identification Number:

Signature:

(Signature of Authorized Agent)

Authorized Agent Name:

Title:

By signing this document, the Bidder agrees to all Terms and Conditions of this Bid Solicitation and the resulting Contract/Agreement.

THE EXECUTION OF THIS FORM CONSTITUTES THE UNEQUIVOCAL OFFER OF BIDDER TO BE BOUND BY THE TERMS OF ITS OFFER, FOR NOT LESS THAN 90 DAYS, AND THE BIDDER'S UNEQUIVOCAL OFFER TO BE BOUND BY THE TERMS AND CONDITIONS SET FORTH IN THIS INVITATION TO BID. FAILURE TO SIGN THIS BID SOLICITATION WHERE INDICATED ABOVE, BY AN AUTHORIZED REPRESENTATIVE, SHALL RENDER THE BID NON-RESPONSIVE. THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY MAY, HOWEVER, IN ITS SOLE DISCRETION, ACCEPT ANY BID THAT INCLUDES AN EXECUTED DOCUMENT WHICH UNEQUIVOCALLY BINDS THE BIDDER TO THE TERMS OF ITS OFFER.

BID PRICING FORM

1. PRICE
Bidder shall indicate the firm and fixed price offered to the Delray Beach Community Redevelopment Agency for the work described in this Bid Solicitation.

2. **SCHEDULE OF VALUES (EXHIBIT D)**
Bidder shall submit a schedule of values that provides detailed and thorough breakdowns for the entire Scope of Work supporting the Bid Price.

3. PROJECT COMPLETION
Bidder agrees that the work will be finally complete **no later than six (6) months** from the date of issuance of the Notice to Proceed.

BID PRICE:

\$ _____
DOLLAR AMOUNT

WRITTEN DOLLAR AMOUNT

Bidder Name

Authorized Agent Signature

Date

Printed Name and Title

CONFLICT OF INTEREST DISCLOSURE FORM

The award of this Contract is subject to the provisions of Chapter 112, *Florida Statutes*. All Bidders must disclose within their Bids: the name of any officer, director, or agent who is also an employee of Delray Beach Community Redevelopment Agency ("CRA").

Furthermore, all Bidders must disclose the name of any CRA employee who owns, directly, or indirectly, an interest of more than five percent (5%) in the Bidder's firm or any of its branches.

The purpose of this disclosure form is to give the CRA the information needed to identify potential conflicts of interest for evaluation team members and other key personnel involved in the award of this contract.

The term "conflict of interest" refers to situations in which financial or other personal considerations may adversely affect, or have the appearance of adversely affecting, an employee's professional judgment in exercising any CRA duty or responsibility in administration, management, instruction, research, or other professional activities.

Please check one of the following statements and attach additional documentation if necessary:

- _____ To the best of our knowledge, the undersigned firm has no potential conflict of interest due to any other Cities, Counties, contracts, or property interest for this Bid.
- _____ The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other Cities, Counties, contracts, or property interest for this Bid.

Acknowledged by:

Bidder Name

Authorized Agent Signature

Name and Title (Print or Type)

Date

**SCRUTINIZED COMPANIES CERTIFICATION PURSUANT TO
FLORIDA STATUTES § 287.135**

I, _____, on behalf of _____,
Print Name and Title Company Name

certify that _____ does not:
Company Name

1. Participate in a boycott of Israel; and
2. Is not on the Scrutinized Companies that Boycott Israel List; and
3. Is not on the Scrutinized Companies with Activities in Sudan List; and
4. Is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; and
5. Has not engaged in business operations in Syria.

Submitting a false certification shall be deemed a material breach of contract. The Delray Beach Community Redevelopment Agency (“DBCRA”) shall provide notice, in writing, to the Contractor of the DBCRA’s determination concerning the false certification. The Contractor shall have ninety (90) days following receipt of the notice to respond in writing and demonstrate that the determination of false certification was made in error. If the Contractor does not demonstrate that the DBCRA’s determination of false certification was made in error then the DBCRA shall have the right to terminate the contract and seek civil remedies pursuant to *Florida Statutes* § 287.135.

Section 287.135, *Florida Statutes*, prohibits the DBCRA from:

- 1) Contracting with companies for goods or services in any amount if at the time of bidding on, submitting a proposal for, or entering into or renewing a contract if the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, F.S. or is engaged in a boycott of Israel; and
- 2) Contracting with companies, for goods or services over \$1,000,000.00 that are on either the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List, created pursuant to s. 215.473, or are engaged in business operations in Syria.

As the person authorized to sign on behalf of the Contractor, I hereby certify that the company identified above in the section entitled “Contractor Name” does not participate in any boycott of Israel, is not listed on the Scrutinized Companies that Boycott Israel List, is not listed on either the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List, and is not engaged in business operations in Syria. I understand that pursuant to section 287.135, *Florida Statutes*, the submission of a false certification may subject the company to civil penalties, attorney’s fees, and/or costs. I further understand that any contract with the DBCRA for goods or services may be terminated at the option of

the DBCRA if the company is found to have submitted a false certification or has been placed on the Scrutinized Companies with Activities in Sudan list or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

COMPANY NAME

SIGNATURE

PRINT NAME

TITLE

Must be executed and returned with the Bid to be considered.

NOTIFICATION OF PUBLIC ENTITY CRIMES LAW

Pursuant to Section 287.133, *Florida Statutes*, you are hereby notified that a person or affiliate who has been placed on the convicted contractors list following a conviction for a public entity crime may not submit a Bid on a contract to provide any goods or services to a public entity, may not submit a Bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit Bids on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, sub-vendor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 [F.S.] for Category Two [\$35,000.00] for a period of thirty-six (36) months from the date of being placed on the convicted contractors list.

Acknowledged by:

Bidder Name

Authorized Agent Signature

Name and Title (Print or Type)

Date

PUBLIC RECORDS LAW

Notification of Public Records Law Pertaining to Public Contracts and Requests for Contractor Records Pursuant to Chapter 119, Florida Statutes

Pursuant to Chapter 119, *Florida Statutes*, Contractor shall comply with the public records law by keeping and maintaining public records required by the Delray Beach Community Redevelopment Agency ("CRA") in order to perform the service. Upon request from the CRA custodian of public records, contract shall provide the CRA with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract. If the Contractor does not transfer the records to the CRA, Contractor upon completion of the contract, shall transfer, at no cost, to the CRA all public records in possession of the Contractor or keep and maintain public records required by the CRA in order to perform the service. If the Contractor transfers all public records to the CRA upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CRA, upon request from the CRA custodian of public records, in a format that is compatible with the information technology systems of the CRA.

IF THE AWARDED BIDDER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AWARDED BIDDER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, CHRISTINE TIBBS, AT THE DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY, 20 N. SWINTON AVE., DELRAY BEACH FLORIDA AND MAY BE CONTACTED BY PHONE AT 561-276-8640 OR VIA EMAIL AT TIBBSC@MYDELRAYBEACH.COM.

Acknowledged by:

Bidder Name

Authorized Agent Signature

Name and Title (Print or Type)

Date

DRUG-FREE WORKPLACE

_____ is a drug-free workplace and has
(Company Name)
a substance abuse policy in accordance with and pursuant to Section 440.102, *Florida Statutes*.

Acknowledged by:

Bidder Name

Authorized Agent Signature

Name and Title (Print or Type)

Date

NON-COLLUSION AFFIDAVIT

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, personally appeared _____, who, after being by me first duly sworn, deposes and says of his/her personal knowledge that:

- a. He/She is _____ of _____, the Bidder that has submitted a Bid to perform work for the following:

ITB CRA No.: _____ Title: _____

- b. He/She is fully informed respecting the preparation and contents of the attached Request for Bids, and of all pertinent circumstances respecting such Solicitation.

Such Bid is genuine and is not a collusive or sham Bid.

- c. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other Bidder, firm, or person to submit a collusive or sham Bid in connection with the Solicitation and contract for which the attached Bid has been submitted or to refrain from proposing in connection with such Solicitation and contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm, or person to fix the price or prices in the attached Bid or any other Bidder, or to fix any overhead, profit, or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the CRA or any person interested in the proposed contract.

- d. The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Signature

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 20____, by _____, who is personally known to me or who has produced _____ as identification.

SEAL

Notary Signature _____
Notary Name: _____
Notary Public (State): _____
My Commission No: _____
Expires on: _____

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

E-VERIFY FORM UNDER SECTION 448.095, FLORIDA STATUTES

1. Definitions:

“Contractor” means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration. “Contractor” includes, but is not limited to, a vendor or consultant.

“Subcontractor” means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

“E-Verify system” means an Internet-based system operated by the United States Department of Homeland Security that allows participating employers to electronically verify the employment eligibility of newly hired employees.

2. Effective January 1, 2021, Contractors, shall register with and use the E-verify system in order to verify the work authorization status of all newly hired employees. Contractor shall register for and utilize the U.S. Department of Homeland Security’s E-Verify System to verify the employment eligibility of:

- a) All persons employed by a Contractor to perform employment duties within Florida during the term of the contract; and
- b) All persons (including subvendors/subconsultants/subcontractors) assigned by Contractor to perform work pursuant to the contract with the Delray Beach Community Redevelopment Agency (“CRA”). The Contractor acknowledges and agrees that registration and use of the U.S. Department of Homeland Security’s E-Verify System during the term of the contract is a condition of the contract with the CRA; and
- c) Should vendor become the successful Contractor awarded for the above-named project, by entering into the contract, the Contractor shall comply with the provisions of Section 448.095, Fla. Stat., “Employment Eligibility,” as amended from time to time. This includes, but is not limited to registration and utilization of the E-Verify System to verify the work authorization status of all newly hired employees. 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.

3. Contract Termination

a) If the CRA has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09 (1) Fla. Stat., the contract shall be terminated.

b) If the CRA has a good faith belief that a subcontractor knowingly violated s. 448.095 (2), but the Contractor otherwise complied with s. 448.095 (2) Fla. Stat., shall promptly notify the Contractor and order the Contractor to immediately terminate the contract with the subcontractor.

c) A contract terminated under subparagraph a) or b) is not a breach of contract and may not be considered as such.

d) Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination.

e) If the contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination.

Company Name:
Authorized Signature:
Print Name:
Title
Date:
Phone:

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, _____, by _____ on behalf of _____. He/she is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

(Name of Notary Typed, Printed or Stamped)

Title or Rank

Serial number, if any

WITNESS: (If Sole Ownership or Partnership, two (2) Witnesses required). (If Corporation, Secretary Only will attest and affix seal)

WITNESSES:

Print Name: _____

Print Name: _____

PRINCIPAL

(firm name)
By: _____
(Signature of Authorized Officer)

(affix Seal)

Print Name: _____

Title: _____

Business Address:

WITNESSES:

Print Name: _____

Print Name: _____

SURETY:

(firm name)
By: _____
(Signature, Attorney-in-Fact)

(affix Seal)

Print Name: _____

Business Address

Name of Local Insurance Agency

SAMPLE SURETY PERFORMANCE AND PAYMENT BOND

Bond No _____

By this Bond, _____, as Principal, whose principal business address, phone number and email address are _____, as acting in the capacity of Contractor under that certain contract dated _____, 20____. Between Principal and the Delray Beach Community Redevelopment Agency (Delray Beach CRA), whose principal address and phone number are _____ for the construction of:

**ITBC NO.: XX-XXXX
TITLE**

(hereinafter referred to as "Contract") the terms of which Construction Contract are incorporated by reference in its entirety into this Performance and Payment Bond and _____, as Surety, whose principal office is located in Florida with its address and telephone number _____ the sum of (U.S. dollars) \$_____, for payment of which the Principal and Surety bind their successors, and assigns, jointly and severally.

THE CONDITION OF THIS BOND is that Principal shall:

1. Perform, all the work under the Contract, including but not limited to guarantees, warranties and the curing of latent defects, said Contract being made a part of this bond by reference, and in the times and in the manner prescribed in the Contract, including any and all damages for delay; and
2. Promptly make all payments to all claimants, as defined in Section 255.05(1) Florida Statutes, supplying Principal with labor, materials, or supplies, used directly or indirectly by Principal in the prosecution of the work provided for in the contract and
3. Pays to the Delray Beach CRA any and all losses, damages, including damages for delay, expenses, costs and attorney's fees, including appellate proceedings, that Delray Beach CRA sustains because of a default by Principal under the Contract, including but not Limited to a failure to honor all guarantees and warranties or to cure latent defects in its work or materials within 5 years after completion of the work under the Contract; and
4. Performs the guarantee of all work and materials furnished under the contract for the time specified in the Contract, including all warranties and curing all latent defects within 5 years after completion of the work under the Contract.

then this bond is void; otherwise, it remains in full force.

In the event that Principal **shall** fail to comply fully with, carry out and perform the terms and conditions of the Contract the Surety, following receipt of a written demand by the Delray Beach CRA to correct Principal's default(s), and having failed to correct such default (s) within thirty (30) calendar days, **shall** be deemed to be in default fifteen (15) calendar days after receipt of an additional written demand by the Obligee to correct the Principal's default, and the Delray Beach CRA **shall** be entitled to enforce any remedy against Surety available to the Delray Beach CRA including, but not limited to recovery of damages for the Surety's delay.

If no specific periods of warranty are stated in the Contract for any particular item or work, material or equipment, the warranty **shall** be deemed to be a period of one (1) year from the date of final acceptance by the Delray Beach CRA. This Bond does not limit the Delray Beach CRA 's ability to pursue suits directly with the Principal seeking damages for latent defects in materials or workmanship, such actions being subject to the limitations found in Section 95.11(3) include Florida Statutes.

Any action instituted by a claimant under this bond for payment must be in accordance with the notice and time limitation provisions in Section 255.05 (2), Florida Statutes and the Principal and Surety agree and acknowledge that the venue for any action brought against Principal and Surety shall lie in Palm Beach County, Florida.

Any changes in or under the Contract Documents and compliance or noncompliance with any formalities connected with the Contract or the changes does not affect Surety's obligation under this Bond.

IN WITNESS WHEREOF, the above bounden parties have caused this Bond to be executed by their appropriate officials as of the _____ day of _____, 20____.

CONTRACTOR: _____
(Contractor Name)

WITNESS: _____ BY: _____
(President, Managing Partner, or Joint Venturer)

(SEAL)

SURETY: _____

WITNESS: _____ BY: _____
(Attorney-in-Fact)

(CORPORATE SEAL)

SECTION 6: EXHIBITS

- Exhibit A: Property Map
- Exhibit B: Construction Documents
- Exhibit C: Project Reference Form
- Exhibit D: Schedule of Values

EXHIBIT A: PROPERTY MAP

Project Site is outlined in blue.

Arts Warehouse
313 NE 3rd Street
Delray Beach FL 33444

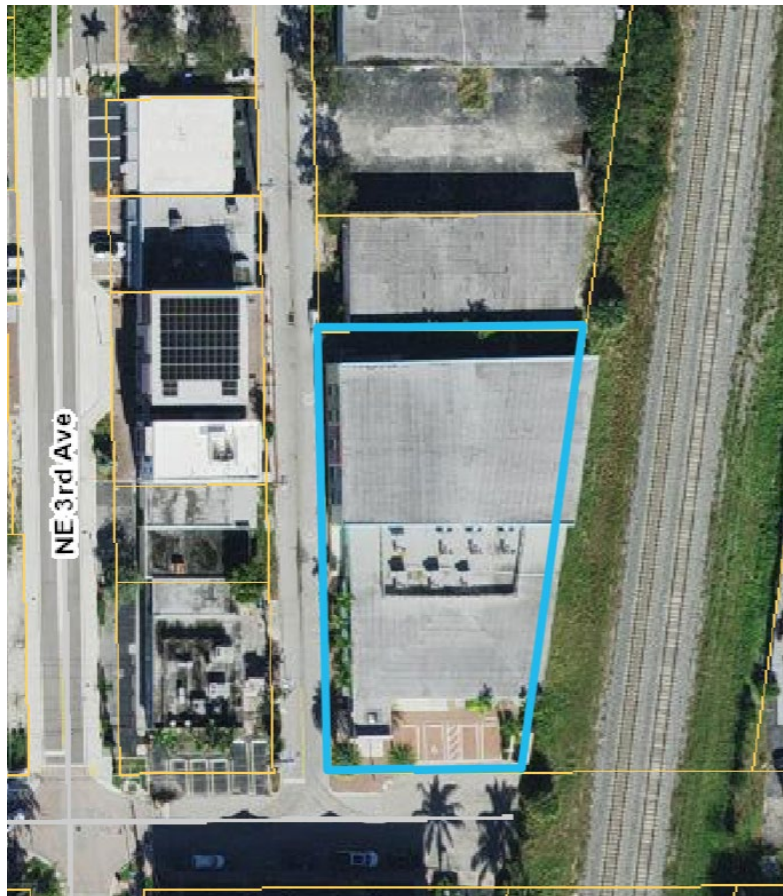






EXHIBIT B

CONSTRUCTION DOCUMENTS

THIS DOCUMENT IS THE PROPERTY OF CURRIE SOWARDS AGUILA ARCHITECTS INC., IS PROHIBITED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT, WITHOUT THE WRITTEN CONSENT OF CURRIE SOWARDS AGUILA ARCHITECTS INC., IS PROHIBITED.

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ROOF REPAIRS AT THE ARTS WAREHOUSE

313 NE 3RD STREET
DELRAY BEACH, FL 33444

ARCHITECT

CURRIE SOWARDS AGUILA ARCHITECTS

185 NE 4th Avenue
Suite 101
Delray Beach, FL 33483
TEL: 561-276-4951
FAX: 561-243-8184

OWNER

DELRAY BEACH
COMMUNITY REDEVELOPMENT AGENCY

20 N. Swinton Avenue
Delray Beach, FL 33444
TEL: 561-276-8640

BUILDING INFORMATION

PREVIOUS RENOVATION:
APPROVED UNDER THE 2010 FBC - TYPE V-B,
SPRINKLERED

SPRINKLERS: YES
STANDPIPES: NO
BUILDING HEIGHT: 30'-0"
NUMBER OF STORIES: 1
AREA:
1ST FLOOR - 13,413 S.F.
2ND FLOOR - 3,357 S.F.
TOTAL AREA: 16,770 S.F.

SCOPE OF WORK

THIS PROJECT CONSISTS OF THE REPAIR AND OR REPLACEMENT OF THE ROOF MEMBRANE, PARAPETS, GUTTERS AND DOWNSPOUTS TO REMEDY EXISTING ROOF LEAKS, THERE ARE NO CHANGES TO OCCUPANCY OR USE. NO STRUCTURAL OR M.E.P. SYSTEM MODIFICATIONS ARE BEING PROPOSED.

CODE COMPLIANCE SUMMARY

FLORIDA BUILDING CODE - 2023 8th EDITION WITH APPLICABLE AMENDMENTS
FLORIDA EXISTING BUILDING CODE - 2023 8th EDITION WITH APPLICABLE AMENDMENTS
FLORIDA PLUMBING CODE - 2023 8th EDITION WITH APPLICABLE AMENDMENTS
FLORIDA FUEL GAS CODE - 2023 8th EDITION WITH APPLICABLE AMENDMENTS
FLORIDA MECHANICAL CODE - 2023 8th EDITION WITH APPLICABLE AMENDMENTS
FLORIDA ACCESSIBILITY CODE - 2023 8th EDITION WITH APPLICABLE AMENDMENTS
FLORIDA ENERGY CONSERVATION CODE - 2023 8th EDITION WITH APPLICABLE AMENDMENTS
FLORIDA FIRE PREVENTION CODE - 2023 8th EDITION WITH APPLICABLE AMENDMENTS
NATIONAL ELECTRIC CODE - 2020

CLASSIFICATION

FBC EXISTING BUILDING CODE: LEVEL 1 - ALTERATION
OCCUPANCY: GROUP "A" - ASSEMBLY A-3 (ART GALLERY)
CONSTRUCTION TYPE: V-B

FULLY SPRINKLERED WITH NFPA 13 SYSTEM

GENERAL INFORMATION

GENERAL INFORMATION ROOF MEMBRANE REPAIR AND/OR REPLACEMENT

ADDRESS: 313 NE 3RD STREET
DELRAY BEACH, FL 33444
PROPOSED USE: ASSEMBLY, BUSINESS AND EDUCATION
OWNER OR AUTHORIZED AGENT: DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY
OWNER CONTACT: 561-XXX-XXXX
CODE ENFORCEMENT JURISDICTION: CITY OF DELRAY BEACH

SHEET INDEX

SHEET #	SHEET TITLE	REVISION #	DATE LAST REVISED
ARCHITECTURAL			
A0.0	COVER SHEET		
A0.1	PROJECT DATA, NOTES AND LEGENDS		
A0.2	ROOF SPECIFICATIONS		
A0.3	ROOF SPECIFICATIONS (cont.)		
A0.4	ROOF SPECIFICATIONS (cont.)		
A0.5	PAINT SPECIFICATIONS		
A0.6	STUCCO REHABILITATION SPECIFICATIONS		
A2.0	DEMOLITION ROOF PLAN		
A2.1	PROPOSED ROOF PLAN		
A3.0	ELEVATIONS		
A3.1	EXTERIOR ELEVATIONS AND DETAILS		
A3.2	COLOR ELEVATIONS		
STRUCTURAL			
S0.0	PROJECT SPECIFICATIONS		
S1.0	FIRST FLOOR PLAN		
S2.0	2ND FLOOR PLAN		
S3.0	ROOF PLAN AND DETAILS		

SPECIFICATION SUMMARY

SECTION 01 10 00

SUMMARY OF WORK

PART 1 GENERAL

1.01 RELATED SECTIONS

- Section 075216 - Styrene-Butadiene-Styrene (SBS) Modified Bitumen Membrane Roofing
- Section 076200 - Sheet Metal Flashing and Trim
- Section 092200 - Stucco Rehabilitation

1.02 DESCRIPTION

- The Work includes the provision of all labor, material, equipment, management, coordination, supervision, and administration to complete the Work as outlined.

1.03 WORK COVERED

A. ROOFING:

- STYRENE-BUTADIENE-STYREEN (SBS) MODIFIED BITIMEN MEMBRANE ROOFING:
 - Preparation of existing steel roof deck, and all flashing substrates.
 - SBS-modified bitumen cap sheet, cold adhesive-applied.
 - SBS-modified bitumen membrane flashings.
 - Liquid-applied, reinforced flashings.

B. STUCCO REHABILITATION

1. BUILDING STUCCO:

- Remove and replace designated stucco surfaces found in failure
- Allow new stucco to properly cure
- Paint all stucco surfaces as indicated on the drawings.



**CURRIE
SOWARDS
AGUILA
architects**

*Architecture, Planning,
Interiors, &
Sustainable Design*

AA26001584
185 NE 4TH AVENUE, SUITE 101
DELRAY BEACH, FL 33483

T: (561) 276-4951 F: (561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR :

BIDS : 02/20/2025

PERMIT:

CONSTRUCTION

SEAL



JESS M. SOWARDS
FL. REG# AR0013205

PROJECT TITLE

ROOF REPAIRS AT
THE ARTS
WAREHOUSE
FOR DELRAY CRA

313 NE 3RD ST.
DELRAY BEACH, FL 33444

REVISIONS

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

DRAWING TITLE

COVERSHEET

DATE 02/20/25 DRAWN BY KAB

JOB NUMBER

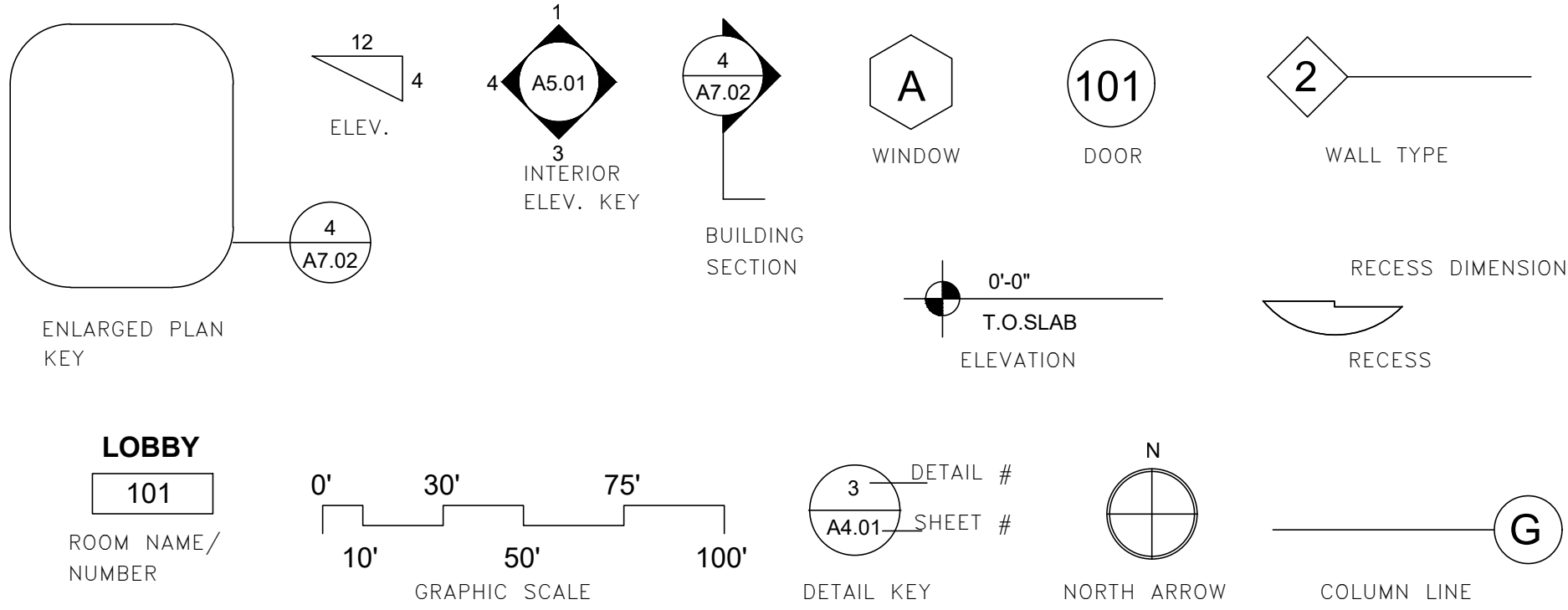
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DRAWING NUMBER

A0.0

BID SET - 02/20/25

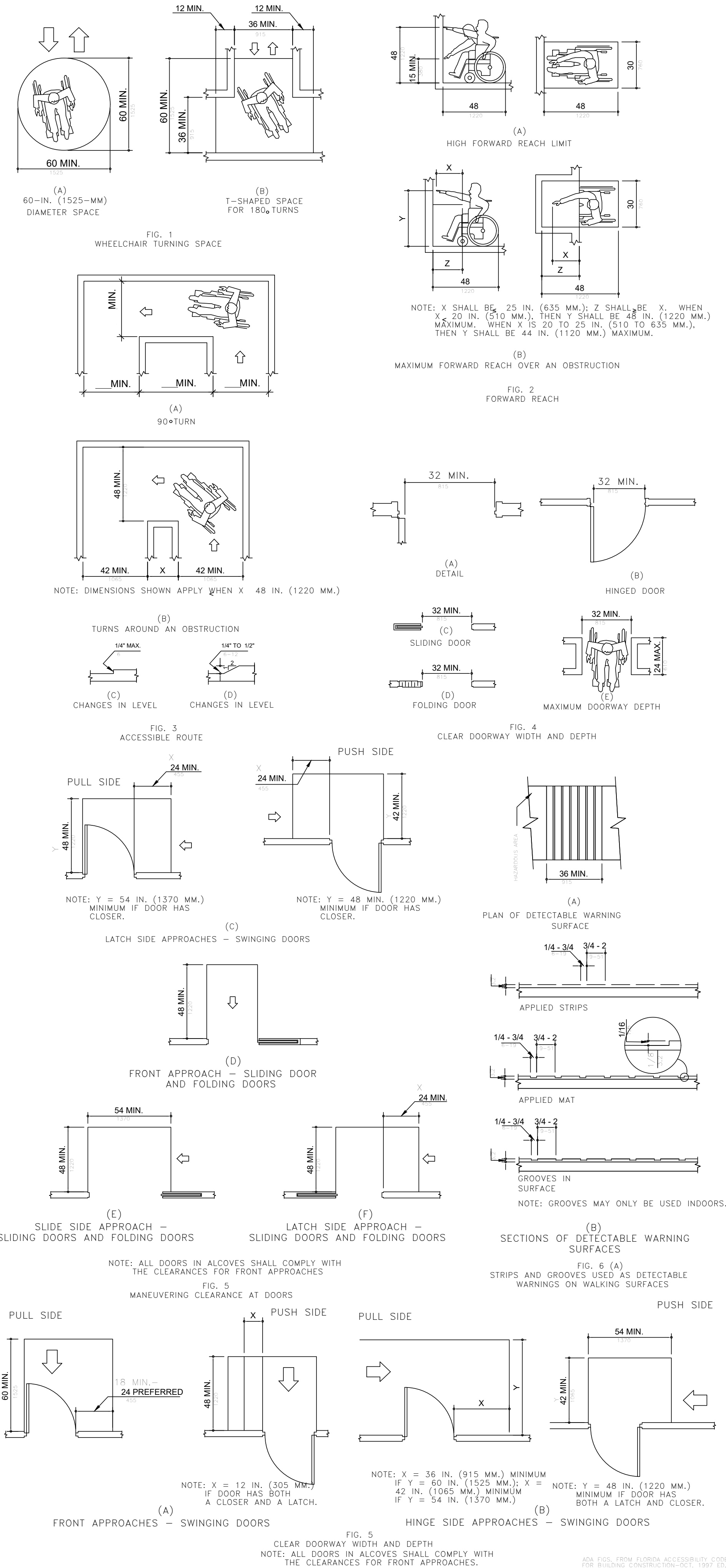
KEYS AND SYMBOLS



ABBREVIATIONS

⊙	AT
A.B.	ANCHOR BOLT
ACT.	ACOUSTICAL
ALT.	ALTERNATE
ALUM.	ALUMINUM
ARCH.	ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
B.O.	BOTTOM OF
CEIL./CLG	CEILING
C.J.	CONTROL JOINT
CL	CENTERLINE
CLO.	CLOSET
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CONT.	CONTINUOUS
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
D.S.	DOWN SPOUT
DWG.	DRAWING
EA.	EACH
EQ.	EQUAL
EXIST.	EXISTING
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.C.	FIRE EXTING. CABINET
GA.	GAUGE
G.C.	GENERAL CONTRACTOR
GALV.	GALVANIZED
GYP. BD.	GYPSON BOARD
H.C.	HANDICAPPED
H.M.	HOLLOW METAL
INSUL.	INSULATION
INT.	INTERIOR
LAV.	LAVATORY
MAX.	MAXIMUM
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
N	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPP.	OPPOSITE
PROV.	PROVIDED
PSF.	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
R.	RADIUS
R.D.	ROOF DRAIN
REBAR	REINFORCING BARS
REQ.	REQUIRED
R.W.L.	RAIN WATER LEADER
R.O.W.	RIGHT OF WAY
S.C.	SOLID CORE
SPECS.	SPECIFICATIONS
T.O.	TOP OF
TYP.	TYPICAL
V.C.T.	VINYL COMPOSITION TILE
W/	WITH
WD.	WOOD

ADA FIGURES



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FL REG# AR0013205

PROJECT TITLE

**ROOF REPAIRS AT
THE ARTS
WAREHOUSE
FOR DELRAY CRA**

**313 NE 3RD ST.
DELRAY BEACH, FL 33444**

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DRAWING TITLE

**ABBREVIATIONS
AND SYMBOLS**

DATE

02/20/25

DRAWN BY

KAB

JOB NUMBER

240702

DRAWING NUMBER

A0.1

BID SET - 02/20/25

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SECTION 01 10 00 SUMMARY OF WORK	
PART 1	GENERAL
1.01 RELATED SECTIONS	
A.	Division 075216 - Styrene-Butadiene-Styrene (SBS) Modified Bitumen Membrane Roofing
B.	Division 076200 - Sheet Metal Flashing and Trim
1.02 DESCRIPTION	
A.	The Work includes the provision of all labor, material, equipment, management, coordination, supervision, and administration to complete the Work as outlined.
1.03 WORK COVERED	
A.	ROOFING:
1.	STYRENE-BUTADIENE-STYRENE (SBS) MODIFIED BITIMEN MEMBRANE ROOFING:
a.	Preparation of existing membrane for recover, and all flashing substrates.
b.	Perform moisture survey.
c.	Remove and replace all wet or damaged membrane and/or insulation with like material.
d.	SBS-modified bitumen cap sheet, cold adhesive-applied.
e.	SBS-modified bitumen membrane flashings.
f.	Liquid-applied, reinforced flashings.
g.	Provide 10-year warranty.
SECTION 07 52 16	
STYRENE-BUTADIENE-STYRENE (SBS) MODIFIED BITUMINOUS MEMBRANE ROOFING	
PART 1	GENERAL
1.01 SUMMARY	
A.	Work shall include, but is not limited to, the following:
1.	SBS-modified bitumen cap sheet, cold adhesive-applied.
2.	SBS-modified bitumen membrane flashings.
3.	Liquid-applied, reinforced flashings.
4.	All related materials and labor required to complete specified roofing necessary to receive specified manufacturer's warranty.
1.02 RELATED SECTIONS	
A.	Division 011000 - Summary of Work
B.	Division 076200 - Sheet Metal Flashing and Trim
1.03 DEFINITIONS	
A.	ASTM D 1079-Definitions of Term Relating to Roofing and Waterproofing.
B.	The National Roofing Contractors Association (NRCA) Roofing and Waterproofing Manual, Fifth Edition Glossary.
1.04 REFERENCES	
A.	AMERICAN SOCIETY OF CIVIL ENGINEERS - Reference Document ASCE 7, Minimum Design Loads for Buildings and Other Structures.
B.	AMERICAN STANDARD OF TESTING METHODS (ASTM):
1.	ASTM C 836 - Standard Specification for High Solids Content, Cold Liquid-Applied Elastomeric Waterproofing Membrane for Use with Separate Wearing Course.
2.	ASTM C 920 - Standard Specification for Elastomeric Joint Sealants
3.	ASTM D 1863 - Standard Specification for Mineral Aggregate Used on Built-Up Roofs.
4.	ASTM D 3746 - Standard Test Method for Impact Resistance of Bituminous Roofing System.
5.	ASTM D 4586 - Standard Specification for Asphalt Roof Cement, Asbestos-Free.
6.	ASTM D 5147 - Standard Test Methods for Sampling and Testing Modified Bituminous Sheet Material.
7.	ASTM D 5849 - Standard Test Method for Evaluating Resistance of Modified Bituminous Roofing Membrane to Cyclic Fatigue (Joint Displacement)
8.	ASTM D 6164 - Standard Specification for Styrene Butadiene Styrene (SBS) Modified Bituminous Sheet Materials Using Polyester Reinforcements.
9.	ASTM D 7379 - Standard Test Methods for Strength of Modified Bitumen Sheet Material Laps Using Cold Process Adhesive.
10.	ASTM E 108 - Standard Test Methods for Fire Tests of Roof Coverings.
C.	AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI):
1.	ANSI/SPRI/FM 4435/ES-1 Wind Design Standard for Edge System Used with Low Slope Roofing System.
2.	ANSI/SPRI FX-1, Standard Field Test Procedure for Determining the Withdrawal Resistance of Roofing Fasteners.
3.	ANSI/SPRI IA-1, Standard Field Test Procedure for Determining the Mechanical Uplift Resistance of Insulation Adhesives over Various Substrates.
4.	ANSI/FM 4474- American National Standard for Evaluating the Simulated Wind Resistance of Roof Assemblies Using Static Positive and/or Negative Differential Pressures.
D.	FACTORY MUTUAL (FM):
1.	FM 4450 - Approval Standard - Class I Insulated Steel Roof Decks.
2.	FM 4470 - Approval Standard - Class I Roof Covers.
E.	FLORIDA BUILDING CODE (FBC):
1.	2020 Florida Building Code (FBC).
F.	NATIONAL ROOFING CONTRACTORS' ASSOCIATION (NRCA).
1.	UL 790 Standard Test Methods for Fire Tests of Roof Coverings.
2.	UL 1256 - Fire Test of Roof Deck Constructions.
1.05 ACTION SUBMITTALS	
A.	Product Data Sheets: Submit manufacturer's product data sheets, installation instructions and/or general requirements for each component.
B.	Safety Data Sheets: Submit manufacturer's Safety Data Sheets (SDS) for each component.
C.	Sample warranty from the manufacturer and contractor.
D.	Provide roof plan and representative detail drawings.
1.06 INFORMATIONAL SUBMITTALS	
A.	Submit a letter from the roofing manufacturer indicating the contractor is an authorized applicator.
1.07 CLOSEOUT SUBMITTALS	
A.	Warranty: Provide manufacturers warranty and contractor's guarantee upon project completion.
1.08 QUALITY ASSURANCE	
A.	MANUFACTURER QUALIFICATIONS:
1.	Manufacturer shall have 20 years of manufacturing experience.
2.	Manufacturer shall have trained technical service representatives employed by the manufacturer, independent of sales.
3.	Manufacturer shall provide site visit reports in a timely manner.
B.	CONTRACTOR QUALIFICATIONS:
1.	Contractor shall be authorized by the manufacturer to install specified materials prior to the bidding period through satisfactory project completion.
2.	Applicators shall have completed projects of similar scope using same or similar materials specified.
3.	Contractor shall provide full time, on-site superintendent or foreman experienced with the specified roofing from beginning through satisfactory project completion.
4.	Applicators shall be skilled in the application methods for all materials.
5.	Contractor shall maintain a daily record, on-site, documenting material installation and related project conditions.
6.	Contractor shall maintain a copy of all submittal documents, on-site, available always for reference.
1.09 DELIVERY, STORAGE AND HANDLING	
A.	Refer to each product data sheet or other published literature for specific requirements.
B.	Deliver materials and store them in their unopened, original packaging, bearing the manufacturer's name, related standards, and any other specification or reference accepted as standard.
C.	Protect and store materials in a dry, well-vented, and weatherproof location. Only materials to be used the same day shall be removed from this location. During cold weather, store materials in a heated location, removed only as needed for immediate use.
D.	When materials are to be stored outdoors, store away from standing water, stacked on raised pallets or dunnage, at least 4 in or more above ground level. Carefully cover storage with "breathable" tarpaulins to protect materials from precipitation and to prevent exposure to condensation.
E.	Carefully store roof membrane materials delivered in rolls on-end with selvage edges up. Store and protect roll storage to prevent damage.
F.	Properly dispose of all product wrappers, pallets, cardboard tubes, scrap, waste, and debris. All damaged materials shall be removed from job site and replaced with new, suitable materials.

1.10	SITE CONDITIONS
A.	SAFETY:
1.	The contractor shall be responsible for complying with all project-related safety and environmental requirements.
2.	Refer to NRCA CERTA recommendations, local codes and building owner's requirements for hot work operations.
3.	The contractor shall review project conditions and determine when and where conditions are appropriate to utilize the specified liquid-applied, or semi-solid roofing materials. When conditions are determined by the contractor to be unsafe or undesirable to proceed, measures shall be taken to prevent or eliminate the unsafe or undesirable exposures and conditions, or equivalent approved materials and methods shall be utilized to accommodate requirements and conditions.
4.	The contractor shall review project conditions and determine when and where conditions are appropriate to utilize the specified hot asphalt-applied materials. When conditions are determined by the contractor to be unsafe or undesirable to proceed, measures shall be taken to prevent or eliminate the unsafe or undesirable exposures and conditions, or equivalent approved materials and methods shall be utilized to accommodate requirements and conditions.
5.	The contractor shall refer to product Safety Data Sheets (SDS) for health, safety, and environment related hazards, and take all necessary measures and precautions to comply with exposure requirements.
B.	ENVIRONMENTAL CONDITIONS:
1.	Monitor substrate temperature and material temperature, as well as all environmental conditions such as ambient temperature, moisture, sun, cloud cover, wind, humidity, and shade. Ensure conditions are satisfactory to begin work and ensure conditions remain satisfactory during the installation of specified materials. Materials and methods shall be adjusted as necessary to accommodate varying project conditions. Materials shall not be installed when conditions are unacceptable to achieve the specified results.
2.	Precipitation and dew point: Monitor weather to ensure the project environment is dry before, and will remain dry, during the application of roofing materials. Ensure all roofing materials and substrates remain above the dew point temperature as required to prevent condensation and maintain dry conditions.
3.	Cold adhesive application: Primer, where used, shall be fully dry before proceeding. During cold weather, store the specified membrane adhesives, flashing cements and mastics in heated storage areas. Take all necessary measures and monitor application conditions, to ensure the adhesive and cement materials are no less than 70F (21C) at the point of contact with the membrane.
1.11 PERFORMANCE REQUIREMENTS	
A.	WIND UPLIFT RESISTANCE:
1.	Performance testing shall be in accordance with ANSI/FM 4474, FM 4450, FM 4470, UL 580, or UL 1897.
a.	Roof System Design Pressures: Calculated in accordance with ASCE 7, or applicable standard, for the specified roof system attachment requirements.
B.	FIRE CLASSIFICATION:
1.	Performance testing shall be in accordance with UL 790, ASTM E108, FM 4450 or FM 4470 to meet the 1/4:12 roof slope requirement.
a.	Meets requirements of UL Class A or FM Class A.
2.	Performance testing shall be in accordance with UL 1256, FM 4450 or FM 4470 to meet the specified requirements for interior flame spread and fuel contribution.
a.	Meets requirements of UL 1256, or FM Class 1.
C.	ROOF SLOPE:
1.	Finished roof slope for SBS modified bitumen surfaces shall be ¼ inch per foot (2 percent) minimum for roof drainage.
D.	IMPACT RESISTANCE:
1.	Performance testing for impact resistance shall be in accordance with FM 4450, FM 4470, ASTM D3746 or CGSB 37-GP 58M to meet the specified impact resistance requirements.
a.	Meets requirements for FM-SH (Severe Hail), ASTM D3746, or CGSB 37-GP 56M.
1.12 WARRANTY	
A.	Manufacturer's No Dollar Limit (NDL) Warranty. The manufacturer shall provide the owner with the manufacturer's warranty providing labor and materials for 10-years from the date the warranty is issued.
B.	The contractor shall guarantee the workmanship and shall provide the owner with the contractor's warranty covering workmanship for a period of 2-years from completion date.
PART 2	
PRODUCTS	
2.01 MANUFACTURER	
A.	SINGLE SOURCE MANUFACTURER: All SBS modified bitumen membrane and flashing sheets shall be manufactured by a single supplier with 20 years or more manufacturing history in the US.
1.	Comply with the Manufacturer's requirements as necessary to provide the specified warranty.
B.	PRODUCT QUALITY ASSURANCE PROGRAM: Manufacturer shall be an ISO 9001 registered company. A 'Quality Compliance Certificate (QCC)' for reporting/confirming the tested values of the SBS-Modified Bitumen Membrane Materials will be supplied upon request.
C.	ACCEPTABLE MANUFACTURER:
1.	SOPREMA, located at: 310 Quadral Dr.; Wadsworth, OH 44281; Tel: 800-356-3521; Tel: 330-334-0066; Website: www.soprema.us.
2.02 ROOFING SYSTEM - ROOF RECOVERY	
A.	ROOFING SYSTEM BASIS OF DESIGN: SOPREMA
1.	The roof membrane assembly shall consist of a multi-ply, prefabricated, reinforced, homogeneous Styrene-Butadiene-Styrene (SBS) block copolymer modified asphalt membrane, secured to a prepared substrate. Reinforcement mats shall be impregnated (saturated) and coated with a high quality SBS modified bitumen blend. The cross section of the sheet material shall contain no oxidized or non-SBS modified bitumen.
2.03 SBS-MODIFIED BITUMEN MEMBRANES	
A.	FLASHING BASE PLY
1.	FLASHING CEMENT-APPLIED:
a.	SOPREMA SOPRALENE 180 SANDED: SBS-modified bitumen membrane sanded on both top and bottom surfaces. Non-woven polyester reinforcement. Meets or exceeds ASTM D6164, Type I, Grade S, per ASTM D5147 test methods.
i.	Thickness: 118 mils (3.0 mm)
ii.	Width: 39.4 in (1 m)
iii.	Length: 32.8 ft (10 m)
iv.	Roll weight: 84 lb (38.1 kg)
v.	Net mass per unit area, lb/100 sq ft (g/sq m): 78 lb (3808 g)
vi.	Peak load @ 0F (-18C), lb/in (kN/m): MD 115 lb/in (20.1 kN/m), XMD 90 lb/in (15.8 kN/m)
vii.	Elongation at peak load @ 0F (-18C), lb/in (kN/m): MD 35%, XMD 40%
viii.	Peak load @ 73.4F (23C), lb/in (kN/m): MD 85 lb/in (14.9 kN/m), XMD 65 lb/in (11.4 kN/m)
ix.	Elongation at peak load @ 73.4F (23C), lb/in (kN/m): MD 55%, XMD 60%
x.	Ultimate Elongation @ 73.4F (23C), lb/in (kN/m): MD 65%, XMD 80%
xi.	Tear Strength @ 73.4F (23C), lbf (N): MD 125 lbf (556 N), XMD 85 lbf (378 N)
xii.	Low temperature flexibility, F (C): MD/XMD: -15F (-26C)
xiii.	Dimensional stability, %: MD/XMD: Less than 0.5%
xiv.	Compound stability, F (C): MD/XMD: 240F (116C)
B.	CAP SHEET:
1.	CAP SHEET, COLD ADHESIVE APPLIED:
a.	SOPREMA SOPRALENE 180 FR GR: SBS-modified bitumen membrane Cap Sheet with a sanded bottom surface and mineral granule top surface. Non-woven polyester reinforced. UL Class A for specified roof slope requirements. Meets or exceeds ASTM D6164, Type I, Grade G
i.	Thickness: 157 mils (4.0 mm)
ii.	Width: 39.4 in (1 m)
iii.	Length: 32.8 ft (10 m)
iv.	Roll weight: 117 lb (53.1 kg)
v.	Net mass per unit area, lb/100 sq ft (g/sq m): 109 lb (5322 g)
vi.	Peak load @ 0F (-18C), lb/in (kN/m): MD 115 lb/in (20.1 kN/m), XMD 90 lb/in (15.8 kN/m)
vii.	Elongation at peak load @ 0F (-18C), lb/in (kN/m): MD 35%, XMD 40%
viii.	Peak load @ 73.4F (23C), lb/in (kN/m): MD 85 lb/in (14.9 kN/m), XMD 65 lb/in (11.4 kN/m)
ix.	Elongation at peak load @ 73.4F (23C), lb/in (kN/m): MD 55%, XMD 60%
x.	Ultimate Elongation @ 73.4F (23C), lb/in (kN/m): MD 65%, XMD 80%
xi.	Tear Strength @ 73.4F (23C), lbf (N): MD 125 lbf (556 N), XMD 85 lbf (378 N)
xii.	Low temperature flexibility, F (C): MD/XMD: -15F (-26C)
xiii.	Dimensional stability, %: MD/XMD: Less than 0.5%

xiv.	Compound stability, F (C): MD/XMD: 240F (116C)
xv.	Granule Surfacing:
a.	White mineral granules.
C. FLASHING CAP SHEET	
1.	FLASHING CAP SHEET, FLASHING CEMENT-APPLIED:
a.	SOPREMA SOPRALENE 180 FR GR: SBS-modified bitumen membrane Cap Sheet with a sanded bottom surface and mineral granule top surface. Non-woven polyester reinforced. UL Class A for specified roof slope requirements. Meets or exceeds ASTM D6164, Type I, Grade G
i.	Thickness: 157 mils (4.0 mm)
ii.	Width: 39.4 in (1 m)
iii.	Length: 32.8 ft (10 m)
iv.	Net mass per unit area, lb/100 sq ft (g/sq m): 109 lb (5322 g)
v.	Peak load @ 0F (-18C), lb/in (kN/m): MD 115 lb/in (20.1 kN/m), XMD 90 lb/in (15.8 kN/m)
vi.	Elongation at peak load @ 0F (-18C), lb/in (kN/m): MD 35%, XMD 40%
vii.	Peak load @ 73.4F (23C), lb/in (kN/m): MD 85 lb/in (14.9 kN/m), XMD 65 lb/in (11.4 kN/m)
viii.	Elongation at peak load @ 73.4F (23C), lb/in (kN/m): MD 55%, XMD 60%
ix.	Ultimate Elongation @ 73.4F (23C), lb/in (kN/m): MD 65%, XMD 80%
x.	Tear Strength @ 73.4F (23C), lbf (N): MD 125 lbf (556 N), XMD 85 lbf (378 N)
xi.	Low temperature flexibility, F (C): MD/XMD: -15F (-26C)
xii.	Dimensional stability, %: MD/XMD: Less than 0.5%
xiii.	Compound stability, F (C): MD/XMD: 240F (116C)
xiv.	Granule Surfacing:
a.	White mineral granules.
2.04 ACCESSORIES	
A.	PRIMERS: NOTE: Priming is not required for SOPREMA COLPLY EF ADHESIVE and SOPREMA COLPLY EF FLASHING CEMENT applications.
1.	SOPREMA ELASTOCOL 500 Primer: Asphalt cut-back primer. Primer for the preparation of membrane substrates for asphalt, heat-welded, hot asphalt and COLPLY ADHESIVE, solvent-based, cold adhesive-applied and cement applications.
a.	Meets or exceeds ASTM D41
b.	VOC content: 350 g/L or less.
B.	MEMBRANE ADHESIVES: select one of the options below
1.	SOPREMA COLPLY ADHESIVE: SBS-modified bitumen membrane adhesive for use with sanded base ply and granule-surfaced Cap Sheet membranes.
a.	VOC Content: 250 g/L or less.
b.	Meets or exceeds ASTM D3019
C.	FLASHING CEMENT: select one of the options below
1.	SOPREMA COLPLY FLASHING CEMENT: SBS-modified bitumen membrane flashing cement for use with sanded base ply flashing and granule-surfaced Cap Sheet flashing.
a.	VOC Content: 250 g/L or less.
b.	Meets or exceeds ASTM D4586
D.	GENERAL PURPOSE ROOFING CEMENT AND MASTIC: select one of the options below
1.	SOPREMA SOPRAMASTIC: SBS Mastic. Fiber-reinforced, roofing cement, packaged in 5-gallon pails. General purpose roofing cement for low-slope roofing used for sealing membrane T-joints and membrane edges along terminations, transitions and at roof penetrations.
a.	VOC Content: 190 g/L or less.
b.	Meets or exceeds ASTM D4586, Type I, Class II.
2.	SOPREMA SOPRAMASTIC: SBS Mastic. Fiber-reinforced, roofing cement, packaged in 10.4 oz caulk tubes. General purpose roofing cement for low-slope roofing used for sealing membrane T-joints and membrane edges along terminations, transitions and at roof penetrations.
a.	VOC Content: 190 g/L or less.
b.	Meets or exceeds ASTM D4586, Type I, Class II.
E.	GENERAL PURPOSE SEALANT select one of the options below
1.	SOPREMA SOPRAMASTIC SP1: General purpose, paintable, gun-grade, elastomeric, polyether moisture curing sealant for sealing SBS membrane terminations, Kynar 500 PVDF, horizontal and vertical construction joints.
a.	VOC Content: 20 g/L or less.
b.	Meets or exceeds ASTM C920, Type S, Grade NS, Class 50.
c.	Standard color, custom color.
F.	LIQUID-APPLIED REINFORCED FLASHING SYSTEM: select one of the options below
1.	SOPREMA ALSAN FLASHING: Single-component, polyurethane-bitumen resin with polyester reinforcing fleece fabric fully embedded into the resin to form system flashings.
a.	VOC Content: 250 g/L
b.	SOPREMA ALSAN FLASHING: Liquid resin, Meets or exceeds ASTM C836.
c.	SOPREMA ALSAN POLYFLEECE: Non-woven polyester reinforcement.
d.	Surfacing: SOPREMA ALSAN FLASHING with mineral granules broadcast into wet SOPREMA ALSAN FLASHING to match adjacent SBS-modified bitumen cap sheet.
G.	MINERAL GRANULES:
1.	SOPREMA Granules: No. 11, mineral coated colored granules, color to match cap sheet, supplied by membrane cap sheet manufacturer.
a.	SOPREMA GRANULES
PART 3	
EXECUTION	
3.01 EXAMINATION	
A.	Examination includes visual observations, qualitative analysis, and quantitative testing measures as necessary to ensure conditions remain satisfactory throughout the project.
B.	The contractor shall examine all roofing substrates including, but not limited to insulation materials, roof decks, walls, curbs, rooftop equipment, fixtures, and roof blocking.
C.	The applicator shall not begin installation until conditions have been properly examined and determined to be clean, dry and, otherwise satisfactory to receive specified roofing materials.
D.	During the application of specified materials, the applicator shall continue to examine all project conditions to ensure conditions remain satisfactory to complete the specified roofing system.
3.02 PREPARATION	
A.	Before commencing work each day, the contractor shall prepare all roofing substrates to ensure conditions are satisfactory to proceed with the installation of specified roofing materials. Preparation of substrates includes, but is not limited to, substrate repairs, securement of substrates, eliminating all incompatible materials, and cleaning.
B.	Where conditions are found to be unsatisfactory, work shall not begin until conditions are made satisfactory to begin work. Commencing of work shall indicate contractor's acceptance of conditions.
3.03 PRIMER APPLICATION	
A.	Examine all substrates, and conduct adhesion peel tests as necessary, to ensure satisfactory adhesion is achieved.
B.	Apply the appropriate specified primer to dry, compatible substrates as required to enhance adhesion of new specified roofing materials.
C.	Apply primer using brush, roller, or sprayer at the rate published on the product data sheet. Lightly prime for uniform coverage, do not apply heavy or thick coats of primer.
D.	Asphalt Primer: Apply SOPREMA ELASTOCOL 500primer to dry compatible masonry, metal, wood and other required substrates before applying asphalt and heat-welded membrane plies. Primer is optional for solvent based solvent based SBS adhesives and cements. Refer to product data sheets.
E.	Primer is not required for SOPREMA COLPLY EF ADHESIVE and SOPREMA COLPLY EF FLASHING CEMENT.
F.	Project conditions vary throughout the day. Monitor changing conditions, monitor the drying time of primers, and monitor the adhesion of the membrane plies. Adjust primer and membrane application methods as necessary to achieve the desired results.
3.04 MEMBRANE ADHESIVE APPLICATION	
A.	The ambient temperature shall be above 50F (10C), and the adhesive temperature shall be a minimum of 70F (21C) at the point of membrane application.
B.	To ensure the adhesive is applied at 70F (21C), during cold weather, drums and 5-gallon pails shall be stored in heated areas. Drums and 5-gallon pails exposed to cold temperature on the roof shall be provided with heaters when necessary to ensure the minimum application temperature is maintained.
C.	Priming substrates is optional when solvent-based membrane adhesives are used. Primer may be applied to reduce adhesive consumption rates for some absorptive substrates.
D.	SOPREMA COLPLY ADHESIVE may be applied using a 3/16 - 3/8-inch notched squeegee, brush, or spray equipment.
E.	SOPREMA COLPLY EF ADHESIVE may be applied using a 3/16 - 3/8-inch notched squeegee or brush. SOPREMA COLPLY EF ADHESIVE is not spray-applied.
F.	Apply adhesive to clean, dry, and prepared compatible substrates as required to ensure full adhesion.
G.	Follow the adhesive product data sheet requirements for application rates.
H.	Apply a uniform application of membrane adhesive at the application rate published on the product data sheet.

I.	Apply 1-1/2 to 2-1/2 gallons per square between membrane plies. The application rate is 3 to 4 gallons per square or more over absorptive substrates and over granule surfaces. Refer to manufacturer's product data sheet and adjust application rate based upon surface conditions.
J.	Install the SBS membrane ply before the adhesive begins to skin over. Once adhesive skins over, the membrane ply will not adhere.
3.05 FLASHING CEMENT APPLICATION	
A.	The ambient temperature shall be above 50F (10C), and the flashing cement temperature shall be a minimum of 70F (21C) at the point of membrane application.
B.	To ensure the flashing cement is applied at 70F (21C), during cold weather, pails shall be stored in heated areas. Pails exposed to cold temperature on the roof shall be provided with heaters when necessary to ensure the minimum application temperature is maintained.
C.	Priming substrates is optional when solvent-based membrane adhesives are used. Primer may be applied to reduce adhesive consumption rates for some absorptive substrates.
D.	SOPREMA COLPLY FLASHING CEMENT may be applied using ¼ inch notched trowel. Apply 2.0 - 2.5 gallons per square to each surface. Primer may be used to reduce consumption of solvent-based flashing cement.
E.	SOPREMA COLPLY EF FLASHING CEMENT may be applied using ¼ inch notched trowel. Apply 2.0 - 2.5 gallons per square to each surface. Primer is not required for SOPREMA COLPLY EF FLASHING CEMENT.
F.	Application rates vary based on substrate porosity and roughness.
3.06 SBS MASTIC AND GENERAL-PURPOSE ROOFING CEMENT APPLICATION	
A.	Apply SOPREMA SOPRAMASTIC general purpose SBS mastic and roofing cement to seal drain leads, metal flanges, seal along membrane edge at terminations, and where specified and required in detail drawings.
B.	Do not use general purpose SBS mastics and roofing cement where flashing cement applications are required. Do not use SBS mastics and roofing cement beneath SBS-modified bitumen membrane and flashing plies.
C.	Apply general purpose SBS mastic and elastic roofing cement using caulk gun, or notched trowel at 2.0 - 2.5 gallons per square on each surface. Application rates vary based on substrate porosity and roughness. Tool-in as necessary to seal laps.
D.	Embed matching granules into wet cement where exposed.
3.07 COLD ADHESIVE-APPLIED MEMBRANE APPLICATION	
A.	Follow material product data sheets and published general requirements for installation instructions.
B.	Ensure environmental conditions are satisfactory, and will remain satisfactory, during the application of the membrane adhesive and membrane plies.
C.	Unroll membrane onto the roof surface and allow the membrane to relax prior to installing the membrane.
D.	Re-roll the membrane in order for the plies to be rolled into the adhesive while ensuring the specified side and end-laps are maintained
E.	Starting at the low point of the roof, lay out the membrane to ensure the plies are installed perpendicular to the roof slope, shingled to prevent back-water laps.
F.	Cut rolls to working lengths and widths to conform to roof conditions and lay out to always work to a selvage edge.
G.	Ensure all roofing and flashing substrates are prepared as necessary, and all substrates are acceptable to receive the specified adhesive and membrane.
H.	Install the specified membrane adhesive ahead of the membrane application. Do not allow the adhesive to skin-over before the membrane is applied into the adhesive. The membrane will not adhere where adhesive has skinned over.
I.	Where laps are adhered using membrane adhesive, apply sufficient adhesive coverage to ensure 1/8 to 1/4 in bleed-out is present at all laps.
J.	Once set in place, ensure specified side-laps and end-laps are maintained.
K.	At end-laps, cut a 45-degree dog-ear away from the selvage edge for all T-joints.
L.	For low-slope areas where the roof slope falls below 1/4 in per foot, and where otherwise specified, leave all membrane side and end-laps dry to hot-air weld or torch all laps watertight. Embed granules, where present, when heat welding sheets.
M.	Use a follow tool, weighted roller or broom the leading edge of the membrane to the substrate, working forward and outward as necessary to remove wrinkles. Avoid walking over the membrane during application.
N.	Each day, physically inspect all side and end-laps, and ensure the membrane is sealed watertight. Where necessary, use a torch or hot-air welder and a clean trowel to ensure all laps are fully sealed.
O.	Inspect the installation each day to ensure the plies are fully adhered. Repair all voids, wrinkles, open laps, and all other deficiencies.
P.	Offset cap sheet side and end-laps away from the base ply laps so that cap sheet laps are not located within 18 in of base ply laps.
Q.	Immediately broadcast matching granules into adhesive bleed-out at cap sheet laps, or otherwise treat bitumen bleed-out once adhesive has dried and cured.
3.08 FLASHING APPLICATION, COLD-APPLIED FLASHING CEMENT	
A.	Refer to manufacturer's membrane application instructions, flashing detail drawings, and follow product data sheets and other published requirements for installation instructions. Refer to manufacturer's membrane flashing detail drawings.
B.	It is not required to prime substrates to receive solvent-based flashing cement. Priming is recommended to enhance adhesion and reduce the consumption rate of flashing cement for absorptive substrates.
C.	Primer is not required when SOPREMA COLPLY EF FLASHING CEMENT is used.
D.	Unroll the flashing base ply and flashing Cap Sheet onto the roof surface to their complete length. Once relaxed, cut the membrane to the required working lengths to accommodate the flashing height, cants, and the required over-lap onto the horizontal roof surface.
E.	Cut the flashing membrane from the end of the roll to always install flashings to the side-lap line or selvage edge line.
F.	Lay out the flashing base ply and flashing Cap Sheet to offset all side-laps a minimum of 12 inches so that side-laps are never aligned on top of the ply beneath. Shingle the flashing ply laps to prevent back-water laps.
G.	Install non-combustible cant strips at all horizontal-to-vertical roof transitions.
H.	Ensure correct membrane and flashing sequencing to achieve redundant, multi-ply, watertight flashings.
I.	FLASHING BASE PLY:
1.	Install the flashing base ply starting at the top leading edge of the vertical flashing substrate, down over the cant and onto the horizontal surface of the roof a minimum of 3 inches beyond the of base of the cant. Cut the base ply at corners to form 3-inch side-laps. Install gussets to seal corner transitions.
2.	Install one or more flashing base ply(s) at all roof terminations, transitions, and penetrations.
J.	ROOF MEMBRANE CAP SHEET:
1.	Install the roof membrane Cap Sheet in the horizontal field of the roof over the flashing base ply up to the roof termination, transition, or penetration, and up to the top of cants where present.
2.	Using a chalk line, mark a line on the membrane Cap Sheet a minimum of 4 inches from the base of the cant onto the roof. Where granules are present, it is recommended to embed the Cap Sheet granules using a torch and trowel or granule embedder to prepare the surface to receive the flashing Cap Sheet.
K.	FLASHING CAP SHEET:
1.	Install the flashing Cap Sheet starting at the top leading edge on the vertical substrate, over the cant and onto the roof surface 4 inches from the base of the cant.
2.	Install the flashing Cap Sheet to ensure a minimum two (2) ply flashing system is present at all roof terminations, transitions, and penetrations.
L.	Apply flashing cement to the substrate and to the underside of the flashing ply using a ¼ inch notched trowel. Apply 2.0 - 2.5 gallons per square to each surface. Application rates vary based on substrate conditions.
M.	During the membrane and flashing installation, ensure all plies are completely adhered into place, with no bridging, voids, or openings. Ensure bitumen or flashing cement bleed-out is present at all flashing side and end-laps.
N.	Press-in the flashing plies during installation to ensure they are in full contact with the substrate below.
O.	Where sufficient bitumen bleed-out is not present, apply specified gun-grade sealant or mastic to seal the membrane termination along all roof terminations, transitions, and penetrations. These include gravel stop edge metal, pipe penetrations, along the top edge of curb and wall flashing, and all other flashing terminations where necessary to seal flashings watertight.
3.09 CLEAN-UP	
A.	Clean-up and properly dispose of waste and debris resulting from these operations each day as required to prevent damages and disruptions to operations.
END OF SECTION	



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ISSUED FOR :

BIDS : 02/20/2025

PERMIT:

CONSTRUCTION

SEAL



JESS M. SOWARDS

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SECTION 07 62 00

SHEET METAL FLASHING AND TRIM

PART 1 GENERAL

1.01 SUMMARY

- A. Work shall include, but is not limited to, the following:
1. Removal off all sheet metal flashing in affected areas

2. Repair and replacement of any damaged wood blocking

3. Repair or replacement of any damaged rigid insulation.

4. Preparation of existing substrates.

5. Sheet metal flashings and sheet metal roof edge system.

6. All related materials and labor required to complete specified roofing necessary to receive specified manufacturer's warranty.

1.02 RELATED SECTIONS

- A. Division 011000 - Summary of Work
- B. Division 075216 - Styrene-Butadiene-Styrene (SBS) Modified Bitumen Membrane Roofing

1.03 DEFINITIONS

- A. ASTM D 1079-Definitions of Term Relating to Roofing, Waterproofing and Waterproofing.
- B. The National Roofing Contractors Association (NRCA) Roofing and Waterproofing Manual, Fifth Edition Glossary.

1.04 REFERENCES

- A. AMERICAN SOCIETY OF CIVIL ENGINEERS - Reference Document ASCE 7, Minimum Design Loads for Buildings and Other Structures.
- B. AMERICAN STANDARD OF TESTING METHODS (ASTM):

1. ASTM C 920 - Standard Specification for Elastomeric Joint Sealants

2. ASTM D 41 - Standard Specification for Asphalt Primer Used in Roofing, Damp proofing, and Waterproofing.

3. ASTM D 4586 - Standard Specification for Asphalt Roof Cement, Asbestos-Free.
- C. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)::

1. ANSI/SPRI/FM 4435/ES-1 Wind Design Standard for Edge System Used with Low Slope Roofing System.

2. ANSI/SPRI FX-1, Standard Field Test Procedure for Determining the Withdrawal Resistance of Roofing Fasteners.
- D. FLORIDA BUILDING CODE (FBC):

1. 2023 Florida Building Code (FBC).
- E. NATIONAL ROOFING CONTRACTORS' ASSOCIATION (NRCA) Roofing and Waterproofing Manual.
- F. SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION INC. (SMACNA) Architectural Sheet Metal Manual.

1.05 ACTION SUBMITTALS

- A. Product Data Sheets: Submit manufacturer's product data sheets, installation instructions and/or general requirements for each component.
- B. Safety Data Sheets: Submit manufacturer's Safety Data Sheets (SDS) for each component.
- C. Sample/Specimen Warranty from the manufacturer and contractor.
- D. Shop Drawings: Provide roof plan and applicable roof system detail drawings.

1.06 INFORMATIONAL SUBMITTALS

- A. Contractor Certification: Submit written certification from roofing system manufacturer certifying that the applicator is authorized by the manufacturer to install the specified materials and system.

1.07 CLOSEOUT SUBMITTALS

- A. Warranty: Provide manufacturers and contractor's warranties upon substantial completion of the roofing system.

1.08 QUALITY ASSURANCE

- A. MANUFACTURER QUALIFICATIONS:

1. Manufacture shall have 20 years of experience manufacturing roofing materials.

2. Trained Technical Field Representatives, employed by the manufacturer, independent of sales.

3. Provide reports in a timely manner of all site visit reports.

4. Provide specified warranty upon satisfactory project completion.

B. CONTRACTOR QUALIFICATIONS:

1. Contractor shall be authorized by the manufacturer to install specified materials prior to the bidding period through satisfactory project completion.

2. Applicators shall have completed projects of similar scope using same materials as specified herein.

3. Contractor shall provide full time, on-site superintendent or foreman experienced with the specified roof system through satisfactory project completion.

4. Applicators shall be skilled in the application methods for all materials.

5. Contractor shall maintain a daily record, on-site, documenting material installation and related project conditions.

6. Contractor shall maintain a copy of all submittal documents, on-site, available always for reference.

1.09 DELIVERY, STORAGE AND HANDLING

- A. Refer to each product data sheet or other published literature for specific requirements.
- B. Deliver materials and store them in their unopened, original packaging, bearing the manufacturer's name, related standards, and any other specification or reference accepted as standard.
- C. Protect and store materials in a dry, well-vented, and weatherproof location. Only materials to be used the same day shall be removed from this location.
- D. When materials are to be stored outdoors, store away from standing water, stacked on raised pallets or dunnage, at least 4 in or more above ground level. Carefully cover storage with "breathable" tarpsaulins to protect materials from precipitation and to prevent exposure to condensation.
- E. Properly dispose of all product wrappers, pallets, cardboard tubes, scrap, waste, and debris. All damaged materials shall be removed from job site and replaced with new, suitable materials.

1.10 SITE CONDITIONS

- A. SAFETY:

1. The contractor shall be responsible for complying with all project-related safety and environmental requirements.

2. The contractor shall refer to product Material Safety Data Sheets (MDS) for health, safety, and environment related hazards, and take all necessary measures and precautions to comply with exposure requirements.
- B. ENVIRONMENTAL CONDITIONS:

1. Monitor substrate temperature and material temperature, as well as all environmental conditions such as ambient temperature, moisture, sun, cloud cover, wind, humidity, and shade. Ensure conditions are satisfactory to begin work and ensure conditions remain satisfactory during the installation of specified materials. Materials and methods shall be adjusted as necessary to accommodate varying project conditions. Materials shall not be installed when conditions are unacceptable to achieve the specified results.

2. Precipitation and dew point: Monitor weather to ensure the project environment is dry before, and will remain dry, during the application of roofing materials. Ensure all roofing materials and substrates remain above the dew point temperature as required to prevent condensation and maintain dry conditions.

1.11 PERFORMANCE REQUIREMENTS

- A. ROOF EDGE SYSTEM:

1. Performance testing shall be in accordance with ANSI/SPRI/FM 4435/ES-1 Wind Design Standard for Edges Systems Used with Low Slope Roofing Systems.

PART 2 PRODUCTS

2.01 MANUFACTURER

- A. PRODUCT QUALITY ASSURANCE PROGRAM: Manufacturer shall be an ISO 9001 registered company. A

'Quality Compliance Certificate (QCC) for reporting/confirming the tested values of the SBS-Modified Bitumen Membrane Materials will be supplied upon request.

B. ACCEPTABLE MANUFACTURER:

1. SOPREMA, located at: 310 Quadral Dr.; Wadsworth, OH 44281; Tel: 800-356-3521; Tel: 330-334-0066; Website: www.soprema.us.
- C. Contractor shall furnish all sheet metal flashings, counter flashings, roof edge system, and all other related sheet metal flashings, fasteners, and sealants necessary to flash and counter flash the specified roofing system at all roof terminations, transitions, and penetrations.
- D. Sheet metal flashing materials and fasteners shall be compatible with adjacent materials, to accommodate all project related exposures.
- E. Pre-Finished (Kynar Finished) Sheet Metal Flashing Material: 040 Aluminum.

2.02 SHEET METAL FLASHING

A. SHEET METAL, ROOF EDGE SYSTEM:

1. Roof edge system shall include all components and associated fasteners necessary to comply with specified performance requirements. Contractor shall provide all other related fasteners and sealants necessary for the roof edge system.

a. Material: Aluminum.

b. Gauge/Thickness: 040.

c. Finish: Kynar Finish - Color as selected by Architect.

d. Tested per ANSI/SPRI ES-1 to meet or exceed design pressures at roof edge.

e. FM Approved.

2. SOPREMA Modified Drip Edge: Engineered two-piece drip edge system with a formed cleat and metal fascia.

a. Material: Aluminum.

b. Gauge/Thickness: 040.

c. Finish: Kynar Finish - Color as selected by Architect.

d. Tested per ANSI/SPRI ES-1 to meet or exceed design pressures at roof edge.

e. FM Approved.
- 490B. SHEET METAL, PARAPET COPING SYSTEM:

1. SOPREMA SOPRA-TITE Gold Coping Tapered: Engineered parapet coping system with formed anchor clips and metal fascia.

a. Material: Aluminum.

b. Gauge/Thickness: 040.

c. Finish: Kynar Finish - Color TBD.

d. Tested per ANSI/SPRI ES-1 to meet or exceed design pressures at roof edge.

e. FM Approved.
- C. FASTENERS:
1. #9 Stainless Steel Screw w/ Neoprene Washer

a. Length as required.

2. #12 Galvanized Self-Drilling Screw:

a. Length as required.
- D. PRIMERS:
1. SOPREMA ELASTOCOL 500 Primer: Asphalt cut-back primer. Primer for the preparation of substrates for hot asphalt, heat-welded and COLPLY and COLPLY MODIFIED ADHESIVE, solvent-based, cold adhesive-applied and cement applications.

a. Meets or exceeds ASTM D41

b. VOC content: 350 g/L or less.

2. NOTE: Primer is not required for COLPLY EF Adhesive and COLPLY EF Flashing Cement applications.
- E. GENERAL PURPOSE ROOFING CEMENT AND MASTIC:
1. SOPREMA SOPRAMASTIC: SBS Mastic. Fiber-reinforced, roofing cement, packaged in 5-gallon pails. General purpose roofing cement for low-slope roofing used for sealing sheet metal flashings to SBS membranes.

a. VOC Content: 190 g/L or less.

b. Meets or exceeds ASTM D4586, Type I, Class II.

2. SOPREMA SOPRAMASTIC: SBS Mastic. Fiber-reinforced, roofing cement, packaged in 10.4 oz caulk tubes. General purpose roofing cement for low-slope roofing used for sealing sheet metal flashings to SBS membranes.

a. VOC Content: 190 g/L or less.

b. Meets or exceeds ASTM D4586, Type I, Class II.

F. GENERAL PURPOSE SEALANT:

1. SOPREMA SOPRAMASTIC SP1: General purpose, paintable, gun-grade, elastomeric, polyether moisture

curing sealant for sealing SBS, Kynar 500 PVDF, horizontal and vertical construction joints.

a. VOC Content: 20 g/L or less.

b. Meets or exceeds ASTM C920, Type S, Grade NS, Class 50.

c. Standard color.

2. Butyl Sealant: Butyl rubber and polyisobutylene water resistant sealant for concealed sheet metal joints.

3. Butyl Sealant Tape: Butyl rubber and polyisobutylene water resistant sealant tape for concealed sheet metal joints.

PART 3 EXECUTION

3.01 EXAMINATION

A. Examination includes visual observations, qualitative analysis, and quantitative testing measures as necessary to ensure conditions remain satisfactory throughout the project.

B. The contractor shall examine all roofing substrates including, but not limited to insulation materials, roof decks, walls, curbs, rooftop equipment, fixtures, and wood blocking.

C. The applicator shall not begin installation until conditions have been properly examined and determined to be clean, dry and, otherwise satisfactory to receive specified roofing materials.

D. During the application of specified materials, the applicator shall continue to examine all project conditions to ensure conditions remain satisfactory to complete the specified roofing system.

3.02 PREPARATION

A. Before commencing work each day, the contractor shall prepare all roofing substrates to ensure conditions are satisfactory to proceed with the installation of specified roofing materials. Preparation of substrates includes, but is not limited to, substrate repairs, securement of substrates, eliminating all incompatible materials, and cleaning.

B. Where conditions are found to be unsatisfactory, work shall not begin until conditions are made satisfactory to begin work. Commencing of work shall indicate contractor's acceptance of conditions.

3.03 PRIMER APPLICATION (SBS Modified Bitumen)

A. Examine all substrates, and conduct adhesion peel tests as necessary, to ensure satisfactory adhesion is achieved when adhering membrane to sheet metal flanges.

B. Apply the appropriate specified primer to dry, compatible substrates as required to enhance adhesion of new specified roofing materials.

C. Apply primer using brush or roller at the rate published on the product data sheet.

D. Asphalt Primer: Apply ELASTOCOL 500 primer to sheet metal flanges before applying asphalt, cold adhesive-applied and heat-welded SBS modified bitumen flashing plies.

E. Do not prime substrates for COLPLY EF Adhesive and COLPLY EF Flashing Cement.

F. Project conditions vary throughout the day. Monitor changing conditions, monitor the drying time of primers, and monitor the adhesion of the membrane plies. Adjust primer and membrane application methods as necessary to achieve the desired results.

3.04 SBS MASTIC AND GENERAL-PURPOSE ROOFING CEMENT APPLICATION

A. Apply SOPREMA SOPRAMASTIC general purpose SBS mastic and roofing cement to seal drain leads, metal flanges and where specified and required in detail drawings.

B. Apply general purpose SBS mastic and elastic roofing cement using caulk gun, or notched trowel at 2.0 - 2.5 gallons per square on each surface. Application rates vary based on substrate porosity and roughness. Tool-in as necessary to seal SBS membrane terminations.

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ISSUED FOR :

BIDS : 02/20/2025

PERMIT:

CONSTRUCTION

SEAL

JESS M. SOWARDS
FL REG# AR0013205

PROJECT TITLE

**ROOF REPAIRS AT
THE ARTS
WAREHOUSE
FOR DELRAY CRA**

313 NE 3RD ST.
DELRAY BEACH, FL 33444

REVISIONS

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

DRAWING TITLE

**ROOFING
SPECIFICATIONS
(cont.)**

DATE

02/20/25

DRAWN BY

KAB

JOB NUMBER

240702

DRAWING NUMBER

A0.3

BID SET - 02/20/25

3.05 SHEET METAL FLASHING APPLICATION

- A. Refer to manufacturer's sheet metal flashing and roof edge system detail drawings and follow product data sheets and published general requirements for installation instructions.
- B. General Requirements:

1. Follow the most recent edition of the SMACNA Architectural Sheet Metal Manual for fabrication and installation requirements.

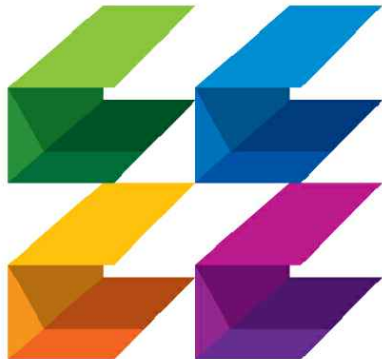
2. Follow the most recent edition of the NRCA Roofing and Waterproofing Manual for fabrication and installation requirements for specified roofing and flashing.
- C. Isolate all metal components from ACQ treated wood or other incompatibles material using specified membrane flashing materials.
- D. Appliances such as lightning rods, signs, or antennae shall be separate from the roof edge system.

3.06 GENERAL PURPOSE SEALANT

- A. Refer to published installation instructions. Ensure sheet metal and adjacent substrates are clean and free of oils, dust, and other incompatible materials.
- B. Apply SOPREMA SOPRAMASTIC SP1 general purpose, paintable, gun-grade, elastomeric, polyether moisture curing sealant to seal SBS and PVC membrane terminations, exposed fasteners, Kynar 500 PVDF, and other compatible sheet metal horizontal and vertical joints, laps, and transitions.

3.07 CLEAN-UP

- A. Clean-up and properly dispose of waste and debris resulting from these operations each day as required to prevent damages and disruptions to operations.



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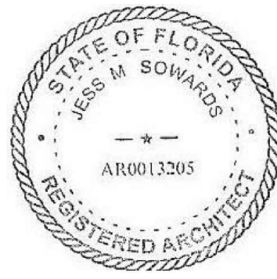
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**ROOFING
SPECIFICATIONS
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DATE 02/20/25 DRAWN BY KAB

JOB NUMBER

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DRAWING NUMBER

A0.4

BID SET - 02/20/25

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SECTION 092200

STUCCO REHABILITATION

PART 1 - GENERAL

1.01 WORK SUMMARY

- A. Identification of Existing Defective Stucco Surfaces requiring rehabilitation:
- 1.The Contractor, together with Architect, shall survey all existing stucco surfaces to determine the areas to be restored and method of restoration as noted in this Specification.
- 2.Survey for rehabilitation shall be conducted visually, tactually and acoustically,to determine areas of unbonded or damaged stucco.
- 3.Areas to be corrected shall be identified with colored tape dots, for verification of extent and type of rehabilitative work to be conducted. These will be photographed by the Contractor for documentation purposes.
- 4.It is imperative that corrective work does not end up looking like patches, therefore corrective work shall be done in panelized areas, the limits of which shall be defined by existing or new Control or Expansion Joints.
- B. Additional Stucco Removal Requirements: As removal proceeds from center of marked areas, remove additional unbonded, cracked or deteriorated stucco as it is revealed. Remove full panels or bays of stucco if most of the stucco within that panel is damaged. Remove to permit repair to be done from joint-to-joint or joint-to-edge.
- C.Protection During Demolition Stage: Protect adjoining work, walks and shrubbery. Remove debris and clean up. Protect walls and interior from rain damage in interval before re- stuccoing. Repair damage.
- D.Sealant: As damaged or incomplete joint seals appear after demolition, replace backer rod and sealant in masonry and concrete joints as specified in Division 7 Section Joint Sealants.
- 1.Clean joints before re-sealing as needed to produce fully sealed, water-repelling joints.
- 2.Seal all Control Joints and Expansion Joints.
- E.Accessories: Where required, apply new vinyl control joints and casing beads to match existing stucco molding layout. Run vertical moldings through horizontal moldings and seal ends, except where vertical molding must be broken where it crosses expansion joint. Seal all ends by loading with sealant.
- 1.Provide sleeves for joining ends and intersections. Fill sleeves with sealant before inserting ends of moldings.
- 2.Full or Skim Finish coat: Apply new stucco finish coat over areas where paint has been removed as needed to bring finish coat up to uniform condition.
- 3.New finish coat shall be of full or partial thickness as needed to repair all results of erosion or removal of finish coat during water blasting.
- F. Stucco: Apply new stucco over the following areas where stucco has been removed, as well as damaged stucco surfaces, after the surface has been made clean and free of old stucco.

- 1.Over masonry block:

a. Check block for readiness.

b.Dampen block. Apply scratch coat as recommended by stucco and acrylic additive manufacturer.

c.Apply new brown coat with bonding admix. Damp cure 2 days.

d.Apply finish coat after 7 days. Damp cure.
- 2.Over concrete:

a. Check concrete to make sure that old loose stucco, dirt and that a rough, clean, absorptive surface is present to ensure bonding on new stucco.

b.Dampen concrete. Apply dash coat for bonding.

- c. Apply scratch coat while dash coat is tacky as recommended by stucco and acrylic additive manufacturer.
- d. Do not apply metal lath, clinton cloth, fiberglass fabric or bonding agent unless approved by Architect.
- e. Apply new browncoat with bonding admix. Damp cure.
- f. Apply finish coat after 7 days. Damp cure.

- 3.Over block-to-concrete joints:

a.Check concrete surface to make sure that old stucco, dirt and that a rough, clean, absorptive surface is present to ensure bonding on new stucco.

b.Dampen concrete. Apply dash coat for bonding.

c. Apply scratch coat while dash coat is tacky as recommended by stucco and acrylic additive manufacturer.

d. Fasten 6 in. wide fiberglass strips to joints. Center over block-concrete joints.

e. Do not apply metal lath, clinton cloth, or bonding agent unless approved by Architect.

f. Apply new browncoat with bonding admix. Damp cure 2 days.

g. Apply finish coat with bonding admix after 7 days over missing brown coat:
- 4.Over porous block or substrate

a.At holes in concrete block and concrete including honeycombs: Apply special Thorite mortar with bonding admix to bring surfaces out flush with existing adjacent base coat surfaces and allow to cure.
- G.Curing: Damp-cure new finish coats by twice-daily fogging or by immediately covering with taped-in-place plastic film for 2 days. Let new finish coats dry cure for 28 days before paint or other coating is applied over new stucco work.

- H. Paint rehabilitated stucco surfaces per Section 09 90 00.

1.2 DEFINITIONS

- A. Use definitions of plastering terms following ASTM C926, except as follows:
- 1.Damp: Showing no surface water, but having the ability to still absorb water.
- 2.Stucco Panel: Area between joints or planes changing direction.

1.3 SUBMITTALS

- A. Product Data:
- 1.Acrylic admixtures.
- 2.Prepared cement plaster: key coat, base coat and finish coat descriptions, safety data sheets, and mix recommendations for each coat. If published product data does not specify ingredients, submit letter from producer certifying that prepared mix follows this specification.

- B. Test Panels: Install test panel under the supervision of the stucco manufacturer's representative and per the manufacturer's warranty requirements.

1.4 WARRANTY

- A. Provide a ten (10) year non-prorated material and labor replacement warranty against stucco delamination, deterioration or loss of water-proofness for above and below grade.

PART 2- PRODUCTS

2.1 ADMIX AND BONDING AGENT

- A. Description: Acrylic-polymer emulsion for portland cement products
- B. Product/Manufacturer:
1. Acryl 60®, Thoro Brand by BASF, (305) 597-8100,
- 2.2 CEMENT PLASTER: SCRATCH AND BROWN COATS

- A. Fiber-reinforced, factory blended cement scratch and brown coat for use in stucco mix conforming to ASTM C 926

- B. Materials:
- 1.Penn Crete® Scratch and Brown by SonoWall - Subsidiary of BASF
- 2.Acryl 60®, Thoro Brand by BASF
- 3.Sand: Conform to ASTM C897
- 4.Water: Cool, clean, potable water; let hose run to clear it of hot water.

- C. Mixes: Parts by volume, precisely measured:
- 1.Add one 80 lb. bag of Penn Crete® Scratch and Brown Concentrate to a maximum of 200 lb plaster sand. No more than 3.5 gallons of water are required with the above mix.
- 2.Acryl 60® Admix: Mix up to 1 gal to 1 bag of . Add after the dry components and the majority of the water has been mixed.
- 2.3 CEMENT PLASTER: FINISH COAT

- A. Description: (3/16 to 1/4 in. thick) Portland cement based, permeable waterproof coating for concrete or block.

- B. Materials:
- 1.Product/Manufacturer: Thoroseal® Plaster Mix, Thoro brand by BASF.
- 2.Mixing Water: Clean potable. For 80 lb bar of Thoroseal Plaster Mix, use 2 qts. of Acryl 60 diluted with 5 qts of water.

2.4 PATCHING MORTAR

- A. Description: High performance, non-sagging mortar for fast-setting cement-based repairs to concrete and masonry.
- B. Product/Manufacturer: BASF Thorite® General Purpose Mortar, Thoro brand.
- C. Mixing Water: Clean potable. Mix three parts water to 1 part acrylic admixture, or as recommended by admixture manufacturer.

2.5 ACCESSORIES

- A. Joint Strips:
- 1.Fiberglass cloth: Open weave, alkali-resistant glass fiber fabric, weighing at least 9 ounce per square yds, 6 in. wide.

PART 3 - EXECUTION

3.1 EXAMINATION AND PREPARATION

- A. Examine concrete and masonry substrates before lathing and plastering.
- 1.Check and test concrete surfaces to see if they are properly absorptive and to see if cement plaster can achieve a strong bond where form release residue is present.
- 2.Cause incomplete, un-flashed, water-retaining, out-of plumb, bowed, dirty, bond-breaking and defective surfaces to be completed or corrected before lathing and plastering starts.
- 3.Demolish and remove defective stucco.

- B. Prepare surfaces that are not absorptive or which have bond-breaking substances on them by further blasting with high pressure water spray. If water cleaning fails to remove bond-breaking substances, mechanically abrade using such tools as wire brushes, abrasive wheels, light bush hammering or chemical cleaning and etching agents.

- D. Where cement plaster will abut aluminum, no matter what the finish on the aluminum, apply non-degrading plastic tape to the exact amount of aluminum that would otherwise touch cement plaster.

3.2 CONTROL JOINTS

- A. At edge between concrete frame and block masonry infill, strip each joint with glass fiber joint strips.
- B. Where stucco replacement requires continuation of joint accessories, install vinyl control joint accessories:
- 1.At horizontal locations as shown on base contract plans.
- 2.At vertical locations where "control joint" is shown. Run vertical control joints continuously: passing through horizontal accessories without interruption.

- C. While installing accessories and immediately after - before applying cement plaster - seal joints, crossings and terminations in accessories with sealant approved by the joint manufacturer. Use manufacturer supplied splice components for butt joints and intersections fully embedded in latex sealant.

- D. Do not apply metal lath to masonry or concrete unless specified or noted.
- E. Do not apply metal lath to joints: Use glass fiber fabric as specified.

3.3 CEMENT PLASTER APPLICATION

- A. Scratch Coat:
- 1.Apply scratch coat to a minimum thickness of 3/8 in, using sufficient trowel pressure to key stucco into lath or to create bond to substrates as applicable.
- 2.Prior to initial set, scratch horizontally to provide key for bond of brown coat.
- 3.Moist cure scratch coat with clean potable water for at least 48 hours in accordance with ASTM C926 and the building codes following initial application (unless brown coat is applied as soon as the scratch coat has achieved sufficient rigidity to support the brown coat).
- B. Brown Coat:
- 1.Apply brown coat to a minimum thickness of 3/8 in, using sufficient trowel pressure to key stucco into scratch coat.
- 2.Rod surface to true plane.
- 3.Trowel to smooth and uniform surface to receive acrylic polymer finish coat
- 4.Moist cure brown coat with clean potable water for at least 48 hours, in accordance with ASTM C926 and the building codes.

- C. Apply stucco fields in scratch and brown coats following ASTM C926, paragraph 7, in accord with manufacturer's directions, and provide finish coat matching that currently in place on adjoining cement plaster work. Bring stucco to a plane, uniformly textured surface.

- D.Perform cement plastering in dry weather. Wet down walls during hours before plastering so that the substrate over which the coat is to be applied is uniformly damp.

- E. When smaller areas are to be replaced, the edges of the all the coats are roughly on the same location. For larger areas, each succeeding coat is cut back further, the base coat being the smallest area and the finish coat being the largest area to be patched.

- 1.Allow basecoat to cure at least 24 hours minimum before applying finish coat. If temperatures drop below 50 F, cure at least 5 days.
- 2.Moist cure following ASTM C926, A2.9.2.2, using any of the three methods. Use method (2), film, or (3), cloth, when winds above 10 mph are frequent.

- F. Finish Coat:
1. Apply Acryl 60 blended, Thoroseal Plaster mix finish coat at 3/16 in. to 1/4 in. thick, or as required to be flush with adjacent existing plaster work. Finish coat shall not

- exceed 1/4 inch.
- 2.Apply finish coat per manufacturer's written instructions.
- 3.To level up walls, work from a string line. Stretch string frequently during the course of the work from accessories that have been shimmed straight, or from plaster dots.

- G.Provide supplementary crack relief throughout all of the work by means of grooved incisions in finish plaster coat approximately 1/3 the total depth of the cement plaster. Form each grooved joint using a trowel or other tool and a long straightedge.

- H. Provide tooled joints for crack control as indicated on the Drawings. Divide each story into panels not greater than 150 square ft each.

- 1.If joint layout on the Base Drawings, does not conform with this requirement, coordinate any proposed supplementary lay out with Architect.
- 2.Provide a tooled joint at each line where cement plaster meets a frame (door, window or other).
- 3.Fill all tooled joints at least 1/4 in. wide, with siliconized sealant bead.

- I. Drip Control:
- 1.Slope soffit reveals (such as window and door heads) that are less than 7 in. deep to drain to exterior. Slope approximately ½ in. See Base Contract Drawings.
- 2.Make neat, smooth, continuous drip rebates with trowel tip and straightedge at soffit reveals. Make drips ½ in. from edge where possible; 1 in. maximum. See Drawings.

3.4 CEMENT PLASTER THICKNESS

- A. Average total thickness of coats: As recommended by manufacturer's instructions, or as shown on Drawings.
1. Vary thickness of coats as needed to level up each surface.
2. Check degree to which wall has been leveled up by frequent reference to string line while plastering.

- B. For vertical work over solid plaster bases such as block and concrete, apply cement plaster to a total thickness no less than 3/8 in. per coat and no greater than 1/2 in. per coat (scratch and brown coats), as needed to plumb up the wall. Apply finish coat to a maximum thickness of 1/4 in.

- 1.Average thickness: As determined by existing, adjacent stucco.

3.5 CEMENT PLASTER FINISH COAT

- A. Finish coat shall match texture of nearest adjoining work currently in place.

3.6 PROTECTION, REPAIR AND CLEANING

- A. Protect existing waterproofing. Replace or repair if damaged during selective demolition. Determine material used and install compatible material.
- B. Protect finished plaster from damage. Repair defective and damaged work. Clean plaster debris from surrounding work.

END OF SECTION 092200



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DRAWING TITLE

**STUCCO
REHABILITATION
SPECIFICATIONS**

DATE 02/20/25 | DRAWN BY KAB

JOB NUMBER 240702

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SECTION 09 90 00
EXTERIOR PAINTS AND COATINGS

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Exterior paint and coating systems including surface preparation.

1.2 REFERENCES

- A.
1. NACE No. 6 Surface Preparation for Concrete.
- B. Material Safety Data Sheets / Environmental Data Sheets: Per manufacturer's MSDS/EDS for specific VOCs (calculated per 40 CFR 59.406). VOCs may vary by base and sheen.

1.3 SUBMITTALS

- A. Submit under provisions of Administrative Requirements.
- B. Product Data: For each paint system indicated, including.
1. Product characteristics.
2. Surface preparation instructions and recommendations.
3. Primer requirements and finish specification.
4. Storage and handling requirements and recommendations.
5. Application methods.
6. Cautions for storage, handling and installation.
- C. Selection Samples: Submit a complete set of color chips that represent the full range of manufacturer's products, colors, and sheens available.
- D. Verification Samples: For each finished product specified, submit samples that represent the actual product, color, and sheen.
- E. Coating Maintenance Manual: Upon conclusion of project, the Contractor or paint manufacturer/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.
- F. Only submit complying products based on project requirements . One must also comply with the regulations regarding VOCs (CARB, OTC, SCAQMD, LADCO). To ensure compliance with district regulations and other rules, businesses that perform coating activities should contact the local district in each area where the coating will be used.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: A firm or individual experienced in applying paints and coatings similar in material, design, and extent to those indicated for this Project, whose work has resulted in applications with a record of successful in-service performance.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Delivery: Deliver manufacturer's unopened containers to the work site. Packaging shall bear the manufacturer's name, label, and the following list of information.
1. Product name, and type (description).
2. Application and use instructions.
3. Surface preparation.
4. VOC content.
5. Environmental handling.
6. Batch date.
7. Color number.
- B. Storage: Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.
- C. Store materials in an area that is within the acceptable temperature range, per manufacturer's instructions. Protect from freezing.
- D. Handling: Maintain a clean, dry storage area, to prevent contamination or damage to the coatings.

1.6 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

1.7 EXTRA MATERIALS

- A. Furnish Owner with an additional one percent of each material and color, but not less than 1 gal (3.8 l) or 1 case, as appropriate.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Sherwin-Williams; Glenn J Remler, CSI, ACT #1757; Tel: 954-547-1217; Email: request infospecifications@sherwin.com; Web:www.swspecs.com.

2.2 APPLICATIONS/SCOPE

- A. Exterior Paint and Coating Systems:

2.3 PAINT MATERIALS - GENERAL

- A. Paints and Coatings:
1. Unless otherwise indicated, provide factory-mixed coatings. When required, mix coatings to correct consistency in accordance with manufacturer's instructions before application. Do not reduce, thin, or dilute coatings or add materials to coatings unless such procedure is specifically described in manufacturer's product instructions.
2. For opaque finishes, tint each coat including primer coat and intermediate coats, one-half shade lighter than succeeding coat, with final finish coat as base color. Or follow manufactures product instructions for optimal color conformance.
- B. Primers: Where the manufacturer offers options on primers for a particular substrate, use a primer categorized as "best" by the manufacturer.
- C. Coating Application Accessories: Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials required, per manufacturer's specifications.
- D. Color: Refer to Finish Schedule for paint colors, and as selected coatings.

2.4 EXTERIOR PAINT AND COATING SYSTEMS

- A. Concrete: Stucco and Poured-in-place Concrete.
1. Latex Systems:
- a. Flat Finish:
- 1) 1st Coat: S-W Loxon Acrylic Conditioner, LX03W100 (200-300 sq ft/gallon).
- 2) 2nd Coat: S-W Latitude Exterior Acrylic Flat, K60-650 Series.
- 3) 3rd Coat: S-W Latitude Exterior Acrylic Flat, K60-650 (4.0 mils. wet, 1.4 mils. dry per coat).

PART 3 EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until the substrates have been properly prepared; notify Architect of unsatisfactory conditions before proceeding. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
- B. Proceed with work only after conditions have been corrected and approved by all parties, otherwise application of coatings will be considered as an acceptance of surface conditions.
- C. Previously Painted Surfaces: Verify that existing painted surfaces do not contain lead based paints, notify Architect immediately if lead based paints are encountered.

3.2 SURFACE PREPARATION

- A. General: Surfaces shall be dry and in sound condition. Remove oil, dust, dirt, loose rust, peeling paint, or other contamination to ensure good adhesion.
1. Prior to attempting to remove mildew, it is recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions are advised.
2. Remove mildew before painting by washing with a solution of 1 part liquid household bleach and 3 parts of warm water. Apply solution and scrub the mildewed area. Allow solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry before painting. Wear protective glasses or goggles, 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.
3. No exterior painting should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50 degrees F (10 degrees C), unless products are designed specifically for these conditions. On large expanses of metal siding, the air, surface, and material temperatures must be 50 degrees F (10 degrees F) or higher to use low temperature products.

- B. Stucco: Must be clean and free of any loose stucco. If recommended procedures for applying stucco are followed, and normal drying conditions prevail, the surface may be painted in 30 days. The pH of the surface should be between 6 and 9 unless the products are designed to be used in high pH environments such as Loxon.
- C. Wood: Must be clean and dry. Prime and paint as soon as possible. Knots and pitch streaks must be scraped, sanded, and spot primed before a full priming coat is applied. Patch all nail holes and imperfections with a wood filler or putty and sand smooth.

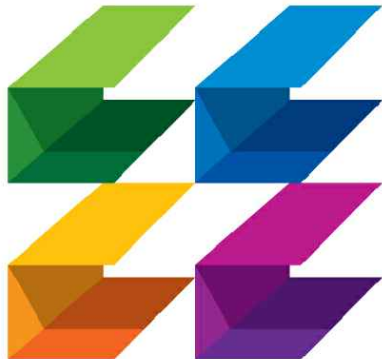
3.3 INSTALLATION

- A. Apply all coatings and materials with the manufacturer's specifications in mind. Mix and thin coatings according to manufacturer's recommendations.
- B. Do not apply it to wet or damp surfaces. Wait at least 30 days before applying to new concrete or masonry. Or follow manufacturer's procedures to apply appropriate coatings prior to 30 days. Test new concrete for moisture content. Wait until wood is fully dry after rain or morning fog or dew.
- C. Apply coatings using methods recommended by manufacturer.
- D. Uniformly apply coatings without runs, drips, or sags, without brush marks, and with consistent sheen.
- E. Apply coatings at spreading rate required to achieve the manufacturers recommended dry film thickness.
- F. Regardless of the number of coats specified, apply as many coats as necessary for complete hide, and uniform appearance.
- G. Inspection: The coated surface must be inspected and approved by the Architect just prior to the application of each coat.

3.4 PROTECTION

- A. Protect finished coatings from damage until completion of project.
- B. Touch-up damaged coatings after substantial completion, following manufacturer's recommendation for touch up or repair of damaged coatings. Repair any defects that will hinder the performance of the coatings.

PAINT COLOR SCHEDULE	
COLOR #	COLOR NAME
SW 6766	MARINER
SW 6522	SPORTY BLUE
SW 6641	OUTGOING ORANGE
SW 6781	JAMAICA BAY
SW 6868	REAL RED
SW6908	FUN YELLOW
SW6733	GRASSHOPPER
SW 6732	ORGANIC GREEN
BASIS OF DESIGN: SHERWIN WILLIAMS LATITUDE EXTERIOR IN FLAT FINISH	
FOLLOW ALL MANUFACTURER RECOMMENDATIONS AND REQUIREMENTS FOR THE REPAINTING OF THE PROJECT.	



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ISSUED FOR :

BIDS : 02/20/2025

PERMIT:

CONSTRUCTION

SEAL



JESS M. SOWARDS
FL REG# AR0013205

PROJECT TITLE

**ROOF REPAIRS AT
THE ARTS
WAREHOUSE
FOR DELRAY CRA**

**313 NE 3RD ST.
DELRAY BEACH, FL 33444**

REVISIONS

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DRAWING TITLE

**PAINTING
SPECIFICATIONS**

DATE
02/20/25

DRAWN BY
KAB

JOB NUMBER

240702

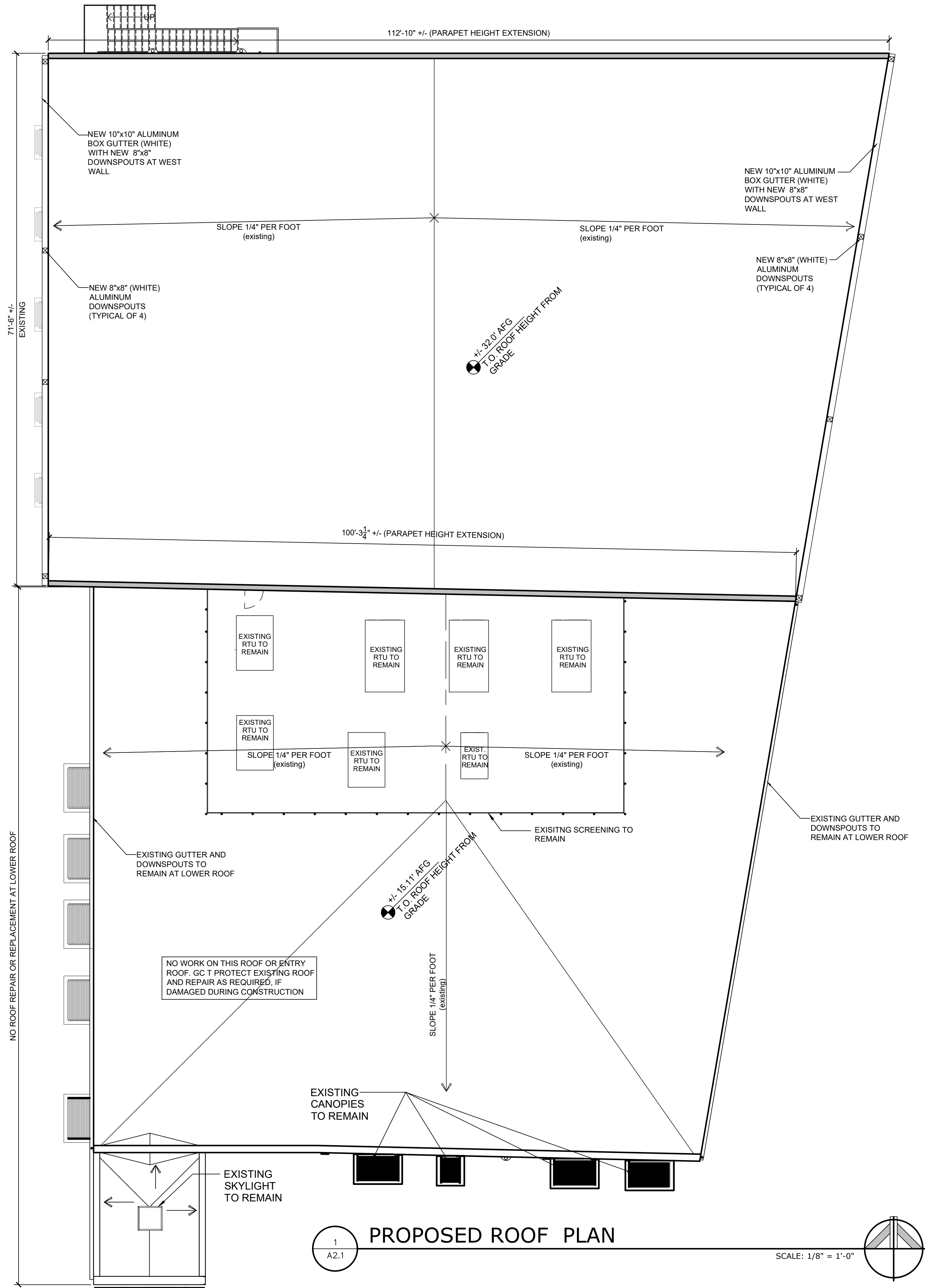
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2
A2.1

ROOF LADDER DETAIL

SCALE: 3/8" = 1'-0"



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**PROPOSED
ROOF PLAN**

DATE
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DRAWN BY
KAB

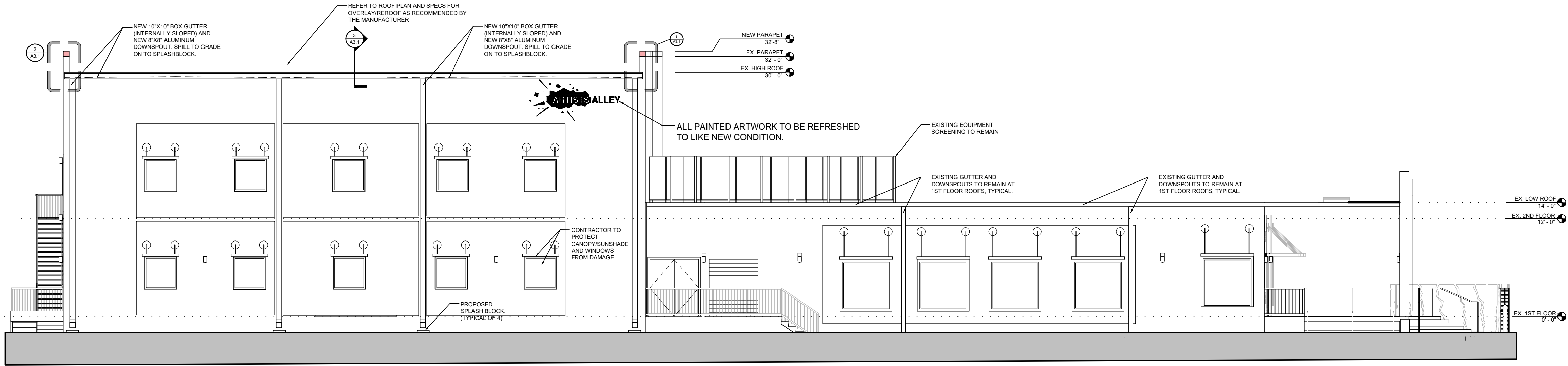
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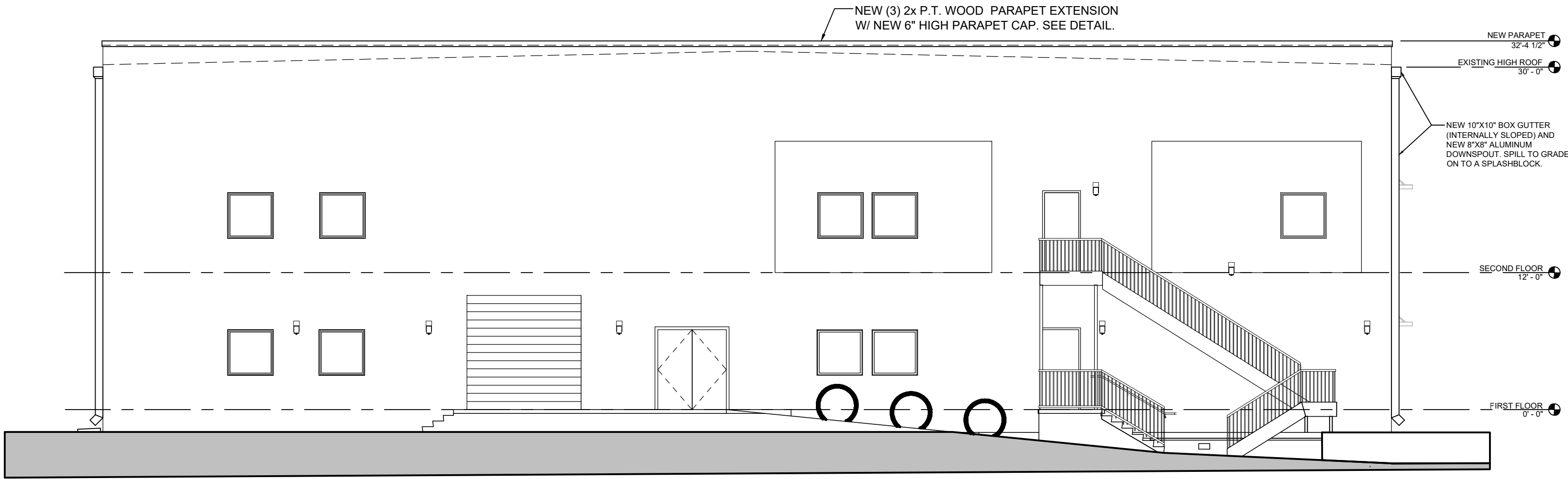
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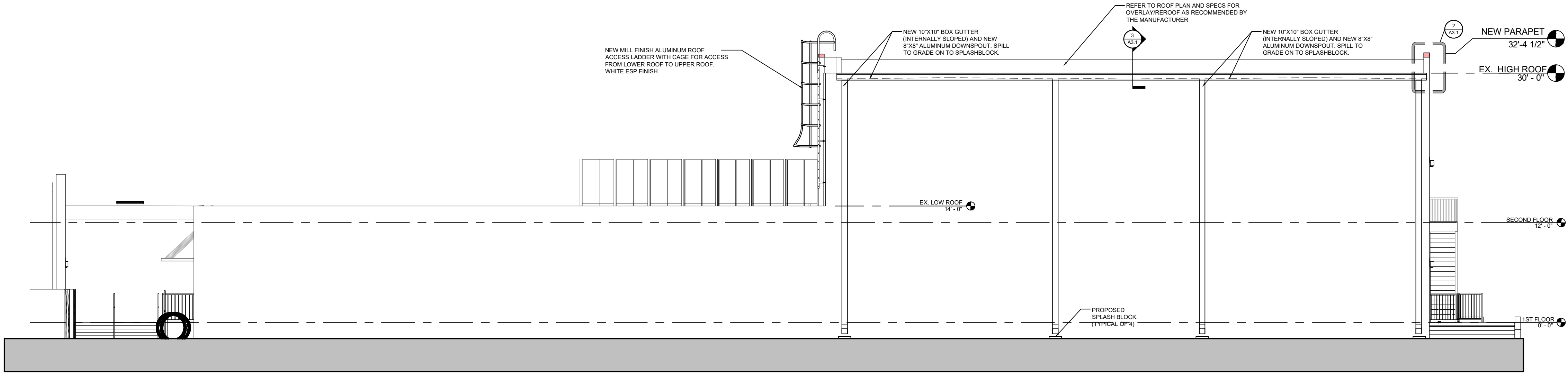
1
A3.0
WEST ELEVATION

SCALE: 1/8" = 1'-0"



2
A3.0
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3
A3.0
EAST ELEVATION

SCALE: 1/8" = 1'-0"



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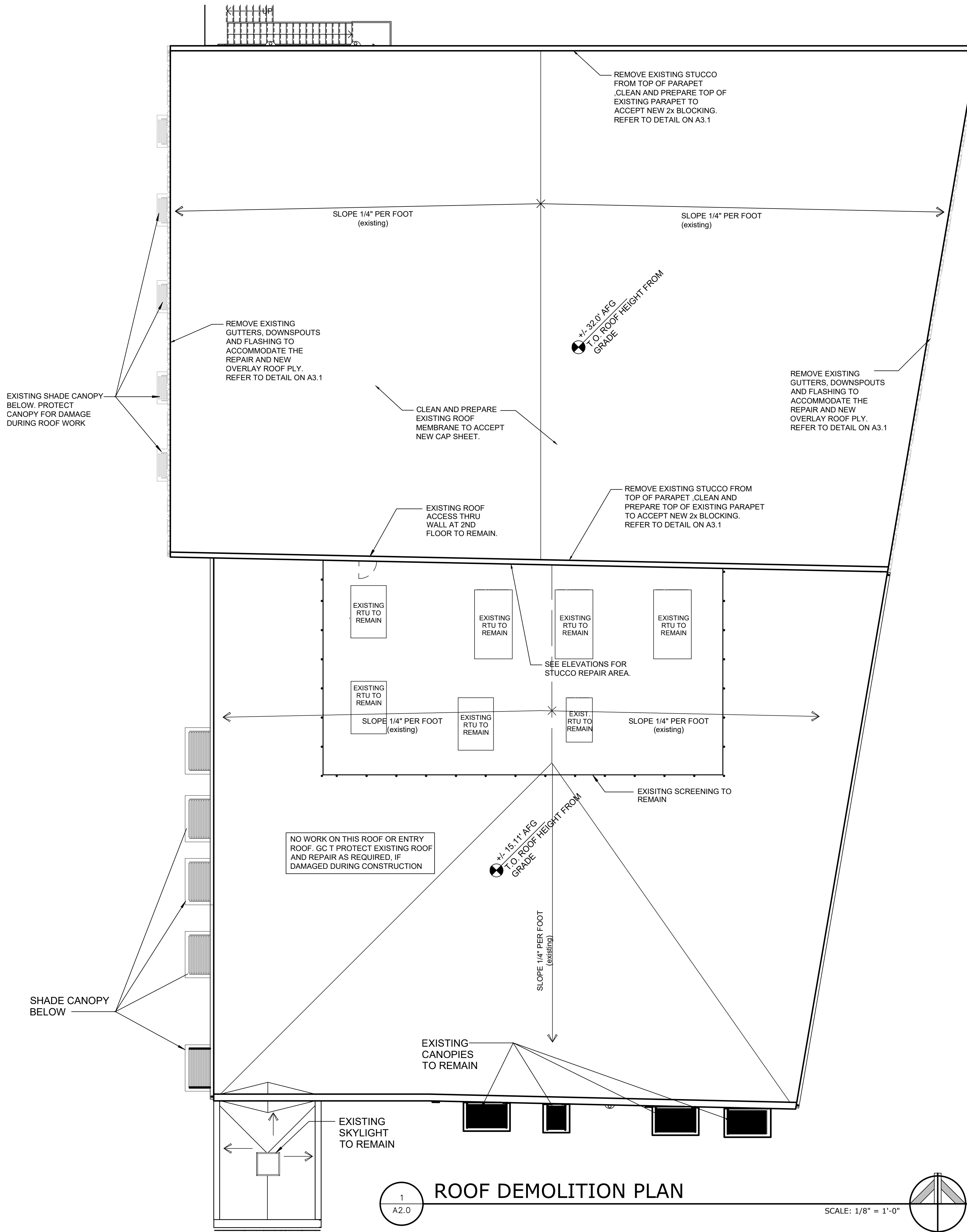
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**PROPOSED
ELEVATIONS**

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**DEMOLITION
ROOF PLAN**

DATE

02/20/25 | KAB

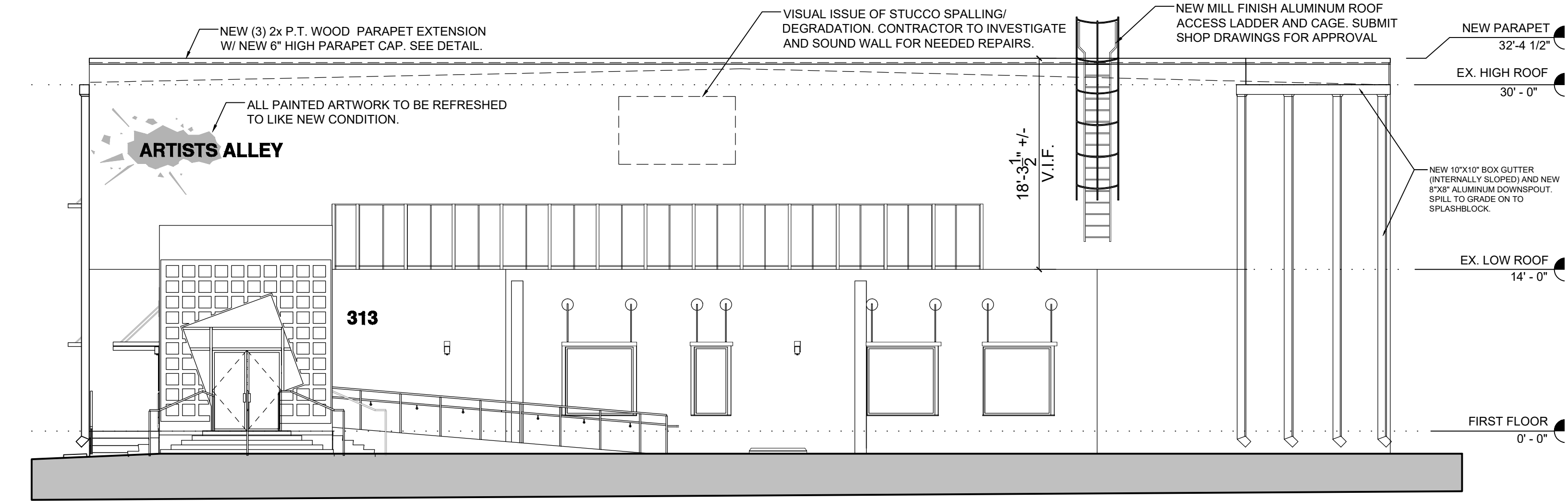
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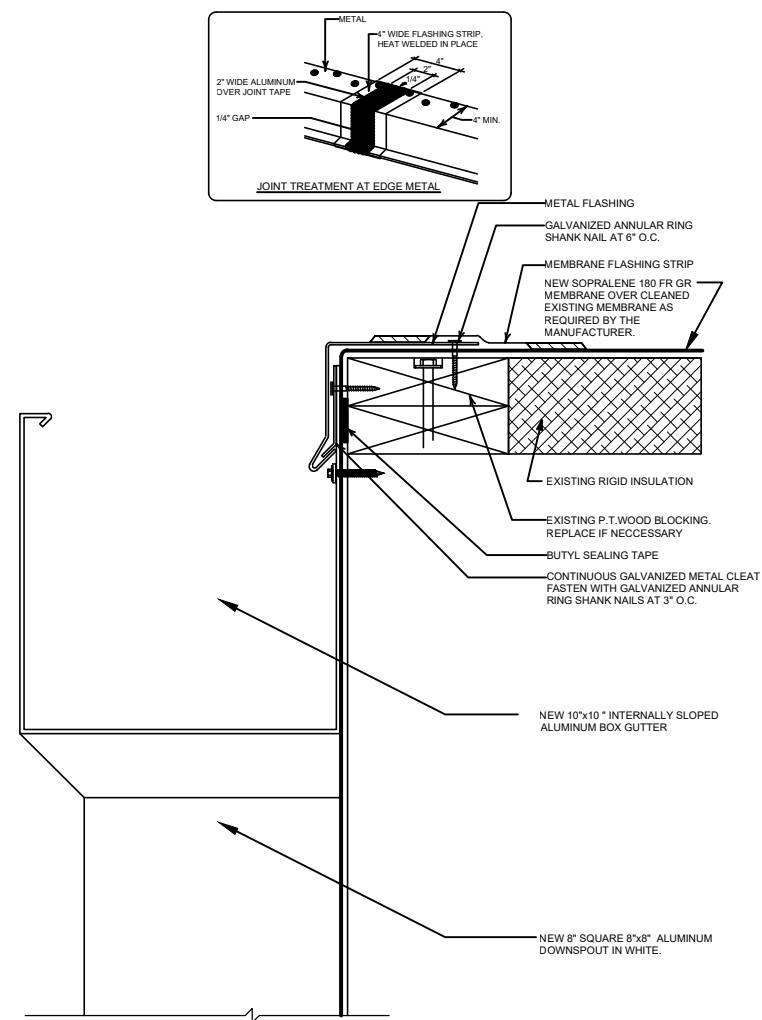
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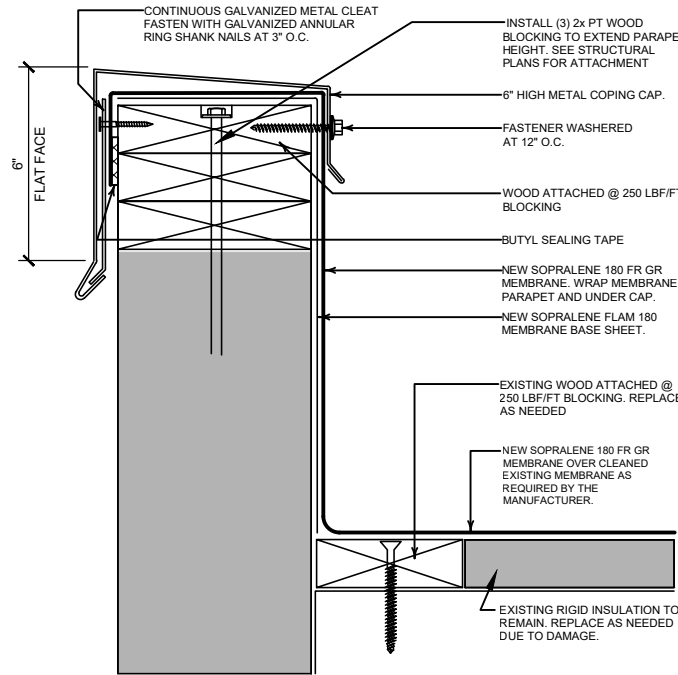
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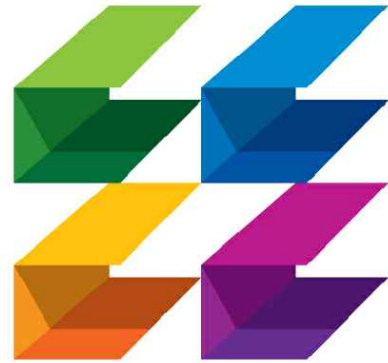
1 SOUTH ELEVATION
A3.1
SCALE: 1/8" = 1'-0"



2 GUTTER DETAIL
A3.1
SCALE: NTS



3 PARAPET DETAIL
A3.1
SCALE: NTS



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**PROPOSED
ELEVATION AND
DETAILS**

DATE 02/20/25 | DRAWN BY KAB

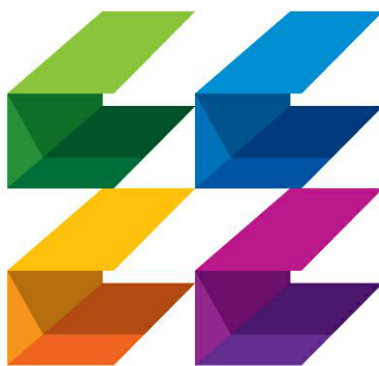
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PROJECT TITLE

**ROOF REPAIRS
AT THE ARTS
WAREHOUSE FOR
DELRAY CRA**

313 NE 3RD STREET
DELRAY BEACH, FL 33444

REVISIONS		
NUM.	DESCRIPTION	DATE
1		

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DRAWING TITLE

**COLOR
EXTERIOR
ELEVATIONS**

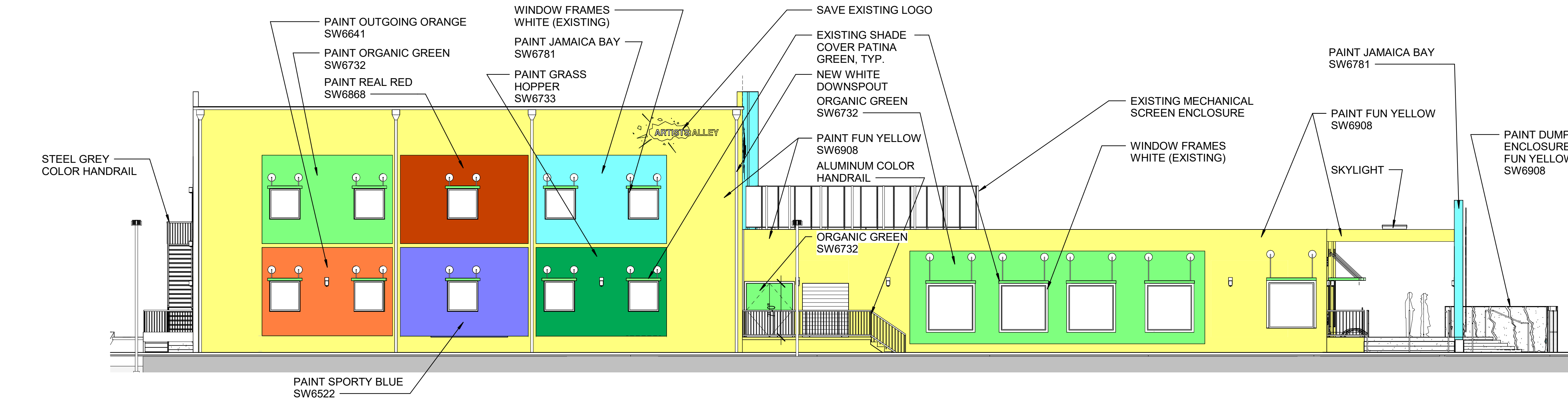
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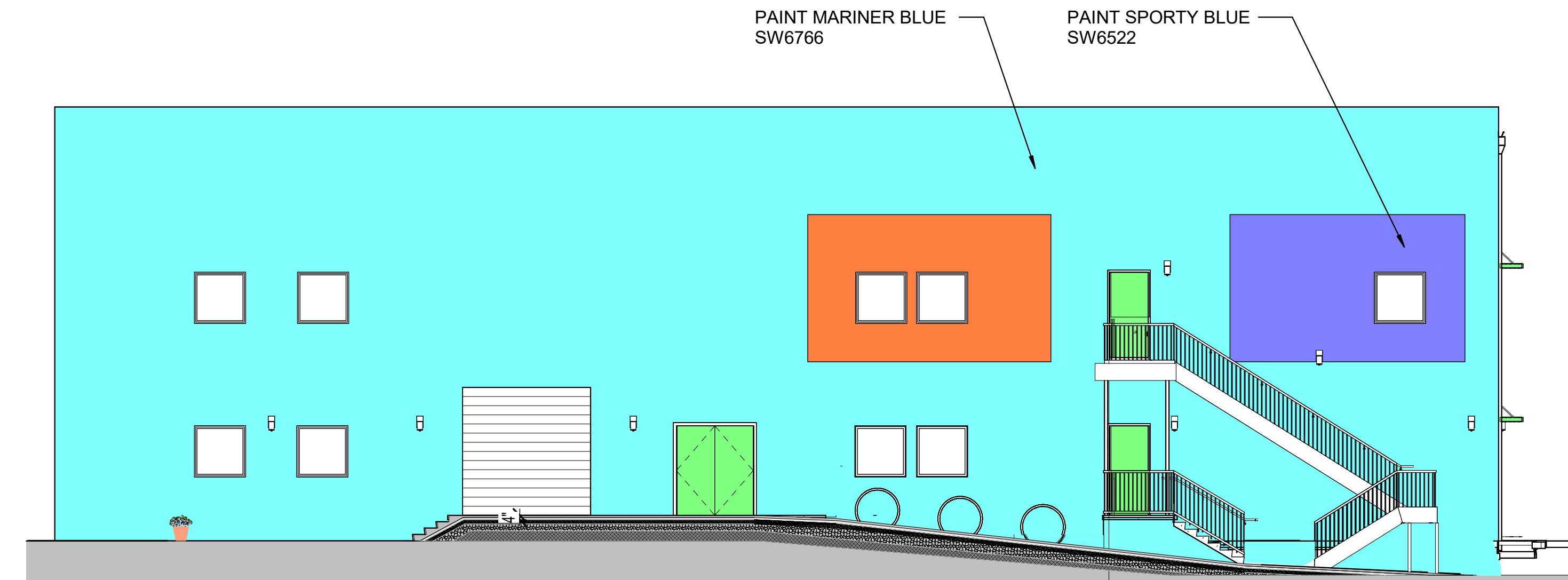
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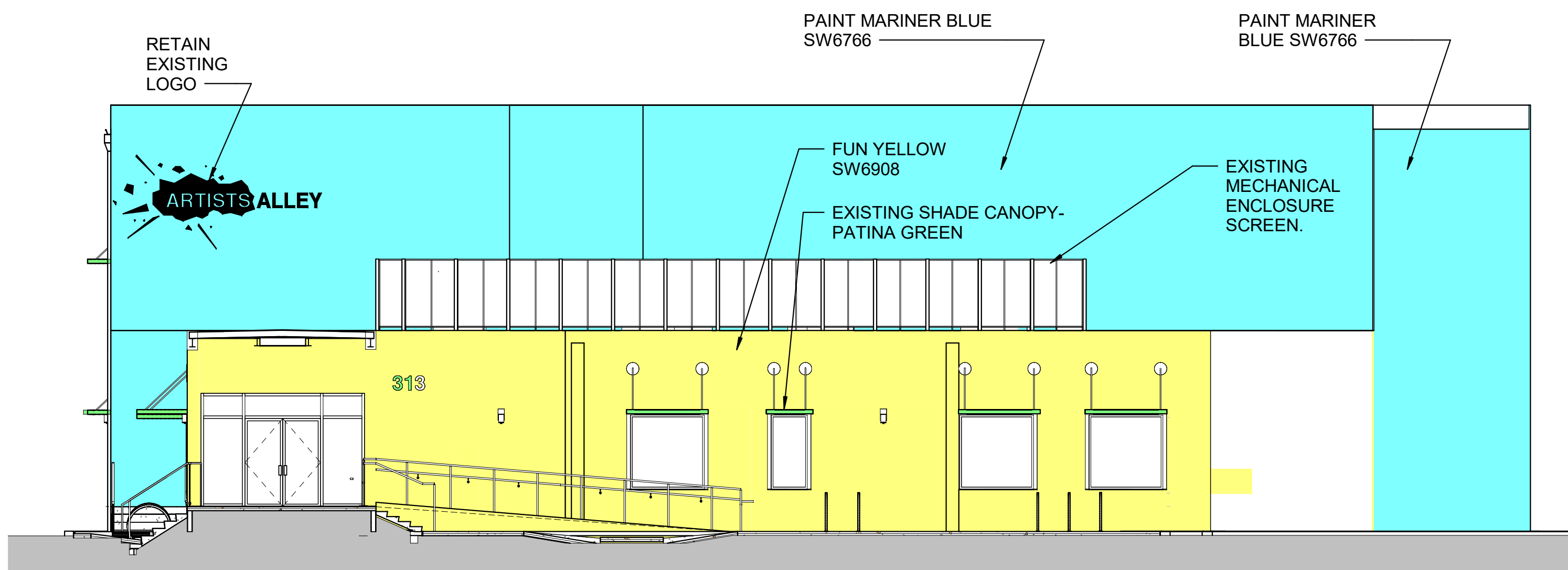
4 WEST ELEVATION

A3.2 1/8" = 1'-0"



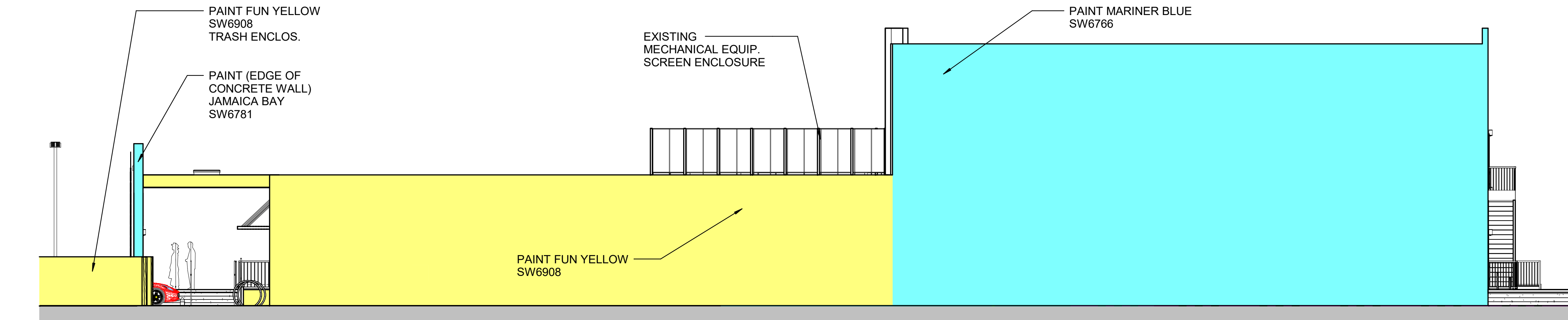
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A3.2 1/8" = 1'-0"



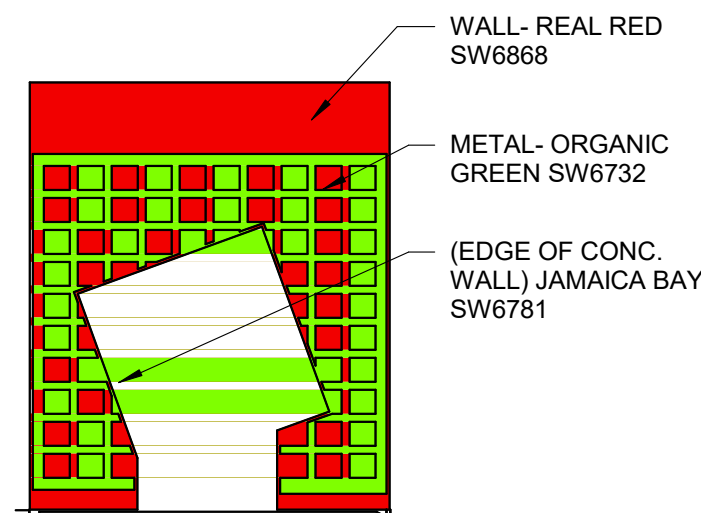
3 SOUTH ELEVATION WITH FRONT PORCH REMOVED FOR CLARITY

A3.2 1/8" = 1'-0"



2 EAST ELEVATION

A3.2 1/8" = 1'-0"



5 ENTRY WALL

A3.2 1/8" = 1'-0"

PROJECT SPECIFICATIONS

I. DESCRIPTION OF WORK

A. SCOPE

- 1) THE WORK REQUIRED HEREIN CONSISTS OF ALL COMPONENTS AND RELATED ACCESSORIES REQUIRED TO COMPLETE THE WORK AS LOCATED AND DETAILED ON THE DRAWINGS, AND SPECIFIED HEREIN.
- 2) EXISTING STRUCTURE: ALL INFORMATION ON THE EXISTING STRUCTURE SHOWN ON THESE PLANS IS OBTAINED FROM THE BEST AVAILABLE SOURCES, BUT EXISTING INFORMATION DOES NOT NECESSARILY REFLECT AS-BUILT CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL INFORMATION SHOWN ON THESE PLANS AND NOTIFY THE ENGINEER OF ANY VARIATION. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS BEFORE FABRICATING MATERIALS, AND INSTALLATION THEREOF.

II. SPECIAL CONDITIONS

- 1) ALL COSTS RELATING TO TEMPORARY STORAGE AND PROTECTION SHALL BE BORNE BY THE CONTRACTOR. THE CONTRACTOR SHALL RETAIN FULL RESPONSIBILITY FOR ANY DAMAGE OR DETERIORATION CAUSED TO SURROUNDING SURFACES.
- 2) UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE HIS TEMPORARY STRUCTURES AND SHEDS AND REMOVE ALL DEBRIS AND RUBBISH AND PLACE THE AREA IN A CLEAN AND ORDERLY CONDITION.
- 3) TEMPORARY TOILET FACILITIES WILL BE PROVIDED BY THE CONTRACTOR. CLEAN BY THE CONTRACTOR.
- 4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY CLEANING AND REPAIRING OF ADJACENT AREAS RESULTING FROM SAID CONTRACTOR'S OPERATIONS.
- 5) ALL WORK RELATING TO THE DISRUPTION OF EXISTING SERVICES SHALL BE COORDINATED WITH THE OWNER.
- 6) ALL PROTECTION AND SAFETY DEVICES TO INCLUDE TEMPORARY SAFETY RAILS SHALL BE PROVIDED BY THE CONTRACTOR AS IT RELATES TO THE SAFE CONDUCT OF HIS WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD MEASUREMENTS PRIOR TO FABRICATION OF MATERIALS.
- 8) THE CONTRACTOR SHALL:
- CLEAN UP ALL WASTE MATERIALS, RUBBISH, AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS AT SUCH LOCATIONS AND FREQUENCIES AS REQUIRED, BUT NOT LESS THAN ONCE A WEEK, OR AS DIRECTED BY THE ENGINEER.
 - REPAIR, PATCH, AND TOUCH-UP MARRED SURFACES TO MATCH ADJACENT FINISHES DAMAGED BY HIS OWN OPERATIONS.
 - REMOVE FROM THE SITE ALL WASTE MATERIALS, RUBBISH, AND DEBRIS ON A REGULAR BASIS, BUT NOT LESS THAN ONCE A WEEK.
 - DO NOT USE OWNER'S DISPOSAL CONTAINERS UNLESS AUTHORIZED IN WRITING.
- 9) CONSTRUCTION PERSONNEL SHALL CONFINE THEIR ACTIVITIES TO THE DESIGNATED CONSTRUCTION AREAS AND THE ACCESS THERETO.

C. GENERAL CONDITIONS

- 1) PROVIDE WARRANTIES AS DEFINED IN THE CONTRACT, OR AS LISTED HEREIN.

D. MISCELLANEOUS CRITERIA

- 1) CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION TO ENSURE THE SAFETY OF THE PROJECT UNTIL THE WORK IS COMPLETED. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, GUYS, OR TIE-DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT. NOTE: TEMPORARY SHORING SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN FLORIDA.
- 2) COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE EXISTING CONDITIONS.
- 3) CONTACT ENGINEER WITH ANY QUESTIONS OR DISCREPANCIES FOUND ON DRAWINGS.
- 4) SUBMIT SHOP DRAWINGS AND/OR PRODUCT DATA FOR REVIEW BY THE ENGINEER ON ALL COMPONENTS AND PRODUCTS SPECIFIED FOR THE PROJECT. CONTRACTOR IS TO SPECIFICALLY IDENTIFY WHERE SUBMITTED REPAIR PRODUCTS ARE TO BE USED. ALLOW ONE WEEK REVIEW TIME AFTER RECEIPT OF SUBMITTALS BY THIS FIRM. ALL SUBMITTALS SHALL BE CHECKED AND SIGNED BY THE GENERAL CONTRACTOR.
- 5) RESTORE ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITION.
- 6) A FINAL SET OF AS-BUILT DRAWINGS IS REQUIRED UPON COMPLETION OF THE PROJECT.

II. CONCRETE REPAIRS

A. DESCRIPTION

- 1)WORK INCLUDED:
- A HIGH-PERFORMANCE ELASTOMERIC SEALANT IS APPLIED OVER THE PREPARED CRACK, INCORPORATING A BACKER ROD WHERE NECESSARY. THE SEALANT PROVIDES FLEXIBILITY, PREVENTS MOISTURE INFILTRATION, AND ACCOMMODATES CONCRETE MOVEMENT.

B. QUALITY ASSURANCE

- 1) USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.
- 2) COMPLY WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS," ACI 301, AND "CONCRETE REPAIR GUIDE", ACI 546R-14, EXCEPT AS MODIFIED HEREIN.
- 3) INSTALL ALL PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
- 4) SUBMIT PRODUCT DATA SHEETS ON ALL CONCRETE REPAIR PRODUCTS TO INCLUDE APPLICATION LOCATIONS AND MANUFACTURER'S CERTIFICATION OF APPLICATION. (PROVIDE SETS PER GENERAL CONDITIONS.)
- 5) CONTRACTOR TO PROVIDE MOCK-UP OF THE TYPICAL REPAIR FOR ENGINEER REVIEW BEFORE PROCEEDING WITH THE WORK.

C. PLACING CONCRETE REPAIR MATERIALS:

- 1) INSTALL REPAIR MATERIALS IN ACCORDANCE WITH ICRI GUIDELINE #03731, AND THE MANUFACTURER'S REQUIREMENTS IN A CONTINUOUS OPERATION, WITHIN

- LIMITS OF THE REPAIR AREAS, UNTIL THE PLACING IS COMPLETED.
- 2) BRING SURFACES TO THE CORRECT LEVEL WITH A STRAIGHT EDGE, AND THEN STRIKE OFF.
- 3) USE FLOATS TO SMOOTH THE SURFACE, LEAVING THE SURFACE FREE FROM BUMPS AND HOLLOWES.
- 4) DO NOT SPRINKLE WATER ON THE PLASTIC SURFACE.
- 5) CURE REPAIRED AREA BY COVERING WITH VISQUEEN SHEETING, OR PER REQUIREMENTS FROM THE MANUFACTURER.

D. CONCRETE REMOVAL

- 1) REMOVE ALL DELAMINATED, UNSOUND, OR OTHERWISE UNSUITABLE CONCRETE. CONTRACTOR TO HAVE AN ADEQUATE SUPPLY OF PHENOPHTHALEIN ON-SITE TO CHECK FOR CARBONATION DURING THE EXCAVATION PROCESS.
- 2) AVOID FRACTURING OF THE AGGREGATE AT THE SURFACE OF THE EXCAVATION. SOME "SOUND" CONCRETE MAY HAVE TO BE REMOVED TO ADEQUATELY EXPOSE AND CLEAN REINFORCING FOR ITS FULL LENGTH.
- 3) MAXIMUM CARE IS TO BE TAKEN TO NOT DAMAGE ADJACENT CONCRETE THAT IS TO REMAIN.
- 4) AVOID DAMAGING THE BOND OF THE BARS THAT EXTEND INTO THE ADJACENT EXISTING CONCRETE BY MINIMIZING VIBRATION OF THOSE BARS DURING CONCRETE REMOVAL PROCESS.
- 5) CONTRACTOR TO PROVIDE PLYWOOD COVERS OVER EXCAVATED AREAS AT ALL DECK SURFACES UNTIL REPAIRS ARE COMPLETE. COVERS TO BE SECURED TO DECK SURFACE AND APPROPRIATELY MARKED PER SAFETY REQUIREMENTS.

E. STRUCTURAL CRACK REPAIRS

- 1) CRACK INJECTION – AS DIRECTED BY ENGINEER.
- 2) ROUT AND SEAL – 1/4" X 1/2" DEEP (±) ROUTER CUT, CLEAN WITH COMPRESSED AIR, REPAIR BY GRAVITY FEED WITH EPOXY, EPOXY GEL, SILICONE SEALANT, OR URETHANE SEALANT), AS DIRECTED BY ENGINEER.

III. MISCELLANEOUS

A. FIELD MEASUREMENT/SUBMITTALS

- 1) THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS IN THE FIELD PRIOR TO SUBMITTAL OF SHOP DRAWINGS.
- 2) ALL FIELD OBTAINED DIMENSIONS SHALL BE REFLECTED IN THE SHOP DRAWINGS WHEN SUBMITTED TO THE ENGINEER FOR REVIEW.
- 3) ACCURACY OF FIELD DIMENSIONS SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR.

B. AS-BUILT DRAWINGS

- 1) THE CONTRACTOR SHALL PROVIDE A SET OF AS-BUILT DRAWINGS REFLECTING ALL CHANGES TO THE DESIGN DOCUMENTS UPON COMPLETION OF THE PROJECT.

C. CARPENTRY

- 1) DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
- 2) LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
- 3) LUMBER SHALL BE SOUTHERN PINE NO. 2 GRADE OR BETTER; WITH 19% MAXIMUM MOISTURE CONTENT, UNLESS NOTED OTHERWISE ON THE PLANS.
- 4) LUMBER IN CONTACT WITH MASONRY OR CONCRETE, OR EXPOSED TO WEATHER, SHALL BE PRESSURE TREATED.
- 5) MINIMUM COATING REQUIREMENTS FOR METAL CONNECTORS AND FASTENERS:

D. EXTERIOR -GALVANIZED (G185) OR HOT DIP GALVANIZED (HDG)

- 1) PLYWOOD SHEATHING SHALL BE DFPA CD WITH EXTERIOR GLUE. ALL ROOF SHEATHING TO BE INSTALLED WITH PLYCLIPS.
- 2) NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS.
- 3) OSB SHALL NOT HAVE A MOISTURE CONTENT GREATER THAN 15%. PROLONGED EXPOSURE TO WETTING & MOISTURE WILL DAMAGE AND REDUCE THE STRUCTURAL CAPACITY OF THE SHEATHING. SPECIAL CARE SHALL BE TAKEN DURING CONSTRUCTION TO KEEP THE OSB DRY AT ALL TIMES (INCLUDING DURING TRANSPORTATION, STORAGE, INSTALLATION, ETC.)
- 4) PRESSURE TREATED WOOD TABLE: AWPA STANDARD U1-11

IV. CAST IN PLACE CONCRETE

1. ALL CAST-IN-PLACE CONCRETE WORK INCLUDES REINFORCING STEEL AND RELATED WORK SHOWN INCLUDING FORMWORK, SETTING ANCHOR BOLTS, PLATES, FRAMES, DOWELS FOR MASONRY OR OTHER ITEMS EMBEDDED IN CONCRETE.

2. APPLICABLE STANDARDS

ACI NUMBER	TITLE
117	STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION
226	GROUND GRANULATED BLAST-FURNACE SLAG
301	STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
302	GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION
304	GUIDE FOR MEASURING MIXING, TRANSPORTING AND PLACING CONCRETE
304.2R	PLACING CONCRETE BY PUMPING METHODS.
305R	HOT WEATHER CONCRETING
306R	COLD WEATHER CONCRETING
308	STANDARD PRACTICE FOR CURING CONCRETE
309R	GUIDE FOR CONSOLIDATION OF CONCRETE
315	MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES
318	BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
347	RECOMMENDED PRACTICE FOR CONCRETE FORMWORK

CRSI NUMBERTITLE

- 63 RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS
3. CONCRETE MATERIALS
- A) PORTLAND CEMENT – ASTM C 150, TYPE II
- B) AGGREGATES – NORMAL WEIGHT CONCRETE, COARSE AND FINE, ASTM C33. STRUCTURAL LIGHT WEIGHT ASTM C330.
- C) AIR-ENTRAINING – ASTM C260
- D) WATER REDUCING – ASTM C494, TYPE A
- E) WATER – FRESH, CLEAN AND POTABLE
- F) NO ACCELERATORS, RETARDERS OR ADMIXTURES CONTAINING CHLORIDES WILL BE PERMITTED
- G) FLY-ASH – ASTM C618, CLASS F, 20% MAXIMUM OF CEMENTITIOUS MATERIAL BY WEIGHT. DO NOT USE FOR EXPOSED SLABS OR ARCHITECTURAL CONCRETE.
- H) SUPER PLASTICIZER – ASTM C494, TYPE F OR G, WHERE AUTHORIZED BY THE ENGINEER.
- I) GROUND GRANULATED BLAST-FURNACE SLAG CEMENT – ASTM C989, 50% MAXIMUM BY WEIGHT.
- J) MAXIMUM AGGREGATE SIZE – FOOTINGS = #57, OTHERS #67

4. REINFORCING MATERIALS

- A) DEFORMED BARS – ASTM A615, GRADE 60
- B) SMOOTH DOWELS – ASTM A615, PLAIN BARS, MINIMUM YIELD STRENGTH OF 60,000 PSI.
- C) CORROSION RESISTANT UNCOATED STEEL (MMFX-2) – ASTM A615, GRADE 75 AND ASTM A1035 LOW-CARBON (8% MINIMUM) CHROMIUM BY MMFX OR EQUAL
- D) WELDABLE REBAR – ASTM A706, GRADE 60.
- E) WELDED WIRE FABRIC – ASTM A1064; PLAIN WIRE FABRIC IN FLAT SHEETS ONLY.
- F) ACCESSORIES TO CONFORM TO ACI 315.
- G) WHERE CONCRETE SURFACES ARE EXPOSED, MAKE THOSE PORTIONS OF ALL ACCESSORIES IN CONTACT WITH THE CONCRETE SURFACE OR WITHIN 1/2 INCH THEREOF, OF PLASTIC OR STAINLESS STEEL.

5. PROVIDE THE FOLLOWING MINIMUM CONCRETE STRENGTHS AT 28 DAYS:

- A. SLAB-ON-GRADE-----3000 PSI

6. CONCRETE MUST BE BATCHED, MIXED AND TRANSPORTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR READY-MIXED CONCRETE ASTM C94.

7. REQUIRED SLUMP = 4 PLUS OR MINUS ONE INCH.

8. CONCRETE MUST BE PLACED WITHIN 90 MINUTES OF BATCH TIME. WHEN AIR TEMPERATURE IS BETWEEN 85 AND 90 DEGREES F, REDUCE MIXING AND DELIVERY TIME TO 75 MINUTES. WHEN AIR TEMPERATURE IS HIGHER THAN 90 DEGREES F, REDUCE MIXING AND DELIVERY TIME TO 60 MINUTES.

9. DO NOT ADD WATER AT THE JOB SITE WITHOUT APPROVAL OF THE PROJECT SUPERINTENDENT. DO NOT EXCEED THE SLUMP LIMITATION. USE ONLY COLD WATER FROM THE TRUCK TANK. ANY ADDED WATER MUST BE INDICATED ON THE DELIVERY TICKET PLUS THE NAME OF THE PERSON AUTHORIZING. TEST CYLINDERS SHALL BE TAKEN AFTER THE ADDITION OF WATER.

10. REINFORCING BAR COVER

- A. SLABS 3/4" (INTERIOR).

11. SELECT PROPORTIONS IN ACCORDANCE WITH ACI 301 TO PROVIDE CONCRETE CAPABLE OF BEING PLACED WITHOUT EXCESSIVE SEGREGATION AND WITH ACCEPTABLE FINISHING PROPERTIES, DURABILITY, SURFACE HARDENERS, APPEARANCE, AND STRENGTH REQUIREMENTS REQUIRED BY THESE SPECIFICATIONS.

12. CHAIR WELDED WIRE FABRIC REINFORCING AT 3'-0" ON CENTER MAXIMUM IN EACH DIRECTION.

13. MAXIMUM WATER TO CEMENT RATIO WHEN NO BACK-UP DATA IS AVAILABLE:

- A. 3000 PSI, 28-DAY COMPRESSIVE STRENGTH; W/C RATIO, 0.58 MAXIMUM (NON-AIR-ENTRAINED), 0.47 MAXIMUM (AIR-ENTRAINED).

14. DATA TO BE SUBMITTED:

- A. INTENDED USAGE AND LOCATION FOR EACH TYPE
- B. MIX DESIGN FOR EACH TYPE
- C. CEMENT CONTENT IN POUNDS-PER-CUBIC YARD
- D. COARSE AND FINE AGGREGATE IN POUNDS/CUBIC YARD
- E. WATER CEMENT RATIO BY WEIGHT
- F. CEMENT TYPE AND MANUFACTURER
- G. SLUMP RANGE
- H. AIR CONTENT
- I. ADMIXTURE TYPE AND MANUFACTURER
- J. PERCENT ADMIXTURE BY WEIGHT
- K. STRENGTH TEST DATA REQUIRED TO ESTABLISH MIX DESIGN.

15. INTERNAL VIBRATION, PROPERLY APPLIED IS THE REQUIRED METHOD OF CONSOLIDATING PLASTIC CONCRETE.

16. CONTRACTOR SHALL VERIFY EMBEDDED ITEMS INCLUDING, BUT NOT LIMITED TO, ANCHOR BOLTS, BOLT CLUSTERS, WELD PLATES, ETC., BEFORE PLACING CONCRETE. NOTIFY ENGINEER OF ANY CONFLICTS WITH REBAR.

17. SEE ARCHITECTURAL DRAWINGS FOR REQUIRED CONCRETE FINISHES.

18. BUILDING FLOOR AND SITE SLABS-ON-GRADE SHALL BE 4" MINIMUM THICKNESS, UNLESS NOTED OTHERWISE.

- A. REINFORCED WITH 6X6 – W1.4 X W1.4 W.W.F.
- B. PLACED ON 10 MIL POLYETHYLENE VAPOR RETARDER. LAP 6" AND TAPE ALL JOINTS.
- C. PROVIDE HOUSEKEEPING PADS AS REQUIRED.
- D. SEE DRAWINGS FOR ANY ADDITIONAL CONDITIONS.

19. TESTING

- A. A QUALIFIED TESTING LAB SHALL BE RETAINED TO PERFORM QUALITY CONTROL WORK AND ON-SITE TESTING.
- B. SLUMP TEST – ASTM 143
- C. MOLD AND CURE TEST CYLINDERS (ASTM C-31) AND TEST CYLINDERS FOR STRENGTH (ASTM C39). TAKE ONE TEST – THREE CYLINDERS FOR EACH DAYS POUR OF 100 CUBIC YARDS, OR FRACTION THEREOF. TEST ONE CYLINDER AT 7 DAYS, TWO AT 28 DAYS. TEST CYLINDER SAMPLES SHALL BE TAKEN AT THE POINT OF DISCHARGE WHEN USING A PUMP.
- D. ONE COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO THE OWNER, ENGINEER, ARCHITECT AND GENERAL CONTRACTOR.

20. CONTRACTOR SHALL PROVIDE FLATNESS AND LEVELNESS IN CONCRETE SLABS PER ACI 302.1R, FIG. 10.7 MINIMUM REQUIRED "F" NUMBERS FOR TYPE OF SLAB USE. REFER TO ACI 117 FOR FLOOR TOLERANCES.

21. REPAIR ANY CRACKS OR DEFECTIVE AREAS THAT WILL RESTORE THE AFFECTED SURFACE OR AREAS TO THEIR FULL DESIGN STRENGTH AND APPEARANCE. CONTACT THE STRUCTURAL ENGINEER FOR ADVICE AND EVALUATION.

22. ACCEPTANCE OF THE STRUCTURE WILL BE MADE IN CONFORMANCE WITH ACI 301.

23. ALL CAST-IN-PLACE CONCRETE MUST BE MAINTAINED WITH MINIMAL MOISTURE LOSS AT A RELATIVELY CONSTANT TEMPERATURE FOR A MINIMUM OF 7 DAYS FOLLOWING THE PLACING OF THE CONCRETE BY THE USE OF A WATER SPRAY, WATER SATURATED FABRIC, MOISTURE RETAINING MEMBRANE OR LIQUID CURING COMPOUND.

24. CURE SLABS-ON-GRADE FOR THE FIRST 72 HOURS BY THE USE OF:

- A. FOG SPRAYING
- B. PONDING
- C. SPRINKLING
- D. CONTINUOUSLY WET ABSORPTIVE MATS OR FABRIC
- E. CONTINUE CURING BY USE OF MOISTURE RETAINING COVER UNTIL CONCRETE HAS OBTAINED ITS SPECIFIED 28 DAY COMPRESSIVE STRENGTH.
- F. OR LIQUID CURING COMPOUND AFTER FINISHING PROCESS IS COMPLETED.
- G. CONCRETE WET CURE TIME TO BE 7 DAYS MINIMUM AT 50 DEGREES MINIMUM TEMPERATURE.

25. SUBMIT MATERIALS AND METHOD OF CURING FOR REVIEW.

26. DO NOT USE MOISTURE RETAINING CURING COMPOUNDS FOR CURING SURFACES TO RECEIVE CARPET, FLEXIBLE FLOORING, CERAMIC TILED FLOORS OR OTHER SPECIFIED FLOOR SYSTEMS, UNLESS IT HAS BEEN DEMONSTRATED THAT SUCH COMPOUNDS WILL NOT PREVENT BOND.

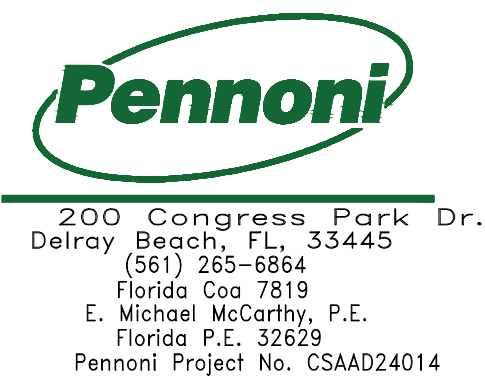
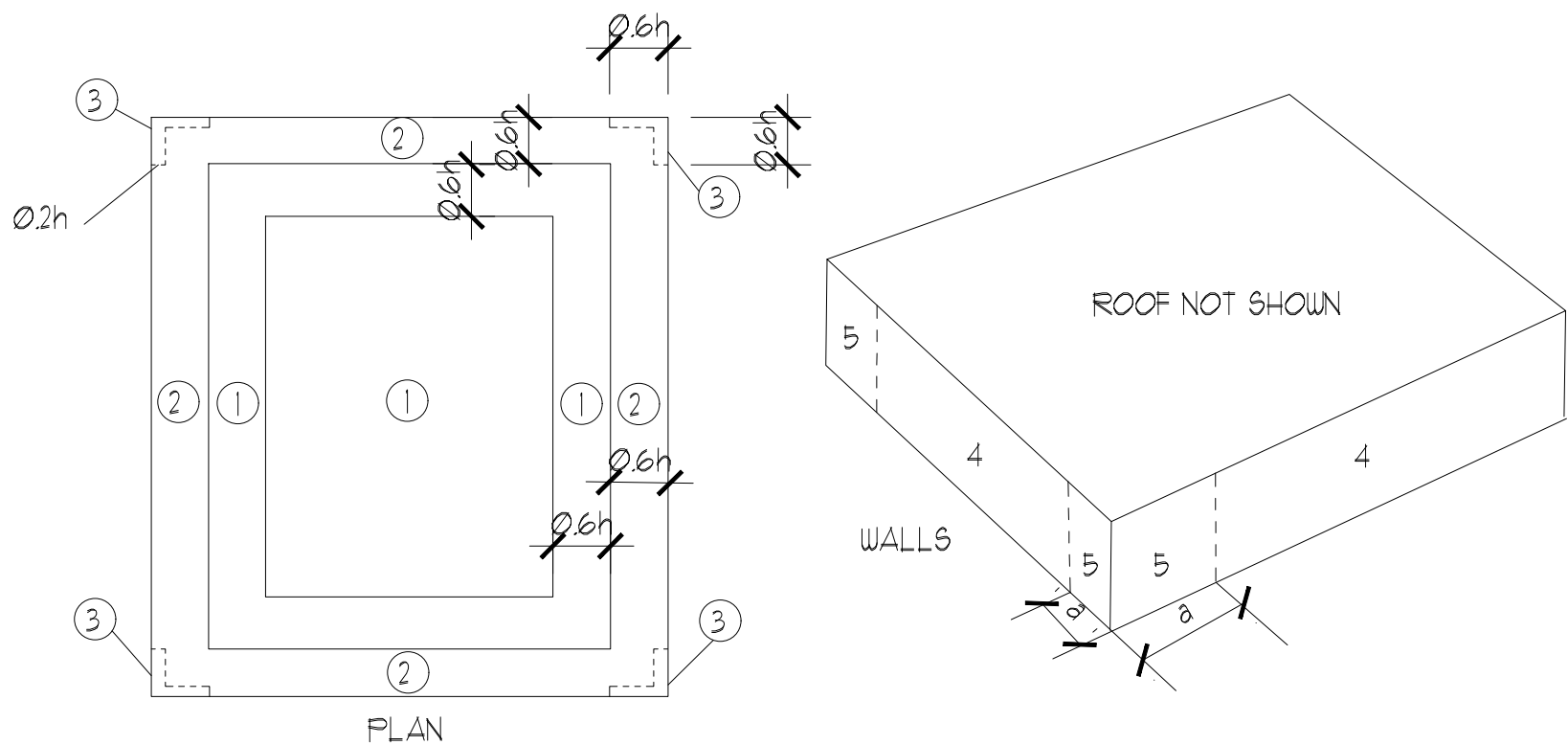
27. DO NOT PERMIT CONCRETE NOT FULLY CURED TO BE EXPOSED TO EXCESSIVE TEMPERATURE CHANGES OR HIGH WINDS.

28. POUR ALL GROUND SLABS ON 10 MIL MINIMUM VAPOR RETARDER IN COMPLIANCE WITH ASTM E1745, LAPPED 6" MINIMUM AND FULLY TAPED.

GROSS WIND LOADS MAIN ROOF NOMINAL - PSF ROOFING MATERIALS				
COMPONENTS AND CLADDING	ROOF ZONE			
	1'	1	2	3
PRESSURE (psf)	17.16	17.16	33.96	33.96
SUCTION (psf)	-33.96	-69.55	-91.75	-91.75

COMPONENT AND CLADDING LOADING DIAGRAMS

1. a= 7.134 ft
0.6 * h = ZONE 1 & 2 =18 ft
0.2 * h = ZONE 3 =6 ft
2. THIS BUILDING IS DESIGNED AS AN ENCLOSED STRUCTURE. ALL EXTERIOR COMPONENTS (DOORS, WINDOWS, ETC.) MUST BE DESIGNED TO WITHSTAND THE WIND LOADINGS SPECIFIED FOR THE DESIGN OF COMPONENTS AND CLADDING IN THE TABLES. IN ADDITION, ALL AREAS OF EXTERIOR GLAZING MUST BE CERTIFIED FOR MISSILE IMPACT OR PROTECTED BY WIND-BORNE DEBRIS BY A SCREEN BARRIER.



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ISSUED FOR :
SPRAB 01/31/2025

BIDS

PERMIT

CONSTRUCTION

SEAL

PROJECT TITLE

Art Warehouse
Repairs

313 NE 3rd Street
Delray Bch., Florida
33444

REVISIONS

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FILE NUMBER

DRAWING TITLE

GENERAL NOTES

DATE 02/20/2025 | DRAWN BY
JOB NUMBER 100701
DRAWING NUMBER

S0.1

PROGESS SET 02/20/2025

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SCOPE OF WORK

- 1- REPAIR CRACKS IN THE CONCRETE SLAB-ON-GRADE ON THE FIRST FLOOR AND THE CONCRETE SLAB-ON-METAL-DECK ON THE SECOND FLOOR BY INJECTING EPOXY, AS PER THE PROVIDED DETAILS.
- 2- INCREASE THE HEIGHT OF THE PARAPET WALL AT THE ROOF, AS PER THE PROVIDED DETAILS.

PLAN NOTE

1. THE FOLLOWING LINE TYPES INDICATE
- A- CONCRETE CRACKS WITH A THICKNESS OF 1/16" OR LESS
- B- CONCRETE CRACKS WITH A THICKNESS OF 1/8" OR LESS
- C- CONCRETE CRACKS WITH A THICKNESS OF 1/4" OR LESS
- D- USE COMMON CJ LINE
- E- DENOTES IS EXISTING STRUCTURAL TO REMAIN
2. FOR CRACKS IN CONCRETE GREATER THAN 1/16" IN THICKNESS, REFER TO DETAIL 4/510
3. FOR AREAS WITH MULTIPLE CRACKS, THE DAMAGED CONCRETE SHALL BE REMOVED AND RE-POURED AS PER DETAIL 5/520

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FIRST FLOOR PLAN

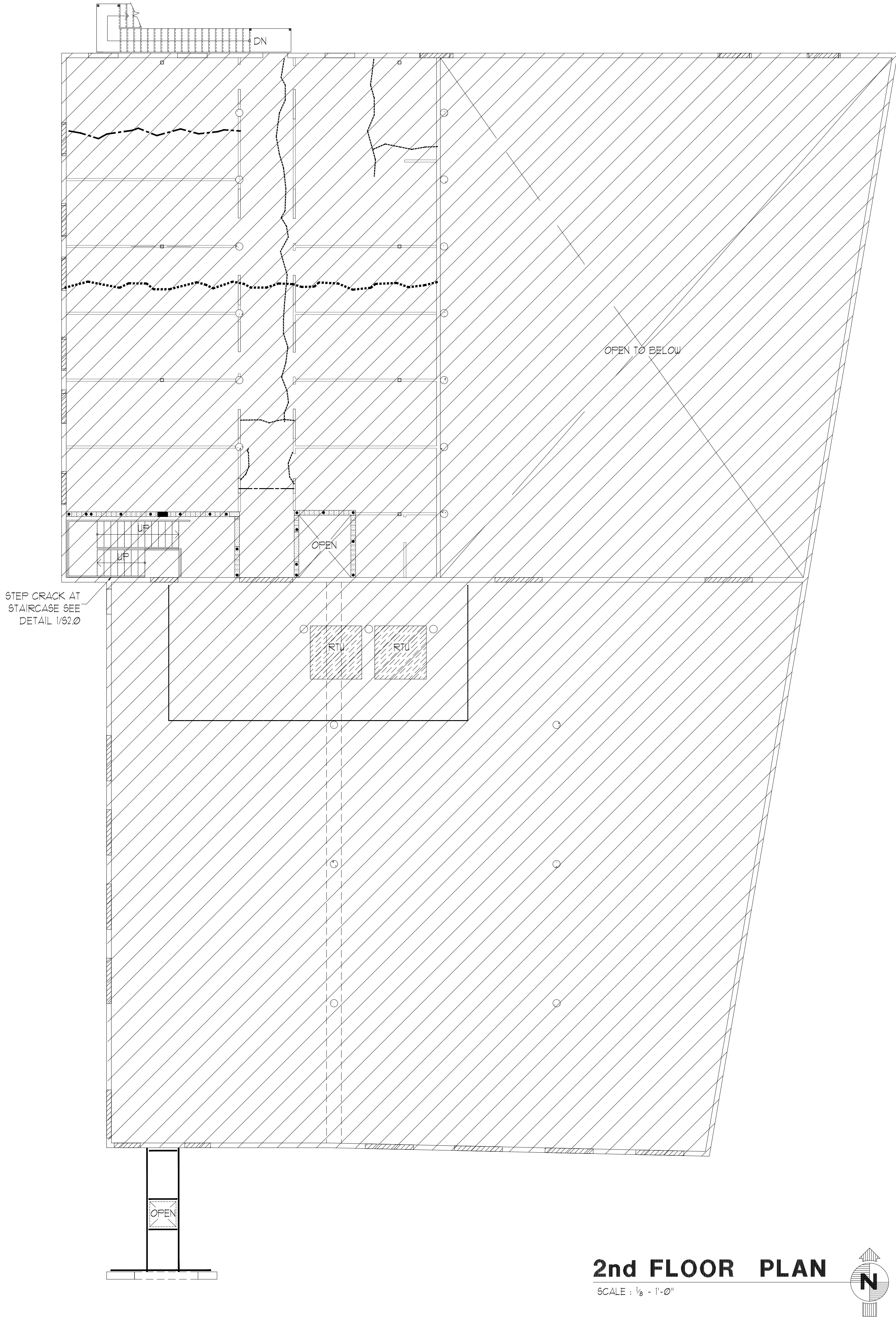
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 - B- CONCRETE CRACKS WITH A THICKNESS OF 1/8" OR LESS
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 - D- USE COMMON CJ LINE
 - E- DENOTES IS EXISTING STRUCTURAL TO REMAIN
2. FOR CRACKS IN CONCRETE GREATER THAN 1/16" IN THICKNESS, REFER TO DETAIL 4/51.0
3. FOR AREAS WITH MULTIPLE CRACKS, THE DAMAGED CONCRETE SHALL BE REMOVED AND RE-POURED AS PER DETAIL 5/52.0

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FILE NUMBER

DRAWING TITLE

**2ND FLOOR
PLAN**

DATE
02/20/2025

DRAWN BY

JOB NUMBER
100701

DRAWING NUMBER

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PROCESS SET 02/20/2025



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ROOF PLAN

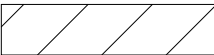
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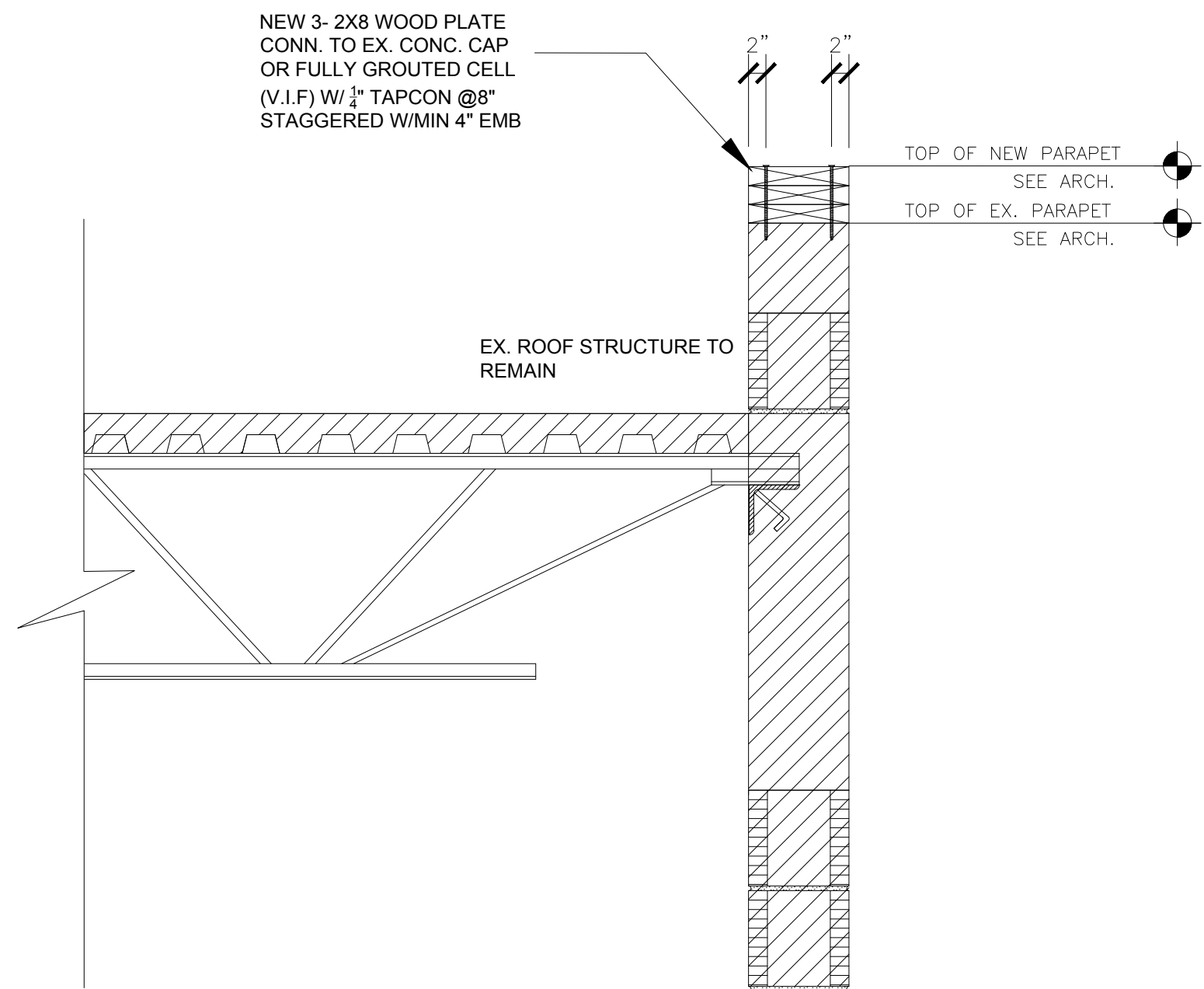
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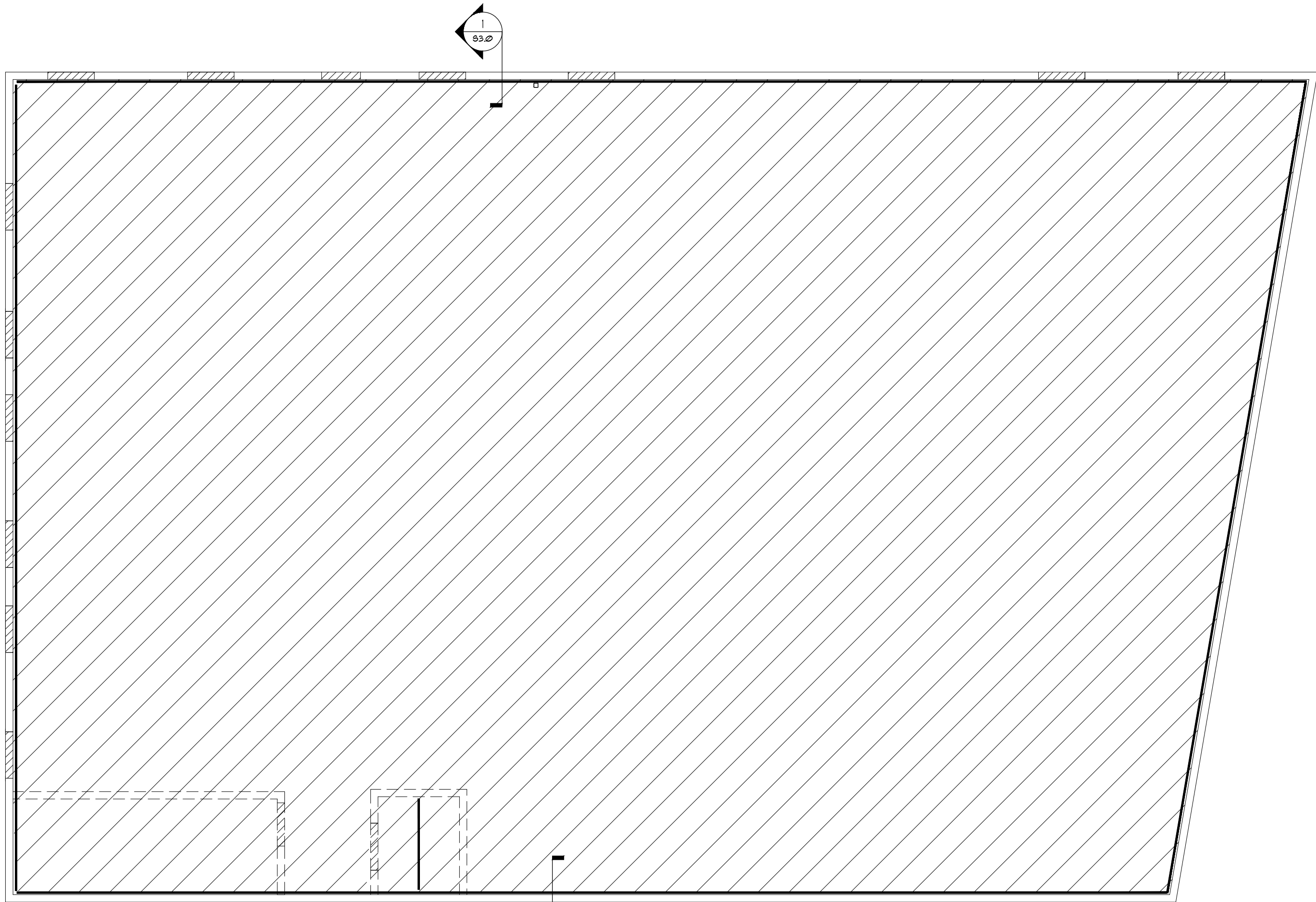
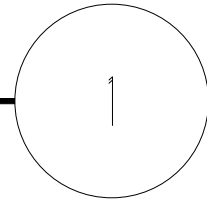
PLAN NOTE

1.  DENOTES IS EXISTING STRUCTURAL TO REMAIN
2. FOR PARAPET HEIGHT INCREASE, REFER TO DETAIL 1/6-12



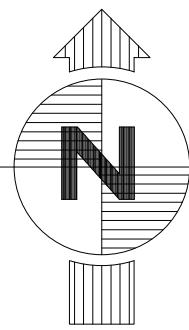
PARAPET SECTION

NOT TO SCALE



UPPER ROOF PLAN

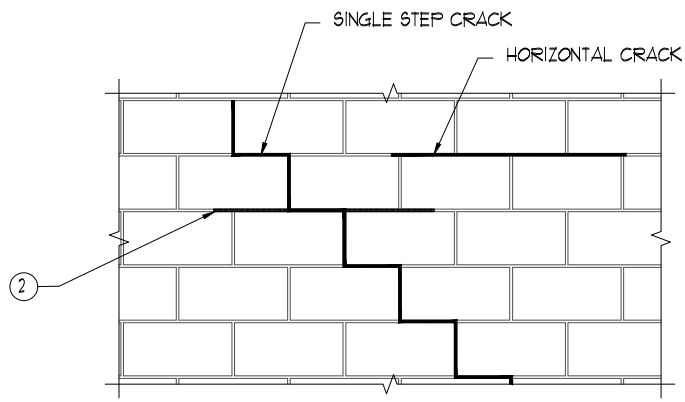
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PROGRESS SET 02/20/2025

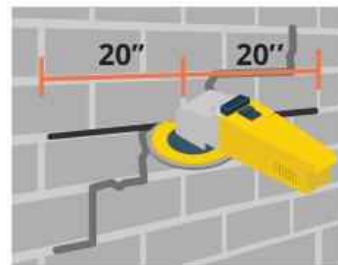
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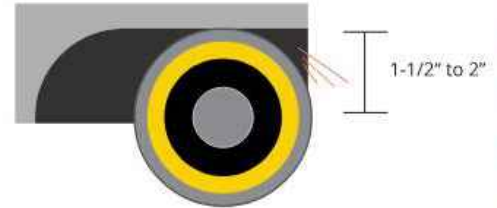


- REPAIR PROCEDURES FOR MASONRY CRACKS-SINGLE STEP, VERTICAL & HORIZONTAL
1. SINGLE CRACKS LESS THAN 1/32" SHALL BE TUCK POINTED PER THE ATTACHED TUCK-POINTING DETAIL 103A.
 2. AS DIRECTED BY ENGINEER OR AT LOCATION WHERE VERTICAL OR STAIR STEP MASONRY CRACKS EXCEED IN LENGTH GREATER THAN 4'-0", THE MASONRY SHALL BE REINFORCED WITH PROSOCCO STITCHING UTILIZING 6MM DIAMETER BARS TO INSTALL PER 2/93.3, 3/93.3 AND THE MANUFACTURER SPECIFICATIONS.

MASONRY CRACKS! SINGLE STEP, HORIZONTAL ≤ 1/32"



Step 1. Grind away existing mortar, 20" minimum on each side of crack, 1-1/2" to 2" deep. Clean with water.

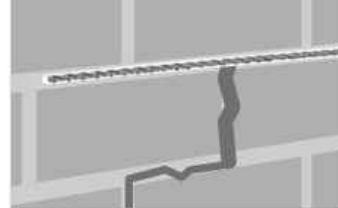


Step 2. Apply a bead of SureGrout S at the base of the ground joint.

SureGrout S preparation: mix the two-part ready to mix packs of powder with the provided admixture. Pour the liquid into the pail provided, pour the powder slowly into the pail, and mix with a paddle mixer for a full 2 minutes, ensuring that the powder is completely blended. (No additional water or powder should be added. Once mixed, the grout is ready to be used and has a usability time of 45 minutes. Cover pail from direct sunlight.



Step 3. Insert Stitch-Tie Bar into bead of SureGrout S.



Step 4. Apply second/third bead of SureGrout over Stitch-Tie Bar, and compact with appropriate trowel.

Apply an additional bead of SureGrout over the Stitch-Tie Bar. If an additional reinforcing Stitch-Tie Bar is required, repeat steps 3 & 4. Compact with trowel when complete and allow enough room in slot to re-point with mortar.

Additional Installation Notes:

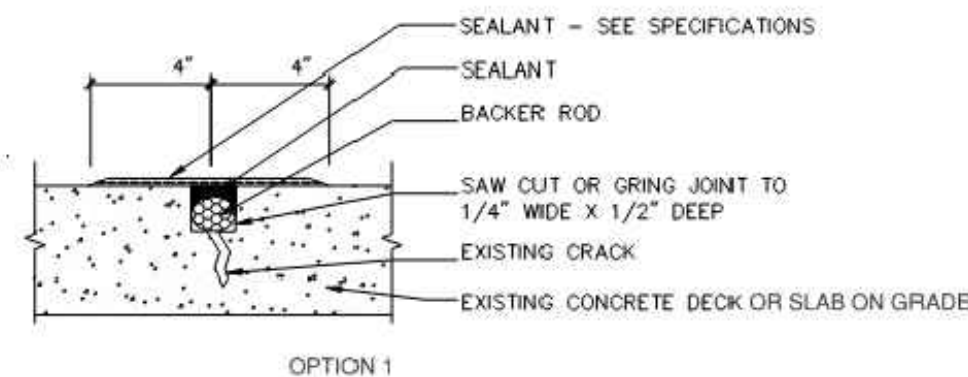
1. When installing in a non-linear joint, the Stitch-Tie bar can be bent to follow the mortar's path or even be turned 90 degrees, wrapping a corner.
2. For areas where multiple vertical cracks are in close proximity, extend the Stitch-Tie Bar 20" past the outermost cracks. Either a longer length coil could be used and cut to size, or shorter lengths can be lapped (providing a minimum 6" overlap).
3. For multi-wythe walls, where it is observed that the crack propagates through the full thickness, the wall should be repaired on both sides, if accessible.
4. SureGrout S can be re-agitated by re-mixing the remaining contents in the pail to achieve a blended consistency again. DO NOT add additional water.
5. Under no circumstances should the grout be used where freezing may occur within 24 hours. The grout performance may be impaired if not protected from freezing.

3

CUSTOMER CARE 800-255-4255 // PROSOCCO.COM

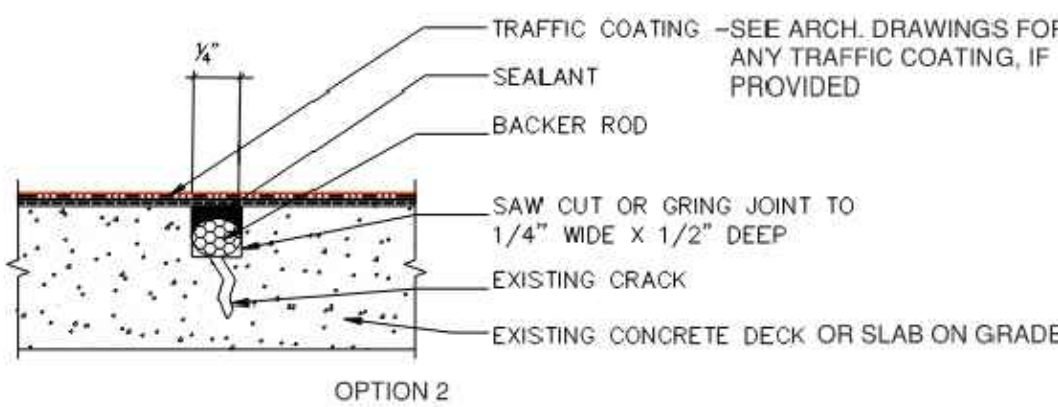
PROSOCCO STITCHING INSTALLATION

2



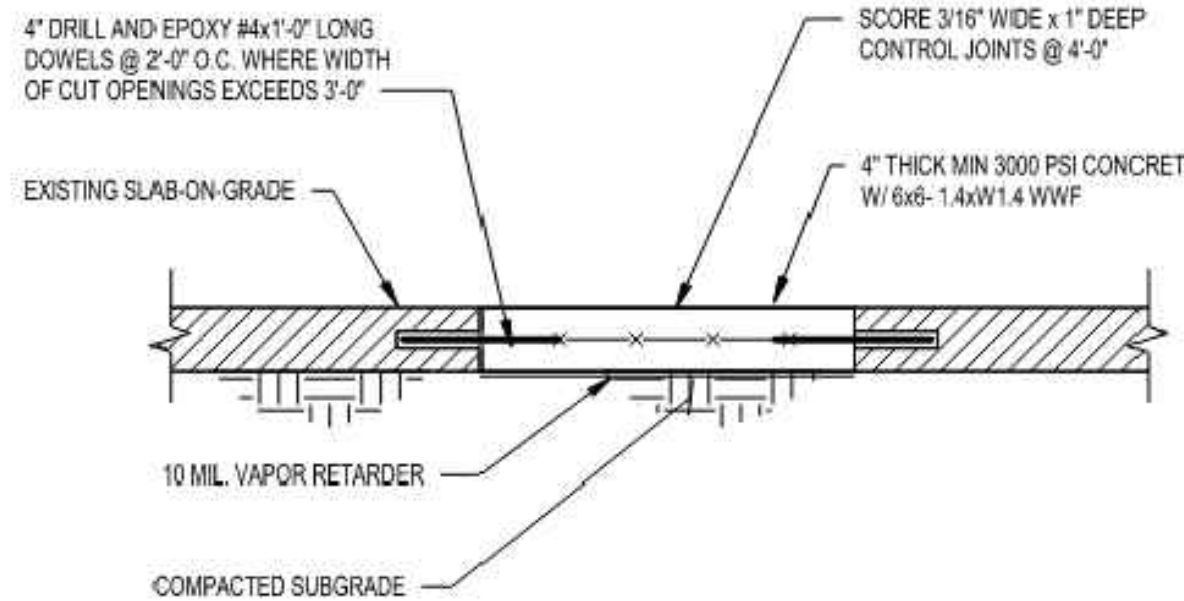
SPECIFICATIONS:

- 1-SEALANT SHALL BE A HIGH-PERFORMANCE, ELASTOMERIC JOINT SEALANT MEETING ASTM C920
- 2- FOR BACKER ROD CLOSED-CELL POLYETHYLENE FOAM BACKER ROD CONFORMING TO ASTM D5249. DIAMETER TO BE 25% LARGER THAN THE JOINT WIDTH.
- 3-FOR SURFACE PREPARATION, CLEAN CRACKS OF ALL LOOSE MATERIAL, DUST, DEBRIS AND MOISTURE BEFORE SEALANT APPLICATION. SAW-CUT OR GRIND JOINT TO 1/4" WIDE 1/2" DEEP AS SHOWN IN THE DETAIL AND ENSURE PROPER ADHESION BY PRIMING IF REQUIRED BY THE SEALANT MANUFACTURER



CRACK REPAIR

4



DETAIL FOR NEW SLAB ON GRADE

5

TECHNICAL SPECIFICATIONS

NOMINAL DIAMETER:	1/4" (6MM)
MATERIAL:	ASTM A360 TYPE 304 STAINLESS STEEL
CROSS SECTIONAL AREA:	0.07 IN ² (8 MM ²)
HELICAL PITCH:	18 IN (30 MM)
PITCH:	0.39 IN (9 MM)
HELIX ANGLE:	32.14°
ULTIMATE TENSILE STRENGTH:	130 KSI (1060 N/MM ²)
YIELD STRENGTH:	108 KSI (145 N/MM ²)
ULTIMATE SHEAR LOAD:	165 LB (182 N)
ELASTIC MODULUS:	27.675 KSI (186.3 GPa)

PROSOCCO MATERIALS:

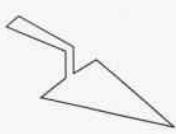
1. STITCHING ANCHOR SHALL BE 6MM 304 GRADE SS BY PROSOCCO.
2. GROUT SHALL BE "SUREGROUT S".
3. ALL RELEVANT DRILL BITS & SETTING TOOLS SHALL BE BY "PROSOCCO".
4. CONTACT CONSTRUCTION MATERIALS ATTENTION STEVE RALEIGH AT (803) 310-3136.

Additional Installation Notes:

1. When installing in a non-linear joint, the Stitch-Tie bar can be bent to follow the mortar's path or even be turned 90 degrees, wrapping a corner.
2. For areas where multiple vertical cracks are in close proximity, extend the Stitch-Tie Bar 20" past the outermost cracks. Either a longer length coil could be used and cut to size, or shorter lengths can be lapped (providing a minimum 6" overlap).
3. For multi-wythe walls, where it is observed that the crack propagates through the full thickness, the wall should be repaired on both sides, if accessible.
4. SureGrout S can be re-agitated by re-mixing the remaining contents in the pail to achieve a blended consistency again. DO NOT add additional water.
5. Under no circumstances should the grout be used where freezing may occur within 24 hours. The grout performance may be impaired if not protected from freezing.

TUCKPOINTING

Portland Cement Association



TROWEL TIPS

an aid to the masonry industry

Tuckpointing

Tuckpointing, also termed "repointing" or "pointing" is the replacement of eroded or defective mortar joints with new mortar. There are two basic reasons why tuckpointing may be necessary: (1) leaks through the mortar joints and (2) deterioration of joints. Properly executed, tuckpointing will produce a weather resistant wall and help to preserve the structural integrity and the appearance of the masonry. If a wall is being repointed to improve its resistance to water penetration, it is recommended that all mortar joints be repointed. Minute cracks that could pass a visual inspection might still allow moisture to pass through the masonry. Before the start of any tuckpointing intended to produce weatherlight masonry, a thorough inspection of all flashings, lintels, roofing, sills, and caulked joints should be made. Any defects in these components that may contribute to water penetration of building walls must be corrected. If it is obvious that water is leaking through only specific cracks or a section of the masonry, it may be sufficient to report only the mortar joints in the vicinity of the leakage.

Preparation of Joints

Mortar joints should be cut out to a depth of at least 5/8 in. (16 mm), and in all cases the depth of mortar removed should be at least as great as the thickness of the mortar joint (see Fig. 1). If the mortar is unsound, the joint should be cut deeper until only sound material remains, but not more than



Fig. 1. Properly prepared joint.



Fig. 2. Improperly prepared joint - too shallow.



Fig. 3. Improperly prepared joint - furrow should be eliminated.

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Type of service	Recommended	Maximum joint depth	Alternative
Interior	O	1/2 in. (13 mm)	
Exterior above grade, and exposed on one side	O	1/2 in. (13 mm)	
Unlikely to be frozen when installed and not exposed to high winds or significant thermal loads	N	1/2 in. (13 mm)	
Exterior, other than above	N	1/2 in. (13 mm)	

*Structural concerns dictating mortar type supersede these mortar recommendations. For pavement, mortar Types M or S with adequate frost resistance should be considered. Some air-entrainment improves freeze-thaw durability.
* Type K mortar consists of 1 part portland cement, 2 1/4 to 4 parts hydrated lime, with a sand content of 2 1/4 to 3 times the sum of the volumes of cement and lime.

*Type O mortar is recommended for use where the masonry is above ground and is unlikely to be frozen when installed or unlikely to be subjected to high winds or other significant thermal loads. Type N or other appropriate mortar should be used in other cases.

Adapted from ASTM C270.
Horizontal surfaces exposed to weathering may require the use of special mortars other than those shown in Table 1. A recommended procedure for mixing tuckpointing mortar is: (1) thoroughly mix all of the dry ingredients; (2) mix in about half the water or enough water to produce a damp mix which will retain its shape when formed into a ball by hand; (3) mix the mortar for about 3 to 7 minutes, preferably with a mechanical mixer; (4) allow the mortar to stand for one hour for prehydration of the cementitious materials to reduce shrinkage; and then (5) add the remaining water and mix for 3 to 5 minutes.

Tuckpointing mortar should have a drier consistency than conventional mortar for laying masonry units. Re temper as needed, however, the mortar should be discarded approximately 2 1/2 hours after the initial addition of water to the mix. Colored mortar may lighten upon the addition of water; therefore, retempering of colored mortar should be conducted with caution.

Filling the Mortar Joints

The general method of applying mortar in joints is to use a hawk and a tuckpointing trowel. The hawk is used to hold a supply of mortar; it also catches mortar droppings if held adjacent to the wall just below the joint that is being filled. The pointing trowel should be slightly narrower than the mortar joints that are being filled in order to obtain a proper degree of compaction. If the trowel does not fit into the joints, it will be more difficult to obtain thoroughly compacted and completely filled joints. Mortar should be spread into a joint in layers and firmly pressed to form a fully packed joint (see Fig. 4). Firm compaction is necessary to prevent voids as shown in Fig. 5. The act of firmly compacting the mortar also helps ensure bond to masonry units and to the old mortar. Voids are undesirable because they may trap water which can freeze and damage the new joint.

This publication is intended SOLELY for use by PROFESSIONAL PERSONNEL who are competent to evaluate the significance and limitations of the information provided herein, and who will accept total responsibility for the application of this information. The Portland Cement Association DISCLAIMS any and all RESPONSIBILITY and LIABILITY for the accuracy of and the application of the information contained in this publication to the full extent permitted by law.

Portland Cement Association, 5420 Old Orchard Road, Skokie, IL 60077

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IS240.01M

1/2 the total depth of the joint. Shallow (Fig. 2) or furrow-shaped (Fig. 3) joints are not acceptable. The method employed to remove mortar should be compatible with the existing masonry. For soft and crumbly mortars, a hooked mortar rake may be quite efficient. Where mortar is harder, a hammer and plugging chisel or a power grinder may be required. A grinder with an abrasive blade is usually more efficient than hand chiseling for cutting out defective mortar, but requires intense concentration and control to avoid damaging the units. All loose particles must be removed from the joint. An air jet or a water stream is effective for that purpose. The joints should be dampened to reduce absorption of water from the freshly placed mortar. However, free-standing water on the joint or unit surfaces will impair bond. Avoid extensive wetting of concrete masonry units before or during tuckpointing, since saturated concrete masonry units shrink as they dry.

Mortar Ingredients

Foremost among the factors that contribute to good mortar is the quality of the mortar ingredients. The following material specifications of the American Society for Testing and Materials (ASTM) or the Canadian Standards Association (CSA) are applicable:

Masonry cement - ASTM C91 (Type N), CSA A8 CAN/CSA-A8M
Portland cement - ASTM C150 (Types I, IA, II, IIA, III, or IIA), CAN/CSA-A8M (Type 10 Normal)

Blended hydraulic cement - ASTM C596 (Types IS, IS-A, IR, IP-A, IP-M), or IP(M)-A; CAN/CSA-A362-M (Type 10S)
Hydrated lime for masonry purposes - ASTM C207 (Types S, SA, N, or NA)
Quicklime for structural uses (for making lime putty) - ASTM

Sand - ASTM C144, CSA Standard A82.56M
For mortar joints that are less than the conventional 3/8 in. (10 mm) in thickness, 100% of the sand should pass the No. 8 (2.5 mm) sieve and 95% the No. 16 (1.25 mm) sieve.

If only portions of a wall are repointed, the color and texture of new mortar should closely match that of the old mortar by careful selection and proportioning of mortar ingredients. Admixtures should not be used unless specified.

Preparation of Mortar

Tuckpointing mortar should have a compressive strength equal to or less than that of the original mortar or should contain approximately the same proportions of ingredients as the original mortar. Recommended mortar types are shown in Table 1. Masonry applications with structural concerns or severe frost or environmental exposure (such as

* Type N and NA lime may be used only if tests or performance records show that these limes are not detrimental to the soundness of mortar.

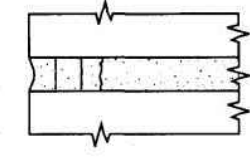


Fig. 4. Properly filled joint - pointing mortar compacted in layers.

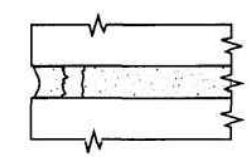


Fig. 5. Improperly filled joint - contains voids.

Tooling Mortar Joints

Tooling compacts the mortar to a dense surface with good durability. For weatherlight construction, all mortar joints should be tooled to a concave or V shape. These shapes are recommended because they do not allow water to rest on the joint and they result in the mortar being pressed against both lower and upper masonry units. This reduces weathering and helps ensure maximum bond between the mortar and the masonry units.

Beaded, raked, flush, struck, and weathered joints can be used for decorative effects, but are not recommended for maximum weatherlightness and durability. They can be satisfactorily used for interior work and for exterior work when the masonry is protected from the elements or located in climates that do not impose extremely low temperature or water saturation.

Curing and Cleaning

The cementitious materials in mortar require moisture to develop proper strength. The mixing water in the mortar will usually provide this necessary moisture. However, freshly placed mortar should be protected from the sun and drying winds. With severe drying conditions, it may be necessary to cover the masonry structure with plastic sheeting or use a fine water-log spray on clay masonry for about 4 days to reduce evaporation of water from the mortar.

If repointing work is carefully executed, there will be little excess mortar to clean from the walls. Remove most mortar particles with a soft bristle brush after the mortar has dried but not hardened. Any hardened mortar that remains can be scraped off with a piece of a similar masonry unit or a wooden paddle. After the mortar has cured, additional cleaning may be performed with water and a stiff brush. If needed, cleaning with acid solutions or masonry cleaning solutions should be used only as a last resort and with extreme caution. Improper cleaning can quickly destroy the benefits sought by performing the tuckpointing.

Pennoni

200 Congress Park Dr.
Delray Beach, FL 33445
(561) 265-6864
Florida Coa 7819
E. Michael McCarthy, P.E.
Florida P.E. 32629
Pennoni Project No. CSAAD24014



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SOWARDS
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185 NE 4TH AVENUE SUITE 101
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E-MAIL: office@csa-architects.com

ISSUED FOR :
SPRAB 01/31/2025

BIDS

PERMIT

CONSTRUCTION

SEAL

PROJECT TITLE

**Art Warehouse
Repairs**

313 NE 3rd Street
Delray Bch., Florida
33444

REVISIONS

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE PROJECT. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL PROJECT WHETHER INDICATED ON THE PLANS OR NOT. FILE NUMBER

DRAWING TITLE

REPAIR DETAILS

DATE 02/20/2025 | DRAWN BY
JOB NUMBER 100701
DRAWING NUMBER

S2.0

PROGRESS SET 02/20/2025

EXHIBIT C: PROJECT REFERENCE FORM

The Bidder shall complete the following information for a previously completed or currently ongoing project/work within the stipulated time, where the Bidder believes said project/work is of equal or greater scope, size, and complexity that best represents its ability to complete the "Project." The reference provided below should be for one (1) reference project and must comply with the requirements listed in the ITB.

FAILURE TO COMPLETE AND SUBMIT THIS FORM MAY RESULT IN THE PROPOSAL BEING REJECTED AS NON-RESPONSIVE.

Bidder Name:
Reference Project Name:
Reference Project Location:
Description of Bidder's Role on Reference Project and Services Provided. Please use an additional sheet (one page max), if necessary:
Compensation for Services Provided:
Reference Project Start Date and Completion Date:
Reference Project Construction Cost:
Reference Project Construction Start Date and Completion Date:
Reference Project Completed on Time and Within Budget:
Indicate the Bidder's team members and their roles and responsibilities on the Reference Project and whether they will be involved in the Project related the CRA's ITB. Please use an additional sheet (one page max), if necessary.
Reference Project Contact Information
Contact Name and Title:
Company/Organization:
Phone and Email:

Bidder's Certification of Information

By signing below, I acknowledge that the CRA reserves the right to contact the above-named Reference Project Contact and I certify that all information stated above is true and correct to the best of my knowledge.

Authorized Agent Signature: _____
Authorized Agent Name and Title: _____
Date: _____

SCHEDULE OF VALUES

Delray Beach CRA - ITB CRA 2025-03

Description - Exterior and Interior Repairs to the CRA-Owned Building located at 313 NE 3rd Street - Arts Warehouse

Project Duration:

DIVISION 1 / GENERAL CONDITIONS	COST	COMMENTS
General Conditions		
Permits		
Waste Removal		
Final Cleaning		
Other		
DIVISION 2 / EXISTING CONDITIONS	COST	COMMENTS
Demolition		
Testing		
Other		
DIVISION 3 / CONCRETE	COST	COMMENTS
Concrete slab repair		
Other		
DIVISION 6 / WOODS AND PLASTICS	COST	COMMENTS
Rough Carpentry		
Other		
DIVISION 7 / THERMAL MOISTURE/ROOFING	COST	COMMENTS
Roof Overlay and New Parapet Membrane System(s)		
Miscellaneous Sheet Metal Flashings, Trim, Gutters & Downspouts		
Rigid Insulation Replacement if Damage is found - Allowance (700 square feet) Allowance		
Unit cost of insulation beyond 700 SF	\$	per SF
DIVISION 9 / PAINTING	COST	COMMENTS
Pressure Washing		
Surface Preparation		
Painting		
Stucco Repair - Allowance (200 square feet)		
Unit cost of Stucco Repair beyond 200 SF.	\$	per SF

SUBTOTAL

OH&P

TOTAL



DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

ADDENDUM NO. 1 TO INVITATION TO BID NO. CRA 2025-03 EXTERIOR AND INTERIOR REPAIRS TO THE CRA-OWNED BUILDING LOCATED AT 313 NE 3rd STREET – ARTS WAREHOUSE

AUGUST 5, 2025

TO ALL BIDDERS AND OTHERS CONCERNED

The Delray Beach Community Redevelopment Agency ("CRA") has heretofore published an Invitation to Bid ("ITB") dated July 3, 2025, with respect to its intent to receive and consider Bids from qualified Bidders to construct exterior and interior repairs to the commercial building located at 313 NE 3rd Street, Delray Beach, Florida, 33444, ("Project").

The intent of this Addendum is to address questions and/or errors, and to clarify other aspects of the ITB. This Addendum incorporates information provided at the July 15, 2025, Voluntary Pre-Bid Meeting. Bidders submitting Bids for the above-referenced ITB shall take note of the following changes, additions, deletions clarifications, etc., which shall become a part of and have precedence over anything shown or described otherwise.

MODIFICATIONS AND CLARIFICATIONS:

1. Wherever applicable throughout the ITB document, Bidders are hereby advised that the Bid Submission Due Date and Time has been extended to **Wednesday, August 20, 2025, at 4:00PM EST**. The location of and method of delivery for the Bids has not changed.
2. Four attachments are included with this Addendum No. 1:
 - a. Revised Architectural Drawings
 - b. Revised Structural Drawings
 - c. Revised Bid Form
 - d. Sub-Contractor Form
 - i. Please complete and submit this form along with all other information required as stated in the ITB documents as it relates to Sub-Contractors.
3. The Arts Warehouse will remain open to CRA staff, resident artists, and the general public throughout the duration of construction. The construction schedule and all work will need to take in account that the building will remain open and the Contractor will be responsible for providing adequate notice to CRA staff if any work will impact Arts Warehouse operations and programming.

QUESTIONS:

1. **Was there a water test performed?**

No. A water test was not performed. One will be required as part of the work for the roof recover.

2. **Is this covered by Davis- Bacon and certified payrolls are required?**

The Project is not federally funded. AIA G702 Pay Application shall be used and submitted with lien releases from subcontractors.

3. **Will the parapet be extended on all sides?**

Only the North and South parapets of the second-floor roof are to be extended per the detail.

4. **Has the CRA completed a dry run with the City of Delray Beach building department?**

No, the CRA has not completed a dry run with the City of Delray Beach's Building Division within the Development Services Department. Repairs are allowed to be performed without a permit. However, the complete recover of the first and second-floors of the roof will require a permit. The Contractor will be responsible for preparing and submitting any and all applicable permit applications to the City of Delray Beach, obtaining all approvals necessary, coordinating and scheduling all required inspections, and closing out all permits.

5. **Who is responsible for permit fees?**

The CRA will pay for all permit fees. Please do not include any permit fees in the Bid Price.

Please see Question 3.

6. **What is Currie Sowards Aquila's estimate for the Project?**

The Project is a part of the Delray Beach CRA's Fiscal Year 2024-2025 Work Plan and is fully funded. The ITB document includes all Technical Specifications and Construction Documents for the specific purpose of obtaining Bids from all interested qualified Bidders to perform the full Scope of Work.

7. **Painting of Metal Structure at the Main Entrance:**

There is a grid-style metal structure mounted above the main entrance door. To ensure full and durable paint coverage on all sides, this piece should be carefully removed. It is bolted in place and will require specialized handling to preserve its condition, with proper safety measures, storage, and reinstallation. Could you kindly confirm if the removal, safe handling, complete painting, and reinstallation of this structure is included in the Project Scope of Work?

If the grid-style stand-off metal panel needs to be removed to paint the wall, that would be considered means and methods and is up to the Contractor to determine which means and methods are necessary for a proper finished product. The grid-style stand-off metal panel must be painted per the Scope of Work and if the Contractor has determined that is necessary to remove the metal panel in order to properly paint the wall and the metal panel, the Contractor must safely handle, store, and re-install the metal



-
8. **Specified Roofing Material – SOPREMA SOPRALENE 180 SANDED:**
According to the ITB documents, the specified roofing product for repairs is SOPREMA SOPRALENE 180 SANDED. We would appreciate confirmation as to whether this exact product must be used, or if equivalent alternatives—offering the same quality, durability, and warranty—would be acceptable. If SOPREMA is mandatory, we will certainly comply; however, based on our experience, there are other products with equal performance at a more cost-effective price point that may be worth considering.

Base Bids shall contain cold applied Soprema products as the basis of design specified. If desired, Bidders can provide specifications and cost for alternate manufacturers and products for evaluation and consideration by CRA staff and Architect. Any proposed alternatives shall include prefinished and premanufactured trim and flashing by the manufacturer. In either case, the roof recover shall come with a 10-year NDL warranty for both roof levels.

9. **Concrete Surface Cracks and Finishes - During our inspection, we observed numerous cracks of various lengths, directions, and depths—some of which were not clearly reflected in the drawings. We also noticed different types and finishes of concrete throughout the building, which may present challenges in executing a uniform repair if the scope is not clearly defined. We kindly request further clarification on the intended treatment of these concrete surfaces. Our professional recommendation is to carry out the structural crack repairs as described, followed by a uniform epoxy finish or concrete coating, available in a variety of colors (including raw concrete tone). This solution provides excellent aesthetics and comes with up to a 10-year warranty, resulting in a reinforced, sealed, and low-maintenance surface.**

The original design for the Arts Warehouse building included an interior polished concrete sealer throughout both floors of the building except for the restrooms which are tiled. After crack repairs are completed, all interior concrete floor surfaces on both floors shall be ground smooth for an even finish, resealed and polished to return the interior floor surfaces to their original design, strength and appearance. The Contractor shall submit all products and a sample will be required for approval prior to final installation. CRA staff and Architect are aware the repairs will remain visible.

-
10. **Water intrusion on the black ceiling was noticed during the Voluntary Pre-Bid Meeting at the Project Site; have you located the source? It appears this is under the lower roof and this area is marked not in scope in the drawings. Can you clarify and direct us on how to bid this repair? We would like to be consistent with the other bidders.**

Since issuing the initial ITB documents, it was decided to include the recover of the first-floor roofing membrane as now shown in the attached Revised Architectural and Structural Plans, along with the removal of the existing gutters and downspouts. New RTU/mechanical curb flashing is required as well as flashing at all equipment screening support posts, along with new 10x10 internally sloped box gutters and downspouts at the first-floor roof and consistent with the second-floor roof work.

11. **Can you provide the finish and its thickness on the first floor (MFR and brand if possible)? The finish is not the same in all areas of the first floor, are we refinishing the entire floor or just the repair areas?**

Please see Question 8.

12. **Parking, dumpster, and laydown area:**
Can we use the alley in the back of the building for a laydown area? We know it is not wide enough for a vehicle, but can it be used for storage?

Alley:

The alley located at the north end of the Arts Warehouse is available for the Contractor to use as a laydown area. However, if using that area for storage, the Contractor will be responsible for securing all items and the CRA will not be responsible for any items stored in the alley. No other exterior area may be used for storage, staging, or as a laydown area.

Parking:

The on-site parking located at the south end of the Arts Warehouse is not available for the Contractor to use as the Arts Warehouse is scheduled to remain open to the general public throughout the duration of construction. Public parking is available on a first-come, first-served basis near the building. If the Contractor needs additional and/or guaranteed parking, or if a parking and/or staging plan is need by the City of Delray Beach, the Contractor will need to seek and obtain separate parking and/or staging agreements with nearby property owners, including the CRA.

Dumpster:

The on-site dumpster shall not be used for any purpose or work related to this Project. If the Contractor needs use of a dumpster, the Contractor will need to account for that need.

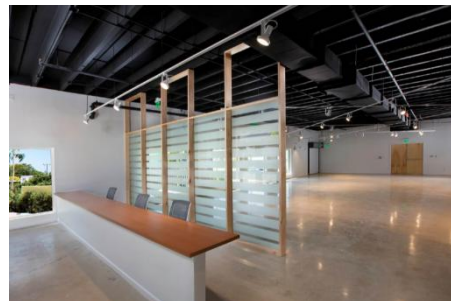
13. **What is the square footage (area) of masonry cracks that should be included in our bid? Also where are they located?**

Refer to the attached Revised Bid Form for suggested allowance cost of 200SF of repair as estimated by the Architect and include a unit cost for repairs beyond 200SF.

14. **Is the Contractor responsible for removing and reinstalling the counter at the front door to access cracks for repair? The counter is not shown on the drawings.**

Crack repair shall be up to the edge of the counter/pony wall located at the front entrance of the building. Removal and re-installation of the desk/pony wall is not required.

See below picture of the referenced desk/pony wall.



15. **Parapet detail 3 on Sheet 3.1 states replace would blocking as needed. Do you have the size of the blocking (detail is not to scale)? To bid accurately should we provide a unit price?**

All blocking shall be 2x P.T. material as shown in the detail the exact width shall be determined by the Contractor in the field to match the existing wall thickness (2x8 would most likely be required). Contractor to confirm final dimension once exposed after demolition.

16. **Does the exterior painting include the existing stair and handrails?**

Yes, include a line item for prepping and repainting the existing exterior and interior stairs and handrails in the same enamel.

17. **Does the Bidder need a City of Delray Beach Business Tax Receipt?**

Per Section 4, Minimum Qualifications, within the ITB documents:

"Provide proof that Bidder has a City of Delray Beach Business Tax Receipt.

- a. Note: If Bidder does not have a City of Delray Beach Business Tax Receipt at the time of Bid Submission, Awarded Bidder will be required to obtain a City of Delray Beach Business Tax Receipt prior to finalization of the Contract."
-

18. **Does the CRA have any discretion to consider qualifications on a case-by-case basis, particularly when the experience of the team and principals significantly exceeds five years in relevant construction fields? Alternatively, would it be acceptable for us to partner with a firm that meets the five-year requirement and submit the bid as a joint venture or with a designated prime contractor?**

Per Section 4, Minimum Qualifications, within the ITB documents:

"Bidder must have been in business under its current business name for a minimum of five (5) years prior to the Bid Submission Due Date and Time.

Provide supporting documentation (e.g. state, county, city business license; occupational license) that confirms Bidder meets this qualification:

- a. In business under current business name for a minimum of five (5) years prior to the Bid Submission Due Date and Time."

Per Section 1, General Terms and Conditions, within the ITB documents:

"Responsive Bidder: Bidder whose Bid conforms in all material respects to the terms, conditions, and specifications included in the Invitation to Bid."

The ITB documents did not specifically provide for joint ventures. However, if the Bidder is a Joint Venture, all Joint Venture partners must have functional responsibilities for the Project. All information requested of a Bidder, is requested for each Joint Venture partner; specific duties, responsibilities, qualifications, and experience of each Joint Venture partner will need to be provided as well as a copy of the Joint Venture Agreement, any other related documents, and any other documents as may be requested by the CRA.

Additionally, the ITB documents state that as part of its Bid, the Bidder must identify any and all subcontractors that will be used in the performance of the proposed scope of work, their qualifications (including any licenses, certifications, etc.), capabilities, experience, and the portion of the work to be done by the subcontractor.

ROOF REPAIRS AT THE ARTS WAREHOUSE

313 NE 3RD STREET
DELRAY BEACH, FL 33444

ARCHITECT

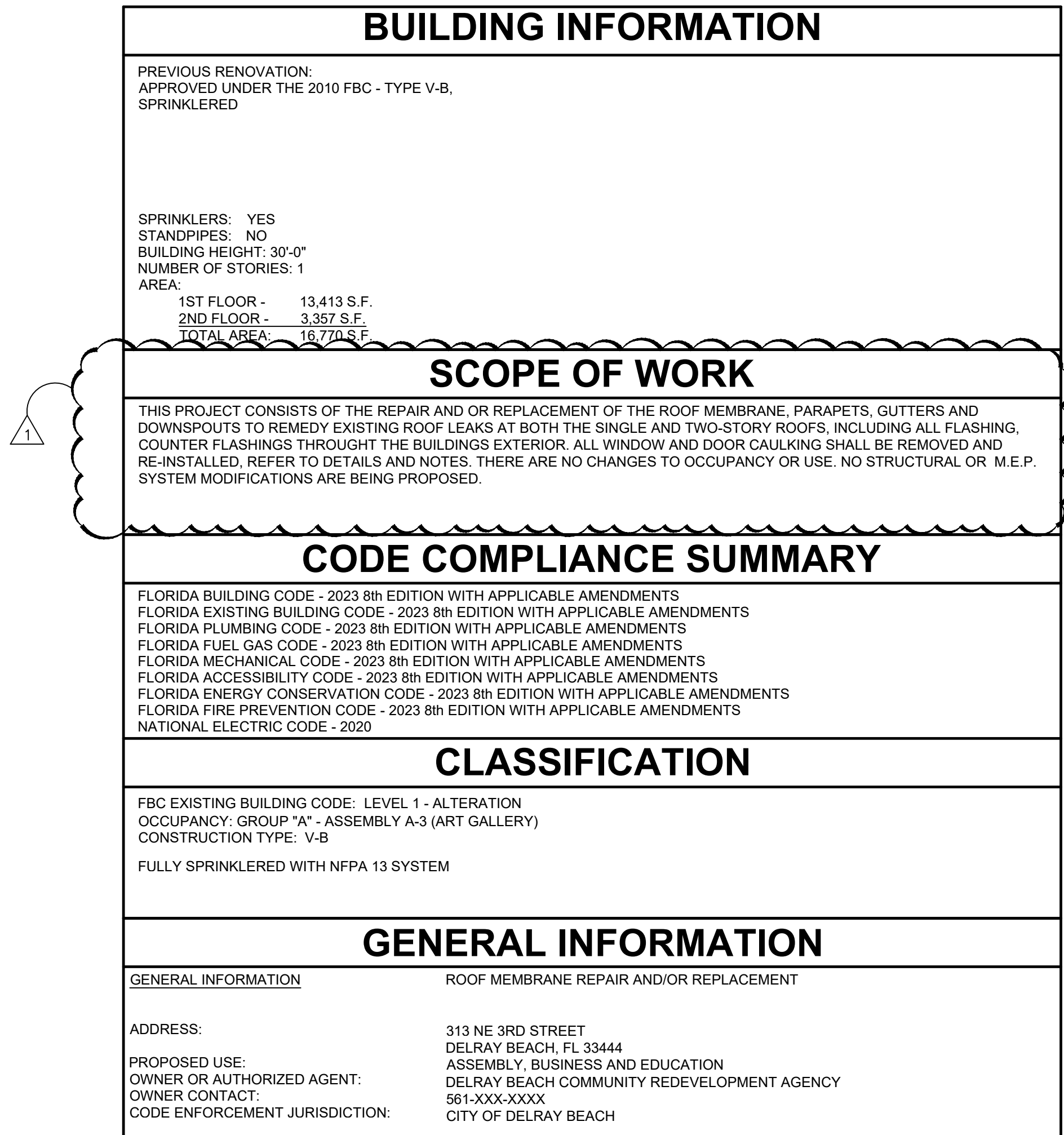
CURRIE SOWARDS AGUILA ARCHITECTS

185 NE 4th Avenue
Suite 101
Delray Beach, FL 33483
TEL: 561-276-4951
FAX: 561-243-8184

OWNER

**DELRAY BEACH
COMMUNITY REDEVELOPMENT AGENCY**

20 N. Swinton Avenue
Delray Beach, FL 33444
TEL: 561-276-8640



SHEET INDEX

SHEET #	SHEET TITLE	REVISION #	DATE LAST REVISED
ARCHITECTURAL			
A0.0	COVER SHEET	1	
A0.1	PROJECT DATA, NOTES AND LEGENDS		
A0.2	ROOF SPECIFICATIONS	1	
A0.3	ROOF SPECIFICATIONS (cont.)	1	
A0.4	ROOF SPECIFICATIONS (cont.)	1	
A0.5	PAINT SPECIFICATIONS		
A0.6	STUCCO REHABILITATION SPECIFICATIONS		
A2.0	DEMOLITION ROOF PLAN	1	
A2.1	PROPOSED ROOF PLAN	1	
A3.0	ELEVATIONS	1	
A3.1	EXTERIOR ELEVATIONS AND DETAILS	1	
A3.2	COLOR ELEVATIONS		
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S0.0	PROJECT SPECIFICATIONS		
S1.0	FIRST FLOOR PLAN		
S1.1	2ND FLOOR PLAN	1	
S1.2	ROOF PLAN		
S2.0	REPAIR DETAILS		

SPECIFICATION SUMMARY

SECTION 01 10 0

SUMMARY OF WORK

PART 1 GENER

1.01 RELATED SECTIONS

- A. Section 075216 - Styrene-Butadiene-Styrene (SBS) Modified Bitumen Membrane Roofing
B. Section 076200 - Sheet Metal Flashing and Trim
C. Section 092200 - Stucco Rehabilitation

1.02 DESCRIPTION

- A. The Work includes the provision of all labor, material, equipment, management, coordination, supervision, and administration to complete the Work as outlined.

1.03 WORK COVERED

- A. ROOFING:
1. STYRENE-BUTADIENE-STYRENE (SBS) MODIFIED BITUMEN MEMBRANE ROOFING:
 - a. Preparation of existing steel roof deck, and all flashing substrates.
 - b. SBS-modified bitumen cap sheet, cold adhesive-applied.
 - c. SBS-modified bitumen membrane flashings.
 - d. Liquid-applied, reinforced flashings.

- B. STUCCO REHABILITATION
1. BUILDING STUCCO:
- a. Remove and replace designated stucco surfaces found in failure.
 - b. Allow new stucco to properly cure
 - c. Paint all stucco surfaces as indicated on the drawings.



**CURRIE
SOWARDS
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E-MAIL: office@csa-architects.com

ISSUED FOR :

BIDS : 02/20/2025

PERMIT:

CONSTRUCTION

SEAL



JESS M. SOWARDS
FL. REG# AR0013205

PROJECT TITLE

ROOF REPAIRS AT THE ARTS WAREHOUSE FOR DELRAY CRA

313 NE 3RD ST.
DELRAY BEACH, FL 33444

REVISIONS

1	PREBID MEETING RFI RESPONSE 7/31/25
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THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

DRAWING TITLE
COVERSHEET

DATE	DRAWN BY
02/20/25	KAB

JOB NUMBER

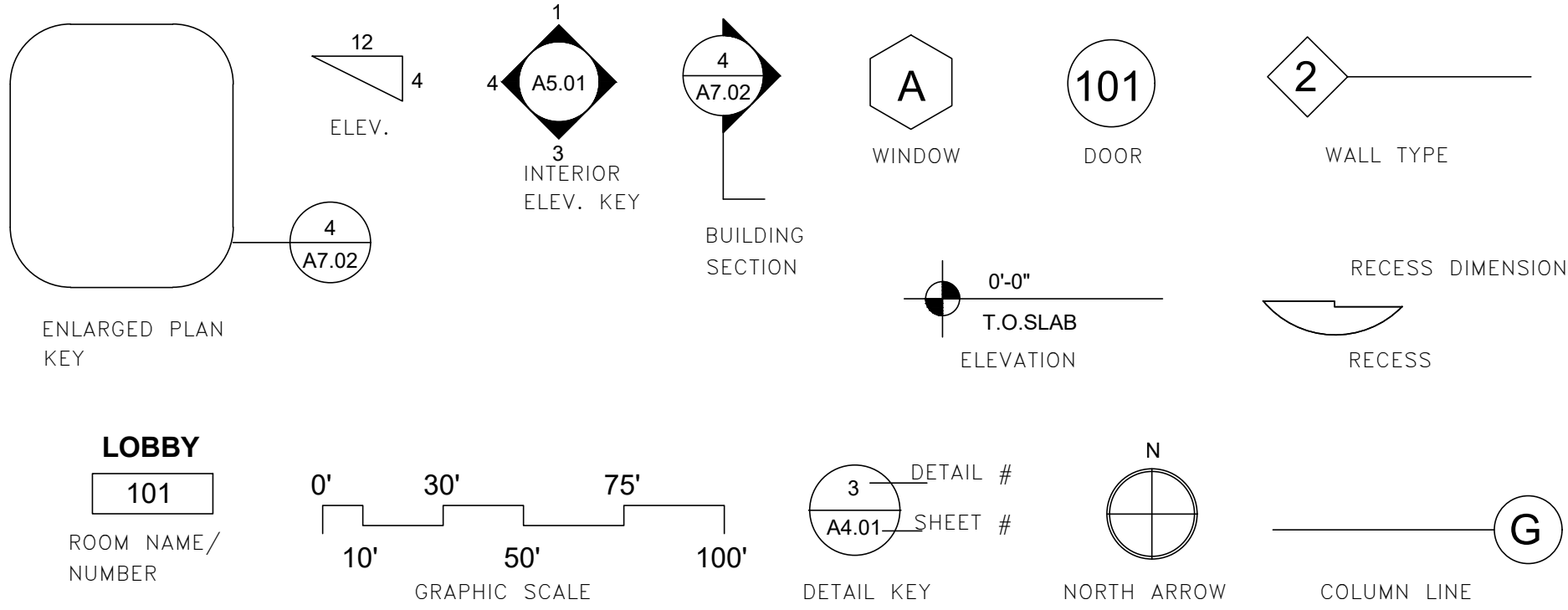
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A0.0

BID SET - 02/20/25

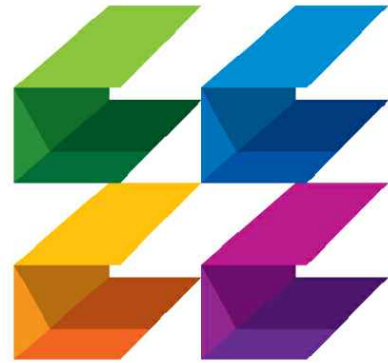
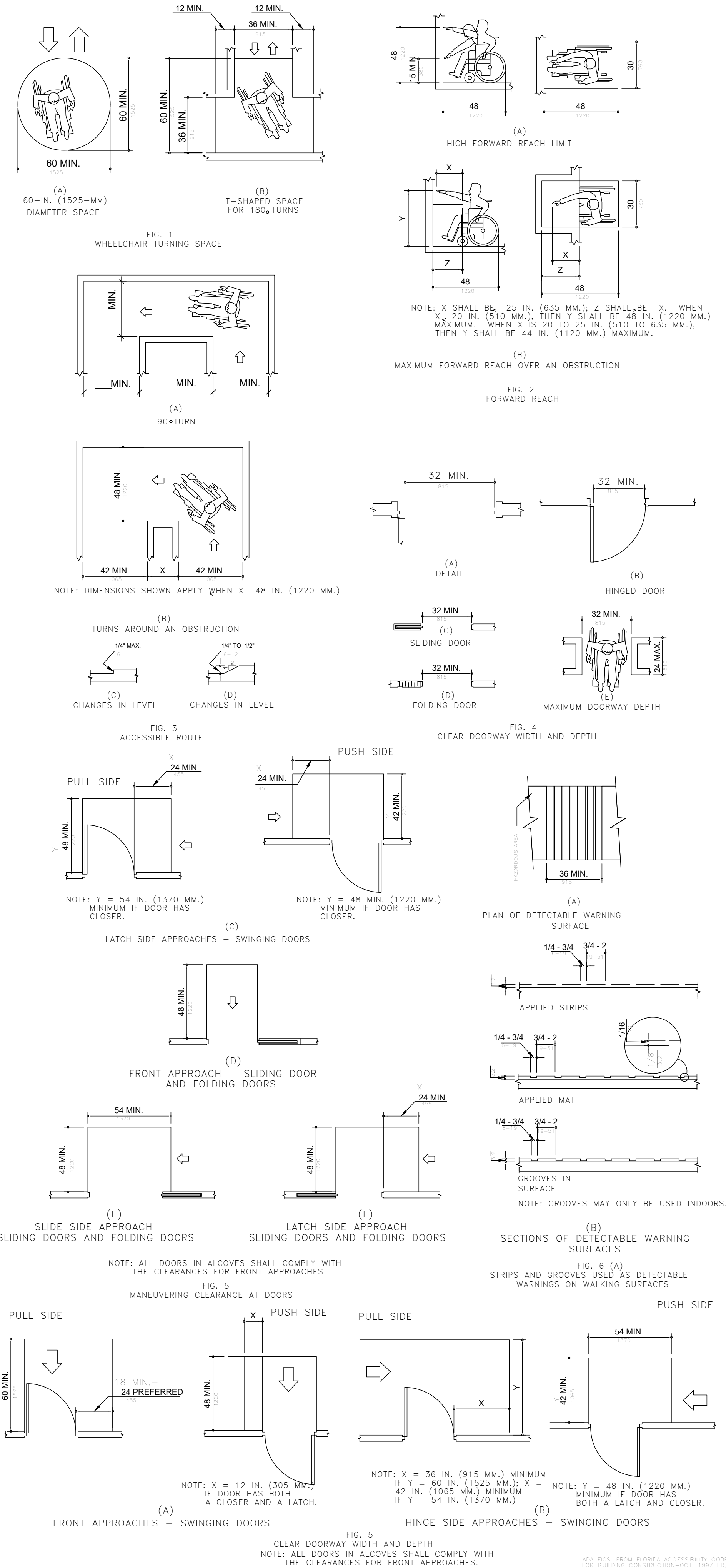
KEYS AND SYMBOLS



ABBREVIATIONS

⊙	AT
A.B.	ANCHOR BOLT
ACT.	ACOUSTICAL
ALT.	ALTERNATE
ALUM.	ALUMINUM
ARCH.	ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
B.O.	BOTTOM OF
CEIL./CLG	CEILING
C.J.	CONTROL JOINT
CL	CENTERLINE
CLO.	CLOSET
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CONT.	CONTINUOUS
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
D.S.	DOWN SPOUT
DWG.	DRAWING
EA.	EACH
EQ.	EQUAL
EXIST.	EXISTING
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.C.	FIRE EXTING. CABINET
GA.	GAUGE
G.C.	GENERAL CONTRACTOR
GALV.	GALVANIZED
GYP. BD.	GYPSON BOARD
H.C.	HANDICAPPED
H.M.	HOLLOW METAL
INSUL.	INSULATION
INT.	INTERIOR
LAV.	LAVATORY
MAX.	MAXIMUM
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
N	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPP.	OPPOSITE
PROV.	PROVIDED
PSF.	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
R.	RADIUS
R.D.	ROOF DRAIN
REBAR	REINFORCING BARS
REQ.	REQUIRED
R.W.L.	RAIN WATER LEADER
R.O.W.	RIGHT OF WAY
S.C.	SOLID CORE
SPECS.	SPECIFICATIONS
T.O.	TOP OF
TYP.	TYPICAL
V.C.T.	VINYL COMPOSITION TILE
W/	WITH
WD.	WOOD

ADA FIGURES



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ISSUED FOR :

BIDS : 02/20/2025

PERMIT:

CONSTRUCTION

SEAL



JESS M. SOWARDS
FL REG# AR0013205

PROJECT TITLE

**ROOF REPAIRS AT
THE ARTS
WAREHOUSE
FOR DELRAY CRA**

**313 NE 3RD ST.
DELRAY BEACH, FL 33444**

REVISIONS

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

DRAWING TITLE

**ABBREVIATIONS
AND SYMBOLS**

DATE

02/20/25

DRAWN BY

KAB

JOB NUMBER

240702

DRAWING NUMBER

A0.1

BID SET - 02/20/25

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SECTION 01 10 00 SUMMARY OF WORK	
PART 1	GENERAL
1.01 RELATED SECTIONS	
A. Division 075216 - Styrene-Butadiene-Styrene (SBS) Modified Bitumen Membrane Roofing	
B. Division 076200 - Sheet Metal Flashing and Trim	
1.02 DESCRIPTION	
A. The Work includes the provision of all labor, material, equipment, management, coordination, supervision, and administration to complete the Work as outlined.	
1.03 WORK COVERED	
A. ROOFING:	
1. STYRENE-BUTADIENE-STYREEN (SBS) MODIFIED BITIMEN MEMBRANE ROOFING:	
a. Preparation of existing membrane for recover, and all flashing substrates.	
b. Perform moisture survey.	
c. Remove and replace all wet or damaged membrane and/or insulation with like material.	
d. SBS-modified bitumen cap sheet, cold adhesive-applied.	
e. SBS-modified bitumen membrane flashings.	
f. Liquid-applied, reinforced flashings.	
g. Provide 10-year warranty.	
1.04 DEFINITIONS	
A. ASTM D 1079-Definitions of Term Relating to Roofing and Waterproofing.	
B. The National Roofing Contractors Association (NRCA) Roofing and Waterproofing Manual, Fifth Edition Glossary.	
1.05 ACTION SUBMITTALS	
A. Product Data Sheets: Submit manufacturer's product data sheets, installation instructions and/or general requirements for each component.	
B. Safety Data Sheets: Submit manufacturer's Safety Data Sheets (SDS) for each component.	
C. Sample warranty from the manufacturer and contractor.	
D. Provide roof plan and representative detail drawings.	
1.06 INFORMATIONAL SUBMITTALS	
A. Submit a letter from the roofing manufacturer indicating the contractor is an authorized applicator.	
1.07 CLOSEOUT SUBMITTALS	
A. Warranty: Provide manufacturers warranty and contractor's guarantee upon project completion.	
1.08 QUALITY ASSURANCE	
A. MANUFACTURER QUALIFICATIONS:	
1. Manufacturer shall have 20 years of manufacturing experience.	
2. Manufacturer shall have trained technical service representatives employed by the manufacturer, independent of sales.	
3. Manufacturer shall provide site visit reports in a timely manner.	
B. CONTRACTOR QUALIFICATIONS:	
1. Contractor shall be authorized by the manufacturer to install specified materials prior to the bidding period through satisfactory project completion.	
2. Applicants shall have completed projects of similar scope using same or similar materials specified.	
3. Contractor shall provide full time, on-site superintendent or foreman experienced with the specified roofing from beginning through satisfactory project completion.	
4. Applicators shall be skilled in the application methods for all materials.	
5. Contractor shall maintain a daily record, on-site, documenting material installation and related project conditions.	
6. Contractor shall maintain a copy of all submittal documents, on-site, available always for reference.	
1.09 DELIVERY, STORAGE AND HANDLING	
A. Refer to each product data sheet or other published literature for specific requirements.	
B. Deliver materials and store them in their unopened, original packaging, bearing the manufacturer's name, related standards, and any other specification or reference accepted as standard.	
C. Protect and store materials in a dry, well-vented, and weatherproof location. Only materials to be used the same day shall be removed from this location. During cold weather, store materials in a heated location, removed only as needed for immediate use.	
D. When materials are to be stored outdoors, store away from standing water, stacked on raised pallets or dunnage, at least 4 in or more above ground level. Carefully cover storage with "breathable" tarpaulins to protect materials from precipitation and to prevent exposure to condensation.	
E. Carefully store roof membrane materials delivered in rolls on-end with selvage edges up. Store and protect roll storage to prevent damage.	
F. Properly dispose of all product wrappers, pallets, cardboard tubes, scrap, waste, and debris. All damaged materials shall be removed from job site and replaced with new, suitable materials.	

1.10	SITE CONDITIONS
A.	SAFETY:
1. The contractor shall be responsible for complying with all project-related safety and environmental requirements.	
2. Refer to NRCA CERTA recommendations, local codes and building owner's requirements for hot work operations.	
3. The contractor shall review project conditions and determine when and where conditions are appropriate to utilize the specified liquid-applied, or semi-solid roofing materials. When conditions are determined by the contractor to be unsafe or undesirable to proceed, measures shall be taken to prevent or eliminate the unsafe or undesirable exposures and conditions, or equivalent approved materials and methods shall be utilized to accommodate requirements and conditions.	
4. The contractor shall review project conditions and determine when and where conditions are appropriate to utilize the specified hot asphalt-applied materials. When conditions are determined by the contractor to be unsafe or undesirable to proceed, measures shall be taken to prevent or eliminate the unsafe or undesirable exposures and conditions, or equivalent approved materials and methods shall be utilized to accommodate requirements and conditions.	
5. The contractor shall refer to product Safety Data Sheets (SDS) for health, safety, and environment related hazards, and take all necessary measures and precautions to comply with exposure requirements.	
B.	ENVIRONMENTAL CONDITIONS:
1. Monitor substrate temperature and material temperature, as well as all environmental conditions such as ambient temperature, moisture, sun, cloud cover, wind, humidity, and shade. Ensure conditions are satisfactory to begin work and ensure conditions remain satisfactory during the installation of specified materials. Materials and methods shall be adjusted as necessary to accommodate varying project conditions. Materials shall not be installed when conditions are unacceptable to achieve the specified results.	
2. Precipitation and dew point: Monitor weather to ensure the project environment is dry before, and will remain dry, during the application of roofing materials. Ensure all roofing materials and substrates remain above the dew point temperature as required to prevent condensation and maintain dry conditions.	
3. Cold adhesive application: Primer, where used, shall be fully dry before proceeding. During cold weather, store the specified membrane adhesives, flashing cements and mastics in heated storage areas. Take all necessary measures and monitor application conditions, to ensure the adhesive and cement materials are no less than 70F (21C) at the point of contact with the membrane.	
1.11	PERFORMANCE REQUIREMENTS
A.	WIND UPLIFT RESISTANCE:
1. Performance testing shall be in accordance with ANSI/FM 4474, FM 4450, FM 4470, UL 580, or UL 1897.	
a. Roof System Design Pressures: Calculated in accordance with ASCE 7, or applicable standard, for the specified roof system attachment requirements.	
B.	FIRE CLASSIFICATION:
1. Performance testing shall be in accordance with UL 790, ASTM E108, FM 4450 or FM 4470 to meet the 1/4:12 roof slope requirement.	
a. Meets requirements of UL Class A or FM Class A.	
2. Performance testing shall be in accordance with UL 1256, FM 4450 or FM 4470 to meet the specified requirements for interior flame spread and fuel contribution.	
a. Meets requirements of UL 1256, or FM Class 1.	
C.	ROOF SLOPE:
1. Finished roof slope for SBS modified bitumen surfaces shall be ¼ inch per foot (2 percent) minimum for roof drainage.	
D.	IMPACT RESISTANCE:
1. Performance testing for impact resistance shall be in accordance with FM 4450, FM 4470, ASTM D3746 or CGSB 37-GP 56M4 to meet the specified impact resistance requirements.	
a. Meets requirements for FM-SH (Severe Hail), ASTM D3746, or CGSB 37-GP 56M.	
1.12	WARRANTY
A. Manufacturer's No Dollar Limit (NDL) Warranty. The manufacturer shall provide the owner with the manufacturer's warranty providing labor and materials for 10-years from the date the warranty is issued.	
B. The contractor shall guarantee the workmanship and shall provide the owner with the contractor's warranty covering workmanship for a period of 2-years from completion date.	
PART 2	PRODUCTS
2.01	MANUFACTURER
A. SINGLE SOURCE MANUFACTURER: All SBS modified bitumen membrane and flashing sheets shall be manufactured by a single supplier with 20 years or more manufacturing history in the US.	
1. Comply with the Manufacturer's requirements as necessary to provide the specified warranty.	
B. PRODUCT QUALITY ASSURANCE PROGRAM: Manufacturer shall be an ISO 9001 registered company. A 'Quality Compliance Certificate (QCC) for reporting/confirming the tested values of the SBS-Modified Bitumen Membrane Materials will be supplied upon request.	
C. ACCEPTABLE MANUFACTURER:	
1. SOPREMA, located at: 310 Quadral Dr.; Wadsworth, OH 44281; Tel: 800-356-3521; Tel: 330-334-0066; Website: www.soprema.us.	
2.02	ROOFING SYSTEM - ROOF RECOVERY
A.	ROOFING SYSTEM BASIS OF DESIGN: SOPREMA
1. The roof membrane assembly shall consist of a multi-ply, prefabricated, reinforced, homogeneous Styrene-Butadiene-Styrene (SBS) block copolymer modified asphalt membrane, secured to a prepared substrate. Reinforcement mats shall be impregnated (saturated) and coated with a high quality SBS modified bitumen blend. The cross section of the sheet material shall contain no oxidized or non-SBS modified bitumen.	
2.03	SBS-MODIFIED BITUMEN MEMBRANES
A.	FLASHING BASE PLY
1. FLASHING BASE PLY, FLASHING CEMENT-APPLIED:	
a. SOPREMA SOPRALENE 180 FR GR: SBS-modified bitumen membrane sanded on both top and bottom surfaces. Non-woven polyester reinforcement. Meets or exceeds ASTM D6164, Type I, Grade S, per ASTM D5147 test methods.	
i. Thickness: 118 mils (3.0 mm)	
ii	Width: 39.4 in (1 m)
iii	Length: 32.8 ft (10 m)
iv	Roll weight: 84 lb (38.1 kg)
v	Net mass per unit area, lb/100 sq ft (g/sq m): 78 lb (3808 g)
vi	Peak load @ 0F (-18C), lb/fin (kN/m): MD 115 lb/fin (20.1 kN/m), XMD 90 lb/fin (15.8 kN/m)
vii	Elongation at peak load @ 0F (-18C), lb/fin (kN/m): MD 35%, XMD 40%
viii	Peak load @ 73.4F (23C), lb/fin (kN/m): MD 85 lb/fin (14.9 kN/m), XMD 65 lb/fin (11.4 kN/m)
ix	Elongation at peak load @ 73.4F (23C), lb/fin (kN/m): MD 55%, XMD 60%
x	Ultimate Elongation @ 73.4F (23C), lb/fin (kN/m): MD 65%, XMD 80%
xi	Tear Strength @ 73.4F (23C), lbf (N): MD 125 lbf (556 N), XMD 85 lbf (378 N)
xii	Low temperature flexibility, F (C): MD/XMD: -15F (-26C)
xiii	Dimensional stability, %: MD/XMD: Less than 0.5%
xiv	Compound stability, F (C): MD/XMD: 240F (116C)
B.	CAP SHEET:
1. CAP SHEET, COLD ADHESIVE APPLIED:	
a. SOPREMA SOPRALENE 180 FR GR: SBS-modified bitumen membrane Cap Sheet with a sanded bottom surface and mineral granule top surface. Non-woven polyester reinforced. UL Class A for specified roof slope requirements. Meets or exceeds ASTM D6164, Type I, Grade G	
i. Thickness: 157 mils (4.0 mm)	
ii	Width: 39.4 in (1 m)
iii	Length: 32.8 ft (10 m)
iv	Roll weight: 117 lb (53.1 kg)
v	Net mass per unit area, lb/100 sq ft (g/sq m): 109 lb (5322 g)
vi	Peak load @ 0F (-18C), lb/fin (kN/m): MD 115 lb/fin (20.1 kN/m), XMD 90 lb/fin (15.8 kN/m)
vii	Elongation at peak load @ 0F (-18C), lb/fin (kN/m): MD 35%, XMD 40%
viii	Peak load @ 73.4F (23C), lb/fin (kN/m): MD 85 lb/fin (14.9 kN/m), XMD 65 lb/fin (11.4 kN/m)
ix	Elongation at peak load @ 73.4F (23C), lb/fin (kN/m): MD 55%, XMD 60%
x	Ultimate Elongation @ 73.4F (23C), lb/fin (kN/m): MD 65%, XMD 80%
xi	Tear Strength @ 73.4F (23C), lbf (N): MD 125 lbf (556 N), XMD 85 lbf (378 N)
xii	Low temperature flexibility, F (C): MD/XMD: -15F (-26C)
xiii	Dimensional stability, %: MD/XMD: Less than 0.5%

xiv	Compound stability, F (C): MD/XMD: 240F (116C)
xv	Granule Surfacing:
a) White mineral granules.	
C.	FLASHING CAP SHEET
1. FLASHING CAP SHEET, FLASHING CEMENT-APPLIED:	
a. SOPREMA SOPRALENE 180 FR GR: SBS-modified bitumen membrane Cap Sheet with a sanded bottom surface and mineral granule top surface. Non-woven polyester reinforced. UL Class A for specified roof slope requirements. Meets or exceeds ASTM D6164, Type I, Grade G	
i. Thickness: 157 mils (4.0 mm)	
ii	Width: 39.4 in (1 m)
iii	Length: 32.8 ft (10 m)
iv	Net mass per unit area, lb/100 sq ft (g/sq m): 109 lb (5322 g)
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vi	Elongation at peak load @ 0F (-18C), lb/fin (kN/m): MD 35%, XMD 40%
vii	Peak load @ 73.4F (23C), lb/fin (kN/m): MD 85 lb/fin (14.9 kN/m), XMD 65 lb/fin (11.4 kN/m)
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xiii	Compound stability, F (C): MD/XMD: 240F (116C)
xiv	Granule Surfacing:
a) White mineral granules.	
2.04	ACCESSORIES
A.	PRIMERS: NOTE: Priming is not required for SOPREMA COLPLY EF ADHESIVE and SOPREMA COLPLY EF FLASHING CEMENT applications.
1. SOPREMA ELASTOCOL 500 Primer: Asphalt cut-back primer. Primer for the preparation of membrane substrates for asphalt, heat-welded, hot asphalt and COLPLY ADHESIVE, solvent-based, cold adhesive-applied and cement applications.	
a. Meets or exceeds ASTM D41	
b. VOC content: 350 g/L or less.	
B.	MEMBRANE ADHESIVES: select one of the options below
1. SOPREMA COLPLY ADHESIVE: SBS-modified bitumen membrane adhesive for use with sanded base ply and granule-surfaced Cap Sheet membranes.	
a. VOC Content: 250 g/L or less.	
b. Meets or exceeds ASTM D3019	
C.	FLASHING CEMENT: select one of the options below
1. SOPREMA COLPLY FLASHING CEMENT: SBS-modified bitumen membrane flashing cement for use with sanded base ply flashing and granule-surfaced Cap Sheet flashing.	
a. VOC Content: 250 g/L or less.	
b. Meets or exceeds ASTM D4586	
D.	GENERAL PURPOSE ROOFING CEMENT AND MASTIC: select one of the options below
1. SOPREMA SOPRAMASTIC: SBS Mastic. Fiber-reinforced, roofing cement, packaged in 5-gallon pails. General purpose roofing cement for low-slope roofing used for sealing membrane T-joints and membrane edges along terminations, transitions and at roof penetrations.	
a. VOC Content: 190 g/L or less.	
b. Meets or exceeds ASTM D4586, Type I, Class II.	
2. SOPREMA SOPRAMASTIC: SBS Mastic. Fiber-reinforced, roofing cement, packaged in 10.4 oz caulk tubes. General purpose roofing cement for low-slope roofing used for sealing membrane T-joints and membrane edges along terminations, transitions and at roof penetrations.	
a. VOC Content: 190 g/L or less.	
b. Meets or exceeds ASTM D4586, Type I, Class II.	
E.	GENERAL PURPOSE SEALANT select one of the options below
1. SOPREMA SOPRAMASTIC SP1: General purpose, paintable, gun-grade, elastomeric, polyether moisture curing sealant for sealing SBS membrane terminations, Kynar 500 PVDF, horizontal and vertical construction joints.	
a. VOC Content: 20 g/L or less.	
b. Meets or exceeds ASTM C920, Type S, Grade NS, Class 50.	
c. Standard color, custom color.	
F.	LIQUID-APPLIED REINFORCED FLASHING SYSTEM: select one of the options below
1. SOPREMA ALSAN FLASHING: Single-component, polyurethane-bitumen resin with polyester reinforcing fleece fabric fully embedded into the resin to form roof system flashings.	
a. VOC Content: 250 g/L	
b. SOPREMA ALSAN FLASHING: Liquid resin, Meets or exceeds ASTM C836.	
c. SOPREMA ALSAN POLYFLEECE: Non-woven polyester reinforcement.	
d. Surfacing: SOPREMA ALSAN FLASHING with mineral granules broadcast into wet SOPREMA ALSAN FLASHING to match adjacent SBS-modified bitumen cap sheet.	
G.	MINERAL GRANULES:
1. SOPREMA Granules: No. 11, mineral coated colored granules, color to match cap sheet, supplied by membrane cap sheet manufacturer.	
a. SOPREMA GRANULES	
PART 3	EXECUTION
3.01	EXAMINATION
A. Examination includes visual observations, qualitative analysis, and quantitative testing measures as necessary to ensure conditions remain satisfactory throughout the project.	
B. The contractor shall examine all roofing substrates including, but not limited to insulation materials, roof decks, walls, curbs, rooftop equipment, fixtures, and wood blocking.	
C. The applicator shall not begin installation until conditions have been properly examined and determined to be clean, dry and, otherwise satisfactory to receive specified roofing materials.	
D. During the application of specified materials, the applicator shall continue to examine all project conditions to ensure conditions remain satisfactory to complete the specified roofing system.	
3.02	PREPARATION
A. Before commencing work each day, the contractor shall prepare all roofing substrates to ensure conditions are satisfactory to proceed with the installation of specified roofing materials. Preparation of substrates includes, but is not limited to, substrate repairs, securement of substrates, eliminating all incompatible materials, and cleaning.	
B. Where conditions are found to be unsatisfactory, work shall not begin until conditions are made satisfactory to begin work. Commencing of work shall indicate contractor's acceptance of conditions.	
3.03	PRIMER APPLICATION
A. Examine all substrates, and conduct adhesion peel tests as necessary, to ensure satisfactory adhesion is achieved.	
B. Apply the appropriate specified primer to dry, compatible substrates as required to enhance adhesion of new specified roofing materials.	
C. Apply primer using brush, roller, or sprayer at the rate published on the product data sheet. Lightly prime for uniform coverage, do not apply heavy or thick coats of primer.	
D. Asphalt Primer: Apply SOPREMA ELASTOCOL 500primer to dry compatible masonry, metal, wood and other required substrates before applying asphalt and heat-welded membrane plies. Primer is optional for solvent based solvent based SBS adhesives and cements. Refer to product data sheets.	
E. Primer is not required for SOPREMA COLPLY EF ADHESIVE and SOPREMA COLPLY EF FLASHING CEMENT.	
F. Project conditions vary throughout the day. Monitor changing conditions, monitor the drying time of primers, and monitor the adhesion of the membrane plies. Adjust primer and membrane application methods as necessary to achieve the desired results.	
3.04	MEMBRANE ADHESIVE APPLICATION
A. The ambient temperature shall be above 50F (10C), and the adhesive temperature shall be a minimum of 70F (21C) at the point of membrane application.	
B. To ensure the adhesive is applied at 70F (21C), during cold weather, drums and 5-gallon pails shall be stored in heated areas. Drums and 5-gallon pails exposed to cold temperature on the roof shall be provided with heaters when necessary to ensure the minimum application temperature is maintained.	
C. Priming substrates is optional when solvent-based membrane adhesives are used. Primer may be applied to reduce adhesive consumption rates for some absorptive substrates.	
D. SOPREMA COLPLY ADHESIVE may be applied using a 3/16 - 3/8-inch notched squeegee, brush, or spray equipment.	
E. Apply adhesive to clean, dry, and prepared compatible substrates as required to ensure full adhesion.	
F. Follow the adhesive product data sheet requirements for application rates.	
G. Apply a uniform application of membrane adhesive at the application rate published on the product data sheet.	
H. Apply 1-1/2 to 2-1/2 gallons per square between membrane plies. The application rate is 3 to 4 gallons per square or more over absorptive substrates and over concrete surfaces. Refer to manufacturer's product data sheet and adjust	

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3.05 MEMBRANE ADHESIVE APPLICATION

- A. The ambient temperature shall be above 50°F (10°C), and the adhesive temperature shall be a minimum of 70°F (21°C) at the point of membrane application.
- B. To ensure the adhesive is applied at 70°F (21°C), during cold weather, drums and 5-gallon pails shall be stored in heated areas. Drums and 5-gallon pails exposed to cold temperature on the roof shall be provided with heaters when necessary to ensure the minimum application temperature is maintained.
- C. Priming substrates when solvent-based membrane adhesives are used. Primer may be applied to reduce adhesive consumption rates for some absorptive substrates.
- D. SOPREMA COLPLY ADHESIVE may be applied using a 3/16 - 3/8-inch notched squeegee, brush, or spray equipment.
- E. Apply adhesive to clean, dry, and prepared compatible substrates as required to ensure full adhesion.
- F. Follow the adhesive product data sheet requirements for application rates.
- G. Apply a uniform application of membrane adhesive at the application rate published on the product data sheet.
- H. Apply 1-1/2 to 2-1/2 gallons per square between membrane plies. The application rate is 3 to 4 gallons per square or more over absorptive substrates and over granule surfaces. Refer to manufacturer's product data sheet and adjust application rate based upon surface conditions.
- I. Install the SBS membrane ply before the adhesive begins to skin over. Once adhesive skins over, the membrane ply will not adhere.

3.06 COLD ADHESIVE-APPLIED MEMBRANE APPLICATION

- A. Follow material product data sheets and published general requirements for installation instructions.
- B. Ensure environmental conditions are satisfactory, and will remain satisfactory, during the application of the membrane adhesive and membrane plies.
- C. Unroll membrane onto the roof surface and allow the membrane to relax prior to installing the membrane.
- D. Re-roll the membrane in order for the plies to be rolled into the adhesive while ensuring the specified side and end-laps are maintained
- E. Starting at the low point of the roof, lay out the membrane to ensure the plies are installed perpendicular to the roof slope, shingled to prevent back-water laps.
- F. Cut rolls to working lengths and widths to conform to roof conditions and lay out to always work to a salvage edge.
- G. Ensure all roofing and flashing substrates are prepared as necessary, and all substrates are acceptable to receive the specified adhesive and membrane.
- H. Install the specified membrane adhesive ahead of the membrane application. Do not allow the adhesive to skin-over before the membrane is applied into the adhesive. The membrane will not adhere where adhesive has skinned over.
- I. Where laps are adhered using membrane adhesive, apply sufficient adhesive coverage to ensure 1/8 to 1/4 in bleed-out is present at all laps.
- J. Once set in place, ensure specified side-laps and end-laps are maintained.
- K. At end-laps, cut a 45-degree dog-ear away from the selvage edge for all T-joints.
- L. For low-slope areas where the roof slope falls below 1/4 in per foot, and where otherwise specified, leave all membrane side and end-laps dry to hot-air weld or torch all laps watertight. Embed granules, where present, when heat welding sheets.

3.07 SHEET METAL FLASHING APPLICATION

- A. Refer to manufacturer's sheet metal flashing and roof edge system detail drawings and follow product data sheets and published general requirements for installation instructions.
- B. General Requirements:
 - 1. Follow the most recent edition of the SMACNA Architectural Sheet Metal Manual for fabrication and installation requirements.
 - 2. Follow the most recent edition of the NRCA Roofing and Waterproofing Manual for fabrication and installation requirements for specified roofing and flashing.
- C. Isolate all metal components from ACQ treated wood or other incompatibles material using specified membrane flashing materials.

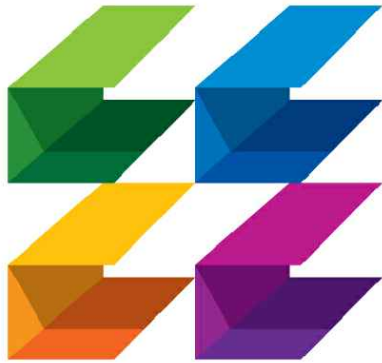
- D. Appliances such as lightning rods, signs, or antennae shall be separate from the roof edge system.

3.08 GENERAL PURPOSE SEALANT

- A. Refer to published installation instructions. Ensure sheet metal and adjacent substrates are clean and free of oils, dust, and other incompatible materials.
- B. Apply SOPREMA SOPRAMASTIC SP1 general purpose, paintable, gun-grade, elastomeric, polyether moisture curing sealant to seal SBS and PVC membrane terminations, exposed fasteners, Kynar 500 PVDF, and other compatible sheet metal horizontal and vertical joints, laps, and transitions.

3.097 CLEAN-UP

- A. Clean-up and properly dispose of waste and debris resulting from these operations each day as required to prevent damages and disruptions to operations.



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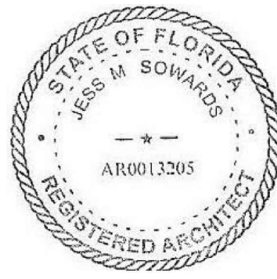
ISSUED FOR :

BIDS : 02/20/2025

PERMIT:

CONSTRUCTION

SEAL



JESS M. SOWARDS
FL REG# AR0013205

PROJECT TITLE

ROOF REPAIRS AT
THE ARTS
WAREHOUSE
FOR DELRAY CRA

313 NE 3RD ST.
DELRAY BEACH, FL 33444

REVISIONS
1 PREBID MEETING RFI
RESPONSE 7/31/25

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

DRAWING TITLE

ROOFING
SPECIFICATIONS
(cont.)

DATE 02/20/25
DRAWN BY KAB
JOB NUMBER 240702
DRAWING NUMBER

A0.4

BID SET - 02/20/25

SECTION 092200
STUCCO REHABILITATION
PART 1 - GENERAL

1.01 WORK SUMMARY

- A. Identification of Existing Defective Stucco Surfaces requiring rehabilitation:
- The Contractor, together with Architect, shall survey all existing stucco surfaces to determine the areas to be restored and method of restoration as noted in this Specification.
 - Survey for rehabilitation shall be conducted visually, tactually and acoustically,to determine areas of unbonded or damaged stucco.
 - Areas to be corrected shall be identified with colored tape dots, for verification of extent and type of rehabilitative work to be conducted. These will be photographed by the Contractor for documentation purposes.
 - It is imperative that corrective work does not end up looking like patches, therefore corrective work shall be done in panelized areas, the limits of which shall be defined by existing or new Control or Expansion Joints.
- B. Additional Stucco Removal Requirements: As removal proceeds from center of marked areas, remove additional unbonded, cracked or deteriorated stucco as it is revealed. Remove full panels or bays of stucco if most of the stucco within that panel is damaged. Remove to permit repair to be done from joint-to-joint or joint-to-edge.
- C. Protection During Demolition Stage: Protect adjoining work, walks and shrubbery. Remove debris and clean up. Protect walls and interior from rain damage in interval before re- stuccoing. Repair damage.
- D. Sealant: As damaged or incomplete joint seals appear after demolition, replace backer rod and sealant in masonry and concrete joints as specified in Division 7 Section Joint Sealants.
- Clean joints before re-sealing as needed to produce fully sealed, water-repelling joints.
 - Seal all Control Joints and Expansion Joints.
- E. Accessories: Where required, apply new vinyl control joints and casing beads to match existing stucco molding layout. Run vertical moldings through horizontal moldings and seal ends, except where vertical molding must be broken where it crosses expansion joint. Seal all ends by loading with sealant.
- Provide sleeves for joining ends and intersections. Fill sleeves with sealant before inserting ends of moldings.
 - Full or Skim Finish coat: Apply new stucco finish coat over areas where paint has been removed as needed to bring finish coat up to uniform condition.
 - New finish coat shall be of full or partial thickness as needed to repair all results of erosion or removal of finish coat during water blasting.
- F. Stucco: Apply new stucco over the following areas where stucco has been removed, as well as damaged stucco surfaces, after the surface has been made clean and free of old stucco.
- Over masonry block:
 - Check block for readiness.
 - Dampen block. Apply scratch coat as recommended by stucco and acrylic additive manufacturer.
 - Apply new brown coat with bonding admix. Damp cure 2 days.
 - Apply finish coat after 7 days. Damp cure.
 - Over concrete:
 - Check concrete to make sure that old loose stucco, dirt and that a rough, clean, absorptive surface is present to ensure bonding on new stucco.
 - Dampen concrete. Apply dash coat for bonding.
 - Apply scratch coat while dash coat is tacky as recommended by stucco and acrylic additive manufacturer.
 - Do not apply metal lath, clinton cloth, fiberglass fabric or bonding agent unless approved by Architect.
 - Apply new browncoat with bonding admix. Damp cure.
 - Apply finish coat after 7 days. Damp cure.
 - Over block-to-concrete joints:
 - Check concrete surface to make sure that old stucco, dirt and that a rough, clean, absorptive surface is present to ensure bonding on new stucco.

- Dampen concrete. Apply dash coat for bonding.
 - Apply scratch coat while dash coat is tacky as recommended by stucco and acrylic additive manufacturer.
 - Fasten 6 in. wide fiberglass strips to joints. Center over block-concrete joints.
 - Do not apply metal lath, clinton cloth, or bonding agent unless approved by Architect.
 - Apply new browncoat with bonding admix. Damp cure 2 days.
 - Apply finish coat with bonding admix after 7 days over missing brown coat:
- Over porous block or substrate
 - At holes in concrete block and concrete including honeycombs: Apply special Thorite mortar with bonding admix to bring surfaces out flush with existing adjacent base coat surfaces and allow to cure.
- G. Curing: Damp-cure new finish coats by twice-daily fogging or by immediately covering with taped-in-place plastic film for 2 days. Let new finish coats dry cure for 28 days before paint or other coating is applied over new stucco work.
- H. Paint rehabilitated stucco surfaces per Section 09 90 00.

1.02 DEFINITIONS

- A. Use definitions of plastering terms following ASTM C926, except as follows:
- Damp: Showing no surface water, but having the ability to still absorb water.
 - Stucco Panel: Area between joints or planes changing direction.
- 1.03 SUBMITTALS
- A. Product Data:
- Acrylic admixtures.
 - Prepared cement plaster: key coat, base coat and finish coat descriptions, safety data sheets, and mix recommendations for each coat. If published product data does not specify ingredients, submit letter from producer certifying that prepared mix follows this specification.
- B. Test Panels: Install test panel under the supervision of the stucco manufacturer's representative and per the manufacturer's warranty requirements.

1.04 WARRANTY

- A. Provide a ten (10) year non-prorated material and labor replacement warranty against stucco delamination, deterioration or loss of water-proofness for above and below grade.

PART 2- PRODUCTS

2.01 ADMIX AND BONDING AGENT

- A. Description: Non-Emulsifying for portland cement products
- B. Product/Manufacturer:
- Atlas or Thoro Brand by BASF

2.02 CEMENT PLASTER: SCRATCH AND BROWN COATS

- A. Fiber-reinforced, factory blended cement scratch and brown coat for use in stucco mix conforming to ASTM C 926
- B. Materials:
- Penn Crete® Scratch and Brown by SonoWall - Subsidiary of BASF
 - Acryl 60®, Thoro Brand by BASF
 - Sand: Conform to ASTM C897
 - Water: Cool, clean, potable water; let hose run to clear it of hot water.
- C. Mixes: Parts by volume, precisely measured:
- Add one 80 lb. bag of Penn Crete® Scratch and Brown Concentrate to a maximum of 200 lb plaster sand. No more than 3.5 gallons of water are required with the above mix.
 - Acryl 60® Admix: Mix up to 1 gal to 1 bag of . Add after the dry components and the majority of the water has been mixed.

2.03 CEMENT PLASTER: FINISH COAT

- A. Description: (3/16 to 1/4 in. thick) Portland cement based, permeable waterproof coating for concrete or block.
- B. Materials:
- Product/Manufacturer: Thoroseal® Plaster Mix, Thoro brand by BASF.
 - Mixing Water: Clean potable. For 80 lb bar of Thoroseal Plaster Mix, use 2 qts. of Acryl 60 diluted with 5 qts of water.

2.04 PATCHING MORTAR

- A. Description: High performance, non-sagging mortar for fast-setting cement-based repairs to concrete and masonry.
- B. Product/Manufacturer: BASF Thorite® General Purpose Mortar, Thoro brand.
- C. Mixing Water: Clean potable. Mix three parts water to 1 part acrylic admixture, or as recommended by admixture manufacturer.

2.05 ACCESSORIES

- A. Joint Strips:
- Fiberglass cloth: Open weave, alkali-resistant glass fiber fabric, weighing at least 9 ounce per square yds, 6 in. wide.

PART 3 - EXECUTION

3.01 EXAMINATION AND PREPARATION

- A. Examine concrete and masonry substrates before lathing and plastering.
- Check and test concrete surfaces to see if they are properly absorptive and to see if cement plaster can achieve a strong bond where form release residue is present.
 - Cause incomplete, un-flashed, water-retaining, out-of plumb, bowed, dirty, bond-breaking and defective surfaces to be completed or corrected before lathing and plastering starts.
 - Demolish and remove defective stucco.
- B. Prepare surfaces that are not absorptive or which have bond-breaking substances on them by further blasting with high pressure water spray. If water cleaning fails to remove bond-breaking substances, mechanically abrade using such tools as wire brushes, abrasive wheels, light bush hammering or chemical cleaning and etching agents.
- C. Where cement plaster will abut aluminum, no matter what the finish on the aluminum, apply non-degrading plastic tape to the exact amount of aluminum that would otherwise touch cement plaster.

3.02 CONTROL JOINTS

- A. At edge between concrete frame and block masonry infill, strip each joint with glass fiber joint strips.
- B. Where stucco replacement requires continuation of joint accessories, install vinyl control joint accessories:
- At horizontal locations as shown on base contract plans.
 - At vertical locations where "control joint" is shown. Run vertical control joints continuously: passing through horizontal accessories without interruption.
- C. While installing accessories and immediately after - before applying cement plaster - seal joints, crossings and terminations in accessories with sealant approved by the joint manufacturer. Use manufacturer supplied splice components for butt joints and intersections fully embedded in latex sealant.
- D. Do not apply metal lath to masonry or concrete unless specified or noted.
- E. Do not apply metal lath to joints: Use glass fiber fabric as specified.

3.03 CEMENT PLASTER APPLICATION

- A. Scratch Coat:
- Apply scratch coat to a minimum thickness of 3/8 in, using sufficient trowel pressure to key stucco into lath or to create bond to substrates as applicable.
 - Prior to initial set, scratch horizontally to provide key for bond of brown coat.
 - Moist cure scratch coat with clean potable water for at least 48 hours in accordance with ASTM C926 and the building codes following initial application (unless brown coat is applied as soon as the scratch coat has achieved sufficient rigidity to support the brown coat).
- B. Brown Coat:
- Apply brown coat to a minimum thickness of 3/8 in, using sufficient trowel pressure to key stucco into scratch coat.
 - Rod surface to true plane.
 - Trowel to smooth and uniform surface to receive acrylic polymer finish coat
 - Moist cure brown coat with clean potable water for at least 48 hours, in accordance with ASTM C926 and the building codes.
- C. Apply stucco fields in scratch and brown coats following ASTM C926, paragraph 7, in accord with manufacturer's directions, and provide finish coat matching

- that currently in place on adjoining cement plaster work. Bring stucco to a plane, uniformly textured surface.
- D. Perform cement plastering in dry weather. Wet down walls during hours before plastering so that the substrate over which the coat is to be applied is uniformly damp.
- E. When smaller areas are to be replaced, the edges of the all the coats are roughly on the same location. For larger areas, each succeeding coat is cut back further, the base coat being the smallest area and the finish coat being the largest area to be patched.
- Allow basecoat to cure at least 24 hours minimum before applying finish coat. If temperatures drop below 50 F, cure at least 5 days.
 - Moist cure following ASTM C926, A2.9.2.2, using any of the three methods. Use method (2), film, or (3), cloth, when winds above 10 mph are frequent.
- F. Finish Coat:
- Apply Acryl 60 blended, Thoroseal Plaster mix finish coat at 3/16 in. to 1/4 in. thick, or as required to be flush with adjacent existing plaster work. Finish coat shall not exceed 1/4 inch.
 - Apply finish coat per manufacturer's written instructions.
 - To level up walls, work from a string line. Stretch string frequently during the course of the work from accessories that have been shimmed straight, or from plaster dots.
- G. Provide supplementary crack relief throughout all of the work by means of grooved incisions in finish plaster coat approximately 1/3 the total depth of the cement plaster. Form each grooved joint using a trowel or other tool and a long straightedge.
- H. Provide tooled joints for crack control as indicated on the Drawings. Divide each story into panels not greater than 150 square ft each.
- If joint layout on the Base Drawings, does not conform with this requirement, coordinate any proposed supplementary lay out with Architect.
 - Provide a tooled joint at each line where cement plaster meets a frame (door, window or other). Fill all tooled joints at least 1/4 in. wide, with siliconized sealant bead.
- I. Drip Control:
- Slope soffit reveals (such as window and door heads) that are less than 7 in. deep to drain to exterior. Slope approximately ½ in. See Base Contract Drawings.
 - Make neat, smooth, continuous drip rebates with trowel tip and straightedge at soffit reveals. Make drips ½ in. from edge where possible; 1 in. maximum. See Drawings.

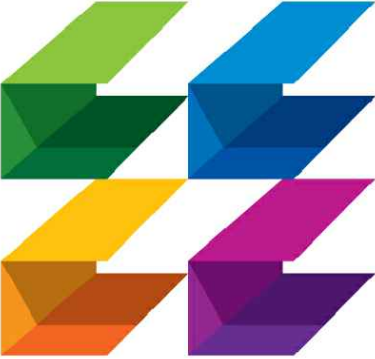
3.04 CEMENT PLASTER THICKNESS

- A. Average total thickness of coats: As recommended by manufacturer's instructions, or as shown on Drawings.
- Vary thickness of coats as needed to level up each surface.
 - Check degree to which wall has been leveled up by frequent reference to ` string line while plastering.
- B. For vertical work over solid plaster bases such as block and concrete, apply cement plaster to a total thickness no less than 3/8 in. per coat and no greater than 1/2 in. per coat (scratch and brown coats), as needed to plumb up the wall. Apply finish coat to a maximum thickness of 1/4 in.
- Average thickness: As determined by existing, adjacent stucco.

3.05 CEMENT PLASTER FINISH COAT

- A. Finish coat shall match texture of nearest adjoining work currently in place.
- 3.06 PROTECTION, REPAIR AND CLEANING
- A. Protect existing waterproofing. Replace or repair if damaged during selective demolition.Determine material used and install compatible material.
- B. Protect finished plaster from damage. Repair defective and damaged work. Clean plaster debris from surrounding work.

END OF SECTION 092200



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ISSUED FOR :

BIDS : 02/20/2025

PERMIT:

CONSTRUCTION

SEAL



JESS M. SOWARDS
FL REG# AR0013205

PROJECT TITLE
**ROOF REPAIRS AT
THE ARTS
WAREHOUSE
FOR DELRAY CRA**

313 NE 3RD ST.
DELRAY BEACH, FL 33444

REVISIONS
PREBID MEETING RFI
RESPONSE 7/31/25

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DRAWING TITLE
**STUCCO
REHABILITATION
SPECIFICATIONS**

DATE
02/20/25

DRAWN BY
KAB

JOB NUMBER
240702

DRAWING NUMBER

A0.6

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SECTION 09 90 00
EXTERIOR PAINTS AND COATINGS

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Exterior paint and coating systems including surface preparation.

1.2 REFERENCES

- A.
1. NACE No. 6 Surface Preparation for Concrete.
- B. Material Safety Data Sheets / Environmental Data Sheets: Per manufacturer's MSDS/EDS for specific VOCs (calculated per 40 CFR 59.406). VOCs may vary by base and sheen.

1.3 SUBMITTALS

- A. Submit under provisions of Administrative Requirements.
- B. Product Data: For each paint system indicated, including.
1. Product characteristics.
2. Surface preparation instructions and recommendations.
3. Primer requirements and finish specification.
4. Storage and handling requirements and recommendations.
5. Application methods.
6. Cautions for storage, handling and installation.
- C. Selection Samples: Submit a complete set of color chips that represent the full range of manufacturer's products, colors, and sheens available.
- D. Verification Samples: For each finished product specified, submit samples that represent the actual product, color, and sheen.
- E. Coating Maintenance Manual: Upon conclusion of project, the Contractor or paint manufacturer/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.
- F. Only submit complying products based on project requirements . One must also comply with the regulations regarding VOCs (CARB, OTC, SCAQMD, LADCO). To ensure compliance with district regulations and other rules, businesses that perform coating activities should contact the local district in each area where the coating will be used.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: A firm or individual experienced in applying paints and coatings similar in material, design, and extent to those indicated for this Project, whose work has resulted in applications with a record of successful in-service performance.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Delivery: Deliver manufacturer's unopened containers to the work site. Packaging shall bear the manufacturer's name, label, and the following list of information.
1. Product name, and type (description).
2. Application and use instructions.
3. Surface preparation.
4. VOC content.
5. Environmental handling.
6. Batch date.
7. Color number.
- B. Storage: Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.
- C. Store materials in an area that is within the acceptable temperature range, per manufacturer's instructions. Protect from freezing.
- D. Handling: Maintain a clean, dry storage area, to prevent contamination or damage to the coatings.

1.6 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

1.7 EXTRA MATERIALS

- A. Furnish Owner with an additional one percent of each material and color, but not less than 1 gal (3.8 l) or 1 case, as appropriate.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Sherwin-Williams; Glenn J Remler, CSI, ACT #1757; Tel: 954-547-1217; Email: request infospecifications@sherwin.com; Web:www.swspecs.com.

2.2 APPLICATIONS/SCOPE

- A. Exterior Paint and Coating Systems:

2.3 PAINT MATERIALS - GENERAL

- A. Paints and Coatings:
1. Unless otherwise indicated, provide factory-mixed coatings. When required, mix coatings to correct consistency in accordance with manufacturer's instructions before application. Do not reduce, thin, or dilute coatings or add materials to coatings unless such procedure is specifically described in manufacturer's product instructions.
2. For opaque finishes, tint each coat including primer coat and intermediate coats, one-half shade lighter than succeeding coat, with final finish coat as base color. Or follow manufactures product instructions for optimal color conformance.
- B. Primers: Where the manufacturer offers options on primers for a particular substrate, use a primer categorized as "best" by the manufacturer.
- C. Coating Application Accessories: Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials required, per manufacturer's specifications.
- D. Color: Refer to Finish Schedule for paint colors, and as selected coatings.

2.4 EXTERIOR PAINT AND COATING SYSTEMS

- A. Concrete: Stucco and Poured-in-place Concrete.
1. Latex Systems:
- a. Flat Finish:
- 1) 1st Coat: S-W Loxon Acrylic Conditioner, LX03W100 (200-300 sq ft/gallon).
- 2) 2nd Coat: S-W Latitude Exterior Acrylic Flat, K60-650 Series.
- 3) 3rd Coat: S-W Latitude Exterior Acrylic Flat, K60-650 (4.0 mils. wet, 1.4 mils. dry per coat).

PART 3 EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until the substrates have been properly prepared; notify Architect of unsatisfactory conditions before proceeding. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
- B. Proceed with work only after conditions have been corrected and approved by all parties, otherwise application of coatings will be considered as an acceptance of surface conditions.
- C. Previously Painted Surfaces: Verify that existing painted surfaces do not contain lead based paints, notify Architect immediately if lead based paints are encountered.

3.2 SURFACE PREPARATION

- A. General: Surfaces shall be dry and in sound condition. Remove oil, dust, dirt, loose rust, peeling paint, or other contamination to ensure good adhesion.
1. Prior to attempting to remove mildew, it is recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions are advised.
2. Remove mildew before painting by washing with a solution of 1 part liquid household bleach and 3 parts of warm water. Apply solution and scrub the mildewed area. Allow solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry before painting. Wear protective glasses or goggles, 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.
3. No exterior painting should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50 degrees F (10 degrees C), unless products are designed specifically for these conditions. On large expanses of metal siding, the air, surface, and material temperatures must be 50 degrees F (10 degrees F) or higher to use low temperature products.

- B. Stucco: Must be clean and free of any loose stucco. If recommended procedures for applying stucco are followed, and normal drying conditions prevail, the surface may be painted in 30 days. The pH of the surface should be between 6 and 9 unless the products are designed to be used in high pH environments such as Loxon.

- C. Wood: Must be clean and dry. Prime and paint as soon as possible. Knots and pitch streaks must be scraped, sanded, and spot primed before a full priming coat is applied. Patch all nail holes and imperfections with a wood filler or putty and sand smooth.

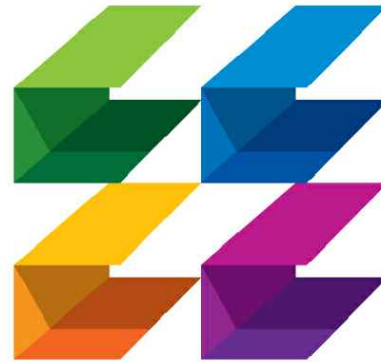
3.3 INSTALLATION

- A. Apply all coatings and materials with the manufacturer's specifications in mind. Mix and thin coatings according to manufacturer's recommendations.
- B. Do not apply it to wet or damp surfaces. Wait at least 30 days before applying to new concrete or masonry. Or follow manufacturer's procedures to apply appropriate coatings prior to 30 days. Test new concrete for moisture content. Wait until wood is fully dry after rain or morning fog or dew.
- C. Apply coatings using methods recommended by manufacturer.
- D. Uniformly apply coatings without runs, drips, or sags, without brush marks, and with consistent sheen.
- E. Apply coatings at spreading rate required to achieve the manufacturers recommended dry film thickness.
- F. Regardless of the number of coats specified, apply as many coats as necessary for complete hide, and uniform appearance.
- G. Inspection: The coated surface must be inspected and approved by the Architect just prior to the application of each coat.

3.4 PROTECTION

- A. Protect finished coatings from damage until completion of project.
- B. Touch-up damaged coatings after substantial completion, following manufacturer's recommendation for touch up or repair of damaged coatings. Repair any defects that will hinder the performance of the coatings.

PAINT COLOR SCHEDULE	
COLOR #	COLOR NAME
SW 6766	MARINER
SW 6522	SPORTY BLUE
SW 6641	OUTGOING ORANGE
SW 6781	JAMAICA BAY
SW 6868	REAL RED
SW6908	FUN YELLOW
SW6733	GRASSHOPPER
SW 6732	ORGANIC GREEN
BASIS OF DESIGN: SHERWIN WILLIAMS LATITUDE EXTERIOR IN FLAT FINISH	
FOLLOW ALL MANUFACTURER RECOMMENDATIONS AND REQUIREMENTS FOR THE REPAINTING OF THE PROJECT.	



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ISSUED FOR :

BIDS : 02/20/2025

PERMIT:

CONSTRUCTION

SEAL



JESS M. SOWARDS
FL REG# AR0013205

PROJECT TITLE

**ROOF REPAIRS AT
THE ARTS
WAREHOUSE
FOR DELRAY CRA**

313 NE 3RD ST.
DELRAY BEACH, FL 33444

REVISIONS

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

DRAWING TITLE

**PAINTING
SPECIFICATIONS**

DATE

02/20/25

DRAWN BY

KAB

JOB NUMBER

240702

DRAWING NUMBER

A0.5

BID SET - 02/20/25

1. CONTRACTOR TO PROVIDE A MOISTURE SURVEY AND TESTING BY AN APPROVED TESTING COMPANY AT ALL WET OR DAMAGED AREAS OF THE ROOFS IN COMPLIANCE WITH TAS 126. THE REPORT SHALL INCLUDE THE LOCATION AND QUANTITY OF MOISTURE. THE WORK REQUIRED TO REMOVE THE AFFECTED AREAS. IN ADDITION TO THE MOISTURE SURVEY, AND IF DEEMED REQUIRED BY THE AUTHORITY HAVING JURISDICTION AND/OR THE MANUFACTURER, A WIND UPLIFT TEST IN ACCORDANCE WITH TAS 124 MAY BE REQUIRED. CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR EACH TEST IN THEIR BID.
2. CONTRACTOR TO PROVIDE UNIT COSTS FOR REPLACEMENT OF WATER DAMAGED ROOF COMPONENTS, REFER TO BID FORM FOR UNIT COST REQUIREMENTS.
3. CONTRACTOR SHALL REMOVE ALL EXISTING CAULKING AT WINDOWS AND DOORS. ONCE AT LEAST 2 OF EACH COMPONENT ARE EXPOSED, THE CONTRACTOR SHALL PHOTOGRAPH THE COMPONENT INSTALLATION AND NOTIFY THE ARCHITECT. THE ARCHITECT WILL DETERMINE IF AN ON-SITE VISIT IS REQUIRED TO GUIDE THE NEW WINDOW SEALANT AND POTENTIAL BACK ROD.



ISSUED FOR :

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CONSTRUCTION

SEAL



PROJECT TITLE

313 NE 3RD ST.
DELRAY BEACH, FL 33444

REVISIONS

1	PREBID MEETING RFI RESPONSE 7/31/25
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DRAWING TITLE
**DEMOLITION
ROOF PLAN**

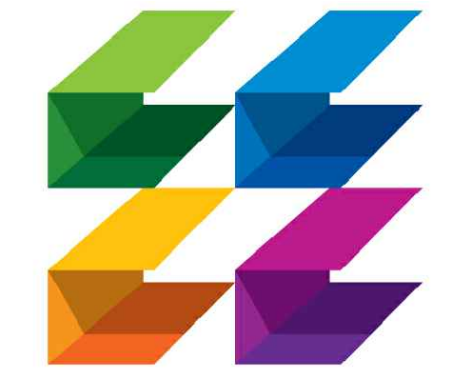
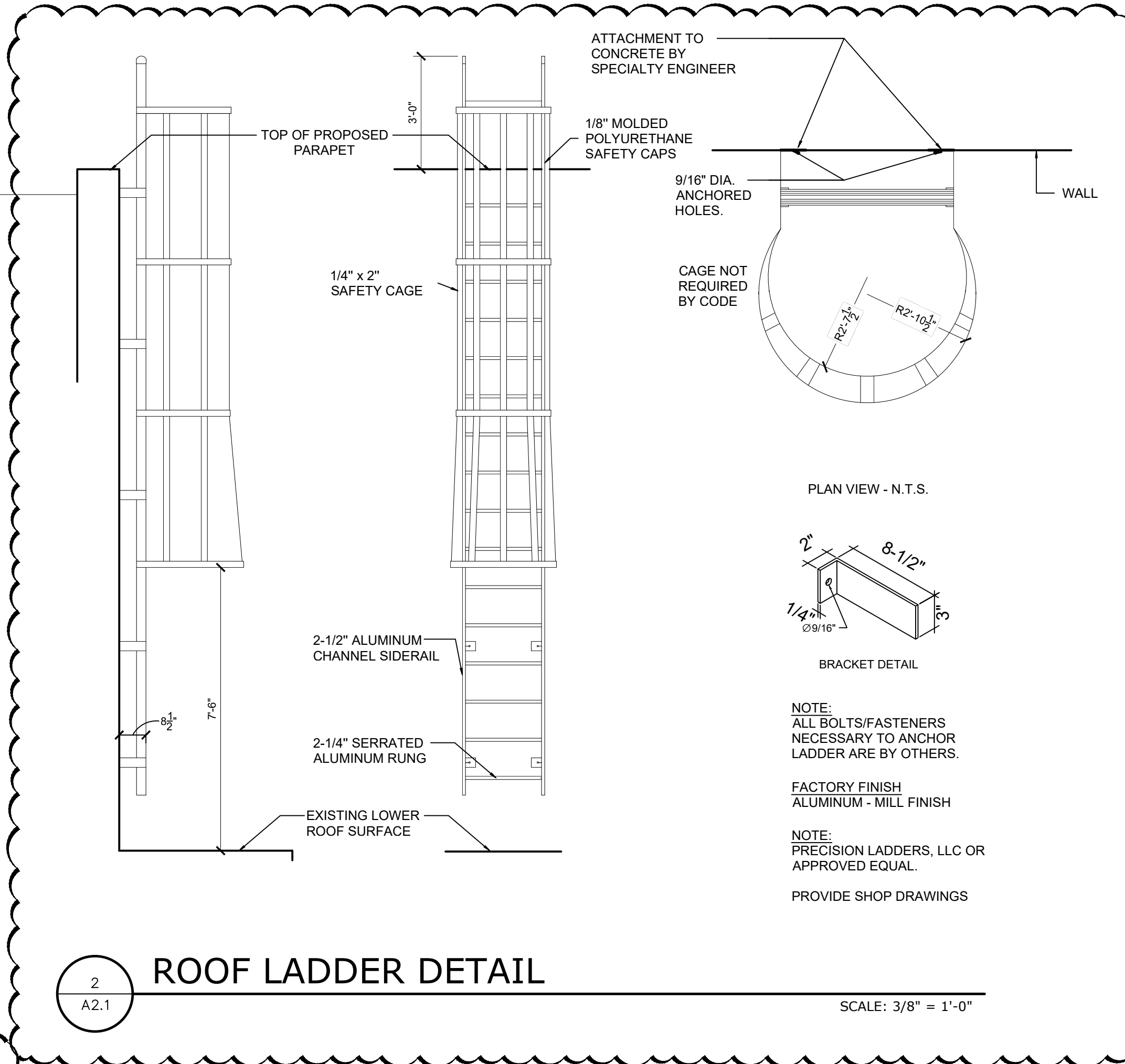
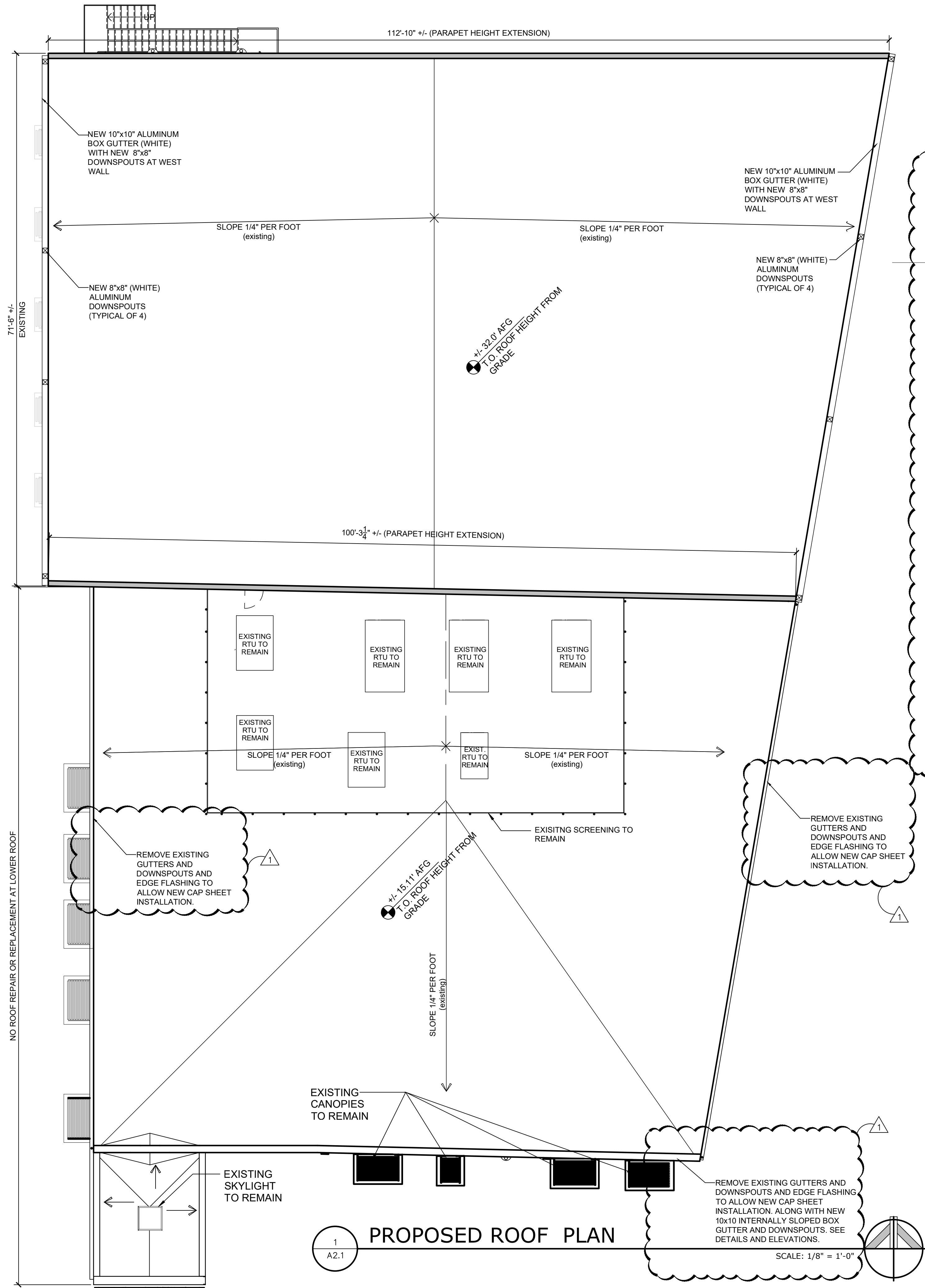
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02/20/25	KAB
JOB NUMBER	
240702	
DRAWING NUMBER	

A2.0

BID SET - 02/20/25

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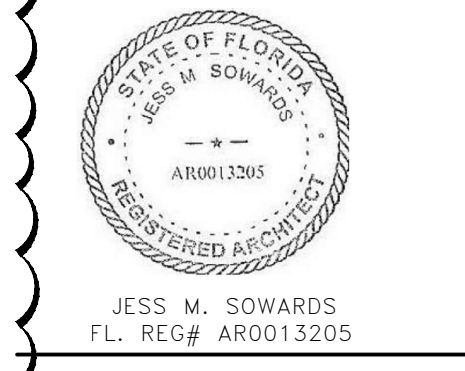
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PROJECT TITLE
ROOF REPAIRS AT THE ARTS WAREHOUSE FOR DELRAY CRA

13 NE 3RD ST.
DELRAY BEACH, FL 33444
REVISIONS
1 PREBID MEETING RFI RESPONSE 7/31/25

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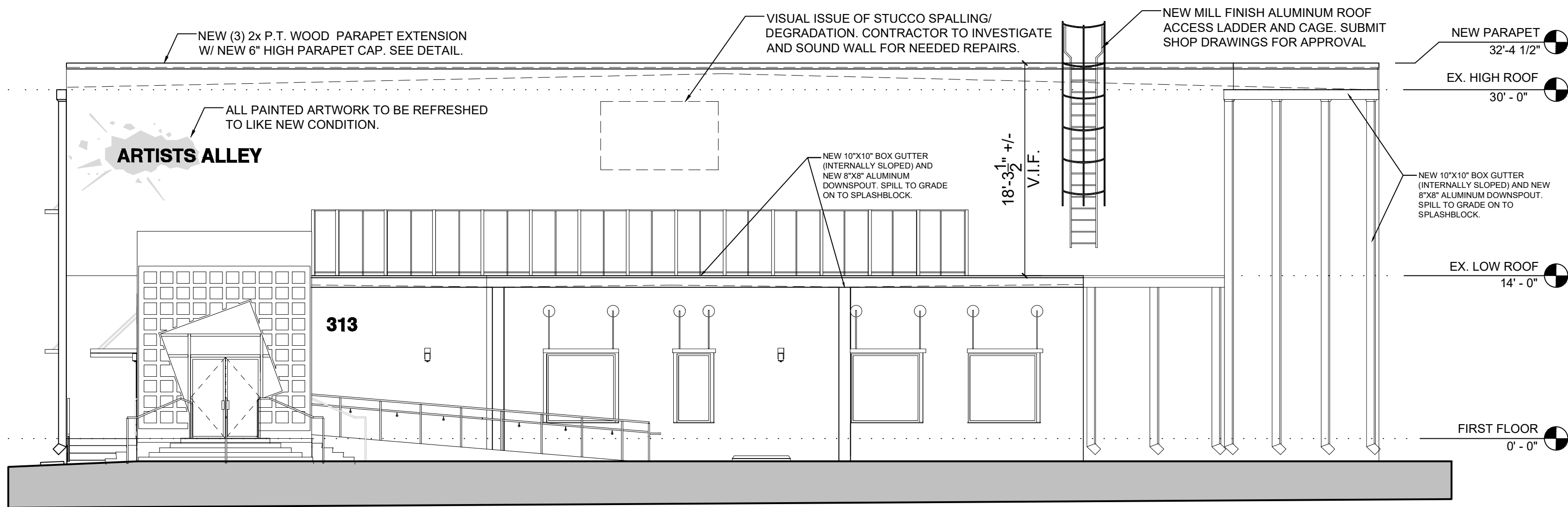
DRAWING TITLE
PROPOSED ROOF PLAN

DATE 02/20/25 | DRAWN BY KAB
JOB NUMBER 240702
DRAWING NUMBER

A2.1

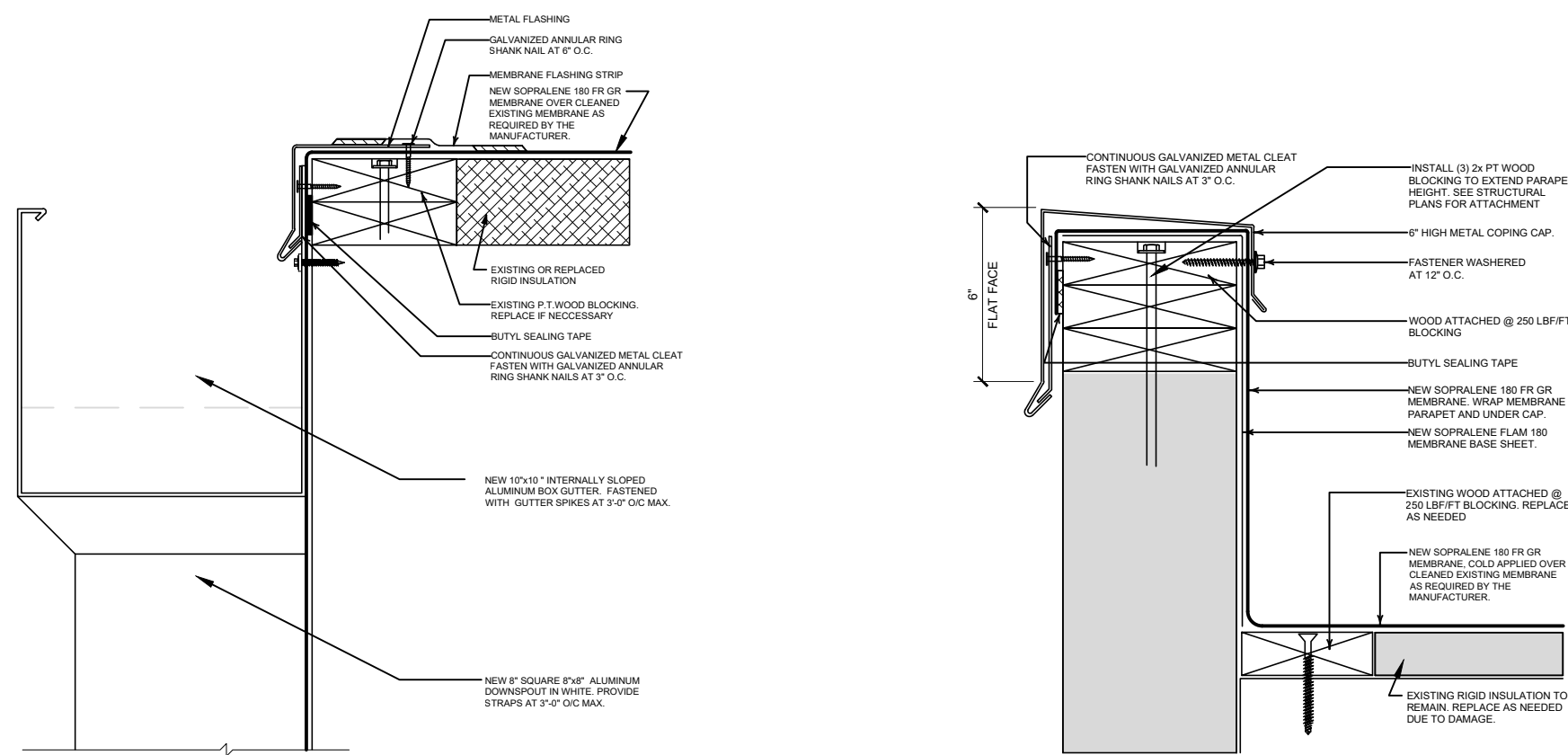
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1
A3.1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

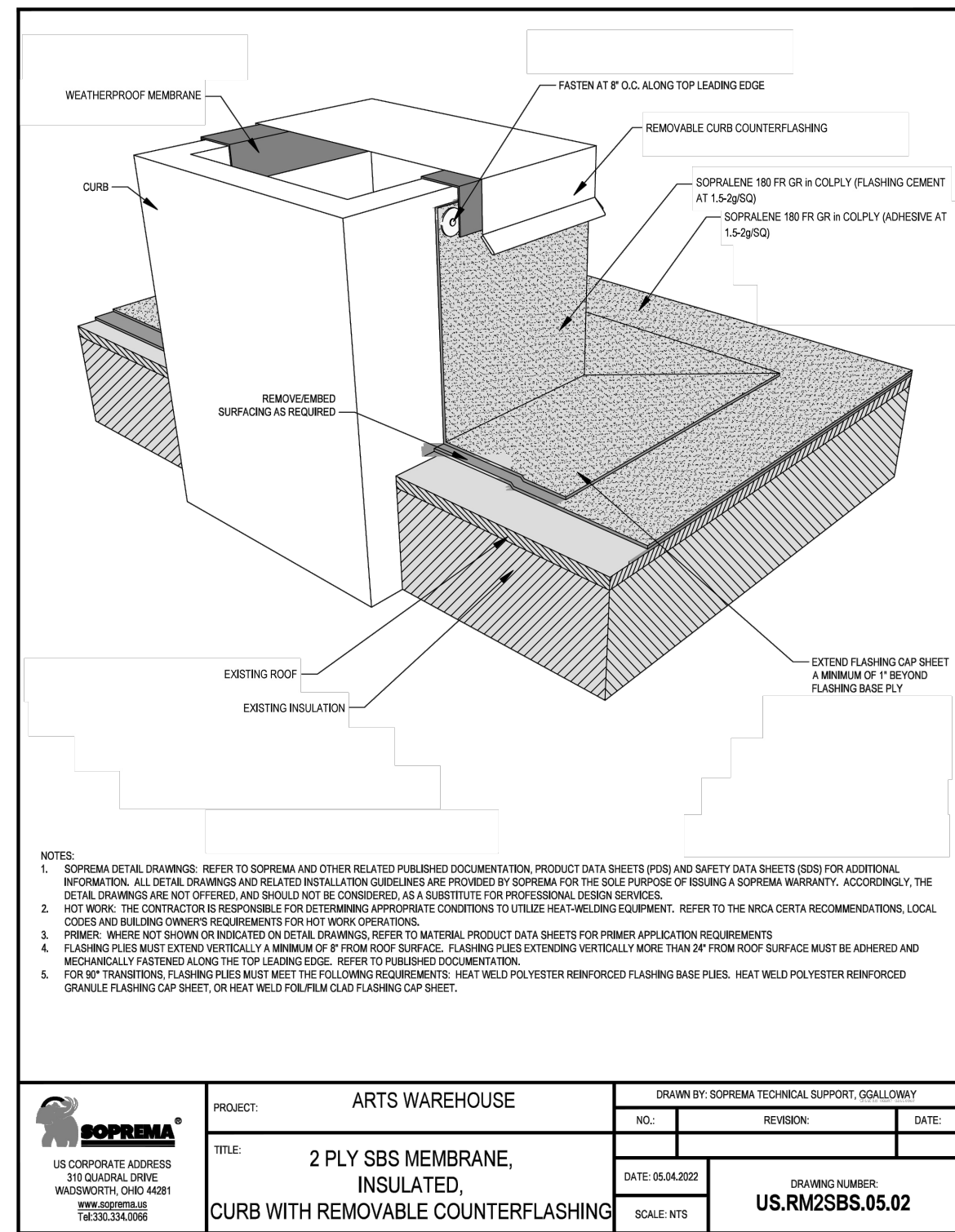


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A3.1 GUTTER DETAIL

SCALE: NTS

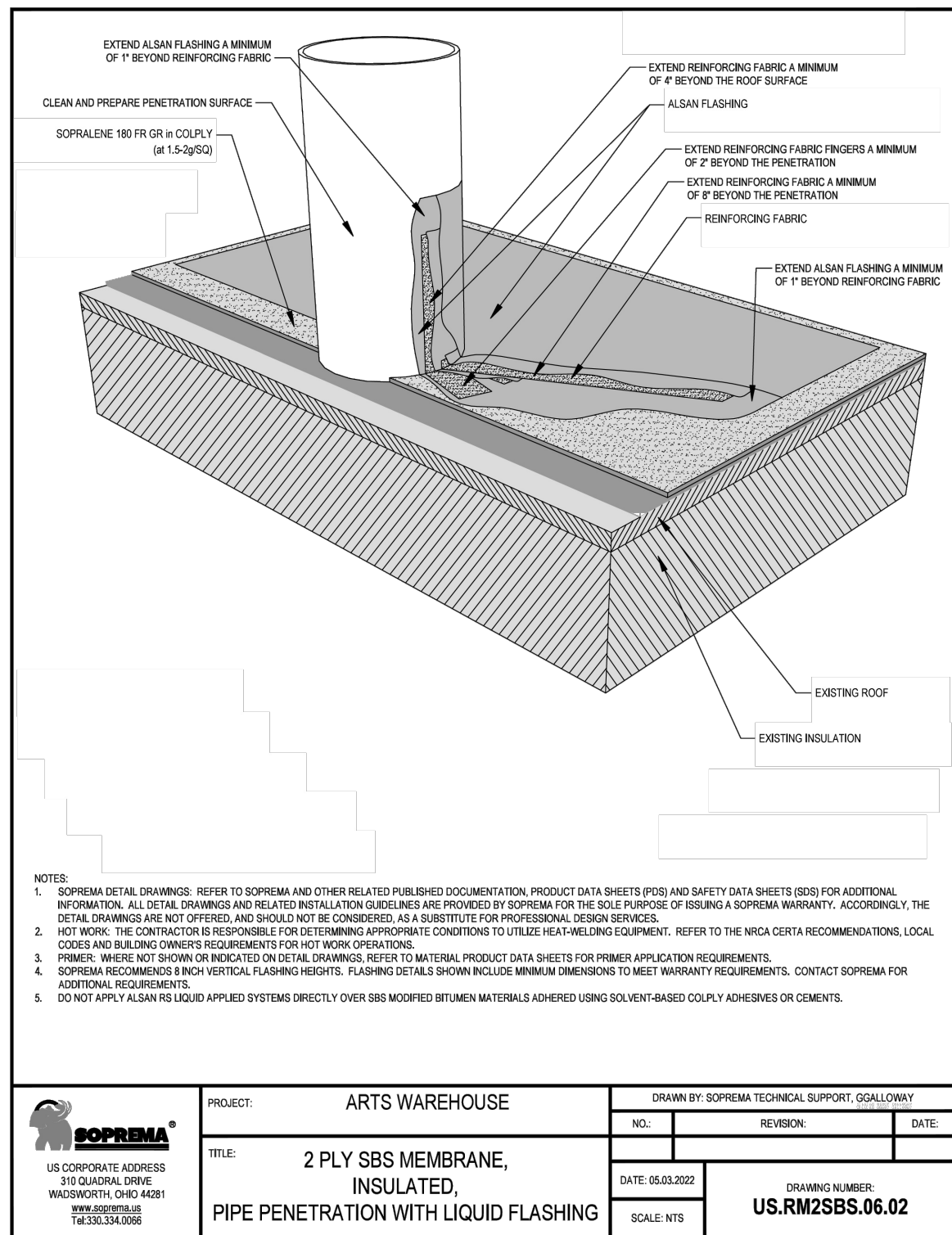
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A3.1 PARAPET DETAIL

SCALE: NTS



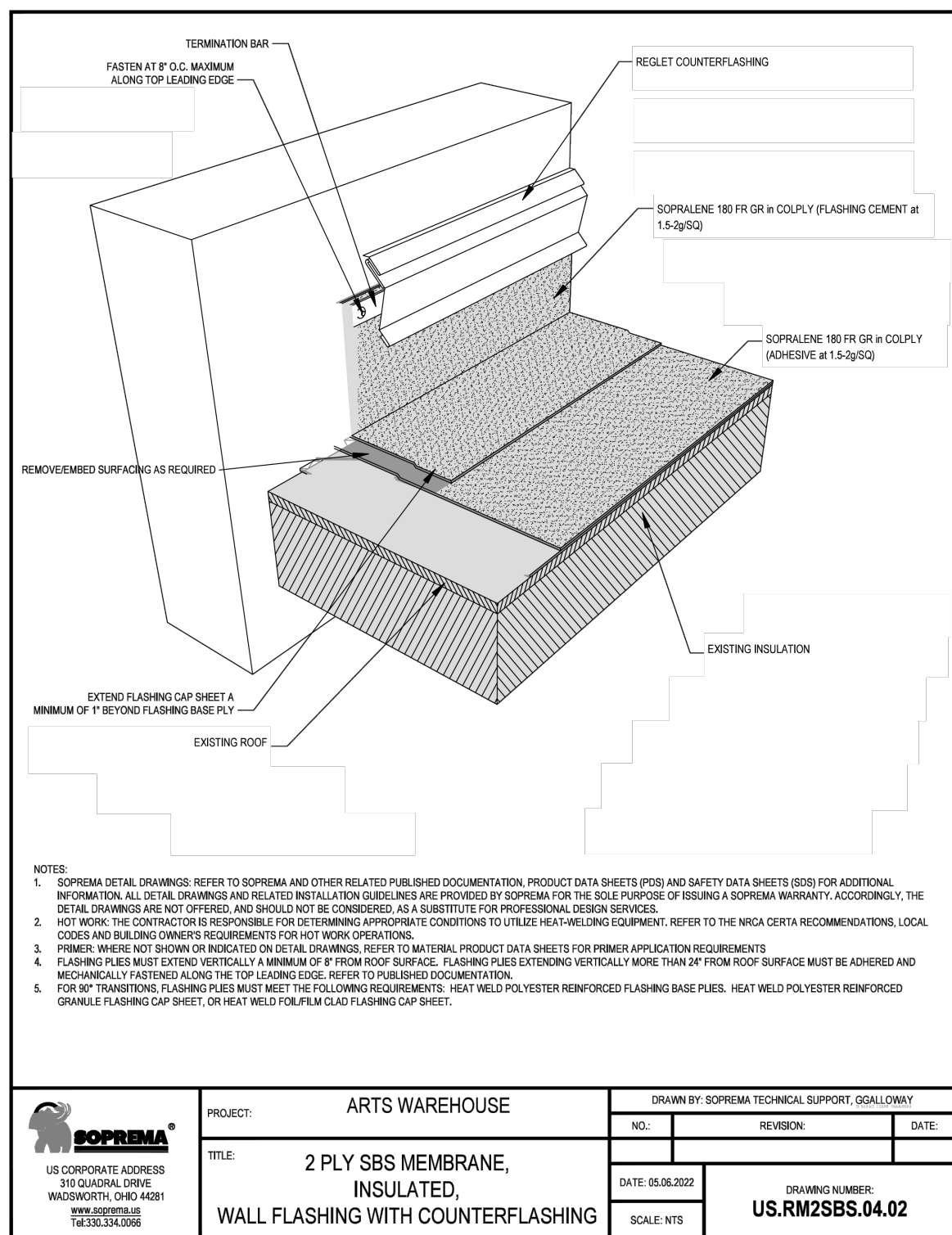
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A3.1 EQUIPMENT CURB DETAIL

SCALE: NTS



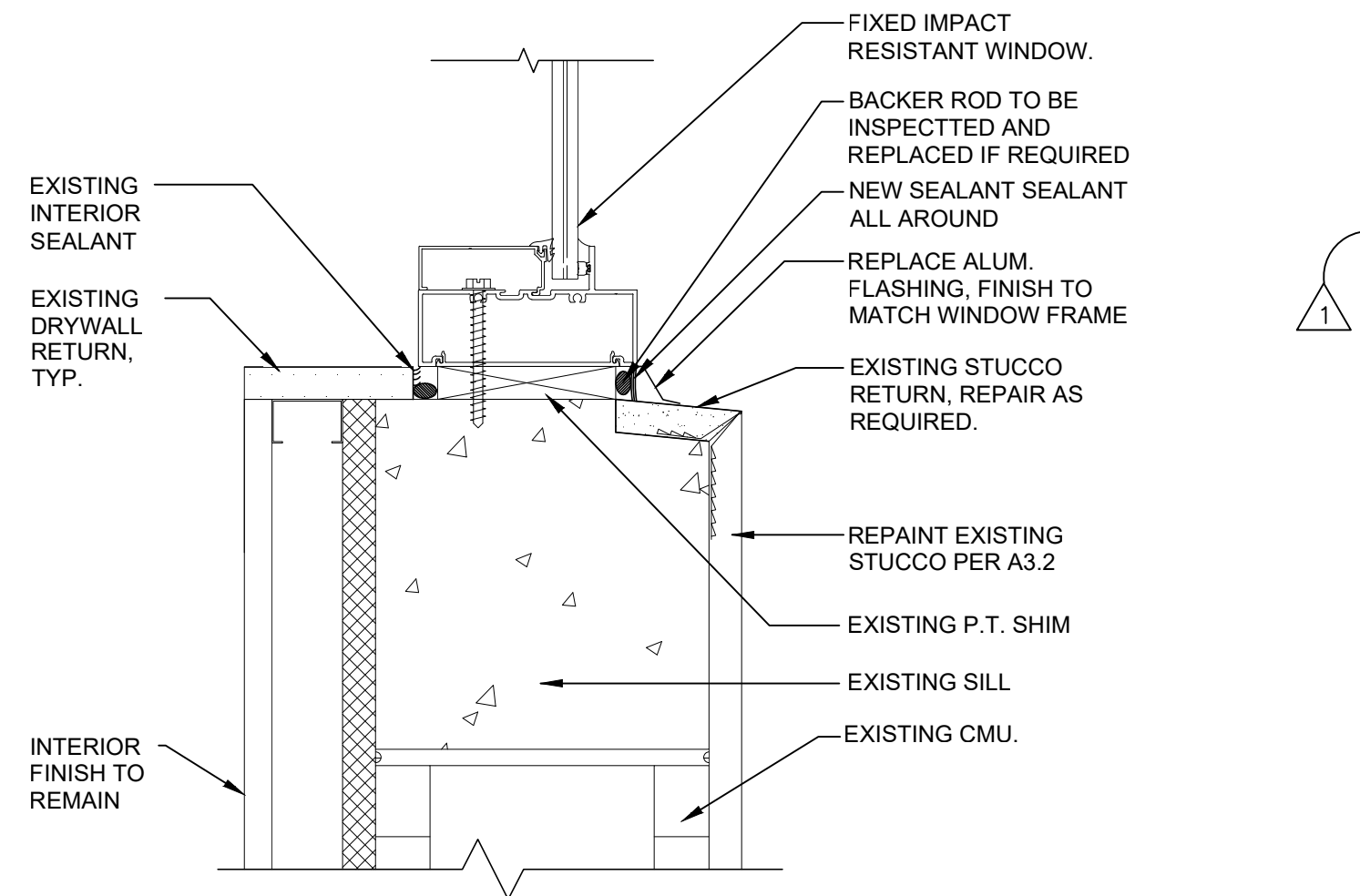
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A3.1 PIPE PENETRATION DETAIL

SCALE: NTS



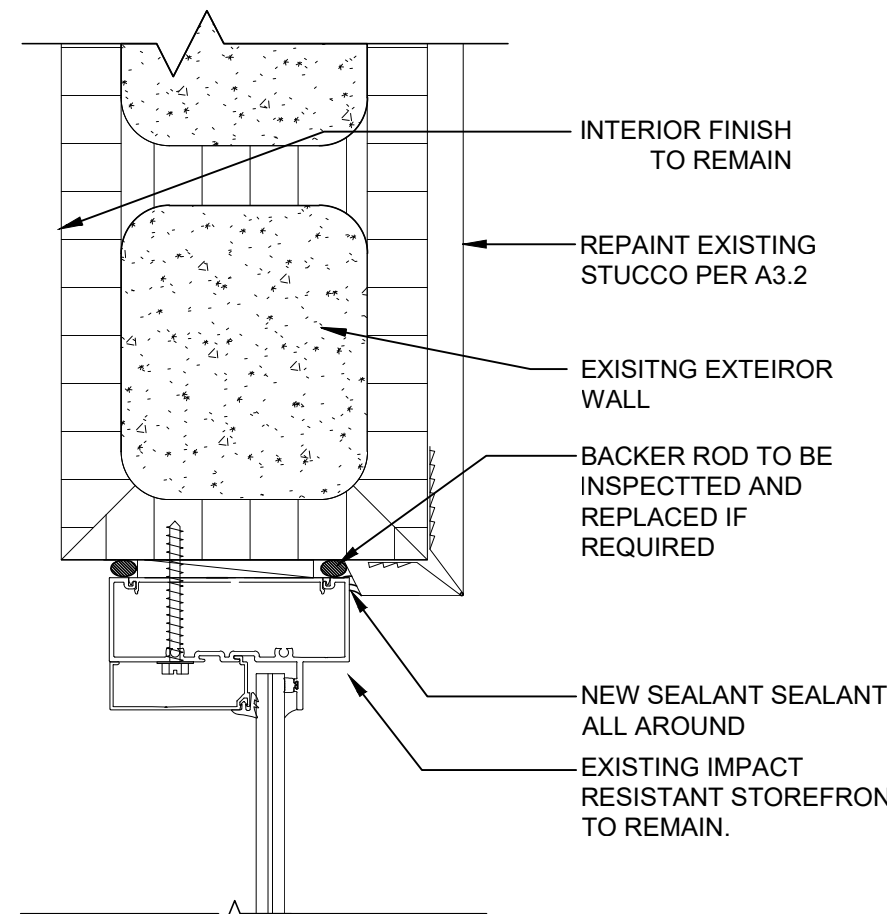
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A3.1 WALL FLASHING DETAIL

SCALE: NTS



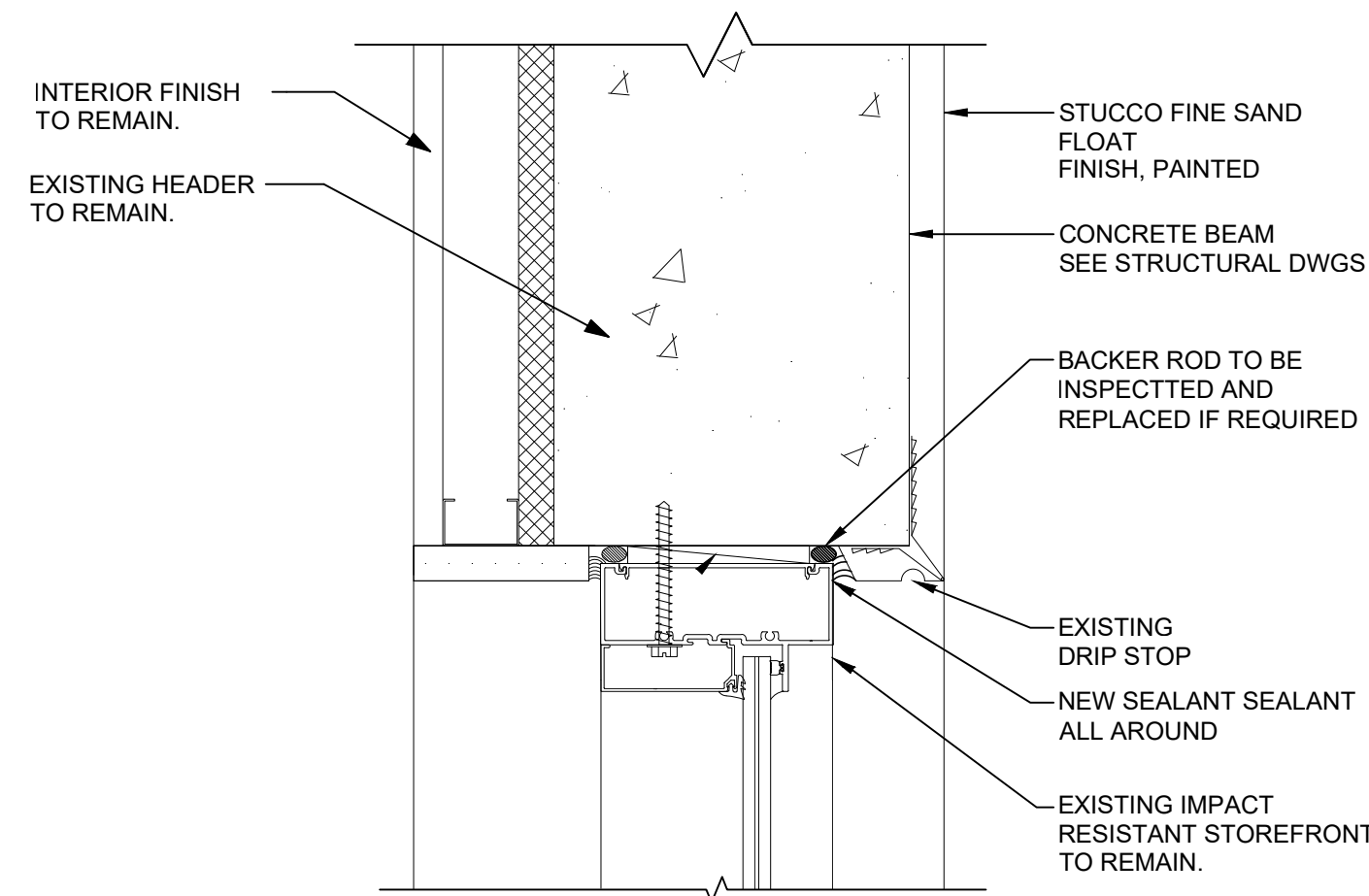
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A3.1 TYP. STOREFRONT SILL

SCALE: NTS



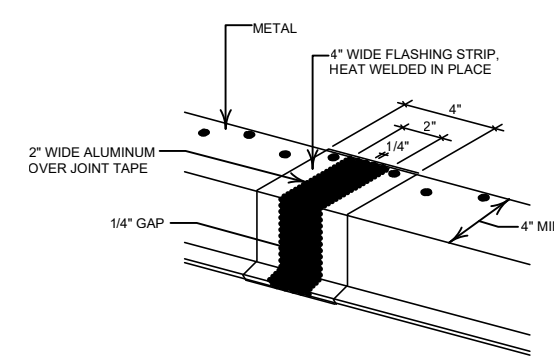
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A3.1 TYP. STOREFRONT JAMB

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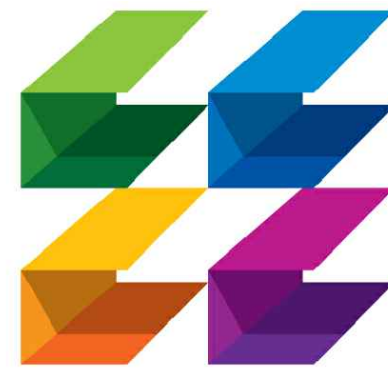
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A3.1 TYP. STOREFRONT HEAD DETAIL

SCALE: NTS



10
A3.1 TYP. FLASHING SPLICE

SCALE: NTS



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ISSUED FOR :

BIDS : 02/20/2025

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CONSTRUCTION

SEAL



JESS M. SOWARDS
FL. REG# ARO013205

PROJECT TITLE

**ROOF REPAIRS AT
THE ARTS
WAREHOUSE
FOR DELRAY CRA**

313 NE 3RD ST.
DELRAY BEACH, FL 33444

REVISIONS

1 PREBID MEETING RFI
RESPONSE 7/31/25

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DRAWING TITLE

**PROPOSED
ELEVATION AND
DETAILS**

DATE
02/20/25

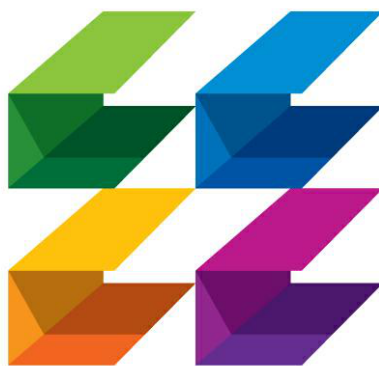
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KAB

JOB NUMBER
240702

DRAWING NUMBER

A3.1

BID SET - 02/20/25



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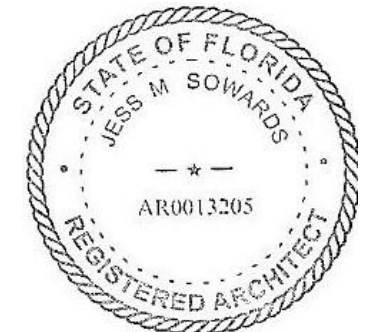
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PROJECT TITLE

**ROOF REPAIRS
AT THE ARTS
WAREHOUSE FOR
DELRAY CRA**

313 NE 3RD STREET
DELRAY BEACH, FL 33444

REVISIONS		
NUM.	DESCRIPTION	DATE
1		

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DRAWING TITLE

**COLOR
EXTERIOR
ELEVATIONS**

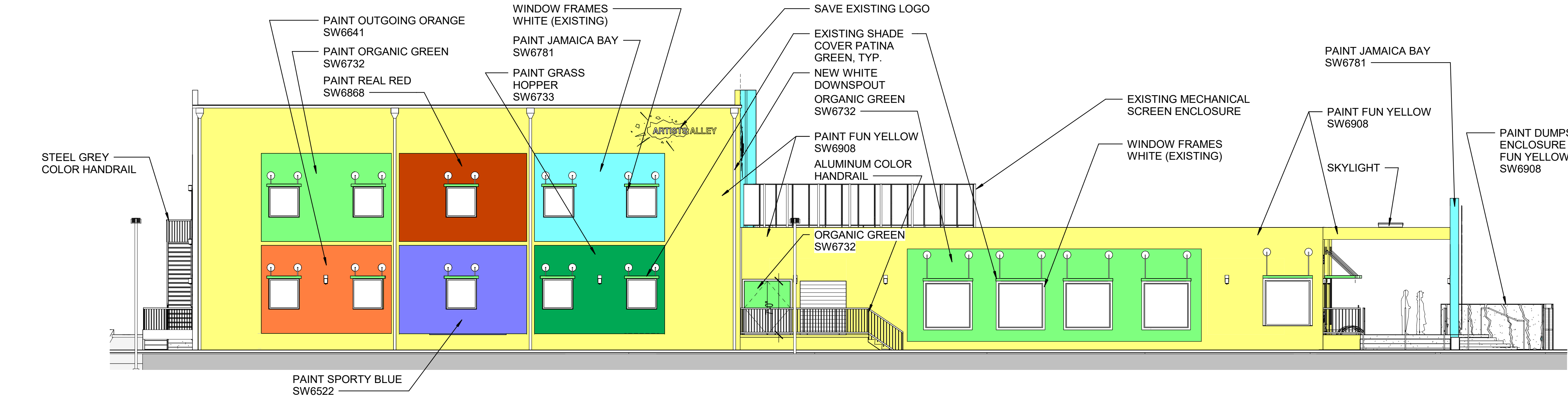
DATE 02/20/2025 DRAWN BY KAB

JOB NUMBER 240702

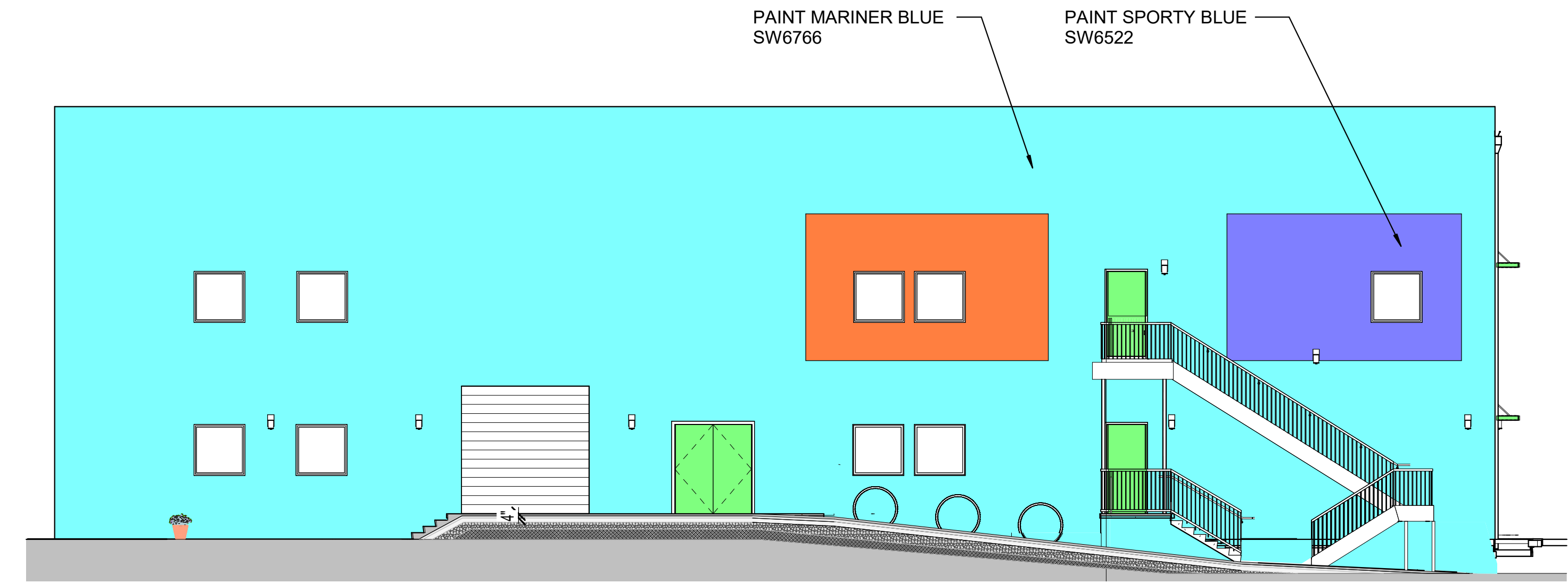
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A3.2

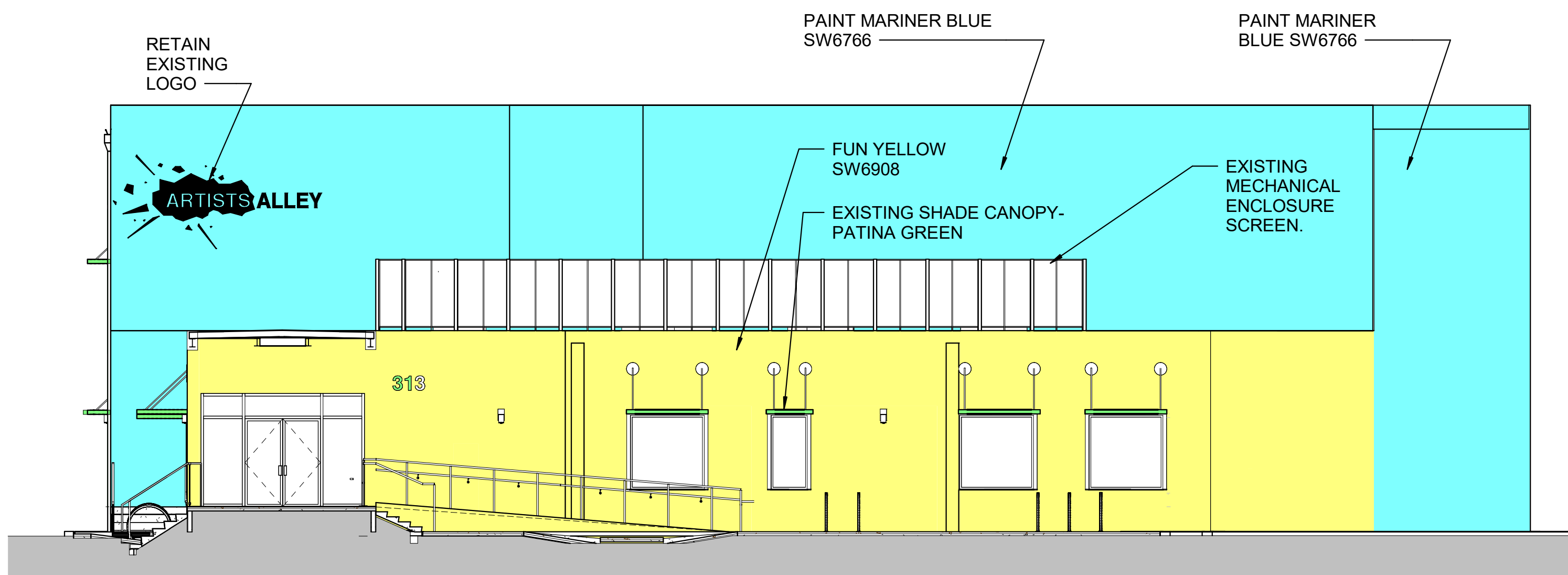
BID SET - 02/20/25



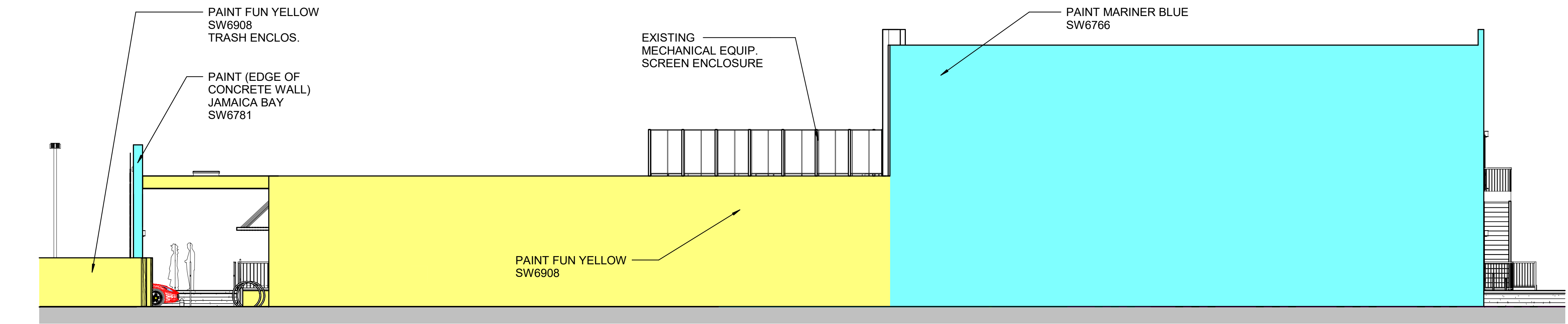
4 WEST ELEVATION
A3.2 1/8" = 1'-0"



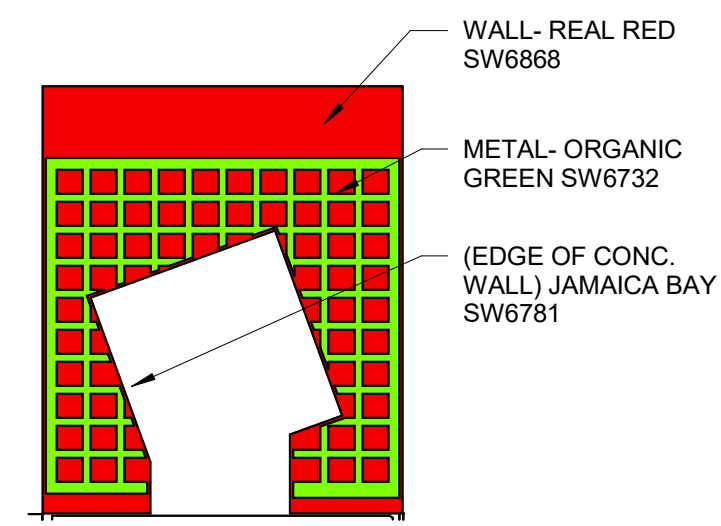
1 NORTH ELEVATION
A3.2 1/8" = 1'-0"



3 SOUTH ELEVATION WITH FRONT PORCH REMOVED FOR CLARITY
A3.2 1/8" = 1'-0"



2 EAST ELEVATION
A3.2 1/8" = 1'-0"



5 ENTRY WALL
A3.2 1/8" = 1'-0"

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PROJECT SPECIFICATIONS

I. DESCRIPTION OF WORK

A. SCOPE

1) THE WORK REQUIRED HEREIN CONSISTS OF ALL COMPONENTS AND RELATED ACCESSORIES REQUIRED TO COMPLETE THE WORK AS LOCATED AND DETAILED ON THE DRAWINGS, AND SPECIFIED HEREIN.

2) EXISTING STRUCTURE: ALL INFORMATION ON THE EXISTING STRUCTURE SHOWN ON THESE PLANS IS OBTAINED FROM THE BEST AVAILABLE SOURCES, BUT EXISTING INFORMATION DOES NOT NECESSARILY REFLECT AS-BUILT CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL INFORMATION SHOWN ON THESE PLANS AND NOTIFY THE ENGINEER OF ANY VARIATION. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS BEFORE FABRICATING MATERIALS, AND INSTALLATION THEREOF.

II. SPECIAL CONDITIONS

1) ALL COSTS RELATING TO TEMPORARY STORAGE AND PROTECTION SHALL BE BORNE BY THE CONTRACTOR. THE CONTRACTOR SHALL RETAIN FULL RESPONSIBILITY FOR ANY DAMAGE OR DETERIORATION CAUSED TO SURROUNDING SURFACES.

2) UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE HIS TEMPORARY STRUCTURES AND SHEDS AND REMOVE ALL DEBRIS AND RUBBISH AND PLACE THE AREA IN A CLEAN AND ORDERLY CONDITION.

3) TEMPORARY TOILET FACILITIES WILL BE PROVIDED BY THE CONTRACTOR. CLEAN BY THE CONTRACTOR.

4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY CLEANING AND REPAIRING OF ADJACENT AREAS RESULTING FROM SAID CONTRACTOR'S OPERATIONS.

5) ALL WORK RELATING TO THE DISRUPTION OF EXISTING SERVICES SHALL BE COORDINATED WITH THE OWNER.

6) ALL PROTECTION AND SAFETY DEVICES TO INCLUDE TEMPORARY SAFETY RAILS SHALL BE PROVIDED BY THE CONTRACTOR AS IT RELATES TO THE SAFE CONDUCT OF HIS WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD MEASUREMENTS PRIOR TO FABRICATION OF MATERIALS.

8) THE CONTRACTOR SHALL:

CLEAN UP ALL WASTE MATERIALS, RUBBISH, AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS AT SUCH LOCATIONS AND FREQUENCIES AS REQUIRED, BUT NOT LESS THAN ONCE A WEEK, OR AS DIRECTED BY THE ENGINEER.

REPAIR, PATCH, AND TOUCH-UP MARRED SURFACES TO MATCH ADJACENT FINISHES DAMAGED BY HIS OWN OPERATIONS.

REMOVE FROM THE SITE ALL WASTE MATERIALS, RUBBISH, AND DEBRIS ON A REGULAR BASIS, BUT NOT LESS THAN ONCE A WEEK.

DO NOT USE OWNER'S DISPOSAL CONTAINERS UNLESS AUTHORIZED IN WRITING.

9) CONSTRUCTION PERSONNEL SHALL CONFINE THEIR ACTIVITIES TO THE DESIGNATED CONSTRUCTION AREAS AND THE ACCESS THERETO.

C. GENERAL CONDITIONS

1) PROVIDE WARRANTIES AS DEFINED IN THE CONTRACT, OR AS LISTED HEREIN.

D. MISCELLANEOUS CRITERIA

11) CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION TO ENSURE THE SAFETY OF THE PROJECT UNTIL THE WORK IS COMPLETED. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF WHATEVER TEMPORARY BRACING, SHORING, GUYS, OR TIE-DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT. NOTE: TEMPORARY SHORING SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN FLORIDA.

12) COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE EXISTING CONDITIONS.

13) CONTACT ENGINEER WITH ANY QUESTIONS OR DISCREPANCIES FOUND ON DRAWINGS.

14) SUBMIT SHOP DRAWINGS AND/OR PRODUCT DATA FOR REVIEW BY THE ENGINEER ON ALL COMPONENTS AND PRODUCTS SPECIFIED FOR THE PROJECT. CONTRACTOR IS TO SPECIFICALLY IDENTIFY WHERE SUBMITTED REPAIR PRODUCTS ARE TO BE USED. ALLOW ONE WEEK REVIEW TIME AFTER RECEIPT OF SUBMITTALS BY THIS FIRM. ALL SUBMITTALS SHALL BE CHECKED AND SIGNED BY THE GENERAL CONTRACTOR.

15) RESTORE ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITION.

16) A FINAL SET OF AS-BUILT DRAWINGS IS REQUIRED UPON COMPLETION OF THE PROJECT.

II. CONCRETE REPAIRS

A. DESCRIPTION

1)WORK INCLUDED:

A HIGH-PERFORMANCE ELASTOMERIC SEALANT IS APPLIED OVER THE PREPARED CRACK, INCORPORATING A BACKER ROD WHERE NECESSARY. THE SEALANT PROVIDES FLEXIBILITY, PREVENTS MOISTURE INFILTRATION, AND ACCOMMODATES CONCRETE MOVEMENT.

B. QUALITY ASSURANCE

1) USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK OF THIS SECTION.

2) COMPLY WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS," ACI301, AND "CONCRETE REPAIR GUIDE", ACI 546R-14, EXCEPT AS MODIFIED HEREIN.

3) INSTALL ALL PRODUCTS IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

4) SUBMIT PRODUCT DATA SHEETS ON ALL CONCRETE REPAIR PRODUCTS TO INCLUDE APPLICATION LOCATIONS AND MANUFACTURER'S CERTIFICATION OF APPLICATION. (PROVIDE SETS PER GENERAL CONDITIONS.)

5) CONTRACTOR TO PROVIDE MOCK-UP OF THE TYPICAL REPAIR FOR ENGINEER REVIEW BEFORE PROCEEDING WITH THE WORK.

C. PLACING CONCRETE REPAIR MATERIALS:

1) INSTALL REPAIR MATERIALS IN ACCORDANCE WITH ICRI GUIDELINE #03731, AND THE MANUFACTURER'S REQUIREMENTS IN A CONTINUOUS OPERATION, WITHIN

LIMITS OF THE REPAIR AREAS, UNTIL THE PLACING IS COMPLETED.
2) BRING SURFACES TO THE CORRECT LEVEL WITH A STRAIGHT EDGE, AND THEN STRIKE OFF.
3) USE FLOATS TO SMOOTH THE SURFACE, LEAVING THE SURFACE FREE FROM BUMPS AND HOLLOW.
4) DO NOT SPRINKLE WATER ON THE PLASTIC SURFACE.
5) CURE REPAIRED AREA BY COVERING WITH VISQUEEN SHEETING, OR PER REQUIREMENTS FROM THE MANUFACTURER.
D. CONCRETE REMOVAL
1) REMOVE ALL DELAMINATED, UNSOUND, OR OTHERWISE UNSUITABLE CONCRETE. CONTRACTOR TO HAVE AN ADEQUATE SUPPLY OF PHENOPHTHALEIN ON-SITE TO CHECK FOR CARBONATION DURING THE EXCAVATION PROCESS.
2) AVOID FRACTURING OF THE AGGREGATE AT THE SURFACE OF THE EXCAVATION. SOME "SOUND" CONCRETE MAY HAVE TO BE REMOVED TO ADEQUATELY EXPOSE AND CLEAN REINFORCING FOR ITS FULL LENGTH.
3) MAXIMUM CARE IS TO BE TAKEN TO NOT DAMAGE ADJACENT CONCRETE THAT IS TO REMAIN.
4) AVOID DAMAGING THE BOND OF THE BARS THAT EXTEND INTO THE ADJACENT EXISTING CONCRETE BY MINIMIZING VIBRATION OF THOSE BARS DURING CONCRETE REMOVAL PROCESS.
5) CONTRACTOR TO PROVIDE PLYWOOD COVERS OVER EXCAVATED AREAS AT ALL DECK SURFACES UNTIL REPAIRS ARE COMPLETE. COVERS TO BE SECURED TO DECK SURFACE AND APPROPRIATELY MARKED PER SAFETY REQUIREMENTS.
E. STRUCTURAL CRACK REPAIRS
1) CRACK INJECTION – AS DIRECTED BY ENGINEER.
2) ROUT AND SEAL – 1/4" X 1/2" DEEP (±) ROUTER CUT, CLEAN WITH COMPRESSED AIR, REPAIR BY GRAVITY FEED WITH EPOXY, EPOXY GEL, SILICONE SEALANT, OR URETHANE SEALANT), AS DIRECTED BY ENGINEER.
MISCELLANEOUS
A. FIELD MEASUREMENT/SUBMITTALS
1) THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS IN THE FIELD PRIOR TO SUBMITTAL OF SHOP DRAWINGS.
2) ALL FIELD OBTAINED DIMENSIONS SHALL BE REFLECTED IN THE SHOP DRAWINGS WHEN SUBMITTED TO THE ENGINEER FOR REVIEW.
3) ACCURACY OF FIELD DIMENSIONS SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR.
B. AS-BUILT DRAWINGS
1) THE CONTRACTOR SHALL PROVIDE A SET OF AS-BUILT DRAWINGS REFLECTING ALL CHANGES TO THE DESIGN DOCUMENTS UPON COMPLETION OF THE PROJECT.
C. CARPENTRY
1) DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
2) LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
3) LUMBER SHALL BE SOUTHERN PINE NO. 2 GRADE OR BETTER; WITH 19% MAXIMUM MOISTURE CONTENT, UNLESS NOTED OTHERWISE ON THE PLANS.
4) LUMBER IN CONTACT WITH MASONRY OR CONCRETE, OR EXPOSED TO WEATHER, SHALL BE PRESSURE TREATED.
5) OMNIMUM COATING REQUIREMENTS FOR METAL CONNECTORS AND FASTENERS:
D. EXTERIOR –GALVANIZED (G185) OR HOT DIP GALVANIZED (HDG)
1) PLYWOOD SHEATHING SHALL BE DFPA CD WITH EXTERIOR GLUE. ALL ROOF SHEATHING TO BE INSTALLED WITH PLYCLIPS.
2) NAILING AND BOLTING SHALL COMPLY WITH AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS.
3) OSB SHALL NOT HAVE A MOISTURE CONTENT GREATER THAN 15%. PROLONGED EXPOSURE TO WETTING & MOISTURE WILL DAMAGE AND REDUCE THE STRUCTURAL CAPACITY OF THE SHEATHING. SPECIAL CARE SHALL BE TAKEN DURING CONSTRUCTION TO KEEP THE OSB DRY AT ALL TIMES (INCLUDING DURING TRANSPORTATION, STORAGE, INSTALLATION, ETC.)
4) PRESSURE TREATED WOOD TABLE: AWP A STANDARD U1-11
CAST IN PLACE CONCRETE
ALL CAST-IN-PLACE CONCRETE WORK INCLUDES REINFORCING STEEL AND RELATED WORK SHOWN INCLUDING FORMWORK, SETTING ANCHOR BOLTS, PLATES, FRAMES, DOWELS FOR MASONRY OR OTHER ITEMS EMBEDDED IN CONCRETE.
APPLICABLE STANDARDS
ACI NUMBER TITLE
117 STANDARD SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION
226 GROUND GRANULATED BLAST-FURNACE SLAG
301 STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
302 GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION
304 GUIDE FOR MEASURING MIXING, TRANSPORTING AND PLACING CONCRETE
304.2R PLACING CONCRETE BY PUMPING METHODS.
305R HOT WEATHER CONCRETING
306R COLD WEATHER CONCRETING
308 STANDARD PRACTICE FOR CURING CONCRETE
309R GUIDE FOR CONSOLIDATION OF CONCRETE
315 MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES
318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
347 RECOMMENDED PRACTICE FOR CONCRETE FORMWORK
CRSI NUMBER TITLE

- 63

REINFORCING BARS

CONCRETE MATERIALS

A) PORTLAND CEMENT – ASTM C 150, TYPE II

B) AGGREGATES – NORMAL WEIGHT CONCRETE, COARSE AND FINE, ASTM C33. STRUCTURAL LIGHT WEIGHT ASTM C330.

C) AIR-ENTRAINING – ASTM C260

D) WATER REDUCING – ASTM C494, TYPE A

E) WATER – FRESH, CLEAN AND POTABLE

F) NO ACCELERATORS, RETARDERS OR ADMIXTURES CONTAINING CHLORIDES WILL BE PERMITTED

G) FLY-ASH – ASTM C618, CLASS F, 20% MAXIMUM OF CEMENTITIOUS MATERIAL BY WEIGHT. DO NOT USE FOR EXPOSED SLABS OR ARCHITECTURAL CONCRETE.

H) SUPER PLASTICIZER – ASTM C494, TYPE F OR G, WHERE AUTHORIZED BY THE ENGINEER.

I) GROUND GRANULATED BLAST-FURNACE SLAG CEMENT – ASTM C989, 50% MAXIMUM BY WEIGHT.

J) MAXIMUM AGGREGATE SIZE – FOOTINGS = #57, OTHERS #67
4.

REINFORCING MATERIALS

A) DEFORMED BARS – ASTM A615, GRADE 60

B) SMOOTH DOWELS – ASTM A615, PLAIN BARS, MINIMUM YIELD STRENGTH OF 60,000 PSI.

C) CORROSION RESISTANT UNCOATED STEEL (MMFX-2) – ASTM A615, GRADE 75 AND ASTM A1035 LOW-CARBON (8% MINIMUM) CHROMIUM BY MMFX OR EQUAL.

D) WELDABLE REBAR – ASTM A706, GRADE 60.

E) WELDED WIRE FABRIC – ASTM A1064, PLAIN WIRE FABRIC IN FLAT SHEETS ONLY.

F) ACCESSORIES TO CONFORM TO ACI 315.

G) WHERE CONCRETE SURFACES ARE EXPOSED, MAKE THOSE PORTIONS OF ALL ACCESSORIES IN CONTACT WITH THE CONCRETE SURFACE OR WITHIN 1/2 INCH THEREOF, OF PLASTIC OR STAINLESS STEEL.
5.

PROVIDE THE FOLLOWING MINIMUM CONCRETE STRENGTHS AT 28 DAYS:

A. SLAB-ON-GRADE-----3000 PSI
6.

CONCRETE MUST BE BATCHED, MIXED AND TRANSPORTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR READY-MIXED CONCRETE ASTM C94.
7.

REQUIRED SLUMP = 4 PLUS OR MINUS ONE INCH.
8.

CONCRETE MUST BE PLACED WITHIN 90 MINUTES OF BATCH TIME. WHEN AIR TEMPERATURE IS BETWEEN 85 AND 90 DEGREES F, REDUCE MIXING AND DELIVERY TIME TO 75 MINUTES. WHEN AIR TEMPERATURE IS HIGHER THAN 90 DEGREES F, REDUCE MIXING AND DELIVERY TIME TO 60 MINUTES.
9.

DO NOT ADD WATER AT THE JOB SITE WITHOUT APPROVAL OF THE PROJECT SUPERINTENDENT. DO NOT EXCEED THE SLUMP LIMITATION. USE ONLY COLD WATER FROM THE TRUCK TANK. ANY ADDED WATER MUST BE INDICATED ON THE DELIVERY TICKET PLUS THE NAME OF THE PERSON AUTHORIZING. TEST CYLINDERS SHALL BE TAKEN AFTER THE ADDITION OF WATER.
10.

REINFORCING BAR COVER

A. SLABS 3/4" (INTERIOR).
11.

SELECT PROPORTIONS IN ACCORDANCE WITH ACI 301 TO PROVIDE CONCRETE CAPABLE OF BEING PLACED WITHOUT EXCESSIVE SEGREGATION AND WITH ACCEPTABLE FINISHING PROPERTIES, DURABILITY, SURFACE HARDENERS, APPEARANCE, AND STRENGTH REQUIREMENTS REQUIRED BY THESE SPECIFICATIONS.
12.

CHAIR WELDED WIRE FABRIC REINFORCING AT 3'-0" ON CENTER MAXIMUM IN EACH DIRECTION.
13.

MAXIMUM WATER TO CEMENT RATIO WHEN NO BACK-UP DATA IS AVAILABLE:

A. 3000 PSI, 28-DAY COMPRESSIVE STRENGTH; W/C RATIO, 0.58 MAXIMUM (NON-AIR-ENTRAINED), 0.47 MAXIMUM (AIR-ENTRAINED).
14.

DATA TO BE SUBMITTED:

A. INTENDED USAGE AND LOCATION FOR EACH TYPE

B. MIX DESIGN FOR EACH TYPE

C. CEMENT CONTENT IN POUNDS-PER-CUBIC YARD

D. COARSE AND FINE AGGREGATE IN POUNDS/CUBIC YARD

E. WATER CEMENT RATIO BY WEIGHT

F. CEMENT TYPE AND MANUFACTURER

G. SLUMP RANGE

H. AIR CONTENT

I. ADMIXTURE TYPE AND MANUFACTURER

J. PERCENT ADMIXTURE BY WEIGHT

K. STRENGTH TEST DATA REQUIRED TO ESTABLISH MIX DESIGN.
15.

INTERNAL VIBRATION, PROPERLY APPLIED IS THE REQUIRED METHOD OF CONSOLIDATING PLASTIC CONCRETE.
16.

CONTRACTOR SHALL VERIFY EMBEDDED ITEMS INCLUDING, BUT NOT LIMITED TO, ANCHOR BOLTS, BOLT CLUSTERS, WELD PLATES, ETC., BEFORE PLACING CONCRETE. NOTIFY ENGINEER OF ANY CONFLICTS WITH REBAR.
17.

SEE ARCHITECTURAL DRAWINGS FOR REQUIRED CONCRETE FINISHES.
18.

BUILDING FLOOR AND SITE SLABS-ON-GRADE SHALL BE 4" MINIMUM THICKNESS, UNLESS NOTED OTHERWISE.

A. REINFORCED WITH 6X6 – W1.4 X W1.4 W.W.F.

B. PLACED ON 10 MIL POLYETHYLENE VAPOR RETARDER. LAP 6" AND TAPE ALL JOINTS.

C. PROVIDE HOUSEKEEPING PADS AS REQUIRED.

D. SEE DRAWINGS FOR ANY ADDITIONAL CONDITIONS.
19.

TESTING

- A.

A QUALIFIED TESTING LAB SHALL BE RETAINED TO PERFORM QUALITY CONTROL WORK AND ON-SITE TESTING.
- B.

SLUMP TEST – ASTM 143
- C.

MOLD AND CURE TEST CYLINDERS (ASTM C-31) AND TEST CYLINDERS FOR STRENGTH (ASTM C39). TAKE ONE TEST – THREE CYLINDERS FOR EACH DAYS POUR OF 100 CUBIC YARDS, OR FRACTION THEREOF. TEST ONE CYLINDER AT 7 DAYS, TWO AT 28 DAYS. TEST CYLINDER SAMPLES SHALL BE TAKEN AT THE POINT OF DISCHARGE WHEN USING A PUMP.
- D.

ONE COPY OF ALL TEST REPORTS SHALL BE SENT DIRECTLY TO THE OWNER, ENGINEER, ARCHITECT AND GENERAL CONTRACTOR.
20.

CONTRACTOR SHALL PROVIDE FLATNESS AND LEVELNESS IN CONCRETE SLABS PER ACI 302.1R, FIG. 10.7 MINIMUM REQUIRED "f" NUMBERS FOR TYPE OF SLAB USE. REFER TO ACI 117 FOR FLOOR TOLERANCES.
21.

REPAIR ANY CRACKS OR DEFECTIVE AREAS THAT WILL RESTORE THE AFFECTED SURFACE OR AREAS TO THEIR FULL DESIGN STRENGTH AND APPEARANCE. CONTACT THE STRUCTURAL ENGINEER FOR ADVICE AND EVALUATION.
22.

ACCEPTANCE OF THE STRUCTURE WILL BE MADE IN CONFORMANCE WITH ACI 301.
23.

ALL CAST-IN-PLACE CONCRETE MUST BE MAINTAINED WITH MINIMAL MOISTURE LOSS AT A RELATIVELY CONSTANT TEMPERATURE FOR A MINIMUM OF 7 DAYS FOLLOWING THE PLACING OF THE CONCRETE BY THE USE OF A WATER SPRAY, WATER SATURATED FABRIC, MOISTURE RETAINING MEMBRANE OR LIQUID CURING COMPOUND.
24.

CURE SLABS-ON-GRADE FOR THE FIRST 72 HOURS BY THE USE OF:

A. FOG SPRAYING

B. PONDING

C. SPRINKLING

D. CONTINUOUSLY WET ABSORPTIVE MATS OR FABRIC

E. CONTINUE CURING BY USE OF MOISTURE RETAINING COVER UNTIL CONCRETE HAS OBTAINED ITS SPECIFIED 28 DAY COMPRESSIVE STRENGTH.

F. OR LIQUID CURING COMPOUND AFTER FINISHING PROCESS IS COMPLETED.

G. CONCRETE WET CURE TIME TO BE 7 DAYS MINIMUM AT 50 DEGREES MINIMUM TEMPERATURE.
25.

SUBMIT MATERIALS AND METHOD OF CURING FOR REVIEW.
26.

DO NOT USE MOISTURE RETAINING CURING COMPOUNDS FOR CURING SURFACES TO RECEIVE CARPET, FLEXIBLE FLOORING, CERAMIC TILED FLOORS OR OTHER SPECIFIED FLOOR SYSTEMS, UNLESS IT HAS BEEN DEMONSTRATED THAT SUCH COMPOUNDS WILL NOT PREVENT BOND.
27.

DO NOT PERMIT CONCRETE NOT FULLY CURED TO BE EXPOSED TO EXCESSIVE TEMPERATURE CHANGES OR HIGH WINDS.
28.

POUR ALL GROUND SLABS ON 10 MIL MINIMUM VAPOR RETARDER IN COMPLIANCE WITH ASTM E1745, LAPPED 6" MINIMUM AND FULLY TAPED.

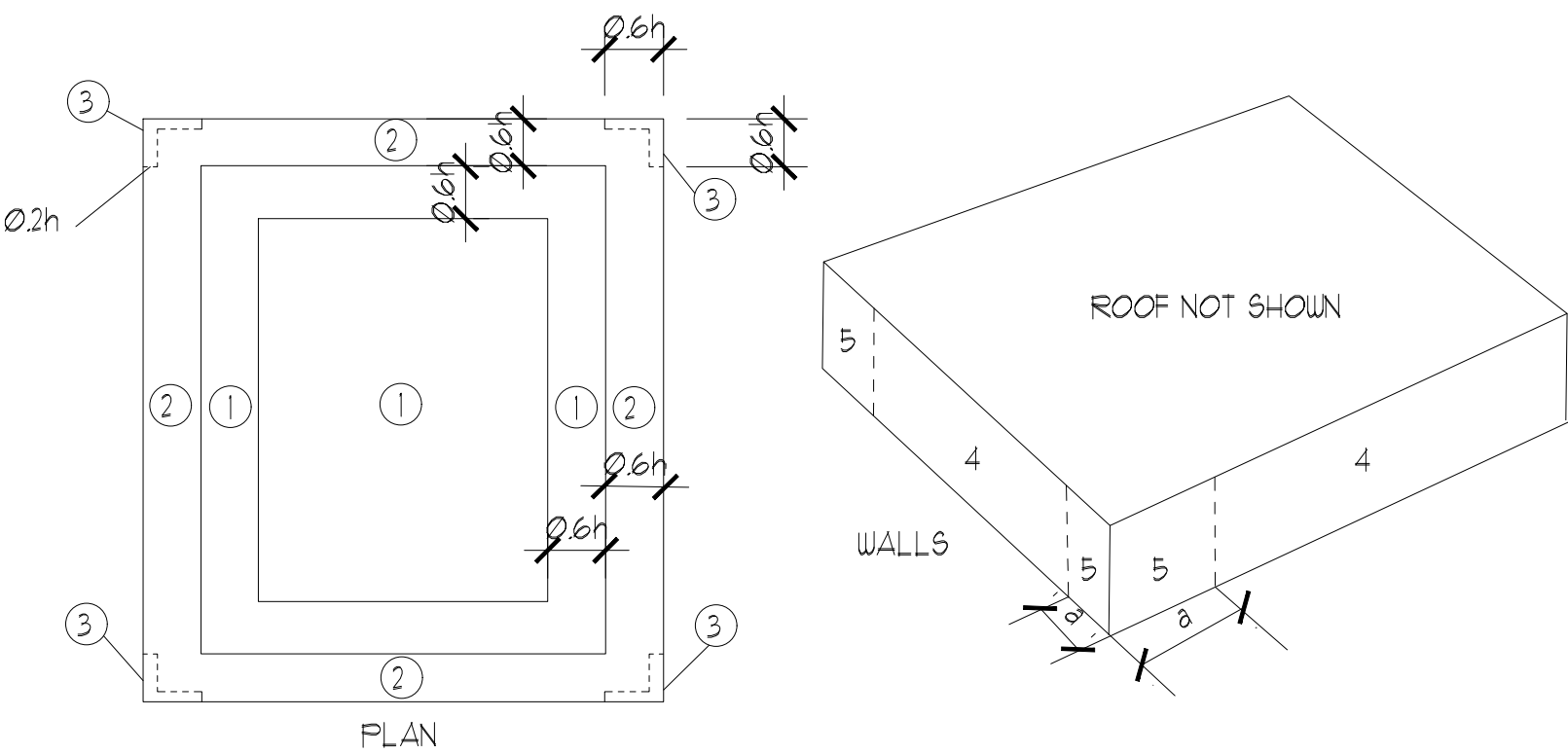
GROSS WIND LOADS MAIN ROOF NOMINAL - PSF ROOFING MATERIALS				
COMPONENTS AND CLADDING	ROOF ZONE			
	1	1	2	3
PRESSURE (psf)	17.76	17.76	39.96	39.96
SUCTION (psf)	-39.96	-69.96	-91.75	-91.75

COMPONENT AND CLADDING LOADING DIAGRAMS

1.

a= 7.134 ft
0.6 * h = ZONE 1 & 2 =18 ft
0.2 * h = ZONE 3 =6 ft
2.

THIS BUILDING IS DESIGNED AS AN ENCLOSED STRUCTURE. ALL EXTERIOR COMPONENTS (DOORS, WINDOWS, ETC.) MUST BE DESIGNED TO WITHSTAND THE WIND LOADINGS SPECIFIED FOR THE DESIGN OF COMPONENTS AND CLADDING IN THE TABLES. IN ADDITION, ALL AREAS OF EXTERIOR GLAZING MUST BE CERTIFIED FOR MISSILE IMPACT OR PROTECTED BY WIND-BORNE DEBRIS BY A SCREEN BARRIER.



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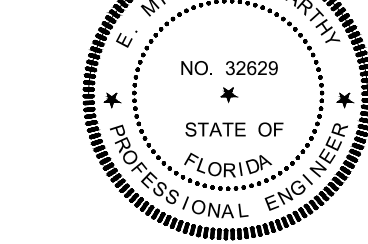
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CONSTRUCTION

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PROJECT TITLE

Art Warehouse
Repairs

313 NE 3rd Street
Delray Bch., Florida
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REVISIONS

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DRAWING TITLE
GENERAL NOTES

DATE 02/03/2025
DRAWN BY
JOB NUMBER 100701
DRAWING NUMBER

S0.1

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1st FLOOR PLAN

SCALE : 1/8" = 1'-0"

SCOPE OF WORK

1- REPAIR CRACKS IN THE CONCRETE SLAB-ON-GRADE ON THE FIRST FLOOR AND THE CONCRETE SLAB-ON-METAL-DECK ON THE SECOND FLOOR BY INJECTING EPOXY, AS PER THE PROVIDED DETAILS.

2- INCREASE THE HEIGHT OF THE PARAPET WALL AT THE ROOF, AS PER THE PROVIDED DETAILS.

PLAN NOTE

- THE FOLLOWING LINE TYPES INDICATE
 - CONCRETE CRACKS WITH A THICKNESS OF 1/16" OR LESS
 - CONCRETE CRACKS WITH A THICKNESS OF 1/8" OR LESS
 - CONCRETE CRACKS WITH A THICKNESS OF 1/4" OR LESS
 - USE COMMON CJ LINE
 - DENOTES IS EXISTING STRUCTURAL TO REMAIN
- FOR CRACKS IN CONCRETE GREATER THAN 1/16" IN THICKNESS, REFER TO DETAIL 4/52.0
- FOR AREAS WITH MULTIPLE CRACKS, THE DAMAGED CONCRETE SHALL BE REMOVED AND RE-POURED AS PER DETAIL 5/52.0



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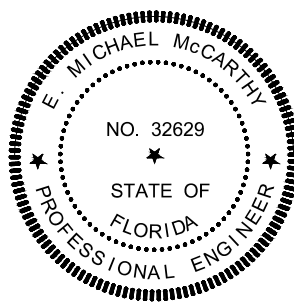
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**FIRST FLOOR
PLAN**

DATE

02/03/2025

JOB NUMBER

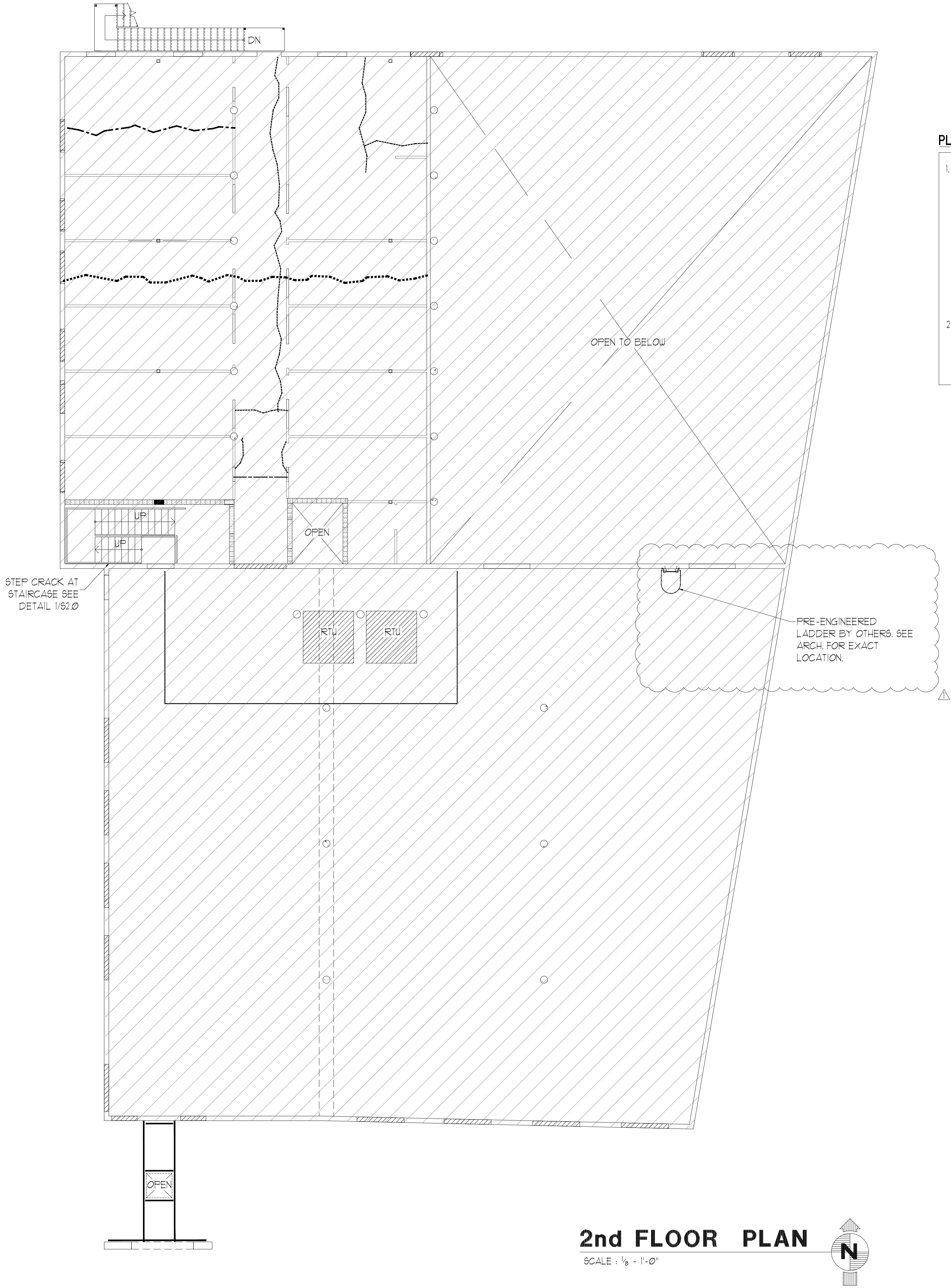
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PLAN NOTE

1. THE FOLLOWING LINE TYPES INDICATE

- A- CONCRETE CRACKS WITH A THICKNESS OF 1/16" OR LESS
- B- CONCRETE CRACKS WITH A THICKNESS OF 1/8" OR LESS
- C- CONCRETE CRACKS WITH A THICKNESS OF 1/4" OR LESS
- D- USE COMMON CJ LINE
- E- DENOTES IS EXISTING STRUCTURAL TO REMAIN

2. FOR CRACKS IN CONCRETE GREATER THAN 1/16" IN THICKNESS, REFER TO DETAIL 4/52.D



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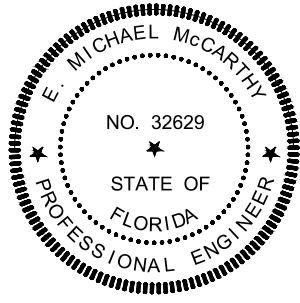
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2025-07-15 OWNER REQUEST

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**2ND FLOOR
PLAN**

DATE 02/03/2025 DRAWN BY

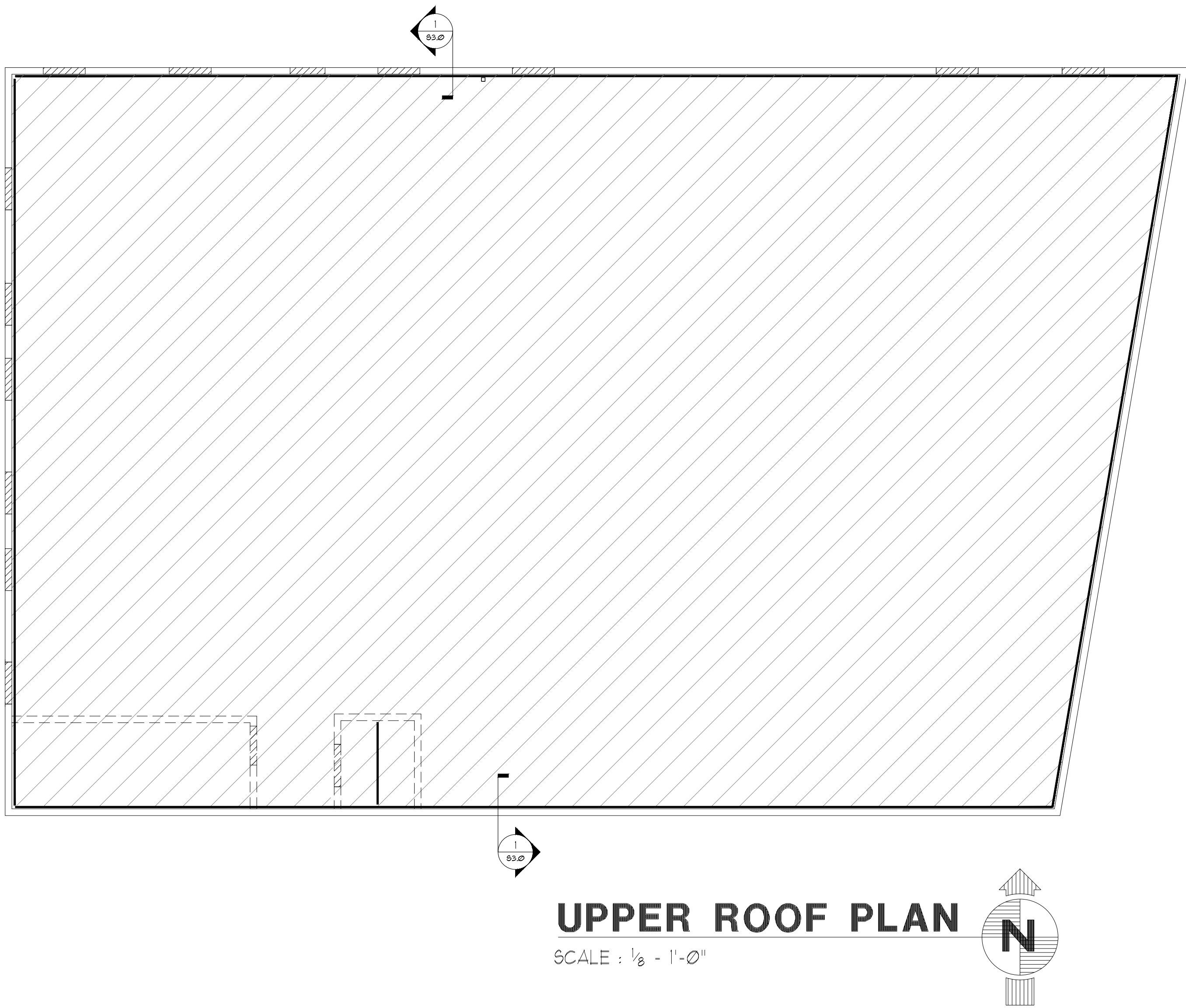
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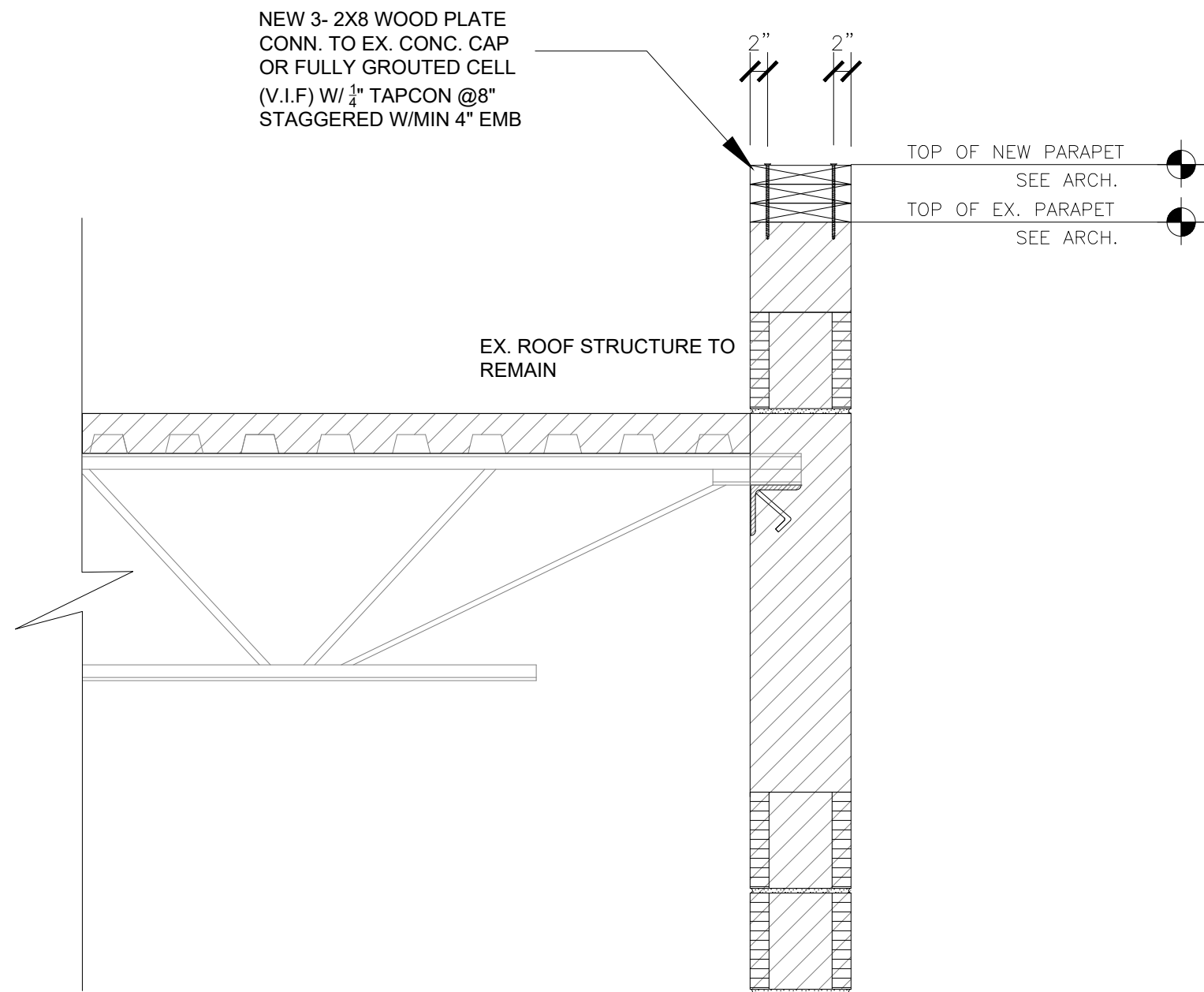


UPPER ROOF PLAN

SCALE : 1/8" = 1'-0"

PLAN NOTE

1.  DENOTES IS EXISTING STRUCTURAL TO REMAIN
2. FOR PARAPET HEIGHT INCREASE, REFER TO DETAIL 1/6-12



PARAPET SECTION

NOT TO SCALE

1



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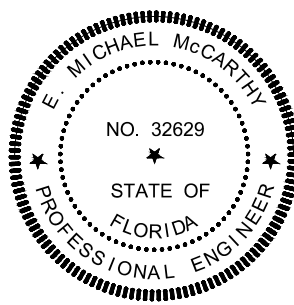
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DRAWING TITLE

ROOF PLAN

DATE

02/03/2025

DRAWN BY

JOB NUMBER

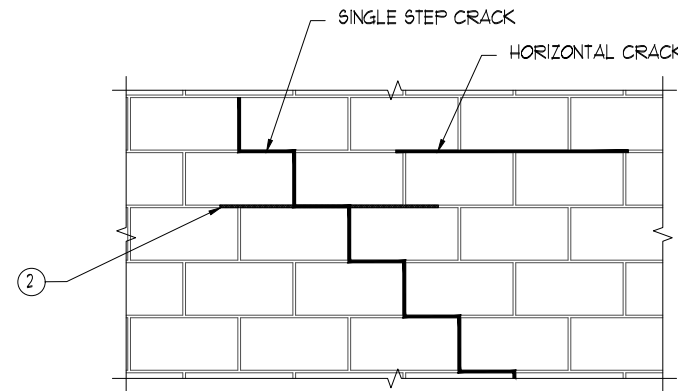
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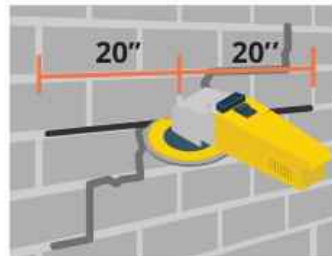
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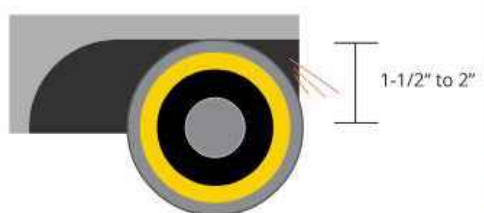


REPAIR PROCEDURES FOR MASONRY CRACKS-SINGLE STEP, VERTICAL < 1/32"
TUCK-POINTING DETAIL 1634.
AS DIRECTED BY ENGINEER OR AT LOCATION WHERE VERTICAL OR STAIR STEP MASONRY CRACKS EXTEND IN LENGTH GREATER THAN 4'-0", THE MASONRY SHALL BE REINFORCED WITH PROSOCCO STITCHING UTILIZING 6/16D W/ATER BARS TO INSTALL PER 1633, 5033 AND THE MANUFACTURER SPECIFICATIONS.

MASONRY CRACK(S) SINGLE STEP, HORIZONTAL ≤ 1/32"



Step 1. Grind away existing mortar, 20" minimum on each side of crack, 1-1/2" to 2" deep. Clean with water.

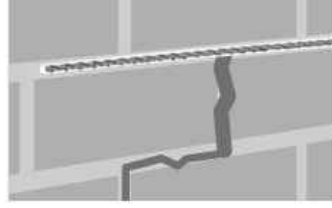


Step 2. Apply a bead of SureGrout S at the base of the ground joint.

SureGrout S preparation: mix the two-part ready to mix packs of powder with the provided admixture. Pour the liquid into the pail provided, pour the powder slowly into the pail, and mix with a paddle mixer for a full 2 minutes, ensuring that the powder is completely blended. (No additional water or powder should be added. Once mixed, the grout is ready to be used and has a usability time of 45 minutes. Cover pail from direct sunlight.



Step 3. Insert Stitch-Tie Bar into bead of SureGrout S.



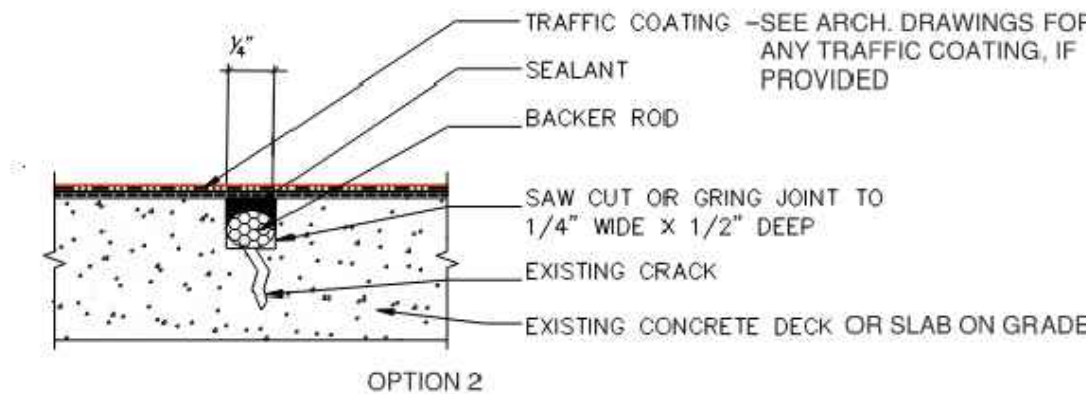
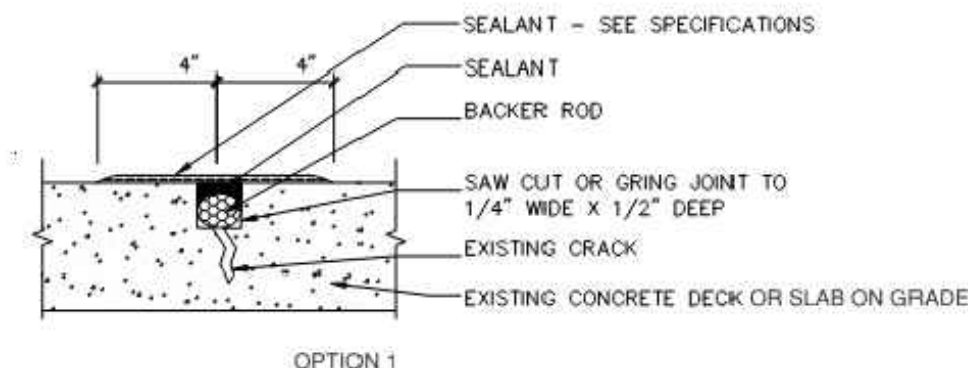
Step 4. Apply second/third bead of SureGrout over Stitch-Tie Bar, and compact with appropriate trowel.

Apply an additional bead of SureGrout over the Stitch-Tie Bar. If an additional reinforcing Stitch-Tie bar is required, repeat steps 3 & 4. Compact with trowel when complete and allow enough room in slot to re-point with mortar.

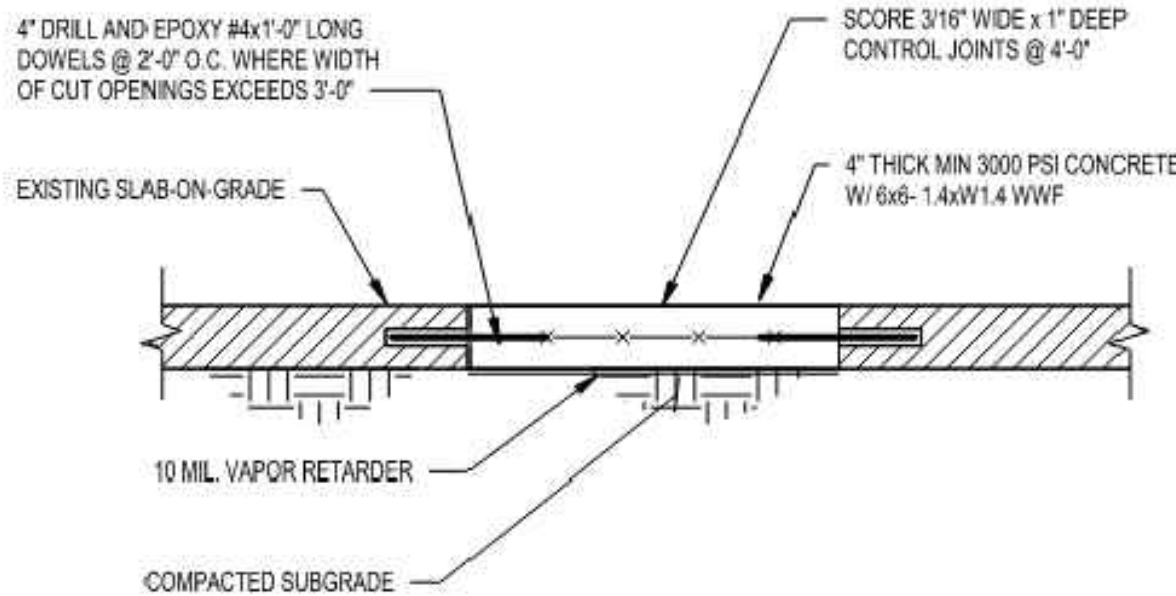
Additional Installation Notes:

- When installing in a non-linear joint, the Stitch-Tie bar can be bent to follow the mortar's path or even be turned 90 degrees, wrapping a corner.
- For areas where multiple vertical cracks are in close proximity, extend the Stitch-Tie Bar 20" past the outermost cracks. Either a longer length coil could be used and cut to size, or shorter lengths can be lapped (providing a minimum 6" overlap).
- For multi-wythe walls, where it is observed that the crack propagates through the full thickness, the wall should be repaired on both sides, if accessible.
- SureGrout S can be re-agitated by re-mixing the remaining contents in the pail to achieve a blended consistency again. DO NOT add additional water.
- Under no circumstances should the grout be used where freezing may occur within 24 hours. The grout performance may be impaired if not protected from freezing.

PROSOCCO STITCHING INSTALLATION



SPECIFICATIONS:
1-SEALANT SHALL BE A HIGH-PERFORMANCE, ELASTOMERIC JOINT SEALANT MEETING ASTM C930
2- FOR BACKER ROD CLOSED-CELL POLYETHYLENE FOAM BACKER ROD CONFORMING TO ASTM D5249 DIAMETER TO BE 25% LARGER THAN THE JOINT WIDTH.
3-FOR SURFACE PREPARATION, CLEAN CRACKS OF ALL LOOSE MATERIAL, DUST, DEBRIS AND MOISTURE BEFORE SEALANT APPLICATION. SAW-CUT OR GRIND JOINT TO 1/4\"/>



DETAIL FOR NEW SLAB ON GRADE

Portland Cement Association



TROWEL TIPS

an aid to the masonry industry

Tuckpointing

Tuckpointing, also termed "repointing" or "pointing" is the replacement of cutout or defective mortar joints with new mortar. There are two basic reasons why tuckpointing may be necessary: (1) leaks through the mortar joints and (2) deterioration of joints. Properly executed, tuckpointing will produce a weather resistant wall and help to preserve the structural integrity and the appearance of the masonry. If a wall is being repointed to improve its resistance to water penetration, it is recommended that all mortar joints be repointed. Minute cracks that could pass a visual inspection might still allow moisture to pass through the masonry. Before the start of any tuckpointing intended to produce weathertight masonry, a thorough inspection of all flashings, lintels, roofing, sills, and caulked joints should be made. Any defects in these components that may contribute to water penetration of building walls must be corrected. If it is obvious that water is leaking through only specific cracks or a section of the masonry, it may be sufficient to repair only the mortar joints in the vicinity of the leakage.

Preparation of Joints

Mortar joints should be cut out to a depth of at least 5/8 in. (16 mm), and in all cases the depth of mortar removed should be at least as great as the thickness of the mortar joint (see Fig. 1). If the mortar is sound, the joint should be cut deeper until only sound material remains, but not more than



Fig. 1. Properly prepared joint.



Fig. 2. Improperly prepared joint — too shallow.

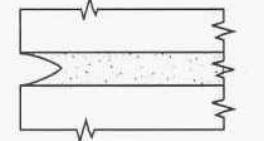


Fig. 3. Improperly prepared joint — furrow should be eliminated.

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Table 1. Tuckpointing Mortar (Vertical Surfaces)		
Type of surface	Recommended	Alternative
Interior	O	N or K
Exterior above grade, and exposed on one side. Unlikely to be frozen when subjected, and not exposed to high winds or significant lateral loads	O	N or K
Exterior, other than above	N	O or K

*Structural concrete, existing mortar type supports these mortar recommendations. For pavements, mortar Type K or O with appropriate frost resistance should be considered. Some air entrainment improves frost resistance. **Type K mortar consists of 1 part portland cement, 2 1/4 to 4 parts hydrated lime, with a sand content of 2 1/4 to 3 times the sum of the volumes of cement and lime. Type O mortar is recommended for use where the masonry is above ground and is unlikely to be frozen when saturated or wetting to be subjected to high winds or other significant lateral loads. Type N or other appropriate mortar should be used in other cases. Adapted from ASTM C270.

horizontal surfaces exposed to weathering) may require the use of special mortars other than those shown in Table 1. A recommended procedure for making tuckpointing mortar is: (1) thoroughly mix all of the dry ingredients; (2) mix in about half the water or enough water to produce a damp mix which will retain its shape when formed into a ball by hand; (3) mix the mortar for about 3 to 7 minutes, preferably with a mechanical mixer; (4) allow the mortar to stand for one hour for prehydration of the cementitious materials to reduce shrinkage, and then (5) add the remaining water and mix for 3 to 5 minutes. Tuckpointing mortar should have a drier consistency than conventional mortar for laying masonry units. Retemper as needed; however, the mortar should be discarded approximately 2 1/2 hours after the initial addition of water to the mix. Colored mortars may lighten upon the addition of water; therefore, retamping of colored mortar should be conducted with caution.

Filling the Mortar Joints
The general method of applying mortar in joints is to use a hawk and a tuckpointing trowel. The hawk is used to hold a supply of mortar; it also catches mortar droppings if held adjacent to the wall just below the joint that is being filled. The pointing trowel should be slightly narrower than the mortar joints that are being filled in order to obtain a proper degree of compaction. If the trowel does not fit into the joint, it will be more difficult to obtain thoroughly compacted and completely filled joints.

Mortar should be spread into a joint in layers and firmly pressed to form a fully packed joint (see Fig. 4). Firm compaction is necessary to prevent voids as shown in Fig. 5. The act of firmly compacting the mortar also helps ensure bond to masonry units and to the old mortar. Voids are undesirable because they may trap water which can freeze and damage the new joint.

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1/2 the total depth of the joint. Shallow (Fig. 2) or furrow-shaped (Fig. 3) joints are not acceptable. The method employed to remove mortar should be compatible with the existing masonry. For soft and crumbly mortars, a hooked mortar rake may be quite efficient. Where mortar is harder, a hammer and plugging chisel or a power grinder may be required. A grinder with an abrasive blade is usually more efficient than hand chiseling for cutting out defective mortar, but requires intense concentration and control to avoid damaging the units. All loose particles must be removed from the joint. An air jet or a water stream is effective for that purpose. The joints should be dampened to reduce absorption of water from the freshly placed mortar. However, free standing water on the joint or unit surfaces will impair bond. Avoid extensive wetting of concrete masonry units before or during tuckpointing, since saturated concrete masonry units shrink as they dry.

Mortar Ingredients
Foremost among the factors that contribute to good mortar is the quality of the mortar ingredients. The following material specifications of the American Society for Testing and Materials (ASTM) or the Canadian Standards Association (CSA) are applicable:

Masonry cement - ASTM C91 (Type N), CSA A8 CAN/CSA-A8-M
Portland cement - ASTM C150 (Types I, IA, II, IIA, or IIA), CAN/CSA-A5-M (Type 10 Normal)
Blended hydraulic cement - ASTM C596 Types IS, IS-A, IP, IP-A, (IPM), or (IPM)-A; CAN/CSA-A362-M (Type 10S)
Hydrated lime for masonry purposes - ASTM C207 (Types S, SA, N, or NA)
Cuckpointing for structural uses (for making lime putty) - ASTM C5
Sand - ASTM C144, CSA Standard A82.56M
For mortar joints that are less than the conventional 3/8 in. (10 mm) in thickness, 100% of the sand should pass the No. 8 (2.5 mm) sieve and 95% the No. 16 (1.25 mm) sieve. If mortar joints of a wall are reported, the color and texture of new mortar should closely match that of the old mortar by careful selection and proportioning of mortar ingredients. Admixtures should not be used unless specified.

Preparation of Mortar

Tuckpointing mortar should have a compressive strength equal to or less than that of the original mortar or should contain approximately the same proportions of ingredients as the original mortar. Recommended mortar types are shown in Table 1. Masonry applications with structural concerns or severe frost or environmental exposure (such as

* Types N and NA lime may be used only if tests or performance records show that these limes are not detrimental to the soundness of mortar.

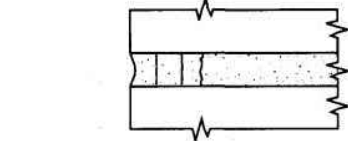


Fig. 4. Properly filled joint - pointing mortar compacted in layers.

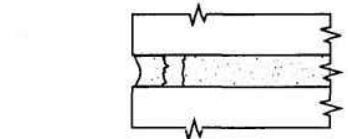


Fig. 5. Improperly filled joint - contains voids.

Tooling Mortar Joints

Tooling compacts the mortar to a dense surface with good durability. For weathertight construction, all mortar joints should be tooled to a concave or V shape. These shapes are recommended because they do not allow water to rest on the joint and they result in the mortar being pressed against both lower and upper masonry units. This reduces weathering and helps ensure maximum bond between the mortar and the masonry units.

Beaded, raked, flush, struck, and weathered joints can be used for decorative effects, but are not recommended for maximum weathertightness and durability. They can be satisfactorily used for interior work and for exterior work when the masonry is protected from the elements or located in climates that do not impose extremely low temperature or water saturation.

Curing and Cleaning

The cementitious materials in mortar require moisture to develop proper strength. The mixing water in the mortar will usually provide this necessary moisture. However, freshly placed mortar should be protected from the sun and drying winds. With severe drying conditions, it may be necessary to cover the masonry structure with plastic sheeting or use a fine water fog spray on clay masonry for about 4 days to reduce evaporation of water from the mortar.

If repointing work is carefully executed, there will be little excess mortar to clean from the walls. Remove most mortar particles with a soft bristle brush after the mortar has dried but not hardened. Any hardened mortar that remains can be scraped off with a piece of a similar masonry unit or a wooden paddle. After the mortar has cured, additional cleaning may be performed with water and a stiff brush, if needed. Cleaning with acid solutions or masonry cleaning solutions should be used only as a last resort and with extreme caution. Improper cleaning can quickly destroy the benefits sought by performing the tuckpointing.



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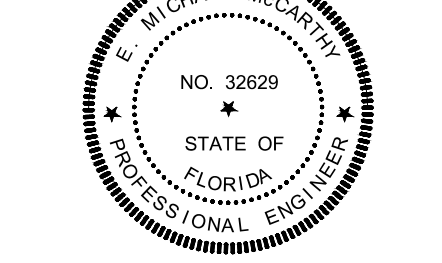
ISSUED FOR :
SPRAB 01/31/2025

BIDS

PERMIT

CONSTRUCTION

SEAL



PROJECT TITLE

Art Warehouse
Repairs

313 NE 3rd Street
Delray Bch., Florida
33444

REVISIONS

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE PROJECT. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL PROJECT WHEN INDICATED ON THE PLANS OR NOT FILE NUMBER

CRACK REPAIR

4

TUCKPOINTING

3

DRAWING TITLE
REPAIR DETAILS

DATE
02/03/2025
DRAWN BY
JOB NUMBER
100701
DRAWING NUMBER

S2.0

PROGRESS SET 02/20/2025

BID FORM

Delray Beach CRA - Arts Warehouse (Roof Overlay, Interior Slab Repair and Modifications)

Description

Project Duration:

DIVISION 1 / GENERAL CONDITIONS	COST	COMMENTS
General Conditions		
Permits		
Waste Removal		
Final Cleaning		
Other		
DIVISION 2 / EXISTING CONDITIONS	COST	COMMENTS
Demolition		
Moisture/Uplift Testing and Report (\$5,000.00 Allowance)		
Other		
DIVISION 3 / CONCRETE	COST	COMMENTS
Concrete slab repair		
Other		
DIVISION 6 / WOODS AND PLASTICS	COST	COMMENTS
Rough Carpentry		
Other		
DIVISION 7 / THERMAL MOISTURE/ROOFING	COST	COMMENTS
Roof Overlay and New Parapet Membrane System(s)		
Miscellaneous Sheet Metal Flashings, Trim, Gutters & Downspouts		
Contractor to provide Unit Costs for replacement of water damaged roof membrane - Allowance (700 square feet)		
Unit cost of membrane beyond 700 SF	\$ per SF	
Rigid Insulation Replacement if Damage is found - Allowance (700 square feet) Allowance		
Unit cost of insulation beyond 700 SF	\$ per SF	
Caulking and Waterproofing at Doors and Windows	\$ per LF	
DIVISION 9 / PAINTING	COST	COMMENTS
Pressure Washing		
Surface Preparation		
Painting		
Stucco Repair - Allowance (200 square feet)		
Unit cost of Stucco Repair beyond 200 SF.	\$ per SF	

SUBTOTAL

OH&P

TOTAL

SUB-CONTRACTOR/SUB-CONSULTANT INFORMATION FORM

Instructions

This form is to be completed and submitted in accordance with the requirements of the ITB to which the Bidder is responding. Do not leave any blanks or fail to provide any information or details that are required. Failure to submit this form or the use of any other form will result in the rejection of a Bid as non-responsive. The failure to provide the information or details required by the form may result in the rejection of a Bid as non-responsive.

ITB CRA No. and Title: _____

Bidder: _____

[illegible]



DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

**ADDENDUM NO. 2
TO
INVITATION TO BID NO. CRA 2025-03
EXTERIOR AND INTERIOR REPAIRS TO THE CRA-OWNED BUILDING
LOCATED AT 313 NE 3rd STREET – ARTS WAREHOUSE**

AUGUST 5, 2025

TO ALL BIDDERS AND OTHERS CONCERNED

The Delray Beach Community Redevelopment Agency ("CRA") has heretofore published an Invitation to Bid ("ITB") dated July 3, 2025, with respect to its intent to receive and consider Bids from qualified Bidders to construct exterior and interior repairs to the commercial building located at 313 NE 3rd Street, Delray Beach, Florida, 33444, ("Project").

The intent of this Addendum is to address questions and/or errors, and to clarify other aspects of the ITB. This Addendum incorporates information provided at the July 15, 2025, Voluntary Pre-Bid Meeting. Bidders submitting Bids for the above-referenced ITB shall take note of the following changes, additions, deletions, clarifications, etc., which shall become a part of and have precedence over anything shown or described otherwise.

MODIFICATION AND CLARIFICATIONS:

Certain Questions and Answers provided within Addendum No. 1 need to be clarified and the clarifications are provided below.

Addendum No. 1 Question 5 should read:

5. Who is responsible for permit fees?

The CRA will pay for all permit fees. Please do not include any permit fees in the Bid Price.

Please also see Question 4 within Addendum No.1.

Addendum No. 1 Question 7 should read:

7. Painting of Metal Structure at the Main Entrance:

There is a grid-style metal structure mounted above the main entrance door. To ensure full and durable paint coverage on all sides, this piece should be carefully removed. It is bolted in place and will require specialized handling to preserve its condition, with proper safety measures, storage, and reinstallation. Could you kindly confirm if the removal, safe handling, complete painting, and reinstallation of this structure is included in the Project Scope of Work?

If the grid-style stand-off metal panel needs to be removed to paint the wall, that would be considered means and methods and is up to the Contractor to determine which means and methods are necessary for a proper finished product.

The grid- style stand-off metal panel must be painted per the Scope of Work and if the Contractor has determined that it is necessary to remove the metal panel in order to properly paint the wall and the metal panel, the Contractor must safely handle, store, and re-install the metal panel.



Addendum No. 1 Question 11 should read:

11. Can you provide the finish and its thickness on the first floor (MFR and brand if possible)? The finish is not the same in all areas of the first floor, are we refinishing the entire floor or just the repair areas?

Please see Question 9 within Addendum No.1.
