

EXCELL Caulking & Waterproofing, Inc.

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State of Florida CBC# 1257380

CC# 97-8339-PU-X --- CC# 97-BS 000 28 --- CC# 0070135

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February 1, 2021

Mr. Rick Stauffer
City of Fort Pierce
52 Savannah Drive
Fort Pierce, FL 34982
(772) 359-0511 Cell
(772) 467-3807 Office

**Re: Exterior waterproofing (stucco replacement, caulking and coatings) of the City of Fort Pierce City Hall located at 100 US Highway One, Fort Pierce, FL 34950.
Job Number: FCW-144A-21.**

SCOPE OF WORK

STUCCO REPLACEMENT OF DAMAGED EXTERIOR STUCCO SHADOW-BOX OUTS (East and West elevations) 2,500 SF allowance:

- 1) Mechanically remove and dispose of all damaged stucco, deteriorated plywood, metal studs, felt underlayment and gypsum sheathing board.
- 2) Mechanically saw cut the repair area to a square edge for proper stucco placement.
- 3) Replace all vertical damaged metal studs (16 gauge galvanized commercial studs).
- 4) Remove and replace all damaged plywood within the shadow box out repair areas.
- 5) Pop a level horizontal chalk line 3" above and 3" below existing metal corner beads throughout the entire building.
- 6) Mechanically saw cut with diamond blade along the existing chalk line surfaces.
- 7) Mechanically chip the 3" of existing stucco above and below metal stucco stops and completely remove existing metal stucco stop.
- 8) Properly install new plastic stucco stops.
- 9) Install wire lathe and felt backing over the newly installed plywood and stucco stops.
- 10) Install a scratch coat of polymer modified high strength stucco mix over the properly repaired and prepared surface and hand trowel.
- 11) Install a finish coat of polymer modified high strength stucco mix over the scratch coat and hand trowel to match the existing surface as closely as possible.

STO CEMENTIOUS WATERPROOFING MEMBRANE OVER HORIZONTAL EAST AND WEST ELEVATION BOX-OUT, END TO END (top band 3 ledges, center band 2 ledges and lower band 2 ledges):

- 1) Mechanically saw-cut ledge cracks to 1/8 of an inch in width and solvent wipe with xylene to remove dust, dirt, oils or other foreign matters.
- 2) Install Tremco Dymonic 100 polyurethane sealant into the properly prepared cracks and dry tool immediately, forcing sealant against the sides for proper adhesion.
- 3) Apply a 6 inch strip of STO Watertight cementitious waterproofing membrane directly over the cured urethane sealant.
- 4) Imbed a 4 inch strip of STO fiber mesh into the wet waterproofing membrane.
- 5) Install a 3/4 inch urethane cant bead of Tremco Dymonic 100 or Dymeric 240 polyurethane sealant from the ledge surface to perimeter walls. Dry tool immediately, forcing the sealant against the joint sides for proper adhesion.
- 6) Apply a continuous coat of STO Watertight flexible cementitious waterproofing membrane to the entire properly prepared ledge using 1 inch naps.

WINDOW PERIMETER CAULKING:

- 1) Remove and dispose of the deteriorated window perimeter sealant.
- 2) Solvent wipe the opened window perimeter joints with xylene to remove dirt, oils, or other foreign matter.
- 3) Insert an open-cell backer-rod into the opened window perimeter joints to control the depth of sealant when installed.
- 4) Install a continuous bead of Tremco Dymonic 100 or Dymeric 240 polyurethane sealant to the properly prepared window perimeter joints (color to match the window frames as closely as possible).
- 5) Dry tool immediately forcing the sealant against the joint sides for proper adhesion.

CAULKING OF BUILDING ELEVATION CHANGES (RIGHT ANGLES) SLAB TO WALLS, COLUMNS, ETC.:

- 1) Mechanically remove the existing deteriorated sealants and dispose of properly.
- 2) Solvent wipe the opened joints with xylene to remove dirt, oils, or other foreign matter.
- 3) Insert an open-cell backer-rod into the opened joints to control the depth of sealant when installed if necessary.
- 4) Install a continuous bead of Tremco Dymonic 100 or Dymeric 240 polyurethane sealant to the properly prepared joints (color to match existing as closely as possible).
- 5) Dry tool immediately forcing the sealant against the joint sides for proper adhesion.

CAULKING OF VENTS, SCUPPERS & THROUGH BUILDING PENETRATIONS:

- 1) Mechanically remove any existing sealants and dispose of properly.
- 2) Solvent wipe around the building penetration with xylene to remove dust, dirt, oils or other foreign matter.
- 3) Install a continuous bead of Tremco Dymonic 100 or Dymeric 240 polyurethane sealant around the entire building penetration.
- 4) Dry tool immediately to force sealant against sides for proper adhesion.

REVEAL JOINT CAULKING:

- 1) Remove the existing reveal joint sealant and dispose of the removed material.
- 2) Solvent wipe all opened reveal joints to be caulked with xylene to remove dust, oils, or other foreign matter.
- 3) Insert an open-cell backer-rod to control the depth of sealant when installed if necessary.
- 4) Install Tremco Dymonic 100 or Dymeric 240 polyurethane sealant into the properly prepared reveal joints.
- 5) Dry tool immediately forcing the sealant against the joint sides for proper adhesion.

MORTAR JOINT AND BLOCK WALL WATERPROOFING (tuck point Keystone surfaces):

- 1) Pressure wash all exterior keystone surfaces to be waterproofed with a 3000-PSI pressure cleaner to remove dirt, dust, oils, or other foreign matter.
- 2) Apply biodegradable algaecide (as necessary) to remove dirt and other contaminants from building surfaces, and rinse with water when completed.
- 3) Install a non-shrink grout into the open keystone mortar joints and open voids and clean off the excess material.

PENETRATING SEALER APPLICATION:

- 1) Pressure wash all exterior surfaces with a 3000-PSI pressure cleaner to remove dirt, dust, oils, or other foreign matter.
- 2) Apply biodegradable algaecide (as necessary) to remove dirt and other contaminants from building surfaces, and rinse with water when completed.
- 3) Starting at the top and working to the bottom to ensure a wet-on-wet application, apply a continuous wet-on-wet coat of Chem-Trete BSM-40, 40 percent silane penetrating sealer to all properly prepared coral or keystone exterior surfaces.

SKYLIGHT GLAZING (Metal to glass):

- 1) Remove and dispose of the deteriorated silicone glazing sealant or gaskets.
- 2) Solvent wipe the opened glazing joints with xylene to remove dirt, oils, or other foreign matter.
- 3) Insert an open-cell backer-rod to control the depth of sealant when installed.
- 4) Install a continuous bead of Dow structural silicone sealant to the properly prepared glazing joints (color to match existing as closely as possible).
- 5) Dry tool immediately forcing the sealant against the joint sides for proper adhesion.

METAL TO METAL SKYLIGHT CAULKING:

- 1) Remove all metal to metal window caulking and dispose of removed material.
- 2) Solvent wipe the opened metal to metal joint with xylene to remove dust, oils or other foreign matter.
- 3) Insert open cell backer rod into the prepared joint to control the depth of sealant when installed.
- 4) Reseal all properly prepared metal to metal window joints with Dow structural silicone (color to match frames as closely as possible).
- 5) Dry tool forcing the sealant against the joint sides for proper adhesion.

METAL TO METAL PARAPET CAP SEAM CAULKING:

- 1) Remove any existing metal to metal sealants and dispose of removed material.
- 2) Solvent wipe the opened metal to metal joint with xylene to remove dust, oils or other foreign matter.
- 3) Insert backer rod into the prepared joint to control the depth of sealant when installed.
- 4) Reseal all properly prepared metal to metal cap seam joints with Dow structural silicone (color to match existing as closely as possible).
- 5) Dry tool forcing the sealant against the joint sides for proper adhesion.

EXTERIOR PAINTING OF ALL STUCCO / MASONRY SURFACES:

- 1) Pressure wash all exterior surfaces to be painted with 3000 psi pressure cleaner to remove dirt, oils, or other foreign matters.
- 2) Apply biodegradable algaecide (as necessary) to remove dirt and other contaminants from building surfaces, and rinse with water when completed.
- 3) Repair stucco cracks less than 1/16" in width with elastomeric patching compound applied directly over the crack and troweled flush to match existing surface as closely as possible.
- 4) Repair stucco cracks larger than 1/16" in width by saw-cutting the crack to 1/8" to 1/4" wide, solvent wipe with xylene.
- 5) Install Tremco Dymonic 100 or Dymeric 240 polyurethane sealant to the cleaned crack and dry tool for proper adhesion.
- 6) Finish the repair with elastomeric patching compound trowel to match the existing surface as closely as possible.
- 7) Apply Sherwin Williams Loxon Primer to all pressure washed surfaces.
- 8) Apply a first coat of Sherwin Williams 100% Acrylic Exterior Super Paint to all properly prepared exterior stucco surfaces (color to match existing as closely as possible).
- 9) Apply a second finish coat of Sherwin Williams 100% Acrylic Exterior Super Paint

EXTERIOR METAL PAINTING (metal doors):

- 1) Mechanically remove all oils, dust, grease, loose rust, and other foreign matter for proper material adhesion.
- 2) Prime the properly prepared exterior door surfaces with Sherwin Williams DTM primer to prevent rusting.
- 3) Apply a continuous coat of Sherwin Williams 100% acrylic DTM to all properly prepared metal door surfaces. Color to match the existing metal surfaces as closely as possible.

Please Note:

- **High Reach and Swing Stage Equipment will be used to access the repair areas.**
- **All overhead safety protection is included in bid.**
- **Exclusions: Painting of floors and roof copper metal caps.**

OUR PRICE TO COMPLETE THIS SCOPE OF WORK:

\$298,770.00

Payment Schedule
25% of contract price due on signing – Net 0
Progress payments on balance - Net 15 days

Warranty
Five (5) year labor and material warranty
On all work by Excell Caulking & Waterproofing, Inc.
Eight (8) year material (Sherwin Williams) coating warranty

Terms & Conditions

1. **This Contract Agreement does not include the following items and shall be supplied by others if required.**
 - a). Permitting fees and related expenses.
 - b). Engineering services, fees, inspections, testing, etc.
 - c). Removing and replacing of all objects which may inhibit access to the working area, including but not limited to plumbing pipes, electrical conduit, lights, air ducts, etc.
 - d). Not responsible for mold.
 - e). Electricity and potable water on the job site.
 - f). Excell Caulking & Waterproofing, Inc. is not responsible for damage to waterproofing material(s) caused by other trades or tradesmen, deterioration due to natural disasters, fire, vandalism, or improper maintenance.
 - g). Contractor not responsible for window washing after caulking.
 - h). Unit prices for budgetary purposes; conditions may vary and are subject to specifics.
 - i). It is a requirement of this contract/proposal that the client/owner be named as additional insured with respect to general liability including ongoing and completed operations.
2. Proposal agreement is valid for thirty (30) days from bid due date.
3. Signed contract agreement must be received before work can commence.

ACCEPTANCE OF CONTRACT

I, the undersigned, have read and agree to the terms, contents, and conditions of this Contract. I also understand that by signing this Proposal, it becomes a legal and binding contract between the two (2) parties.

Approval Signature Title Date

Job Number: FCW-144A-21 Contract Price: \$298,770.00

Thank you,
Gary Shimko
Gary Shimko, President
Excell Caulking & Waterproofing, Inc.

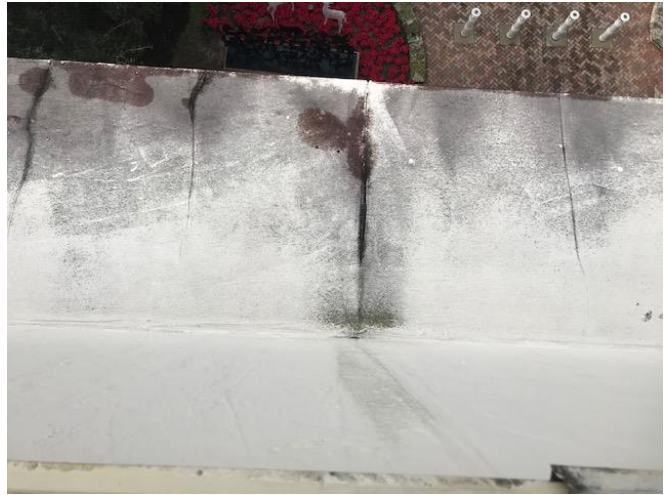
Stucco replacement and repairs of East and West elevation shadow box-outs



Sto cementitious waterproofing membrane on East and West elevation box-out:



Seven ledges total (end to end) for Sto installation (marked in blue)



Top horizontal band of box out to receive Sto cementitious waterproofing membrane

Caulking:



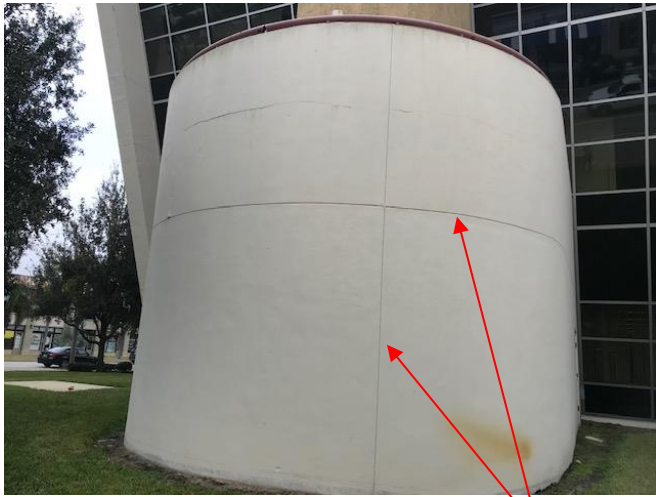
Window perimeters



Window perimeter



Caulking of 90 degree angles



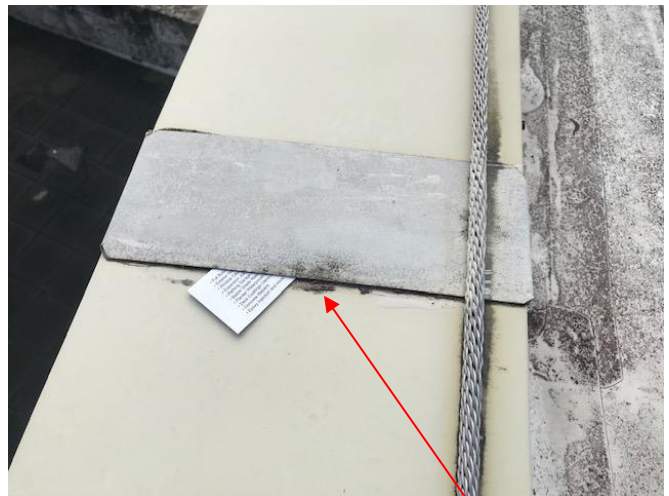
Reveal caulking



Metal cap seam caulking



Reveal joint caulking
Vertical reveal joint – Top of box out



Tuck point Keystone grout and apply penetrating sealer on Keystone surfaces:





Tuck pointing and penetrating sealer

Caulking of skylight: metal to glass and metal to metal joints:



Prepare and paint masonry surfaces:

