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November 26, 2024

Lauderhill Police Station
6279 W Oakland Park Blvd
Lauderhill, FL 33313

Attention: **Merrill Romanik**

Project: **Lauderhill Police Station**

Regarding: **Tower Cladding Repairs & Exterior Coating Restoration**

Dear Mrs. Romanik,

Building Engineering-Consultants, Inc. (BE CI) has developed an abbreviated scope of work for the Tower cladding repairs and exterior coating restoration at the Lauderhill Police Station project (Reference Figure No. 1). Please find the scope recommendations below and if you have any questions, please feel free to contact our Miami office.

1.0 General Requirements & Site Plan

- 1.1. The contractor shall be responsible for providing all Permits and Licenses that are required to perform proposed Work and for paying all associated fees. The contractor shall be in compliance with all regulatory Ordinances and Inspections.
- 1.2. Provide all temporary safety barriers and enforce all OSHA rules concerning construction and project safety. Provide all tools and equipment (i.e. Cranes, material hoist, pumps and scaffolding) required to properly perform the work. Protect surrounding areas within the property not included during construction along with daily cleanup of all debris.
- 1.3. Contractors are responsible for surveying all surrounding work areas and report any pre-existing conditions that haven't been identified to the Owner in writing prior to commencing work.



Figure 1 – Overall Site Plan.

2.0 Scope Recommendations

2.1. General Conditions:

2.1.1. The Lauderhill Police Station Project is located in Lauderhill, Florida and was constructed in 2003. The building consists of tilt-up concrete wall panels that are coated with an exterior wall coating (Reference Figure No. 2 and Photo Exhibit Nos. 1 through 6). The building has a total of five (5) Towers protruding from the Main Roof (one on each corner and one in the middle of the Main Entryway on the West Elevation) (Reference Figure No. 3 and Photo Exhibit Nos. 7 through 12). The cladding system along the back side of the Tower elevations, at the Main Roof, consists of a Metal Framed wall with a Conventional Stucco system. There is approximately 700 square feet (SF) of Conventional Stucco along the interior Tower walls. The Main Roof consists of a single-ply roof membrane over a metal deck. The Tower Roofs and Lower Roofs consist of a standing seam metal roofing system.



Figure 2 – Overall view of the Main Entryway, West Elevation.



Figure 3 – Overall view of the Main Roof Towers, West Elevation.

2.2. Removal & Replace Conventional Stucco:

2.2.1. BECI recommends the removal and replacement of the Conventional Stucco system on the Tower Roof walls, in accordance with the approved Specifications (Appendix A) and Drawing Set (Appendix B) (Reference Figure Nos. 4 & 5 and Photo Exhibit Nos. 13 through 19). This will allow for the conventional stucco system to drain at the base of wall, as well as provide proper ventilation to promote airflow and moisture evaporation in accordance with ASTM C1063 and the 2023 Florida Building Code (FBC), 8th Edition. There will be approximately 700 SF of conventional stucco needing replacement at this condition (Plus or minus 50 SF). We also recommend the installation of a fluid applied air and water barrier system that ties into the adjacent roof flashing and tilt-up walls, prior to the installation of the paper backed lath. This will help to control water and air infiltration into the interior system, and is required by the 2023 Florida Building Code (FBC), 8th Edition. Please reference the Stucco and Weather Barrier

specifications in Appendix A, and Drawings in Appendix B, for installation guidelines and product recommendations.



Figure 4 – Overall view of the conventional stucco on the Roof Tower interior walls.



Figure 5 – Overall view of the conventional stucco system and exposed metal lath.

2.3. Install Roof Termination Flashing at Parapets:

2.3.1. BECI recommends re-flashing the parapet wall coping cap and TPO vertical termination joint at the conventional stucco interfaces along the Main Roof, in accordance with the approved Specifications (Appendix A) and Drawing Set (Appendix B) (Reference Figure Nos. 6 & 7 and Photo Exhibit Nos. 20 through 26). BECI recommends that the conventional stucco be properly terminated with a casing bead, backer rod, and sealant joint over a new vertical counterflashing installed over the vertical TPO termination bar. This will help to provide proper stucco termination at dissimilar conditions, per the 2023 Florida Building Code (FBC) and ASTM C1063. Improper saddle flashing and parapet-to-sidewall integration are common contributors to air and water penetration. There are approximately ten (10) of these conditions along the Main Roof.



Figure 6 – Overall view of the parapet to conventional stucco transition conditions.



Figure 7 – Overall view of vertical parapet to conventional stucco transition joint.

2.4. Remove & Replace Foam Trim:

2.4.1. BECI recommends removing and replacing the decorative foam trim bands along the five (5) towers along the Main Roof (Reference Figure Nos. 8 & 9 and Photo Exhibit Nos. 27 through 32). We recommend that sealant be installed at the new soffit vent perimeter interface and stucco/tilt-up wall interface prior to the exterior coating installation. There are a total of two (2) different foam band dimensions that can be seen in the Specifications (Appendix A) and Drawings (Appendix B). There is approximately 400 Linear Feet (LF) of EIFs foam trim bands along the Main Roof Towers.

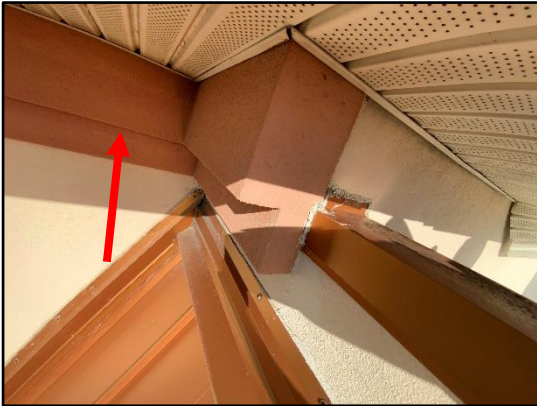


Figure 8 – Overall view of the existing foam trim bands along the Corner Towers.



Figure 9 – Overall view of the existing foam trim bands along the Center West Tower.

2.5. Remove & Replace Soffit Vents:

2.5.1. Additionally, we recommend removing and replacing ALL the existing aluminum soffit vents along the Main Roof Towers with new vents in accordance with the 2023 Florida Building Code (FBC) (Reference Figure No. 10 and Photo Exhibit Nos. 33 through 37). Reference the approved Specifications (Appendix A) and Drawing Set (Appendix B) for the aluminum vent installation. We also recommend removing and replacing the isolated damaged roof fascia at these conditions (Reference Figure No. 11 and Photo Exhibit Nos. 38 through 42). Damaged fascia and the lack of sealant joints can contribute to water intrusion from wind driven rain and expose the interior roof structural elements to the environment. There is approximately 520 LF of soffit and fascia along the Main Roof Towers. Only damaged fascia is to be removed and replaced. Contractor to assume quantities in Base Bid. Fascia to match existing roof system at these locations.



Figure 10 – Overall view of the existing tower soffit vents.



Figure 11 – Overall view of damaged roof fascia.

2.6. Application of New Exterior Coatings:

2.6.1. BECI recommends installing new exterior coatings along the entire building envelope, including all tilt-up concrete walls and conventional stucco along the Main Roof Tower interior walls (Reference Figure Nos. 12 & 13 and Photo Exhibit Nos. 43 through 46). Exterior coatings are important for the protection of the structural components of the building and allowing the building envelope to function per the intended design. Exterior coatings shall be installed per the Manufacturer's Installation Guidelines and the approved Specifications (Appendix A). There is approximately 23,000 Square Feet (SF) of tilt-up concrete walls and conventional stucco that needs to be painted along the entire building envelope. Include pricing in Base Bid. Assume like and Kind finishes.



Figure 12 – Overall view of the existing exterior coating condition along the conventional stucco.



Figure 13 – Overall view of the existing exterior coating condition along the tilt-up panel walls.

2.7. Remove & Replace Sealant Joints:

2.7.1. BECI recommends removing and replacing ALL perimeter sealant along the building envelope at headwall flashings, penetrations, roof counter-flashings, coping caps, window and door perimeters, louvers, etc (Reference Figure Nos. 14 & 15 and Photo Exhibit Nos. 47 through 53). Cracking and damaged sealant joints displayed along the exterior envelope are common contributors to water and air penetration into the interior building system. We recommend cleaning the surrounding surfaces prior to the sealant installation. We also recommend installing a high-build acrylic over the sealant conditions after the sealant has properly cured. This will allow for continuous repair throughout the existing façade. Please reference the sealant specifications (Appendix A) for installation guidelines and product recommendations. Include pricing in Base Bid.



Figure 14 – Overall view of sealant to be replaced at metal roof headwall flashing.



Figure 15 – Overall view of a sealant to be installed from the counterflashing to TPO roof membrane below.

2.8. Remove & Replace Panel Wall Joints:

2.8.1. Lastly, BECI recommends removing and replacing ALL the tilt-up wall panel wall joint sealants along the entire building envelope (Reference Figure Nos. 16 & 17 and Photo Exhibit Nos. 54 through 57). Panel wall joint sealants are vital for the long-term envelope performance within a tilt-up wall structural system. Polyurethane exterior sealant joints typically have a 5-10 year lifespan, while STPE hybrid sealants have a 10-20 year lifespan. BECI recommends an STPE sealant joint at these conditions with the minimum performance requirements specified in the approved Specifications (Appendix A). We also recommend installing a high-build acrylic over the sealant conditions after the sealant has properly cured. This will allow for continuous repair throughout the existing façade. Each joint is approximately 1" wide with an open cell backer rod. There is approximately 1,100 LF of panel wall sealant joints throughout the project. Please include pricing as Alternate Bid No. 1 when submitting Bids.



Figure 16 – Overall view of an inside corner panel wall joint to be removed and replaced.



Figure 17 – Overall view of an outside corner panel wall joint to be removed and replaced.

3.0 Repair Recommendations & Opinions

- 3.1. BECI recommends that a licensed general contractor with a minimum of 5 years of exterior restoration experience perform the repairs stated above. All quantities stated above are not intended to be final, but merely an estimation based on the visual inspections performed by BECI. BECI recommends that the City of Lauderdale uses this document, along with allowing perspective contractors to perform takeoffs prior to bidding. BECI recommends a review of the bidding documents be performed with the Engineer prior to awarding. BECI notes that all work performed above may not be final, as uncovered items may become present during construction. BECI also notes that all work above is intended to help eliminate air leakage and promote water drainage within the building envelope; However, without the intent of prohibiting vapor drive within the envelope. Please reference the Specification Section in Appendix A for all product recommendations and installation guidelines. Please reference the Drawings in Appendix B for project specific details with regards to the Tower Restoration.

Respectfully Submitted,
BUILDING ENGINEERING-CONSULTANTS, INC.

Max Mulka, PE
 Miami Branch Manager

Zach Newman, PE
 Vice President of Design

Attachments:

- Appendix A – Specification Section (51 Pages)
- Appendix B – Drawings (4 Pages)
- Appendix C – Photo Exhibit (10 Pages)



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LAUDERHILL POLICE STATION

LAUDERHILL, FLORIDA

ABBR. SCOPE OF WORK 2025 PROJECT MANUAL

BID SET

NOVEMBER 2024

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 00010 - TABLE OF CONTENTS**

<u>SECTION</u>	<u>TITLE</u>	<u>PAGES</u>
<u>INTRODUCTORY INFORMATION</u>		
00001	Cover Page	00001/1 through 1
00010	Table of Contents	00010/1 through 1
<u>DIVISION 1 – GENERAL REQUIREMENTS</u>		
01732	Selective Demolition	01732/1 through 4
<u>TECHNICAL SPECIFICATIONS</u>		
07240	Exterior Insulation and Finish System (EIFS)	07240/1 through 7
07270	Fluid-Applied Membrane Air Barriers	07270/1 through 6
07620	Sheet Metal Flashing and Trim	07620/1 through 5
07710	2-Piece Counterflashings	07710/1 through 3
07920	Building Sealants	07920/1 through 7
09220	Cement Plaster Stucco System	09920/1 through 10
09910	Acrylic Coatings	09910/1 through 7
<u>DRAWINGS</u>		
Sheet A-C	Cover Page	
Sheet A-101	Site Plan	
Sheet A-501	Details	
Sheet A-502	Details	

END OF SECTION 00010

SECTION 01732 – SELECTIVE DEMOLITION

PART 1 - GENERAL

1.01 SUMMARY

- A. Selective demolition includes the following:
 - 1. Removal of failed or deteriorated stucco cladding, saddle flashings, sealants, and coatings as necessary to perform the restoration as described in the Project Manual, Drawings, and Details.

1.02 REFERENCES

- A. American National Standards Institute (ANSI):
 - 1. A10.6 - Safety Requirements for Demolition.
- B. National Fire Protection Association (NFPA):
 - 1. NFPA 241 - Safeguarding Construction, Alteration, and Demolition Operations.
- C. Occupational Safety and Health Administration (OSHA):
 - 1. Construction Safety Act, Part 1926

1.03 SUBMITTALS

- A. Schedule of Selective Demolition Activities: The Contractor is required to submit and indicate the following:
 - 1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity. Ensure the Owner's on-site operations and tenants' occupancy activities are uninterrupted.
 - 2. Interruption of utility services.
 - 3. Coordination for shutoff, capping, and continuation of utility services.
 - 4. Access provisions.
 - 5. Locations of temporary partitions and means of egress, including for tenants affected by Selective Demolition operations.
 - 6. Site plan identifies storage areas for debris and non-accessible areas and accommodations for parking and use of the existing property.
- B. Submit required permits and notices authorizing selective demolition, certificates of severance of utility services (if required), methods of traffic maintenance, permit for transport and disposal of debris, location of disposal area, and other information as required.

1.04 CLOSEOUT SUBMITTALS

- A. Submit a list of items that have been removed and salvaged.

1.05 QUALITY ASSURANCE

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 01732 – SELECTIVE DEMOLITION**

- A. Demolition Firm Qualifications: A firm with a minimum of three (3) years of experience in similar work performance. Submit a project list with a description of the Work performed and a contact name and number to the Engineer upon request.
- B. Regulatory Requirements: Comply with hauling and disposal regulations of authorities having jurisdiction.
- C. Standards: Comply with ANSI A10.6 and NFPA 241.
- D. Pre-Demolition Conference: Meet with the Owner or Owner's Representative, Engineer, and related trades to discuss sequencing and installation procedures.

1.05 SITE CONDITIONS

- A. Before starting any phase of the Work that impacts or takes place within, any space affecting tenants, prepare the areas for executing the Work.
- B. Any condition that could affect the performance of selective demolition work must be brought to the attention of the Engineer in writing immediately upon its discovery.
- C. Commencement of Selective Demolition Work will constitute the Contractor's acceptance of existing conditions.
- D. The Contractor is responsible for protecting all adjacent construction from damage. Existing structures or installations destroyed or damaged as a result of Selective Demolition Work, including landscaping, will be replaced or repaired by the Contractor to the Owner's satisfaction and at no additional cost to the Owner.
- E. When unanticipated mechanical, electrical, or structural elements that conflict with the intended function or design are encountered, investigate and measure the nature and extent of the conflict. Promptly submit a detailed written report to the Engineer and Owner's Representative. Upon direction from Engineer, revise the Selective Demolition schedule as necessary to continue the overall Project progress without delay.

1.06 SEQUENCING AND SCHEDULING

- A. Plan selective demolition work in sufficient detail to ensure the completion of the Work safely and carefully. Additionally, plan selective demolition work following the approved shoring plan submitted to Engineer.
- B. The Contractor is solely responsible for planning and effectively implementing the Work, including the safety of persons and property protection.
- C. Coordinate scheduling plan with Owner's Representative and Engineer regarding availability of storage and work trailer areas and similar requirements. The Contractor shall be prepared to modify or revise the entire plan to accommodate the Owner's requirements. Please include in the schedule the number of working days required to complete the Work in its entirety, coordination between selective demolition and installation of new Work, and disposal of construction debris generated by selective demolition work.

PART 2 - PRODUCTS

2.01 EQUIPMENT

- A. Provide safe, well-maintained equipment with qualified operators and proper insurance coverage, as required for Selective Demolition Work.

2.02 REPAIR MATERIALS

- A. Comply with material and installation requirements specified in individual Specification Sections.
- B. Where materials are not specified, use repair materials identical to existing materials, of equivalent or better quality. Match adjacent finishes as closely as possible. All repair materials must meet or exceed all local building code requirements.

PART 3 - EXECUTION

3.01 PREPARATION AND PROTECTION

- A. Protect all adjacent Work and materials with suitable coverings or other approved methods during the progress of the Work. Protect against any possibility of flying debris and damage. Repair or replace any damaged existing building surface or element with new Work of equivalent kind and quality and to the Owner's satisfaction, at no additional cost to the Owner.
- B. Construct barricades as required and necessary. Remove, mask, or otherwise protect adjacent construction, existing buildings, the pool, and property, including but not limited to glass, glazing, aluminum framing, hardware, fixtures, and similar items in each area of Selective Demolition Work.
- C. Provide interior and exterior shoring, bracing, or support to prevent movement, settlement, or collapse of structure or element to be demolished and adjacent facilities or work to remain.
- D. Provide and maintain temporary weather protection during the interval between Selective Demolition and removal of existing construction on exterior surfaces and installation of new construction to ensure that no water leakage or other damage occurs to the structure or interior areas of the existing building.
- E. Provide and maintain protection for the Work against wind, storms, cold and heat, and any other source of potential damage. At the end of each day's work, cover all new Work vulnerable to damage. If low temperatures make it impossible to continue operations safely despite cold weather precautions, cease Work and notify the Owner's Representative and Engineer.
- F. Provide all necessary fences, warning signals, signs, and lights before any selective demolition work commences; maintain secure outdoor storage areas during the entire

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 01732 – SELECTIVE DEMOLITION**

course of the Work. Provide overhead protection for pedestrian and vehicular traffic at the edge of the building and as required by the Engineer.

- G. Office activities and services shall not be disrupted and take precedence over construction services. Note that some drives, roads, parking, access ways, and staging areas dedicated to construction must be shared with others. The Contractor must coordinate the use of such areas to minimize congestion and aid in expediting the Work of all entities using the property.
- H. Keep the Work clean and free from unsightly or dangerous accumulations of materials or trash at the end of each day's Work. Provide fences or adequate protection around any dangerous openings, materials, or equipment to protect all persons from injury by coming in contact with the same.
- I. Remove and replace any work damaged by failure to provide the protection required as specified herein before with new Work of equivalent kind and quality at no additional cost to the Owner.
- J. Coordinate arrangements with the Owner for security procedures on the property.

3.02 SELECTIVE DEMOLITION

- A. General: Demolish and remove existing construction only to the extent required by new restoration Work and as indicated in the Construction Documents. Use methods required to complete the Work within the limitations of governing regulations and as follows:
 - 1. Proceed with Selective Demolition systematically, from higher to lower levels.
 - 2. Neatly cut openings and holes plumb, square, and true to the dimensions required.
 - 3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
 - 4. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of them off-site.
 - 5. Dispose of demolished items and materials promptly.

3.03 PATCHING AND REPAIRS

- A. General: Promptly repair damage to adjacent construction caused by Selective Demolition operations.
- B. Repairs: Where repairs to existing surfaces are required, leave the area in a condition suitable for new materials.
- C. Restore: Restore exposed finished of patched areas and extend restoration into adjoining construction to eliminate evidence of patching and refinishing.

END OF SECTION 01732

SECTION 07240 – EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

PART 1 - GENERAL

1.01 SUMMARY

- A. Section includes installing new EIFS Decorative Bands at removed locations of existing EIFS Decorative Bands.
- B. Drawings and general provisions of the Contract, including General and Supplementary conditions apply to this Section.

1.02 REFERENCES

- A. American Society for Testing and Materials (ASTM):
 - 1. ASTM C1397: Standard Practice for Application of Class PB Exterior Insulation and Finish Systems.
- B. EIFS Industry Members Association (EIMA):
 - 1. “Guide to Exterior Insulation & Finish System Construction.”

1.03 QUALITY ASSURANCE

- A. Qualifications:
 - 1. Work performed under this section shall only be by installers with minimum five (5) years documented experience in the application of specified products and systems on projects of similar size and scope.
 - 2. Each Contractor shall be approved by manufacturer for installation of their products.
 - 3. Contractor shall submit the names of two prior successful installations to Engineer.
- B. Pre-Installation Conference:
 - 1. Meet with Owner, Owner’s Representative, Engineer, and related trades to discuss sequencing and installation procedures.

1.04 DELIVERY, STORAGE AND HANDLING

- A. Deliver products to job site in original unopened packages with labels identifying manufacturer, product identification, and batch numbers when appropriate.
- B. Store materials in accordance with manufacturer’s recommendations.

1.05 MOCK-UP

LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07240 – EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

- A. At the start of the project, Contractor shall perform mock-up of required EIFS bands at one (1) Roof Soffit location, as approved by the Owner.
- B. Manufacturer's representative or designated representative will review technical aspects; surface preparation, application, and workmanship.
- C. Obtain Engineer's written approval of mock-up before start of material application elsewhere, including approval of aesthetics, texture, and appearance.
- D. Mock-up shall serve as standard for judging workmanship on remainder of project. Therefore, mock-up should be maintained during construction.

1.06 PROJECT CONDITIONS

- A. Contractor shall accept the conditions of the job site as they exist and perform his work accordingly.
- B. Any adverse condition which might affect the performance of the work described in these specifications must be brought to the attention of the Owner in writing immediately upon its discovery.
- C. Comply with manufacturer's recommended minimum and maximum installation temperatures.
- D. Contractor shall be held responsible for protecting all adjacent construction from damage. Existing structures or installations which are destroyed or damaged by operations connected with this Work, including landscaping, shall be replaced and/or repaired by the Contractor to the satisfaction of the Owner at no additional expense.
- E. Contractor shall secure field measurements required for proper installation of work covered by this Section. Exact measurements are Contractor's responsibility.

1.07 SEQUENCING AND SCHEDULING

- A. Contractor shall coordinate each portion of this work with other trades to ensure that all construction can be completed once it is begun.
- B. Contractor shall coordinate each portion of this work with the Owner's Representative, to minimize annoyance and inconvenience to building occupants.

1.08 WARRANTY

- A. In the event any work related to this section is not in accordance with the Contract Documents or otherwise found to be defective within the specified warranty period, the Contractor and/or Manufacturer agrees to remove and replace the defective work and/or affected areas at no additional cost.
 - 1. Manufacturer's **ten (10) year** material warranty for EIFS Decorative Bands.
 - 2. Contractor's **two (2) year** workmanship warranty agreeing to repair any material or workmanship defects.

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07240 – EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)**

- B. Submit sample warranty to Manufacturer and Engineer prior to commencing work and obtain approval for warranty.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

- A. Subject to compliance with requirements, provide products from the following manufacturer:
1. STO Corp.
3800 Camp Creek Parkway SW
Building 1400, Suite 120
Atlanta, Georgia 30331
Contact Name: Terry Dittenber
Contact Number: (850) 393-6954
www.stocorp.com
- B. All primary materials shall be from a single manufacturer. To assure system compatibility, mixing and matching of various products from different manufacturers is prohibited.
- C. All secondary materials shall be in accordance with primary materials manufacturer's recommendations or requirements.

2.02 MATERIALS

- A. Rigid Insulation Board:
1. Expanded Polystyrene (EPS) Insulation Board.
 2. Classification: Type 1.
- B. Adhesive:
1. Acrylic – based, fiber reinforced flexible adhesive and waterproofing adhesive.
 - a. Acceptable Products:
 - i. STO Flexyl
- C. Base Coat:
1. Acrylic – based, fiber reinforced flexible adhesive and base coat product.
 - a. Acceptable Products:
 - i. STO Flexyl
 2. Water: Clean and portable without any foreign matter.
 3. Bonding Agent: Surface applied bonding agent and additive as required by the manufacturer.

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07240 – EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)**

- 4. Reinforcing Mesh: Woven, coated glass fiber fabric, Minimum weight 4.2 oz/yd²
 - a. Acceptable Products:
 - i. STO Mesh (hi-impact)
- 5. Primer: 100% acrylic-based primer.
 - a. Acceptable Products:
 - i. STO Primer
- D. Finish Coat:
 - 1. Finish: 100% acrylic resin finish, air cured, compatible with base coat, finish color factory-mixed, color and finish texture as selected by Owner.
 - a. Acceptable Products:
 - i. STO Powercyl

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Inspect Surfaces For:
 - 1. Contamination, such as algae, chalkiness, dirt, dust, efflorescence, form oil, fungus, grease, laitance, mildew or other foreign substances.
 - 2. Damage and deterioration.
 - 3. Moisture Content and Moisture Damage: Use a moisture meter to determine if the surface is dry enough to receive the EIFS and record any areas of moisture damage.
 - 4. Compliance with Specification Tolerances: Record areas that are out of tolerance (greater than ¼ inch in 8-0 feet deviation in plane).

3.02 SURFACE PREPARATION

- A. Remove surface contaminants; comply with ASTM D 4258 and ASTM D 4261.
- B. Apply conditioner by sprayer or roller to chalking or excessively absorptive surfaces.
- C. Level surfaces to comply with required tolerances.
- D. Install all flashings in accordance with Drawings and Details prior to installation of EIFS.

3.03 EIFS INSTALLATION

- A. Back-wrapping: Apply a strip of detail mesh to the substrate at a level base line and at all system terminations with adhesive. The mesh must be wide enough to adhere

LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07240 – EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

approximately 4 inches (2 inches minimum) of mesh onto the wall, be able to wrap around the insulation board edge and cover a minimum of 2-½ inches on the outside of the insulation board. After adhering mesh strips to the substrate, they will dangle until the back-wrap procedure is completed (section E.1 below).

A. Adhesive Application and Installation of Insulation:

1. Apply adhesive to the back of the insulation board with the proper size stainless steel notched trowel. Apply uniform ribbons of adhesive parallels with the vertical dimension of the board.
2. Immediately place insulation boards in a running bond pattern on the walls with the adhesive ribbons running vertically, starting from a level base line. Apply firm pressure over the entire surface of the boards to insure uniform contact. Bridge sheathing joints by a minimum of 8 inches.
3. Butt all board joints tightly together to eliminate any thermal breaks in the EIFS. Care must be taken to prevent any adhesive from getting between the joints of the boards.
4. Remove individual boards periodically while the adhesive is still wet to check for satisfactory contact with the substrate and the back of the insulation board. An equal amount of adhesion must be on the substrate and the board when they are removed, as an indication of adequate adhesion.
 - a. Do not use nails, screws, or any other type of non-thermal mechanical fastener.

B. Slivering and Rasping of Insulation Board:

1. Fill any open joints in the insulation board layer with slivers of insulation or approved spray foam.
2. After insulation boards are firmly adhered to the substrate, rasp the surface to achieve a smooth, even surface and to remove any ultraviolet ray damage.
 - a. EPS insulation board exposed to sunlight will develop a powdery residue on the surface. This film must be entirely removed by rasping the surface.

C. Reveals/Aesthetic Grooves:

1. Reveals/aesthetic grooves may be designed into the system to accommodate workability on multilevel buildings or lengthy wall sections.
2. Cut reveal/aesthetic grooves with a hot-knife, router or groove-tool in locations indicated on project Drawings and Details.
3. Offset reveals minimum 3 inches from insulation board joints.
4. A minimum of ¾ inch thickness of insulation board must remain at bottom of the groove after cutting.

D. Completion of Back wrapping:

1. Complete the back-wrapping procedure by applying base coat to exposed edges of insulation board and approximately 4 inches onto the face of the insulation board. Pull mesh tight around the board and embed it in the base coat with a

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07240 – EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)**

stainless-steel trowel. Use a corner trowel for a clean, straight lines. Smooth any wrinkles or gaps in the mesh.

E. Base Coat and Reinforcing Mesh Application:

1. Apply minimum 9 x 12-inch diagonal strips at penetrations through the system. Embed the strips in wet base coat and trowel from the center to the edges of the mesh to avoid wrinkles.
2. Apply detail mesh at reveals. Embed the mesh in the wet base coat and trowel from the base of the reveal to the edges of the mesh.
3. Standard mesh application: Apply base coat over the insulation board, including areas with high impact mesh, with spray equipment or a stainless-steel trowel to a uniform thickness of approximately 1/8 inch. Work horizontally or vertically in strips of 40 inches, and immediately embed the mesh into the wet base coat by troweling from the center to the edge of the mesh. Overlap mesh not less than 2½ inches at mesh seams and at overlaps of detail mesh. Feather seams and edges. Double wrap all inside and outside corners with minimum 2½ inches overlap in each direction. (Alternate Corner Treatment: Embed corner mat in wet base coat, allow to dry, then overlap up to corner with standard reinforcing mesh embedded in base coat.) Avoid wrinkles in the mesh. the mesh must be fully embedded so that no mesh color shows though the base coat when it is dry.
4. The minimum required reinforced base coat thickness is 1/16 inch when it is dry. Re-skim the base coat after it is dry if 1/16-inch thickness is not achieved during the initial application. Allow base coat to thoroughly dry before applying primer or finish.

F. Finish Coat Application:

1. Note: If a primer is used, apply with brush, roller or proper spray equipment over the clean, dry base coat and allow to dry thoroughly before applying finish.
2. Apply finish directly over the base coat (or primed base coat) only after the base coat/primer has thoroughly dried. Apply finish by spraying or troweling with a stainless-steel trowel, depending on the finish specified. Follow these general rules for application of finish:
 - a. Avoid application in direct sunlight.
 - b. Apply finish in a continuous application, and work to a wet edge.
 - c. Weather conditions affect application and drying time. Hot or dry conditions limit working time and accelerate drying and may require adjustments in the scheduling of work to achieve desired results; cool or damp conditions extend working time and retard drying and may require added measures of protection against wind, dust, dirt, rain and freezing. Adjust work schedule and provide protection.
 - d. Float "R" (rilled texture) finishes with a plastic trowel to achieve rilled texture.
 - e. Do not install separate batches of finish side-by-side.
 - f. Do not apply finish over irregular or unprepared surfaces, or surfaces not in compliance with the requirements of the project specifications.

3.04 FIELD QUALITY CONTROL

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07240 – EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)**

- A. Inspection for complete coverage should be made to ensure all holes, cracks, and voids have been filled, and all joints and cracks have been properly treated. Finished work is to be inspected by the Engineer to verify compliance with project specifications.

3.05 CLEANING

- A. General:
 - 1. Do not allow accumulation of empty containers or other excess items except in areas set aside for the purpose. Remove and properly discard all used material, packages, containers, and debris from the project site caused by the application of plaster coating.
 - 2. Prevent accidental spilling of coating materials; in event of a spill:
 - a. Remove spilled material and waste or other equipment used to clean up spill.
 - b. Clean surfaces to their original undamaged conditions.
- B. Adjacent Surfaces:
 - 1. Upon completion, remove all coating stains, splatters, etc., from any surface not designated to be coated. Any stained or ruined surface, including landscaping, shall be repaired or replaced to the satisfaction of the Owner at no additional expense.

3.06 PROTECTION

- A. Freshly coated surfaces located in trafficable areas shall be legibly posted as such immediately following their completion. Provide barricades to protect work, if necessary.
- B. Remove temporary protection and enclosure of other work. Repair surfaces which have been stained, marred, or otherwise damaged during the plastering work. When plastering work is completed, remove unused materials, containers, and equipment and clean area of plaster debris.
- C. Installer shall advise the Contractor of requirements for the protection of plaster from deterioration and damage during the remainder of the construction period.

END OF SECTION 07240

SECTION 07270 - FLUID-APPLIED MEMBRANE AIR BARRIERS

PART 1 - GENERAL

1.01 SUMMARY

- A. Work of this section includes application of fluid-applied air and water resistive barrier over existing plywood/gypsum sheathing as described in Section 00301 of the Project Manual and as depicted in BECI's Drawings and Details.
- B. Related Sections:
 - 1. Section 07240 – Exterior Insulation and Finish System (EIFS)
 - 2. Section 09220 – Cement Plaster Stucco System

1.02 PERFORMANCE REQUIREMENTS

- A. Performance requirements: Comply with the specified performance requirements and characteristics as herein specified.
- B. Performance description:
 - 1. The building enclosure shall be constructed with a continuous, air and water-resistive barrier to control water and air leakage into and out of the conditioned space.
 - 2. Joints, penetrations and paths of water and air infiltration shall be made watertight and airtight.
 - 3. System shall be capable of withstanding positive and negative combined wind, stack, and HVAC pressures on the enclosure without damage or displacement.

1.03 SUBMITTALS

- A. Product data: Submit manufacturer's product data including membrane and accessory material types, technical and test data, composition, descriptions and properties, installation instructions and substrate preparation requirements.
- B. Shop Drawings: Provide Installation Guideline Illustrations.
- C. Field Data:
 - 1. Prior to commencing with the Work, provide the Engineer with accurate field measurements and material quantities for exterior walls.
 - 2. Failure to comply with this requirement will result in stoppage work and the Contractor shall be responsible for any time delays resulting from such stoppage.
- D. Warranty: Submit copy of manufacturer's warranty as specified herein.

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07270 – FLUID-APPLIED MEMBRANE AIR BARRIERS**

1.04 QUALITY ASSURANCE

- A. Applicable standards, as referenced herein: ASTM International (ASTM).
- B. Manufacturer's qualifications: Air and water-resistive barrier systems shall be manufactured and marketed by a firm with a minimum of five (5) years of experience in the production and sales of air and water-resistive barrier systems. Manufacturers proposed for use, but not named in these specifications, shall submit evidence of ability to meet all requirements specified, and include a list of projects of similar design and complexity completed within the past five (5) years.
- C. Installer's qualifications: The installer shall demonstrate qualifications to perform the work of this section by submitting the following:
 - 1. Verification that installer has been trained by and is approved to perform work as herein specified by air and water-resistive barrier system manufacturer.
 - 2. Work performed under this section shall only be by installers with minimum three (3) years documented experience in the application of specified products and systems on projects of similar size and scope.
 - 3. Evidence of proper equipment and trained field personnel to successfully complete the project.
- D. Inspection and testing: Cooperate and coordinate with the Owner's inspection and testing agency. Do not cover installed products or assemblies until they have been inspected, tested, and approved.
- E. Sole source: Obtain materials from a single manufacturer.
- F. Regulations: Provide products which comply with all state and local regulations controlling use of volatile organic compounds (VOC).
- G. Pre-installation conference: Prior to beginning installation of air and water-resistive barrier system, hold a pre-installation conference to review work to be accomplished.
 - 1. Contractor, Engineer, Applicator, membrane system manufacturer's representative, and all subcontractors who have materials penetrating membrane system or finishes covering membrane system shall be present.

1.05 DELIVERY, STORAGE AND HANDLING

- A. Deliver materials and products in labeled packages. Store and handle in strict compliance with manufacturer's instructions and recommendations. Protect from damage, weather, excessive temperatures, and construction operations. Remove damaged material from site and dispose of in accordance with applicable regulations.
- B. Protect air and water-resistive barrier components from freezing and extreme heat. Store materials at temperatures of 40 degrees Fahrenheit to 100 degrees Fahrenheit.

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07270 – FLUID-APPLIED MEMBRANE AIR BARRIERS**

- C. Sequence deliveries to avoid delays and to minimize on-site storage.

1.06 PROJECT CONDITIONS

- A. Weather conditions: Perform work only when existing and forecasted weather conditions are within the limits established by the manufacturer of the materials used.
1. Do not apply when surface or air temperature are below 40 degrees Fahrenheit or above 110 degrees Fahrenheit.
 2. Proceed with installation only when the substrate construction and preparation work are complete and in condition to receive the membrane system.
 3. Exposure limitations: Schedule work to ensure that air and water-resistive barrier system is covered and protected from UV exposure within 180 days of installation. If air and water-resistive barrier membrane system cannot be covered within 180 days after installation, apply temporary UV protection as recommended by membrane manufacturer.

1.07 WARRANTY

- A. Provide Contractor's two (2) year workmanship warranty against leakage and defects.

PART 2 – PRODUCTS

2.01 MANUFACTURER

- A. Subject to compliance with the requirements, provide products from one of the following manufacturers:
1. Pecora Corporation
165 Wambold Rd.
Harleysville, PA 19438
Contact Name: Maria Isabel Coloma
Contact Number: (786) 523-3080
www.pecora.com
 2. Sto Corp.
3800 Camp Creek Parkway SW
Building 1400, Suite 120
Atlanta, GA 30331
Contact Name: Jason Rivera
Contact Number: (954) 290-1662
www.stocorp.com
- B. Other manufacturers and systems will be considered only if submitted and approved by the Engineer 48 hours prior to bid deadline.

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07270 – FLUID-APPLIED MEMBRANE AIR BARRIERS**

- C. All primary materials shall be from a single manufacturer. To assure system compatibility, mixing and matching of various products from different manufacturers is prohibited.
- D. All secondary materials shall be in accordance with primary materials manufacturer's recommendations or requirements.

2.02 MATERIAL

A. General:

- 1. All materials shall be new, and of best commercial quality.

B. Fluid-Applied Air and Water Barrier

- 1. Type: Single component, Silyl-Terminated-Poly-Ether (STPE) roller-applied, highly durable, seamless, elastomeric waterproofing membrane.
- 2. Use: Air and water barrier at plywood sheathing and concrete substrate.
- 3. Material Properties:
 - a. Form: Viscous liquid, mild odor, yellow color
 - b. Adhesion to Substrates: ≥ 15 psi
 - c. Air Leakage Resistance: $< 0.02 \text{ L/s} \cdot \text{m}^2 @ 75 \text{ Pa}$
 - d. Water Vapor Transmission: 18-19 perms ASTM E 96
 - j. Volatile organic content (VOC): less than 30 g/L
- 4. Acceptable Products
 - a. Pecora: XL-Perm Ultra VP
 - b. Sto: StoGuard

C. Transition Membrane / Reinforcing Fabric

- 1. Type: Flexible air barrier membrane for use on vertical above grade wall construction over properly prepared concrete, concrete masonry (CMU), glass matt gypsum, and Exterior or Exposure I wood-based sheathing.
- 2. Use: For use at concrete substrate to gypsum sheathing transitions to provide flexible connections to achieve continuity of the air barrier assembly.
- 3. Material Properties:
 - a. Elongation: 260%
 - b. Tensile Strength: 60 psi
 - c. Water Vapor Permeance: 1.48 perms
 - d. Air Leakage: $\leq 0.02 \text{ L/m}^2 \cdot \text{s}$
 - e. Adhesion: ≥ 60 psi
- 4. Acceptable Products:

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07270 – FLUID-APPLIED MEMBRANE AIR BARRIERS**

- a. Pecora: Pecora XL Flash
- b. Sto: StoGuard Detail Component

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Verify that surfaces and conditions are ready to accept the Work of this section. Notify design professionals in writing of any discrepancies. Commencement of the Work or any parts thereof shall mean acceptance of the prepared substrates.
- B. All surfaces must be sound, dry, clean, and free of grease, dirt, excess mortar or other contaminants.
- C. Where curing materials are used they must be clear resin based without oil, wax or pigments
- D. Condition materials to room temperature prior to application to facilitate extrusion and handling.

3.02 SURFACE PREPARATION

- A. Apply primary weather-resistive barrier and necessary additional components, over new exterior sheathing, to provide a complete system in strict accordance with manufacturer's recommendations.
- B. Surfaces must be fully cured, structurally sound, clean, dry, and free of frost, damage, and all bond-inhibiting materials, including dirt, dust, efflorescence, form oil and other foreign material.
- C. Mask off adjoining surfaces not to be covered by fluid-applied flashing membrane and sealant to prevent contact affecting other construction as required.
- D. Refer to manufacturer's product data for requirements for condition of and preparation of substrates.
 - 1. Surfaces shall be sound and free of voids, spalled areas, loose aggregate, and sharp protrusions.
 - 2. Remove contaminants such as grease, oil, and wax from exposed surfaces.
 - 3. Remove dust, dirt, loose stone, and debris.
 - 4. Use materials and methods that are acceptable to manufacturer of the air and water-resistive barrier system.
 - 5. Ensure surface is prepared to receive materials in accordance with manufacturer installation instructions.
- D. Surfaces to receive gypsum edge primer may be dry or damp. Do not apply to surfaces which are sufficiently wet to transfer water to the skin when touched. Surfaces must be protected from rain for two (2) hours following application.

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07270 – FLUID-APPLIED MEMBRANE AIR BARRIERS**

- E. Surfaces to receive all other weather-resistive barrier may be dry, damp or wet to the touch. Brush away any standing water present before application. These products will tolerate rain immediately after application.

3.03 INSTALLATION OF JOINT TREATMENT

- A. Apply approved product for seams, joints, cracks, gaps, primed rough gypsum edges at sheathing, rough openings:
 - 1. Fill or bridge damaged surfaces, voids, or gaps larger than one-half (1/2) inch with mortar, wood, metal, sheathing, or other suitable material.
 - 2. Fill surface defects over driven fasteners, voids, and gaps measuring one-half (1/2) inch or less with approved joint and seam filler.
 - 3. Using a dry knife, trowel, or spatula, tool and spread the product. Spread one (1) inch beyond seam at each side to manufacturer's recommended thickness.
 - 4. Allow to skin before installing other waterproofing or air barrier components.
 - 5. Apply in accordance with manufacturer's Installation Guideline illustrations.

3.04 INSTALLATION OF FLUID-APPLIED FLASHING

- A. Apply air-barrier material to form a seal with strips and transition strips and to achieve a continuous air barrier in accordance with air-barrier manufacturer's written instructions and details. Apply air-barrier material within manufacturer's recommended application temperature ranges:
 - 1. Unless manufacturer recommends in writing against priming, apply primer to substrates at required rate and allow it to dry.
 - 2. Limit priming to areas that will be covered by air-barrier material on same day. Reprime areas exposed for more than 24 hours.
 - 3. Where multiple prime coats are needed to achieve required bond, allow adequate drying time between coats.

END OF SECTION 07270

SECTION 07620 – SHEET METAL FLASHING AND TRIM

PART 1 – GENERAL

1.01 SUMMARY

- A. This section includes labor, materials, equipment, insurance, and incidents as required to fabricate and install new sheet metal indicated by the Drawings, Details, and Project Manual. Work shall include, but is not limited to, installation parapet saddle flashings, vertical wall flashings, roof counter-flashings, and metal roof eave flashings.

1.02 REFERENCES

- A. Aluminum Association (AA):
 - 1. Designation System for Aluminum Finishes.
- B. American Architectural Manufacturers Association (AAMA):
 - 1. AAMA 2605: Voluntary Specification, Performance Requirements and Test Procedures for Superior Performing Organic Coatings on Aluminum Extrusions and Panels.
- C. American Society for Testing and Materials (ASTM):
 - 1. ASTM B 209: Specification for Aluminum and Aluminum-Alloy Sheet and Plate.
 - 2. ASTM E 154: Methods for Testing Materials for Use as Vapor Barriers Under Concrete Slabs and as Ground Cover in Crawl Spaces.
- D. Sheet Metal and Air Conditioning Contractors' National Association (SMACNA):
 - 1. Architectural Sheet Metal Manual.
 - 2. Residential Sheet Metal Guidelines.

1.03 QUALITY ASSURANCE

- A. Qualifications:
 - 1. Work to be performed by a Contractor regularly engaged for at least three (3) years in commercial fabrication and installation of sheet metal.
 - 2. Contractor must be currently doing business with, or have satisfactorily completed recent projects for a minimum of three (3) established General Contractors.

1.04 DELIVERY, STORAGE AND HANDLING

- A. Deliver materials to job site with packages and labels intact identifying manufacturer, product name and lot numbers when appropriate.
- B. Store materials in accordance with applicable manufacturer's recommendations.

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07620 – SHEET METAL FLASHING AND TRIM**

- C. Store approved materials in a suitable and designated area at the jobsite. Support materials off the ground and protect from weather.
- D. Use necessary means to ensure safe storage and use of materials, as well as prompt and safe disposal of waste.

1.05 SITE CONDITIONS

- A. Environmental Requirements:
 - 1. Do not proceed with work under threatening or during unfavorable weather conditions.
 - 2. If work is interrupted by weather, provide the necessary protection for new materials and to keep building watertight.
- B. Existing Conditions:
 - 1. Coordinate the Work with existing construction not included within this Section.
 - 2. Sequence the Work in order to provide proper interfacing with adjoining building elements, as well as ensuring the waterproofing integrity of the Work.
 - 3. Contractor shall secure field measurements required for proper installation of Work covered by this Section. Exact measurements are Contractor's responsibility.

1.06 SEQUENCING AND SCHEDULING

- A. Coordinate each portion of this Work with other trades to ensure that all construction can be completed once it is begun.
- B. Coordinate each portion of this work with the Owner's Representative and the Engineer, in order to minimize annoyance and inconvenience to the building occupants.

1.07 WARRANTY

- A. Manufacturer's Warranty: Provide a manufacturer's twenty (20) year warranty for polyvinylidene fluoride resin finish. Defects shall be corrected at no expense to the Owner during the warranty period.
- B. Contractor Warranty: Provide a written warranty agreeing to repair defects in material and workmanship for a minimum period of five (5) years after completion and final acceptance of the Work. Defects shall be corrected at no expense to the Owner during the warranty period.

PART 2 – PRODUCTS

2.01 MATERIALS

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07620 – SHEET METAL FLASHING AND TRIM**

- A. Pre-Finished Aluminum – 0.032" Pre-Finished Aluminum.
- B. Fasteners: 10dx3" 316 Stainless Steel Ring Shank Nails
- C. Neoprene Washers

2.02 FABRICATION

- A. Fabricate for waterproof and weather-resistant performance, with expansion provisions for running work, sufficient to permanently prevent leakage, damage or deterioration of the work.
- B. Form work to fit substrates, comply with material manufacturer's written instructions and current recommendations. Form exposed metal work without excessive oil-canning, buckling and tool marks, true to line and levels as indicated, with exposed edges folded back to form hems.
- C. Seams: Fabricate nonmoving seams in sheet metal with flat-lock seams. For metal other than aluminum, tin edges to be seamed, form seams, and solder. Form aluminum seams with epoxy seam sealer; rivet joints for additional strength where required.
- D. Sealant Joints: Where movable, non-expansion type joints are indicated or required for proper performance of work, form metal to provide for proper installation of elastomeric sealant, in compliance with recognized industry standards.
- E. Separation: Provide for separation of metal from noncompatible metal or corrosive substrates by coating concealed surfaces at locations of contact, with bituminous coating or other permanent separation as recommended by manufacturer or fabricator.

2.03 METAL FINISHES

- A. High performance Organic Coating: Prepare, Pre-treat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturer's instructions.
- B. Provide finish designation prefixed by AA. Comply with the system established by the Aluminum Association for designating aluminum finishes.
- C. Chemical Finish: Cleaned with inhibited chemicals and acid chromate-fluoride-phosphate conversion coated.
- D. Fluoropolymer Three-Coat System: A standard two-coat thermo-cured system, composed of specially formulated Inhibitive primer and fluoropolymer color coat, containing not less than 70% polyvinylidene by weight. Finish sheet metal with clear coat.
- E. Resin manufacturers: Subject to compliance with requirements, provide products containing resin by one of the following:
 - 1. "Kynar 500", EIFS Atochem North America Inc.
 - 2. "Hylar 5000", Ausimont USA, Inc.

LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07620 – SHEET METAL FLASHING AND TRIM

3. “Newlar”, Spraylat Powder Coatings.

PART 3 – EXECUTION

3.01 PREPARATION

- A. Prepare substrate to receive metal. Ensure no direct contact between dissimilar metals.

3.02 INSTALLATION

- A. Install sheet metal flashing and trim to comply with details indicated and recommendations of cited sheet metal standard that apply to installation characteristics required unless otherwise indicated on Drawings.
 1. Install fasteners, protective coatings, separators, sealants, and other miscellaneous items as required to complete sheet metal flashing and trim system.
 2. Install sheet metal flashing and trim true to line, levels, and slopes. Provide uniform, neat seams with minimum exposure of sealant.
 3. Anchor sheet metal flashing and trim and other components of the Work securely in place, with provisions for thermal and structural movement.
 4. Install sheet metal flashing and trim to fit substrates and to result in watertight performance.
 5. Install continuous cleats with fasteners spaced not more than 12 inches o.c.
 6. Space individual cleats not more than 12 inches apart. Attach each cleat with at least two fasteners. Bend tabs over fasteners.
 7. Install exposed sheet metal flashing and trim with limited oil-canning, and free of buckling and tool marks.
 8. Do not field cut sheet metal flashing and trim by torch.
 9. Do not use graphite pencils to mark metal surfaces
- B. Metal Protection: Where dissimilar metals contact each other, or where metal contacts pressure-treated wood or other corrosive substrates, protect against galvanic action or corrosion by painting contact surfaces with bituminous coating or by other permanent separation as recommended by sheet metal manufacturer or cited sheet metal standard.
- C. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim.
 1. Space movement joints at maximum of 10 ft. with no joints within 24 inches of corner or intersection.
 2. Use lapped expansion joints.
- D. Fasteners: Use fastener sizes that penetrate wood blocking, wood substrate or sheathing not less than **1-1/4 inches for nails and not less than 3/4 inch for wood screws.**
- E. Conceal fasteners and expansion provisions where possible in exposed work and locate to minimize possibility of leakage. Cover and seal fasteners and anchors as required for a tight installation.
- F. Seal joints as required for watertight construction.

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07620 – SHEET METAL FLASHING AND TRIM**

1. Use sealant-filled joints unless otherwise indicated.
 - a. Embed hooked flanges of joint members not less than 1 inch into sealant.
 - b. Form joints to completely conceal sealant.
 - c. When ambient temperature at time of installation is between 40 and 70 deg F, set joint members for 50 percent movement each way.
 - d. Adjust setting proportionately for installation at higher ambient temperatures.
 - 1) Do not install sealant-type joints at temperatures below 40 deg F.
2. Prepare joints and apply sealants to comply with requirements in Section 07920 "Joint Sealants".

3.03 INSTALLATION TOLERANCES

- A. Shim and align sheet metal flashing and trim within installed tolerance of 1/4 inch in 20 ft. on slope and location lines indicated on Drawings and within 1/8-inch offset of adjoining faces and of alignment of matching profiles.

3.04 PROTECTION

- A. Remove temporary protective coverings and strippable films as sheet metal flashing and trim are installed unless otherwise indicated in manufacturer's written installation instructions.
- B. On completion of sheet metal flashing and trim installation, remove unused materials and clean finished surfaces as recommended in writing by sheet metal flashing and trim manufacturer.
- C. Maintain sheet metal flashing and trim in clean condition during construction.
- D. Replace sheet metal flashing and trim that have been damaged or that have deteriorated beyond successful repair by finish touchup or similar minor repair procedures, as determined by Architect.

END OF SECTION 07620

SECTION 07710 – 2-PIECE COUNTERFLASHINGS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes: Manufactured units for the following applications:
 - 1. 2-Piece Counterflashing, Surface-Mounted
- B. Related Sections:
 - 1. Section 07920 – Joint Sealants

1.2 SUBMITTALS

- A. Product Data: Submit manufacturer's product data, including installation instructions.
- B. Shop Drawings: Submit manufacturer's shop drawings, including plans, elevations, sections, and details, indicating dimensions, materials, components, fasteners, finish, and accessories.
- C. Samples: Submit manufacturer's sample of counterflashing.
 - 1. Sample Length: Minimum 5-1/2 inches (140 mm).
- D. Warranty Documentation: Submit manufacturer's standard warranty.

1.3 QUALITY ASSURANCE

- A. Manufacturer's Qualifications: Manufacturer regularly engaged in the manufacturing of counterflashing of similar type to that specified for a minimum of 10 years.
- B. Installer's Qualifications:
 - 1. Installer regularly engaged in installation of counterflashing of similar type to that specified for a minimum of 5 years.
 - 2. Use persons trained for installation of counterflashing following manufacturer's installation instructions.

1.4 MOCKUPS

- A. Build mockups to verify selections made under Sample submittals, to demonstrate aesthetic effects, and to set quality standards for fabrication and installation.
 - 1. Build mockup for approval by the Owner and Engineer.
 - 2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Owner specifically approves such deviations by Change Order.
 - 3. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.5 WARRANTY

- A. Warranty Period, Product: 5-year workmanship warranty covering replacement or repair of products that are defective in material or workmanship.
- B. Warranty Period, Finish: Limited 30-year warranty for prefinished coil-coated steel and aluminum coated with Kynar 500 standard colors covering fade, chalk, and film integrity.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturer: Metal-Era, Inc., 1600 Airport Road, Waukesha, Wisconsin 53188. Phone 800-558-2162. Fax 800-373-9156. www.metalera.com. info@metalera.com
- B. Substitutions: Not permitted.

2.2 MANUFACTURED COUNTERFLASHING SYSTEMS

- A. Counterflashing: Metal-Era “Counter-Flash” 2-piece counterflashing, surface-mounted.
 - 1. Provides watertight termination at leading edge of roofing material.
 - 2. Model: **[CFW2-350R, 3-1/2-inch (89-mm) face height] [CFW2-400R, 4-inch (102-mm) face height] [CFW2-500R, 5-inch (127-mm) face height]**.
 - 3. Material: **[24-gauge (0.65-mm) galvanized steel] [0.040-inch (1.01-mm) aluminum] [0.050-inch (1.27-mm) aluminum]**.
 - 4. Finish: Hylar 5000 / Kynar 500.
 - 5. Color: **[Metal Finish]**.
 - 6. Formed Lengths: 12'-0" (3.65 m).
 - 7. Slotted Fastening Holes: 12 inches (305 mm) on center.
 - 8. Prenotched Lap Joints: 3 inches (76 mm).

2.3 ACCESSORIES

- A. Joint Sealants: Specified in Section 07920 – Joint Sealants.
- B. Fasteners: Manufacturer approved and appropriate for intended use.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas to receive counterflashing.
- B. Verify surfaces to support counterflashing are clean, dry, straight, secure, and of proper dimensions.
- C. Notify Architect of conditions that would adversely affect installation.
- D. Do not begin installation until unacceptable conditions are corrected.

3.2 INSTALLATION OF COUNTERFLASHINGS

- A. Install counterflashing in accordance with manufacturer's instructions at locations indicated on the Drawings.
- B. Remove protective vinyl film immediately before installation.
- C. Install counterflashing to provide watertight termination at leading edge of roofing material.
- D. Install counterflashing to allow for thermal movement.
- E. Joint Sealants: Apply joint sealants in accordance with manufacturer's instructions.

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07710 – 2-PIECE COUNTERFLASHINGS**

3.3 ADJUSTING

- A. Repair minor damages to finish in accordance with manufacturer's instructions and as approved by Architect.
- B. Remove and replace with new material, damaged components that cannot be successfully repaired, as determined by Architect.

3.4 CLEANING

- A. Clean counterflashing promptly after installation in accordance with manufacturer's instructions.
- B. Do not use harsh cleaning materials or methods that could damage finish.

3.5 PROTECTION

- A. Protect installed counterflashing to ensure that, except for normal weathering, counterflashing will be without damage or deterioration at time of Substantial Completion.

END OF SECTION 07710

SECTION 07920 – BUILDING SEALANTS

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes work required for sealant joint preparation and installation of sealant as it is related to the exterior restoration of the building, and as directed by Engineer.

1.02 REFERENCES

- A. American Society for Testing and Materials (ASTM):
 - 1. ASTM C 920: Standard Specification for Elastomeric Joint Sealants.
 - 2. ASTM C 1016: Standard Test Method for Determination of Water Absorption of Sealant Backing (Joint Filler) Material.
 - 3. ASTM C 1135: Standard Test Method for Determining Tensile Adhesion Properties of Structural Sealants.
 - 4. ASTM C 1193: Standard Guide for Use of Joint Sealants.
 - 5. ASTM C 1382: Test Method for Determining Tensile Adhesion Properties of Sealants When Used in Exterior Insulation and Finish Systems (EIFS).

1.03 SUBMITTALS

- A. Project Data:
 - 1. Submit electronic copy of manufacturer's published data, letter of certification or certified test laboratory report which states that each material complies with requirements and is intended for application shown.
- B. Samples:
 - 1. Contractor shall submit one unopened cartridge for each color and type of sealant to be used.
 - 2. Contractor shall submit three pieces of backing material, 6 inches long, of each size required.
- C. Shop Drawings:
 - 1. Provide supplementary joint details as required for this project with appropriate manufacturer's approval.

1.04 QUALITY ASSURANCE

- A. Qualifications:
 - 1. Work performed under this section shall only be by installers with minimum five (5) years documented experience in the application of specified products and systems on projects of similar size and scope.
 - 2. Each subcontractor shall be approved by manufacturer for installation of their products.

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07920 – BUILDING SEALANTS**

3. Contractor shall submit the names of two prior successful installations to Architect.
- B. Pre-Installation Conference:
 1. Meet with Owner, Architect, and related trades to discuss sequencing and installation procedures.
- C. Adhesion Testing:
 1. Manufacturer's representative shall be required to perform field adhesion pull tests. Tests should be performed per ASTM C 1521 and shall be accepted by the Architect. Contractor will be required to provide the Owner, Architect and manufacturer a field adhesion log at the close of the project.
 2. Sealant joints in each different combination of substrate shall be tested and approved according to this section.
 3. Field adhesion pull tests and inspections shall be performed by Architect at random locations throughout the course of the project. If tests and/or inspections reveal non-compliant Work or Work that was not installed per Specifications, and/or manufacturer's guidelines, remove Work until is properly preformed. Contractor shall assist in spot-checking of remainder of Work.

1.05 DELIVERY, STORAGE AND HANDLING

- A. Deliver products to job site in original unopened packages with labels identifying manufacturer, product identification, and batch numbers when appropriate.
- B. Store materials in accordance with manufacturer's recommendations.

1.06 MOCK-UP

- A. At the start of the project, Contractor shall perform mock-up of required sealant Work in a pre-selected area of the building, as directed by the Architect. A minimum of one mock-up shall be required for each different combination of substrate to be sealed.
- B. Install mock-ups and test in presence of sealant manufacturer's representative and Architect to assure installation procedures are consistent with warranty requirements.
- C. Manufacturer's representative or designated representative will review technical aspects, surface preparation, application, and workmanship.
- D. Obtain Architect's written approval of mock-up before start of material application elsewhere, including approval of aesthetics, color, texture, and appearance.
- E. Mock-up shall serve as standard for judging workmanship on remainder of project. Therefore, mock-up should be maintained during construction.

1.07 PROJECT CONDITIONS

- A. Comply with manufacturer's recommended minimum and maximum installation temperatures.

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07920 – BUILDING SEALANTS**

- B. Do not install sealants when surface temperatures of substrates exceed 110° F or when substrate conditions exhibit frost, moisture or in fogging conditions.
- C. Do not install sealants when inclement weather is forecasted within 24 hours of scheduled work.

1.08 WARRANTY

- A. Provide manufacturer's standard ten (10) year material and labor waterproof warranty.
- B. Provide a two (2) year workmanship warranty against leakage associated with the Work.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

- A. Subject to compliance with the requirements, provide products from the following manufacturer:
 - 1. Sherwin Williams
101 Prospect Avenue NW
Cleveland, OH 44115
www.sherwin-williams.com
 - 2. Pecora Corporation
165 Wambold Rd.,
Harleysville, PA 19438
Contact Name: Maria Isabel Coloma
Contact Number: (786) 523 – 3080
www.pecora.com
- B. Other manufacturers and systems will be considered only if submitted and approved by the Architect 48 hours prior to bid deadline.
- C. All primary materials shall be from a single manufacturer. To assure system compatibility, mixing and matching of various products from different manufacturers is prohibited.
- D. All secondary materials shall be in accordance with primary materials manufacturer's recommendations or requirements.

2.02 MATERIALS

- A. General:
 - 1. All materials shall be new, and of best commercial quality.
- B. Urethane Sealant:
 - 1. Type: One-part, low modulus, high movement, non-sag, moisture cure, hybrid sealant.

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07920 – BUILDING SEALANTS**

2. Use: For application in in EIFS-to-concrete, stucco-to-concrete, and EIFS-to-stucco combinations, including, but not limited to, exposed building joints as in corner joints, control joints, expansion joints, flashing joints, and soft joints.
 3. Material Properties: ASTM C920, Type S, Grade NS, Class 50, Use A, M, O, and NT.
 4. Acceptable Products:
 - a. Sherwin Williams Loxon S1
 - b. Pecora Dynatrol II-SL
- C. Hybrid Sealant:
1. Type: One-part, low modulus, high movement, non-sag, moisture cure, hybrid sealant.
 2. Use: For application in stucco-to-stucco, stucco-to-metal, EIFS-to-EIFS, EIFS-to-metal, EIFS-to-stucco, concrete-to-stucco joint combinations, including, but not limited, to control joints, expansion joints, corner joints, balcony deck-to-wall joints and door and window perimeter sealants.
 3. Material Properties: Conform to ASTM C920, Type S, Grade NS, Class 50, Use A, M, O, and NT.
 4. Acceptable Products:
 - a. Sherwin-Williams Loxon® H1
 - b. Pecora Dynatrol I-XL FTH
- C. Primers:
1. Type: As recommended by respective sealant manufacturer.
- D. Backer Rod:
1. Type: Open cell polyethylene compatible with respective sealant.
 2. Use: For application as a bond breaker and filler for sealants, where recommended by respective sealant manufacturer.
 3. Material Properties: Sized and shaped to control depth of sealant and to provide 25 percent compression upon insertion.
 4. Acceptable Products:
 - a. As recommended by the Manufacturer.
- F. Miscellaneous Materials:
1. Joint Cleaner: As recommended by the Manufacturer.
 2. Bond Breaker: Adhesive polyethylene tape, as recommended by Manufacturer.
 3. Masking Tape: Adhesive paper tape, as recommended by Manufacturer.

PART 3 – EXECUTION

3.01 EXAMINATION

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07920 – BUILDING SEALANTS**

- A. Inspect areas involved in Work to establish extent of Work, access, and need for protection of surrounding construction.
- B. Examine joints to be sealed for construction, identify conditions which would adversely affect execution of work and report any adverse conditions to the Architect before continuing. Failure of the Contractor to report any adverse conditions prior to commencing with the work, may result it requiring the areas to be removed for inspection and re-worked, at no extra cost to the Owner.
- C. Provide additional joint preparation, beyond that outlined in Specifications, as required by sealant manufacturer and Architect's recommendations based on mock-ups and field adhesion tests.

3.02 PREPARATION

- A. General
 - 1. Porous substrates should be cleaned where necessary by grinding, saw cutting, blast cleaning (sand or water) or mechanical abrading, or a combination of these methods.
 - 2. Porous substrates should be sound, clean and dry for sealant application.
 - 3. Metal, glass and plastic substrates should be cleaned by mechanical or solvent procedures. Detergent or soap and water treatments are not acceptable. In all cases where used, solvents should be wiped on and off with clean, oil- and lint-free cloths.
 - 4. Mask adjacent areas to joints, to protect adjacent surfaces and provide for uniform sealant installation.
- B. Joint Sealants:
 - 1. Clean all joints and glazing pockets, removing all foreign matter and contaminants, such as grease, oil, dust, water, frost, surface dirt, old sealants and glazing compounds, and protective coatings from joint surface.
 - 2. Remove other protective coatings or finishes that could interfere with adhesion.
 - 3. For applications to EIFS and stucco systems, apply sealant to the base coat. At all locations, grind finish coat to expose necessary amount of base coat surface onto which the sealant is to be applied.
- C. Priming:
 - 1. Priming will be required on masonry substrates and metal surfaces as determined from in-field adhesion pull tests. Where primer is necessary, apply sealant within time constraints set by manufacturer.
 - 2. Note that primer application must be performed prior to installation of backer rod or bond breaker tape.
 - 3. Allow primer to dry before applying joint sealants. Depending on temperature and humidity, primer will be tack free in 15 to 120 minutes.
 - 4. Prime and seal on same working day.
- D. Bond Breaker:

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07920 – BUILDING SEALANTS**

1. Sealant backer rod shall be of minimum diameter 25% greater than the joint width.
2. Backer rod shall be installed with a blunt instrument. Any rod punctured during installation shall be removed and replaced with a new backer rod. Do not twist rod while installing or install twisted backer rod.
3. Backer rod shall be installed so that sealant depth is one-half the joint width, unless otherwise indicated.
4. Do not install backer rod without applying sealants; protect backer rod from exposure to moisture and ultraviolet degradation.
5. Where joint depth does not permit installation of backer rod, install adhesive-backed polyethylene bond-breaker tape along entire back of joint to prevent 3-sided adhesion of joint sealant.
6. When installing the adhesive-backed polyethylene bond-breaker tape, the Contractor is to install the bond-breaker tape onto the existing “cut” gasket of the existing windows only, the Contractor is to ensure that the bond-breaker tape is not installed onto the glass or the metal frame. Ensuring that the bond-breaker is installed cleanly to the existing “cut” gasket and not to the adjacent glass or metal frame will help promote strong adhesion between the new structural silicone sealant to the glass and to the frame.

3.03 APPLICATION

- A. Coordinate installation of sealants with application of coatings, waterproof membranes and repair of stucco, as well as other areas of work as required for this project.
- B. Joint Design:
 1. The joint width shall not be less than ¼ inch.
 2. The joint depth shall not be less than 1/8 inch, nor greater than ¾” inch, unless approved by manufacturer.
 3. Sealant bead depth should be less than the joint width. Ideally, the ratio of joint width to sealant depth should be 2:1.
 4. For joint widths greater than one inch, consult the manufacturer’s technical representative.
 5. Comply with manufacturer’s requirements for correct sizing, selection and installation of building sealants with respect to joint movements and construction material temperatures for this project. Size joints in accordance with procedures outlined in Appendix of ASTM C 962.
- C. Methods:
 1. Apply fresh sealants with a cartridge-type caulking gun, bulk-loading gun, or air pressure equipment following the manufacturer’s written instructions.
 2. Apply sealants in a continuous operation, filling bottom up to avoid entrapping air throughout the entire joint cross-section.
- D. Finishing:
 1. Using clean, dry tool with rounded edge, and of appropriate width for each joint, tool freshly installed sealant to provide preferred concave profile, to ensure intimate contact between sealant and substrate, and to provide a neat appearance. Where surface aggregate does not permit proper tooling, install sealant and backer rod so

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 07920 – BUILDING SEALANTS**

- that face of joint is recessed behind exposed aggregate, and sealant is bonded to firm, even surface.
2. Complete tooling in continuous strokes of sealant application and before skin forms. Tool “dry,” do not use soaps, water, oil and/or solvents as tooling aids. Finger tooling will not be permitted.
 3. Where masking materials are used, remove immediately after tooling the sealant and remove any excess sealant, to create a uniform installation.
 4. Where applicable, allow self-leveling sealers to cure undisturbed.

3.05 PROTECTION

- A. Protect the newly installed surfaces and leave undisturbed for at least 48 hours, or as recommended by manufacturer.
- B. Protect adjacent surfaces from damage. Soiled or ruined adjacent surfaces shall be reported to the Architect and repaired by the Contractor to the satisfaction of the Owner at no additional expense.

3.06 CLEANUP

- A. The surfaces of materials adjacent to the joints where sealant was applied shall be cleaned free of excess sealant or other soiling due to sealing operations. The surfaces shall be cleaned as work progresses.
- B. On non-porous surfaces, excess sealants should be scraped from the surface, and the remainder should be cleaned with Xylene or mineral spirits before the sealant cures.
- C. On porous surfaces, excess sealant should be allowed to cure and then be removed by abrasion or other mechanical means.
- D. Leave finished work in neat, clean condition with no evidence of spill over onto adjacent surfaces.

END OF SECTION 07920

SECTION 09220 – CEMENT PLASTER STUCCO SYSTEM

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes installation of new conventional Cement Plaster Stucco System as indicated in the Drawings and Details and shall include all related accessories, including glass fiber reinforcing lath. The basis of design is StoPowerwall® Stucco.

1.02 SYSTEM DESCRIPTION

- A. Furnished and install plaster finishes at locations described in the contract documents.
- B. Structural Requirements:
 - 1. Work included within this section shall be performed in such a manner as to achieve the desired results with regard to structural integrity of the renovated area.
 - 2. Any and all structural damage to existing building components caused or brought about by the performance of this work shall be replaced and repaired to the satisfaction of the Owner at no additional expense.
- C. Primary materials shall be provided from one manufacturer. Secondary materials shall be required or recommended by primary materials manufacturer.
- D. All work shall conform to applicable Federal, State and local laws and regulations.

1.03 SUBMITTALS

- A. Product Data:
 - 1. Electronic copy of manufacturer's specifications, recommendations, and installation instructions for the system.
 - 2. Manufacturer's published data, letter of certification, or certified test laboratory report that each material complies with requirements and is intended for application shown.
- B. Samples:
 - 1. Submit two (2) samples of each stucco system illustrating finish coat color and texture.
- C. Manufacturer's Shop Drawings:
 - 1. If required by the Engineer, provide supplementary details as may be necessary for special conditions at this project as provided by the manufacturer.

1.04 QUALITY ASSURANCE

- A. Qualifications:

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 09220 – CEMENT PLASTER STUCCO SYSTEM**

1. The system applicator shall provide satisfactory evidence of his qualifications to apply the system and have a minimum of five (5) years of experience.
- B. Mock-ups
1. Prior to any stucco installation, prepare sample application in location directed by Engineer. The mock-up location for the conventional stucco system will be selected by the Engineer.
 2. Manufacturer's technical representative shall be present for the installation of each mock-up for review and comment. Provide a report documenting each site visit.
 3. Mock-up to constitute standard of acceptance for retaining work.
- C. Pre-construction meeting:
1. A pre-construction meeting shall be conducted to review system details and necessary coordination with other trades.

1.05 DELIVERY, STORAGE AND HANDLING

- A. Deliver to the job site all materials in unopened, undamaged containers, clearly marked and identified with the system manufacturer's name, description of contents, and batch identification number.
- B. Store materials inside, or under cover and off the ground and keep them dry, protected from the weather, direct sun light, surface contamination, damaging temperatures, damage from construction traffic and other causes.
- C. Store pail materials in temperatures not less than 40°F or more than 110°F.

1.06 SITE CONDITIONS

- A. Comply with ASTM C926 requirements.
- B. Environmental Requirements:
1. Do not proceed with installation of new material under threatening or during unfavorable weather conditions. If work is interrupted by weather, provide the necessary protection for new materials and to keep building watertight.
 2. Comply with manufacturer's recommended minimum and maximum installation temperatures.
- C. Existing Conditions:
1. Contractor shall accept the conditions of the job site as they exist and perform his work accordingly.
 2. Any adverse condition which might affect the performance of the work described in these specifications must be brought to the attention of the Engineer in writing immediately upon its discovery.
 3. Contractor shall be held responsible for protecting all adjacent construction from damage. Existing structures or installations which are destroyed or damaged by

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 09220 – CEMENT PLASTER STUCCO SYSTEM**

- operations connected with this work, including landscaping, shall be replaced and/or repaired by the Contractor to the satisfaction of the Owner at no additional expense.
4. Contractor shall secure field measurements required for proper installation of work covered by this Section. Exact measurements are Contractor's responsibility.

1.07 SEQUENCING AND SCHEDULING

- A. Coordinate each portion of this work with selective demolition, furring and metal lathing installation, and the Engineer.
- B. Conduct renovation operations in such a manner so as to not interfere with, or disturb the building occupants; and so as to provide minimum disturbances to normal building activities.
- C. Placement of materials, scaffolding and other equipment must be coordinated and approved by the Owner's Representative prior to the commencement of any work, and also during the various phases of the construction. Care shall be taken to protect the shingle roof from damage during scaffold placement and use.
- D. Contractor shall coordinate each portion of this work related to mechanical or electrical equipment with skilled trades capable of disconnecting and re-connecting equipment and cables as required for proper installation, or in case of accidental damage.

1.08 WARRANTY

- A. In the event any work related to this section is not in accordance with the Contract Documents or otherwise found to be defective within the specified warranty period, the Contractor and/or Manufacturer agrees to remove and replace the defective work and/or affected areas at no additional cost.
 - 1. Manufacturer's ten (10) year limited labor and materials warranty for stucco cladding.
 - 2. Contractor's two (2) year workmanship warranty.
- B. Submit specifications to manufacturer prior to commencing work and obtain approval for warranty. Submit approval to Engineer.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

- A. Manufacturer: Subject to compliance with requirements, provide products by one of the following:
 - 1. Basis of Design Manufacturer
 - a. STO: www.stocorp.com
 - 2. Approved Alternate Manufacturers
 - a. Sika (Senergy): <https://senergy-mbcc.sika.com/en>
 - b. Master Wall Inc.: www.masterwall.com

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 09220 – CEMENT PLASTER STUCCO SYSTEM**

- B. Other manufacturers and systems will be considered only if submitted and approved by the Engineer 48 hours prior to bid deadline.
- C. All primary materials shall be from a single manufacturer. To assure system compatibility, mixing and matching of various products from different manufacturers is prohibited.
- D. All secondary materials shall be in accordance with primary materials manufacturer's recommendations or requirements.

2.02 CONVENTIONAL STUCCO MATERIALS

- A. All materials shall be new and of best commercial quality. The basis of design for all stucco to be installed is StoPowerwall® Stucco.
- B. Building Paper (Isolation Layer)
 - 1. Required behind all application of lath.
 - a. Fortifiber Building Systems Group's Super Jumbo Tex (60 Minute)
- C. Lath
 - 1. Open weave, three dimensional, self-furred, nominal ¼" thick glass fiber reinforcing lath designed for use with StoPowerwall® Stucco and conforming to ASTM C 926.
- D. Plaster Base Coat Materials:
 - 1. Water: Clean and potable without foreign matter.
 - 2. Plaster Sand: Must be clean and free from deleterious amounts of loam, clay, silt, soluble salts and organic matter. Sampling and testing must comply with ASTM C144 or ASTM C897. Sand to be provided in base coat mix.
 - 3. Base Coat: Factory blended stucco mixture of Portland Cement, reinforcing fibers, and proprietary ingredients for scratch and brown coats. Conforms to ASTM C 926.
 - a. Acceptable Products:
 - i. Sto's StoPowerwall® Stucco.
 - b. Approved Alternate Products:
 - i. SIKA's Senergy® StuccoBase
 - ii. Master Wall Inc.'s Cemplaster Fiberstucco
 - 4. Bonding Agent: Surface applied bonding agent and additive as required by manufacturer.
 - 5. Primer: 100% Acrylic based primer for stucco.
 - a. Acceptable Product:
 - i. Sto's Hot Prime. (Tint similar to approve finish color.)

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 09220 – CEMENT PLASTER STUCCO SYSTEM**

- b. Approved Alternate Products:
 - i. Sika (Senergy) Stucco Prime
 - ii. Master Wall Inc.'s Primer Coat Primer
- E. Plaster Finish Materials:
 - 1. Finish: 100% acrylic resin finish, air cured, compatible with base coat, finish color factory-mixed, color and finish texture as selected by Owner.
 - a. Acceptable Product:
 - i. Sto's StoPowerwall® Finish
 - b. Approved Alternate Products:
 - i. Sika's Senergy Senerflex Finish
 - ii. Master Wall Inc.'s Superior Finish

2.03 ACCESSORIES

- A. Starter track, L bead, J bead, angled termination bead, casing beads, corner beads, expansion joints and weep screed must comply with ASTM D1784 or C1063 for vinyl. Type as recommended by Sika Wall Systems and as depicted in Drawings and Details
- B. Subject to compliance with requirements, provide products from the following manufacturer:
 - 1. Alabama Metal Industries Corporation: www.amico-online.com
 - 2. Clark Western Building Systems: www.clarkwestern.com.
 - 3. Dietrich Metal Framing: www.dietrichindustries.com.
 - 4. Niles Building Products: www.nilesbldg.com.
 - 5. Plastic Components Inc.: www.plasticcomponents.com.
 - 6. Semco Southeastern Metals: www.semetals.com.
- C. Lath Attachment Devices: Material and type required by ASTM C 1063 for installations indicated and as required by the International Building Code.
 - 1. Lath Fasteners: ULP-302 (1 3/4") or Lath Plate (1 1/4") Mechanical Fastening Systems by Wind-Lock Corp.
 - a. Heavy Gauge Steel Framing (18 to 12 Gauge maximum): Metal type S, bulge head screws with ULP 302 (1 3/4") diameter washer or Lath Plate or 1 1/4" (32 mm) long x 1/8" (2.5 mm) diameter VersaPin Gripshank® fasteners by Aerosmith Fastening Systems with Lath Plates.
- D. Air/Vapor Barrier: Installed in accordance with Section 07270.

PART 3 - EXECUTION

3.01 EXAMINATION

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 09220 – CEMENT PLASTER STUCCO SYSTEM**

- A. Verify project site conditions under provisions of Section 01000.
- B. Walls
 - 1. Air/Vapor Barrier
 - a. Verify that the air/vapor barrier is installed over the sheathing per applicable building code requirements, manufacturers' installation instructions and Section 07270 prior to application of the cladding system.
 - 2. Cement-Board Substrates
 - a. Acceptable substrates are cement-boards which satisfy ASTM C1235 (Type A, Exterior)
 - b. Cement-board must be securely fastened per manufacturer's recommendations, applicable building codes, and project requirements, but not less than eight (8) inches on center.
 - c. Wall sheathing shall have a maximum deflection not to exceed $L/240$ of span under positive or negative design loads unless otherwise approved in writing by the cladding system manufacturer.
 - d. Examine surfaces to receive new cladding system and verify that the substrate and adjacent materials are dry, clean, and sound. Verify substrate is flat, free of fine, or plane irregularities.
 - e. Cement-board must be a single piece around corner of openings.
 - f. Cement-board must be fastened with corrosion resistant fasteners.
 - g. Cement-board and sheathing joints must be off set.
 - 4. Flashings
 - a. Head, jamb and sills of all openings must be flashed with fluid applied flashing in accordance with manufacturer's installation instructions prior to window/door head flashing installation.
 - b. Windows and openings shall be flashed according to design and building code requirements, and BE-CI Drawings and Details.
 - c. Individual windows that are ganged to make multiple units require that the heads be continuously flashed and/or the joints between the units must be fully sealed.
 - 5. Decks
 - a. Decks must be properly flashed prior to system application.
 - b. The system must be terminated a minimum of 1" above finished deck surface.
- C. Unsatisfactory conditions shall be reported to the Engineer. Do not proceed until all unsatisfactory conditions have been corrected.
- D. Supplemental framing/blocking may be required to secure cement-board at vertical control/expansion joints.

3.02 PREPARATION

- A. Protect all surrounding areas and surfaces from damage and staining during application of cladding system.
- B. Protect finished work at end of each day to prevent water penetration.
- C. Prepare substrates in accordance with manufacturer's instructions.

3.03 MIXING

- A. General: No additives are permitted unless specified in product mixing instructions. Close containers when not in use. Clean tools with soap and water immediately after use.
- B. Base Coat:
 - 1. Fiber-Reinforced Base Coat:
 - a. Prepare in a container which is clean and free of foreign substances. Do not use container which has contained or been cleaned with a petroleum-based product.
 - b. Mix Base Coat with a clean, rust-free paddle and drill until thoroughly blended before adding Portland cement.
 - c. Mix one part (by weight) Portland cement with one part Base Coat. Add Portland cement in small increments, mixing until thoroughly blended after each additional increment.
 - d. Clean, potable water may be added to adjust workability.
- C. Primer and Finish Coats:
 - 1. Mix the factory-prepared materials to a smooth, workable consistency.
 - 2. A small amount of clean, potable water may be added to adjust workability.

3.04 APPLICATION

- A. General: Apply stucco materials in accordance with Specifications and ASTM C920.
- B. Apply to approved substrates in accordance with Manufacturer's instructions and government code requirements.
- C. Conventional Stucco:
 - 1. Air/Vapor Barrier
 - a. All sheathing joints and openings must be protected and the air/weather barrier applied in accordance with manufacturer's Moisture Protection Guidelines.
 - b. Substrate shall be of a type approved by manufacturer.

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 09220 – CEMENT PLASTER STUCCO SYSTEM**

2. Apply secondary moisture weather-resistive barrier once the primary barrier has properly cured. Install in ship-lapped fashion with no punctures, tears or rips.
3. Installation of Plastering Accessories
 - a. General: Comply with referenced lathing and furring installation standards for provision and location of plaster accessories of type indicated. Miter or cope accessories at corners; install with tight joints and in alignment. Attach accessories securely to plaster bases to hold accessories in place and in alignment during plastering. Install accessories of type indicated at following locations.
 - b. External Corners: Install corner reinforcement at external corners.
 - c. Terminations of Plaster: Install casing beads, unless otherwise indicated, include weeps where required by plaster manufacturer and depicted in Drawings and Details.
 - d. Control Joints: Install at locations indicated or, if not indicated, at locations complying with the following criteria and approved by Engineer:
 - i. Where an expansion or contraction joint occurs in surface of construction directly behind plaster membrane.
 - i. Distance between Control Joints: Not to exceed 18 feet (5.4 m) in either direction or a length-to-width ratio of 2-1/2 to 1.
 - ii. Wall Areas: Not more than 144 sq. ft. (9 sq. m) in area.
 - e. Expansion Joints: Install at all construction and expansion joints that occur in the structure, including locations where plaster panel sizes or dimensions change. Extend joints full width or height at these locations.
4. Lathing
 - a. Install lath over properly prepared substrate with minimum 3" overlap at vertical and horizontal edges and overlap on flange of plastering accessories. Last can be applied horizontally or vertically and should be applied such that it is flat and free of ripples, wrinkles, etc.
 - b. Fasteners shall be installed so as there is 5/8" (16 mm) minimum penetration to framing 6" on center vertically and 16" on center horizontally or as required by the International Building Code.
5. Base Coat:
 - a. Total thickness of base coats must meet code requirements for fire rated construction.
 - b. Apply scratch coat to a nominal thickness of 3/8", brown coat to a nominal thickness of 3/8", over metal and self-furring reinforcement. No individual coat shall exceed 1/2 inch thickness.
 - c. Apply base coat mixture with sufficient force to develop full adhesion between base coat mixture and the substrate.
 - d. Apply first coat to completely embed lath. Cross rake slightly to provide key for second brown coat. Coat must be uniform in thickness.
 - e. Apply second brown coat to provide the required total thickness. Coat

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 09220 – CEMENT PLASTER STUCCO SYSTEM**

- must be uniform in thickness. Rod off to desired thickness, leveled with screeds, to provide a true, flat plane. Follow this by wood floating or darbying the surface. Fill all voids and dress surface for acrylic finish.
- f. Damp cure for at least 48 hours by lightly and evenly fogging the surface with water a least twice a day. Direct sunlight, hot temperatures, low humidity and wind may make additional logging necessary.
 - g. Allow base coat to cure a minimum of 6 days prior to application of primer and finish coat application.
6. Primer:
- a. Apply PRIMER to the Base Coat with a 3/8" nap roller, or good-quality latex paint brush at a rate of approximately 175-275 square feet per gallon.
 - b. PRIMER shall be dry to the touch before proceeding to the finish coat application.
7. Finish Coat:
- a. Apply finish directly to the base coat or primer with a clean stainless-steel trowel.
 - b. Apply and level finish during same operation to minimum obtainable thickness consistent with uniform coverage. Finish coat should be 1/8" thick nominal.
 - c. Maintain a wet edge on finish by applying and texturing continually over the wall surface.
 - d. Work finish to corners, joints, or natural breaks and do not allow material to set up within an uninterrupted wall area.
 - e. Float finish to match existing finish.

3.05 CLEANING

A. General:

- 1. Do not allow accumulation of empty containers or other excess items except in areas set aside for the purpose. Remove and properly discard all used material, packages, containers and debris from the project site caused by the application of plaster coating.
- 2. Prevent accidental spilling of coating materials; in event of a spill:
 - a. Remove spilled material and waste or other equipment used to clean up spill.
 - b. Clean surfaces to their original undamaged conditions.

B. Adjacent Surfaces:

- 1. Upon completion, remove all coating stains, splatters, etc., from any surface not designated to be coated. Any stained or ruined surface, including landscaping, shall be repaired or replaced to the satisfaction of the Owner at no additional expense.

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 09220 – CEMENT PLASTER STUCCO SYSTEM**

3.06 PROTECTION

- A. Freshly coated surfaces located in trafficable areas shall be legibly posted as such immediately following their completion. Provide barricades to protect work, if necessary.
- B. Remove temporary protection and enclosure of other work. Repair surfaces which have been stained, marred, or otherwise damaged during the plastering work. When plastering work is completed, remove unused materials, containers, and equipment and clean area of plaster debris.
- C. Installer shall advise the Contractor of requirements for the protection of plaster from deterioration and damage during the remainder of the construction period.

END OF SECTION 09220

SECTION 09910 – ACRYLIC COATING

PART 1 – GENERAL

1.01 SUMMARY

- A. Section includes water-based, one hundred (100) percent acrylic coatings in areas as indicated within the Contract Documents.

1.02 REFERENCES

- A. American Society for Testing and Materials (ASTM):
 - 1. ASTM D 3359: Standard Test Methods for Measuring Adhesion by Tape Test.

1.03 SUBMITTALS

- A. Product Data:
 - 1. Submit electronic copies of product manufacturer's specifications, recommendations, and installation instructions for joint sealant materials.
 - 2. Submit electronic copies of manufacturer's published data, letter of certification or certified test laboratory report which states that each material complies with requirements and is intended for application shown.
- B. Color Samples: For verification purposes resubmit until required sheen, color, and texture are achieved.
 - 1. Provide three (3) sets of samples for all areas designated or scheduled to receive new coatings, as directed by Owner and do not proceed until final acceptance by Owner is granted. Contractor's inability to follow these instructions may result in recoating applications at the Contractor's own expense.
- C. Field Data:
 - 1. Prior to commencing with the work, provide the Engineer with accurate field measurements and material quantities for each stage or drop (any stage, walkway, floor location or designated area of work).
 - 2. Failure to comply with this requirement will result in stoppage of work and the Contractor shall be responsible for any time delays resulting from such stoppage.

1.04 QUALITY ASSURANCE

- A. Qualifications:
 - 1. Work performed under this section shall only be by installers with minimum five (5) years documented experience in the application of specified products and systems on projects of similar size and scope.
 - 2. Each Contractor shall be approved by manufacturer for installation of their products.
 - 3. Contractor shall submit the names of two prior successful installations to Engineer.

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 09910 – ACRYLIC COATING**

- B. Pre-Installation Conference:
 - 1. Meet with Owner, Engineer, and related trades to discuss sequencing and installation procedures.
- C. Adhesion Testing:
 - 1. Manufacturer's representative shall be required to perform field adhesion tests. Tests should be performed per ASTM D 3359, Measuring Adhesion by Tape, Method A and shall be accepted by the Engineer. A minimum adhesion rating of 4A is required on 0 to 5 scale. (See Item 1.06.B of this Section)
 - 2. Field adhesion test shall be performed on each of the substrates and approved according to this section.

1.05 DELIVERY, STORAGE AND HANDLING

- A. Deliver products to job site in original unopened packages with labels identifying manufacturer, product identification, and batch numbers when appropriate.
- B. Store materials in accordance with manufacturer's recommendations.

1.06 MOCK-UP

- A. Prior to the start of the project, on a date established by the Owner and Engineer, Contractor shall perform mock-up of required acrylic coatings Work in a pre-selected area of the building, as directed by the Engineer and Owner's Representative. A minimum of two mock-ups shall be required.
- B. Two mock-up samples shall be applied in accordance with specifications, one with primer and one without, for the purpose of testing. Manufacturer's technical representative will review technical aspects; surface preparation, application, and workmanship. Manufacturer's technical representative shall perform adhesion testing on both mock-up samples. Test should be performed per ASTM D 3359, Measuring Adhesion by Tape, Method A. A minimum adhesion rating of 4A is required on 0 to 5 scale. Manufacturer's Technical Representative shall provide a letter to the Engineer documenting the results and specifying whether the project will or will not require a primer. (Chalky surfaces shall be defined as indicated within Item 3.02.E. of this Section).
- C. Mock-up will be reviewed for conformance with the contract documents, color, texture, millage requirements, uniformity appearance and workmanship. If mockup is not satisfactory, prepare additional mock-ups until Owner's approval is obtained.
- D. Manufacturer's representative or designated representative will review technical aspects; surface preparation, application, and workmanship.
- E. Obtain Engineer's written approval of mock-up before start of material application else where, including approval of aesthetics, color, texture, and appearance.
- F. Mock-up shall serve as standard for judging workmanship on remainder of project. Therefore, mock-up should be maintained during construction.

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 09910 – ACRYLIC COATING**

- G. Final acceptance of colors will be from Project-applied fully cured mock-up samples and approved by the Owner.

1.07 PROJECT CONDITIONS

- A. Environmental Requirements:
 - 1. Comply with manufacturer's recommendations for environmental conditions under which materials may be applied and cured.
 - 2. Apply no materials when subject to windblown dust, sand, fog or rain or when relative humidity exceeds 85 percent; or to damp or wet surfaces; or when there is a threat of rain within the next 24 hours. Allow surfaces to attain temperature and conditions specified before proceeding with coating system application.
 - 3. Do not apply materials on wet surfaces and protect from rapid drying causing streaks or discoloration.
 - 4. Apply coatings only when ambient temperature is above 40 degrees and rising at application time and will remain above 40 degrees F (4 degrees C) for at least 24 hours after application, and less than 90 degrees F.
- B. Apply coating to substrate, which indicates acceptable moisture level when tested by a moisture meter or other appropriate means.
- C. Perform pH testing on new concrete to determine alkalinity of substrates prior to coating application; comply with manufacturer's product data.

1.08 SEQUENCING AND SCHEDULING

- A. Coordinate each portion of the Work with other trades to ensure that all Work can be completed once it has commenced, and to provide for appropriate interfacing with other Work.

1.09 WARRANTY

- A. Provide a warranty from the manufacturer against defective materials and labor for a minimum period of ten (10) years after completion and final acceptance of the work. Material related defects shall be corrected at no expense to the Owner during the warranty period.
- B. Contractor Warranty: Provide a written warranty agreeing to repair defects in material and workmanship for a minimum period of two (2) years after completion and final acceptance of the work. Material and workmanship related defects shall be corrected at no expense to the Owner during the warranty period.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

- A. Subject to compliance with requirements, provide products from one of the following manufacturers:
 - 1. Sherwin Williams
101 Prospect Avenue NW

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 09910 – ACRYLIC COATING**

Cleveland, OH 44115
www.sherwinwilliams.com

2. Pecora Corporation
165 Wambold Rd.
Harleysville, PA 19438
Contact Name: Maria Isabel Coloma
Contact Number: (786) 523-3080
www.pecora.com
- B. Other manufacturers and systems will be considered only if submitted and approved by the Engineer 48 hours prior to bid deadline.
- C. All primary materials shall be from a single manufacturer. To assure system compatibility, mixing and matching of various products from different manufacturers is prohibited.
- D. All secondary materials shall be in accordance with primary materials manufacturer's recommendations or requirements.

2.02 MATERIALS

- A. General:
 1. All materials shall be new and of best commercial quality.
- B. Exterior Coatings
 1. Type: Water-based, 100% acrylic smooth waterproof coating.
 2. Material Properties:
 - a. Solids by Weight: ≥ 57 percent.
 - b. Solids by Volume ≥ 41 percent.
 - c. Viscosity: ≥ 102 KU
 - d. Approximately Coverage Rates: 150 Sq ft/gal
 - e. Dry Film Thickness (DFT): 2 coats to achieve a minimum 4.0-5.8 mils (DFT)
 3. Use: For application on all building elevations, site walls, knee walls, slab edges and ground floor Porte Coche.
 4. Acceptable Products:
 - a. Sherwin-Williams: Loxon Self Cleaning Hydrophobic Acrylic Coating (FLAT)
 - b. Pecora: WeatherClad WT
- C. Primer
 1. Type: STPU based prime coat specifically design for applications with a pre-existing silicone-based coating.
 2. Material Properties:

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 09910 – ACRYLIC COATING**

- a. Solids Content: 91.5%
 - b. VOC: <98 g/L
 - c. Viscosity: $\geq$ 525 cps
 - d. Approximately Coverage Rates: 250-300 Sq ft/gal
 - e. Pull-Off Strength: $\geq$ 50 psi
3. Use: For application on all exterior and common area walls where existing silicone coatings are present.
4. Acceptable Products:
 - a. Manufacturer's recommended products.

PART 3 – EXECUTION

3.01 EXAMINATION

- A. Examine substrates and conditions under which acrylic coatings work will be performed. Do not commence work until unsatisfactory conditions have been corrected.
- B. Verify the following:
 1. Surfaces to receive coatings are free from frost, dirt, grease, oil, mold, fungus, efflorescence, laitance, curing compounds, form release agents, paints, water repellent compounds, peeling and chalking coatings, and any other foreign material that could be detrimental to the proper and timely performance of the Work.
 2. Surfaces to receive coatings are structurally sound and all cracks have been repaired in an acceptable manner.
 3. Approval of colors and finish by the Owner.
- C. Commencement of Work constitutes acceptance of substrates and conditions within any particular area indicated or scheduled to receive acrylic coatings.

3.02 SURFACE PREPARATION

- A. Ensure that substrate is sound, clean, dry, and free of dust, dirt, oils, grease, laitance, efflorescence, mildew, fungus, biological residues, chemical contaminants, and other contaminants that could prevent proper adhesion.
- B. Remove all surface contamination in accordance with manufacturer's requirements and Contract Documents. Rinse thoroughly and allow to dry. Remove existing peeled or checked paint to a sound surface. Seal stains resulting from water, smoke, ink, pencil, and grease, as directed by manufacturer.
- C. Some stains and surface contaminants may require chemical removal. When chemical cleaners are used, neutralize compounds and fully rinse surface with clean water. Allow surface to dry before proceeding.

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 09910 – ACRYLIC COATING**

- D. Treat chalky surfaces, as defined by ASTM 4214, Test Method A, with water cleaning and application of primer approved by coating manufacturer.
- E. Pressure clean all surfaces to be coated to remove all dust, dirt, oil, grease, loose particles, laitance, foreign materials, peeling, and aged coatings, and chalk and achieve surface texture.
- F. Clean mildew from surfaces by washing surface with manufacturer's recommended cleaners or a solution of 1 part liquid bleach and 3 parts water. When pressure cleaning exterior surfaces be sure to use adequate pressure (min of 2400 psf) to prevent the intrusion of water through the building envelope.
- G. Inspect surfaces to be coated for hairline cracks or defects in sealants and treat as recommended by manufacturer prior to application of coatings.

3.03 APPLICATION

- A. Do not thin material with water or other additives. Open containers and stir material by hand to ensure any sediment is equally distributed. Batch (Box) material as required by the manufacturer.
- B. Apply new self-cleaning hydrophobic coatings in a manner to achieve total dry film thickness as listed above. The number of coats and film thickness required is the same regardless of application method.
- C. Apply coating materials in accordance with manufacturer's product data.
 - 1. Apply coating only when moisture content of surfaces is within manufacturer's recommended limits.
 - 2. Mask off adjacent areas where coating material is to be applied, including but not limited to, concrete surfaces, railings, and window and door frames. Apply materials using clean brushes or rollers appropriate for applications.
 - 3. Comply with manufacturer's product data for drying time between coats and back rolling.
 - 4. Do not apply coatings when inclement weather is forecasted or when temperature is forecasted to be below 40°F or over 90°F within 48 hours.
- D. Cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness, or other surface imperfections will not be acceptable in the completed Work.
- E. Make edges of coating adjoining other materials clean and sharp without overlapping. Ensure cut in areas of coatings are applied in such a manner that overlapping signatures are avoided. Work from wet edge with 50% overlap.
- F. Coating shall be applied continuously over substrate. When applying the coating, never stop the application until the entire surface has been coated. Always stop application at an edge, corner, or joint. Cut in acrylic coating prior to covering urethane sealant joints and provide straight and true termination lines. Do not apply primer or acrylic coating on frames over windows, doors or other pre-finished assemblies.
- G. Apply additional coats when undercoats, stains, or other conditions show through final coat of coating, until coating film is of uniform finish, color, and appearance. Give special attention

**LAUDERHILL POLICE STATION
ABBR. SCOPE OF WORK 2025
SECTION 09910 – ACRYLIC COATING**

to ensure that surfaces, including edges, corners, and crevices; receive a dry-film-thickness equivalent to that of flat surfaces.

- H. Final determination of all finishes shall be determined by compliance with the Contract Documents, Mock-ups, Owner and Engineer.

3.04 FIELD QUALITY CONTROL

- A. The Owner reserves the right to sample coating material being used. Samples of material delivered to the Project will be taken, identified, sealed, and certified in the presence of the applicator.
- B. If tests show material being used does not comply with specified requirements, the applicator may be directed to stop coating Work, and remove non-complying coating, pay for testing, recoat surfaces coated with rejected coating, remove rejected coating from previously coated surfaces, if upon recoating with specified coating the two coatings are non-compatible.

3.05 PROTECTION

- A. Protect the newly installed surfaces and leave undisturbed for at least 48 hours, or as recommended by manufacturer.
- B. Protect adjacent surfaces from damage. Soiled or ruined adjacent surfaces shall be reported to the Engineer and repaired by the Contractor to the satisfaction of the Owner at no additional expense.

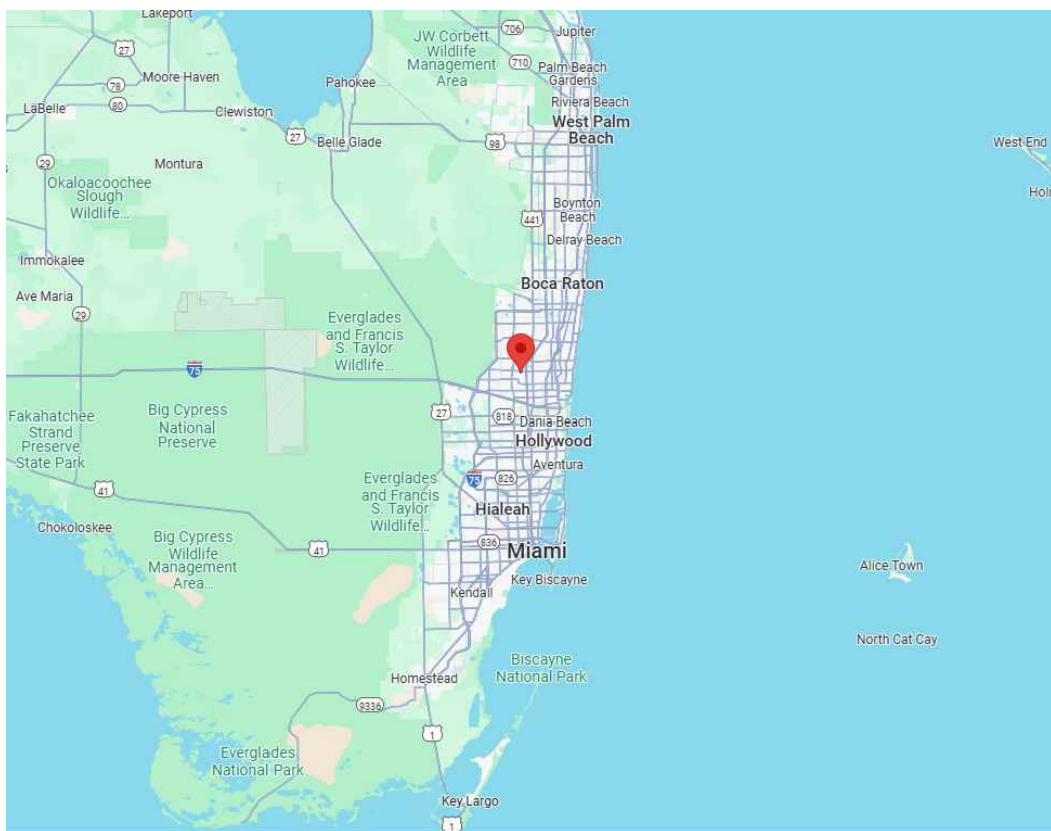
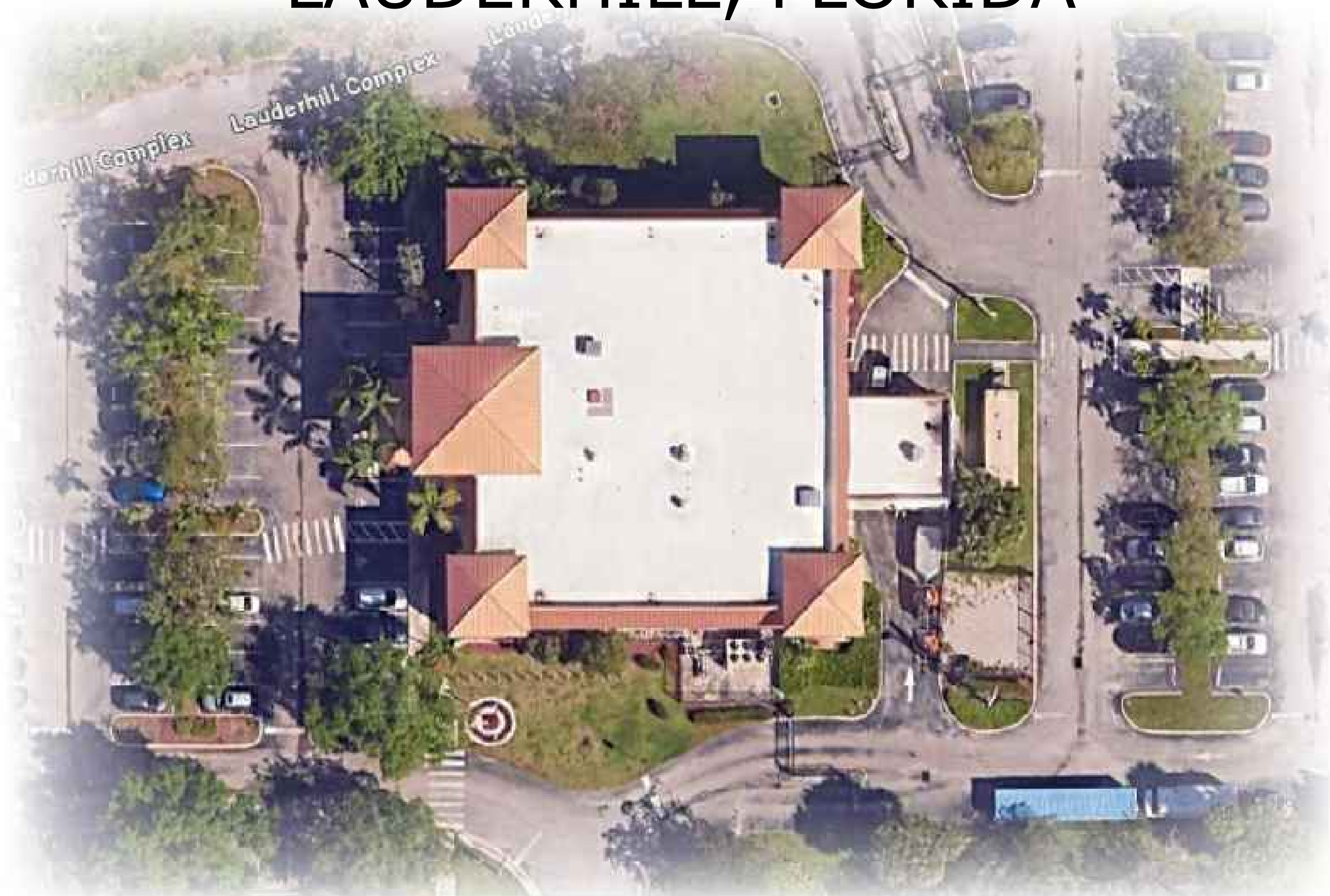
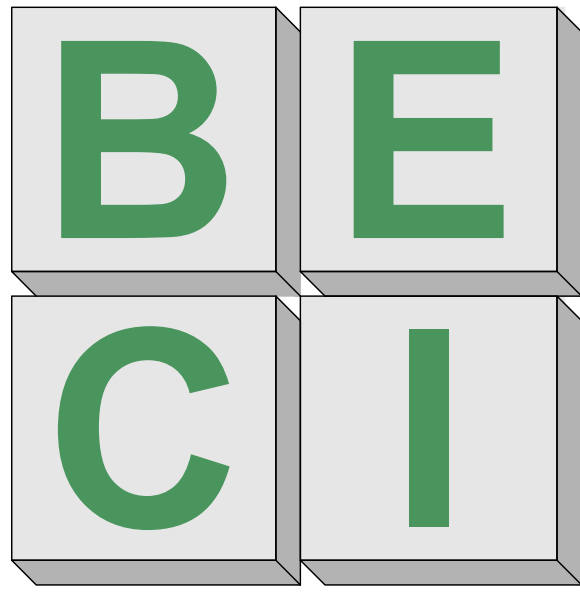
3.06 CLEANUP

- A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from the Project site. After completing coating work, clean glass and spattered surfaces. Remove spattered coatings by washing with soap and warm water or other approved methods, being careful not to scratch or damage adjacent finished surfaces.
- B. Clean tools and equipment with soapy water. Do not wash out buckets, brushes or clean equipment over area drains. Wash tools and equipment in locations appropriate for such activity.
- C. Protect work of other trades from damage whether being coated or not. Provide adequate signage throughout the property to protect the occupants during the restoration process. Correct damage by cleaning, repairing, replacing, and recoating as approved by the Engineer. Leave in an undamaged condition.
- D. Protect all landscaping from damages during the process of painting. All damaged areas will be replaced at the Contractor's own expense.
- E. After construction activities of other trades are complete, touch up and restore damaged or defaced coated surfaces.

END OF SECTION 09910

LAUDERHILL POLICE STATION

LAUDERHILL, FLORIDA



1 VICINITY MAP
A-C 6279 W OAKLAND PARK BLVD,
LAUDERHILL, FLORIDA 33313

DRAWING INDEX	
SHEET #	SHEET NAME
A-C	COVER PAGE
A-101	SITE PLAN
A-501	DETAILS
A-502	DETAILS

EXTERIOR RESTORATION - 2024

FL ▪ AL ▪ TX ▪ GA ▪ TN ▪ CO

BECI

4651 SHERIDAN ST., SUITE 250 HOLLYWOOD, FL 33021

786.236.8459 ▪ 800.842.7043 ▪ 850.650.0091 FAX ▪ INFO@BE-CI.COM

- GENERAL NOTES:
- ALL CONSTRUCTION SHALL CONFORM TO THE 2023 FLORIDA BUILDING CODE. REFERENCE TO OTHER STANDARD SPECIFICATIONS OR CODES SHALL MEAN THE LATEST STANDARD OR CODE ADOPTED AND PUBLISHED.
 - DRAWINGS SHOW TYPICAL AND CERTAIN SPECIFIC CONDITIONS ONLY. FOR DETAILS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS SIMILAR TO THOSE SHOWN.
 - VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE STARTING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY.
 - NOTIFY THE ENGINEER IN WRITING OF CONDITIONS ENCOUNTERED IN THE FIELD CONTRADICTORY TO THOSE SHOWN IN THE CONTRACT DOCUMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DIMENSIONS SHOWN ON THE DRAWINGS, NOTIFY ENGINEER OF ANY DISCREPANCY BEFORE STARTING SHOP DRAWINGS OR ANY WORK. FOR DIMENSIONS NOT SHOWN, REFER TO EXISTING CONDITIONS.
 - REVIEW OF SHOP DRAWINGS AND OTHER SUBMITTALS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO REVIEW AND CHECK SHOP DRAWINGS BEFORE SUBMITTAL TO THE ENGINEER. THE CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTRACTOR IS ALSO RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
 - CONTRACTOR TO INSTALL NEW EXTERIOR COATING ON ALL NEW AND EXISTING CLADDING FEATURES PER SPECIFICATION SECTION 09910 ACRYLIC COATINGS. COLOR AND TEXTURE SPECIFIED IN SPECIFICATION SECTION 09910 ACRYLIC COATINGS. CONTRACTOR TO PROVIDE MOCK-UP ON SITE PRIOR TO INSTALLATION WITH ENGINEER AND OWNER APPROVALS.

DESIGN DATA

CONSTRUCTION TYPE:
TILT-UP WALLS WITH CFS FRAMED WALLS

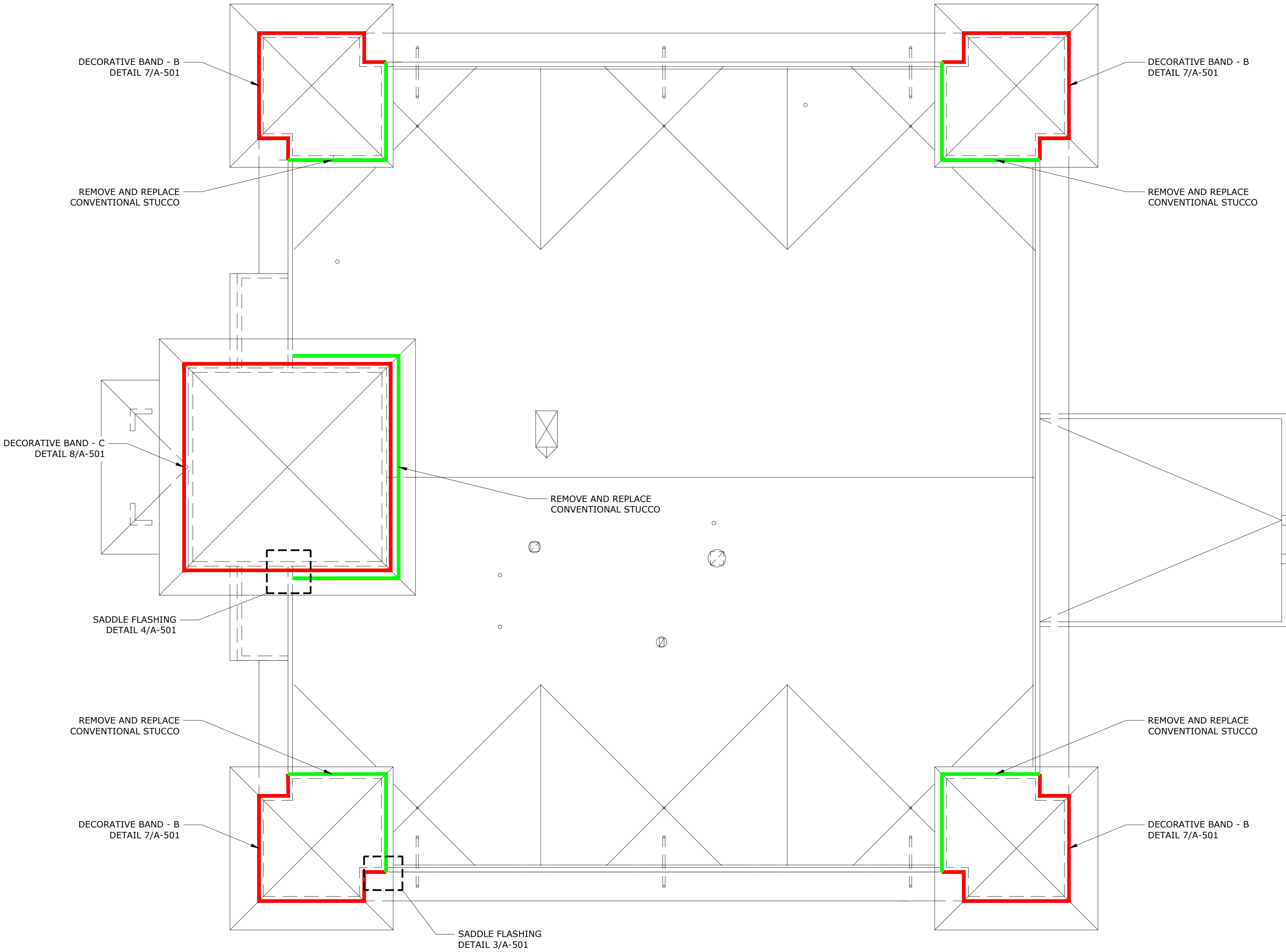
SQUARE FOOTAGE OF ALTERED AREA:
700 SQFT

WIND LOADS (IN ACCORDANCE WITH ASCE 7-16):

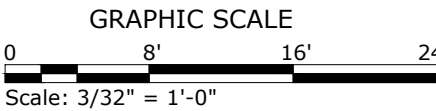
BASIC WIND SPEED	V = 165 MPH
NOMINAL DESIGN WIND SPEED	V = 128 MPH
RISK CATEGORY	= IV
EXPOSURE	= B
INTERNAL PRESSURE COEFFICIENT (INWARD AND OUTWARD)	(+/-) 0.55

DESIGN WIND PRESSURES		
WALL	ZONE 4	36.2 / -38.5 LBS/SQFT
	ZONE 5	36.2 / -45.5 LBS/SQFT

* "a" DIMENSION IS EQUAL TO TWELVE (12) FEET FOR WALL



1 SITE PLAN



150 AZALEA DRIVE
SUITE A
DESTIN, FLORIDA 32541

TELEPHONE: (850) 650-2311
TOLL FREE: (800) 842-7443
FAX: (850) 650-0091

BE
BC

CI
CC



LAUDERHILL POLICE STATION
LAUDERHILL, FLORIDA

SITE PLAN

CERTIFICATE OF
AUTHORIZATION
NO. 27587

BID SET

PROJECT NO.
P140742209

DRAWN
JDC

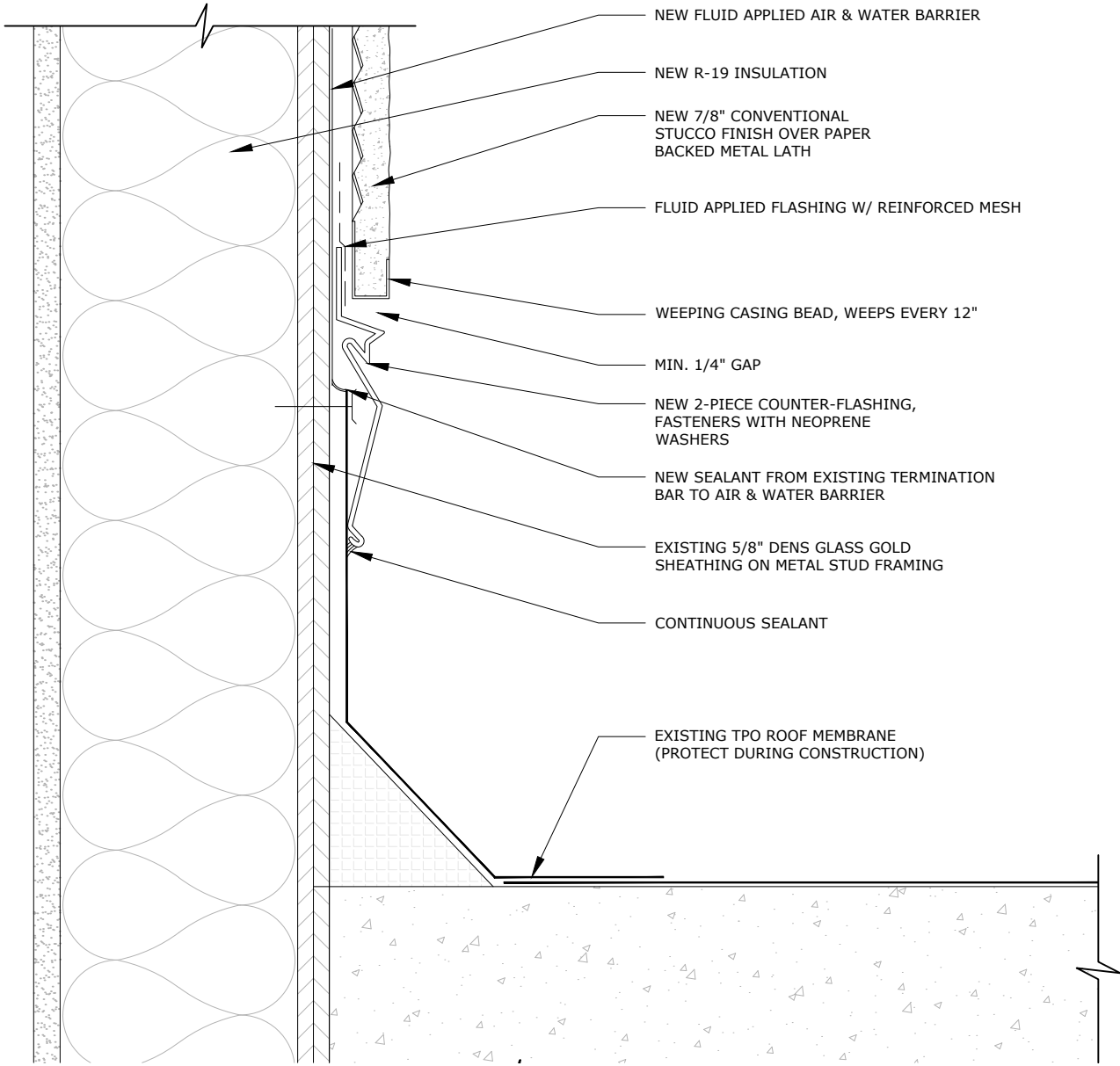
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11/25/24

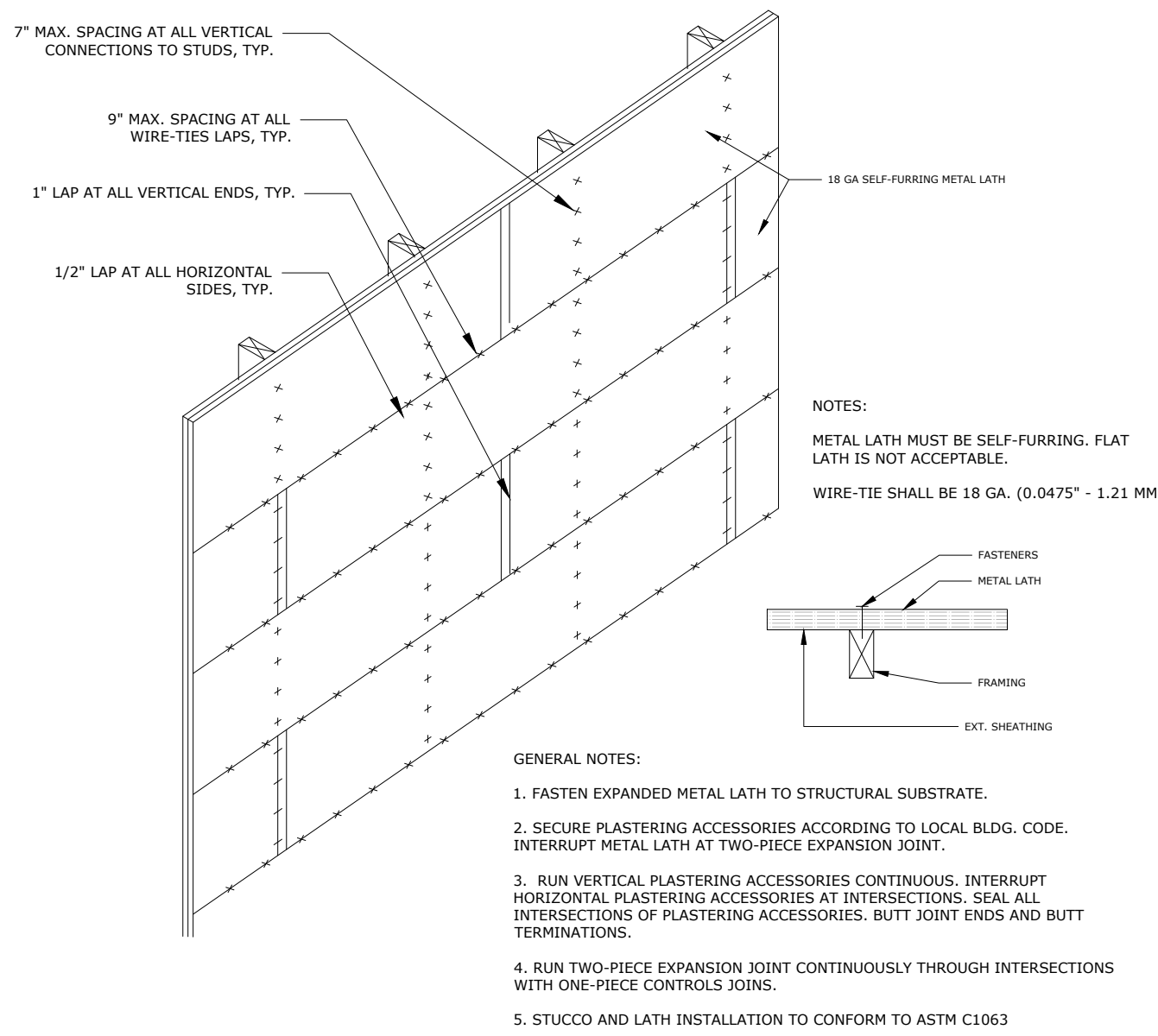
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SHEET
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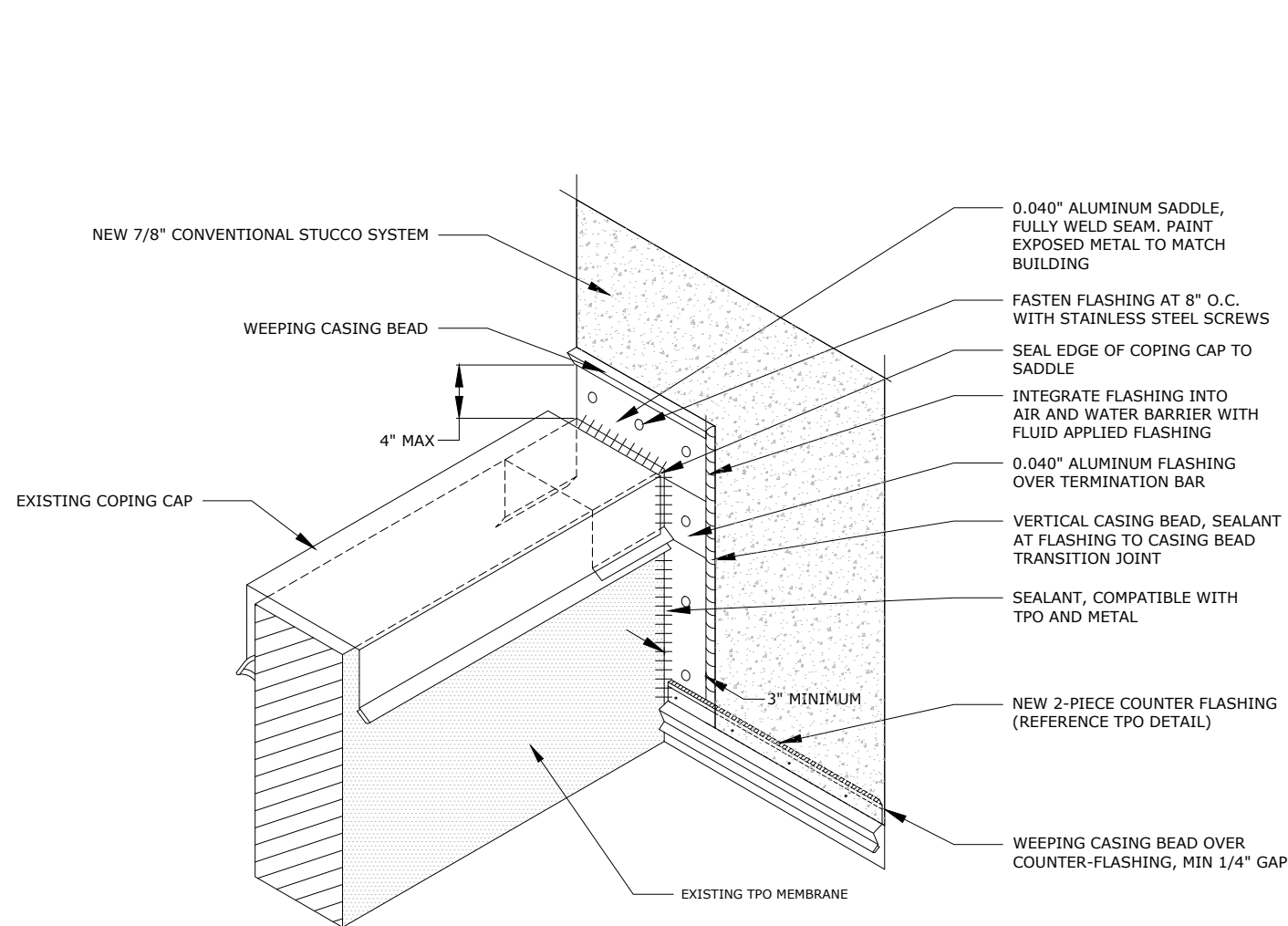
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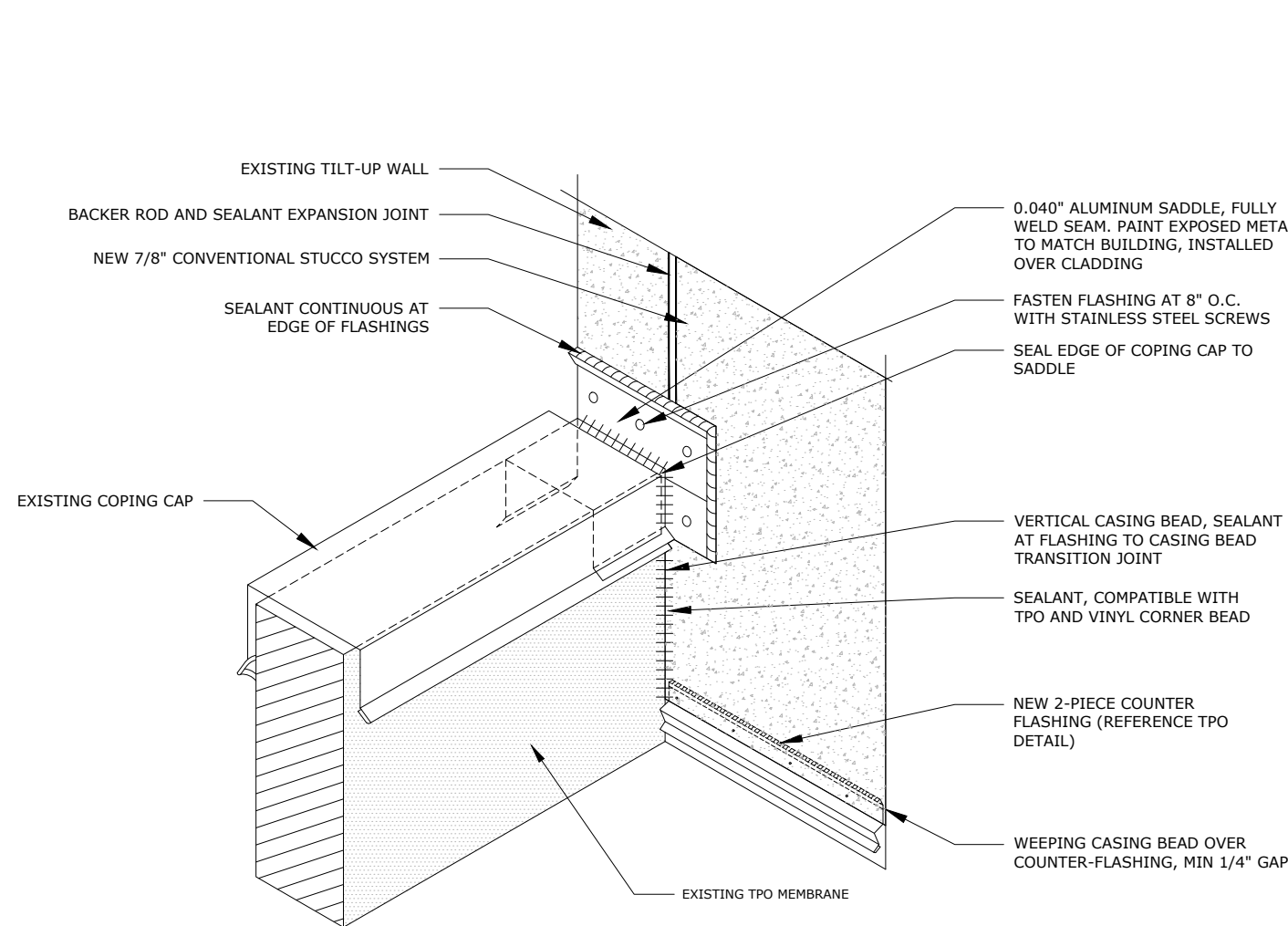
1 STUCCO TO TPO BASE OF WALL TERMINATION



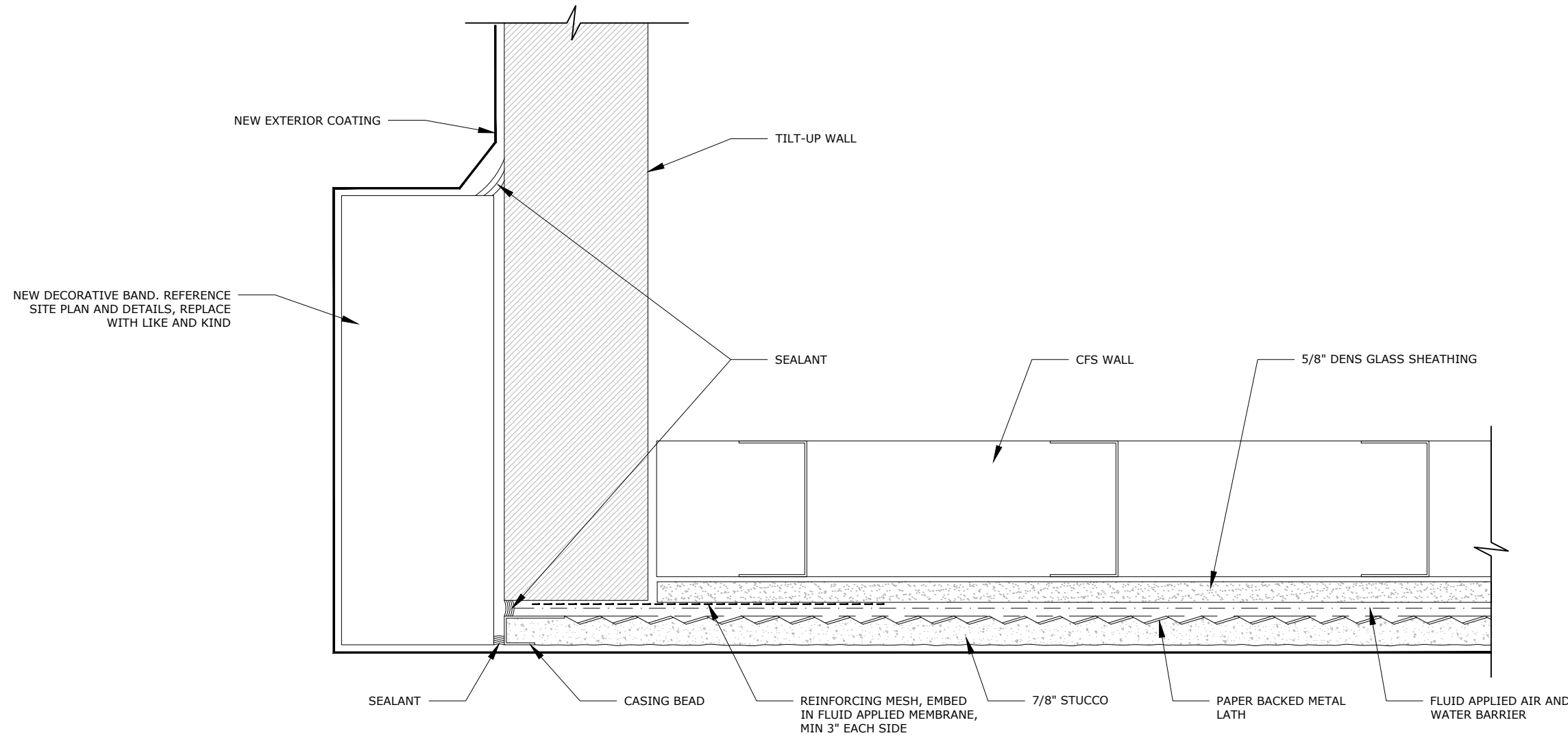
2 LATH INSTALLATION



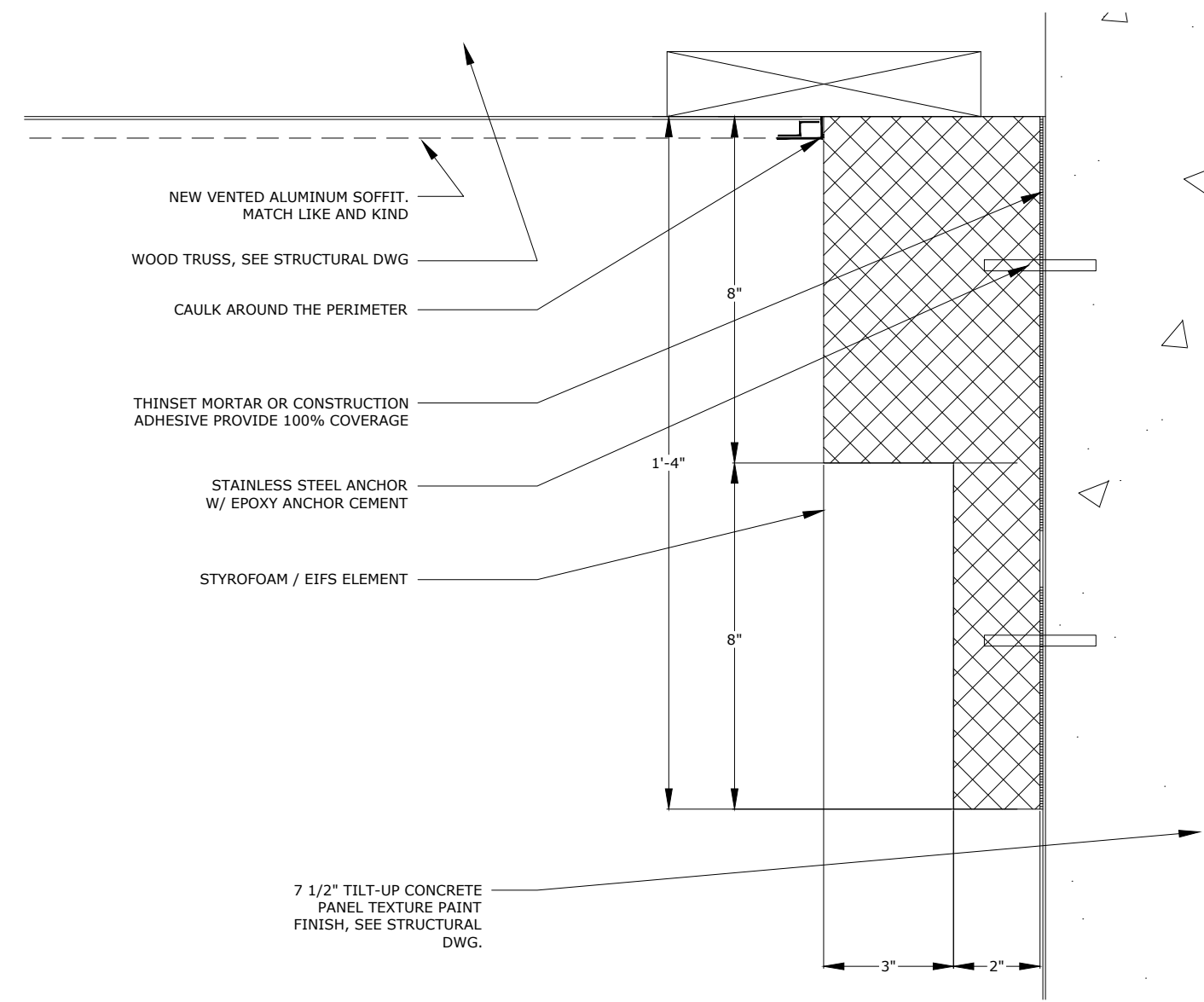
3 PARAPET WALL TRANSITION
(CONVENTIONAL STUCCO)



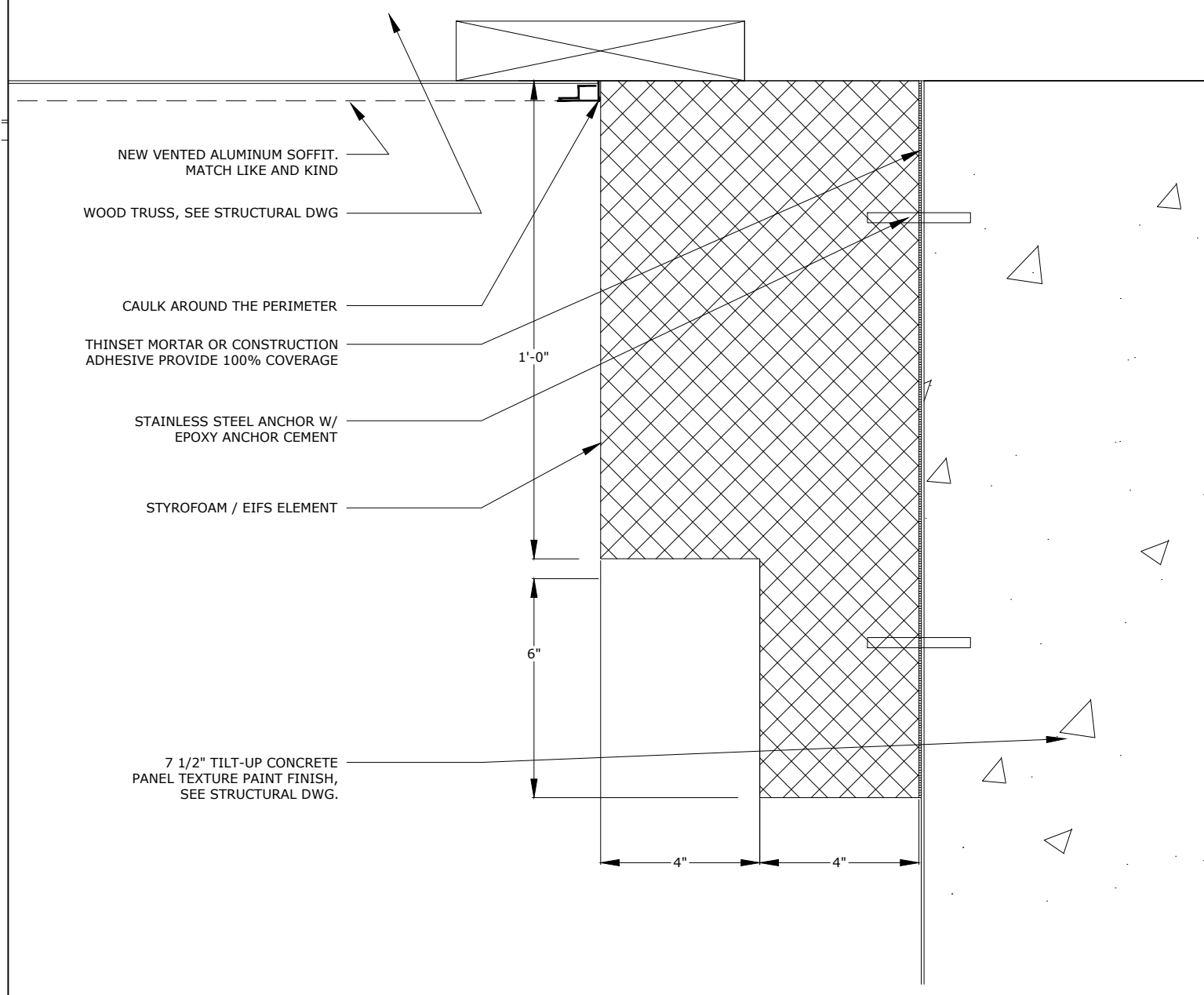
4 PARAPET WALL TRANSITION (TILT-UP WALL)



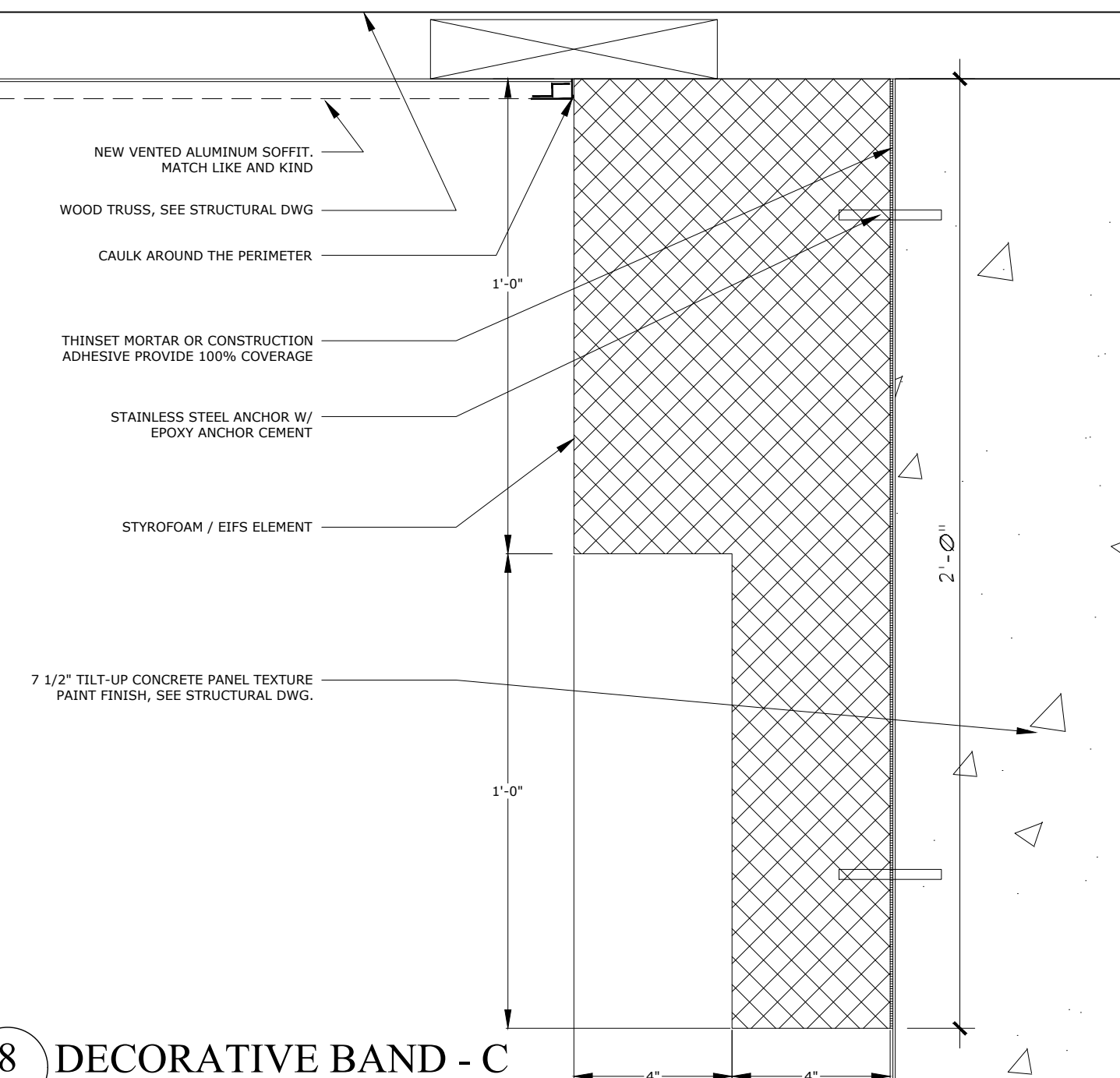
5 STUCCO TO TILT UP WALL CORNER TERMINATION



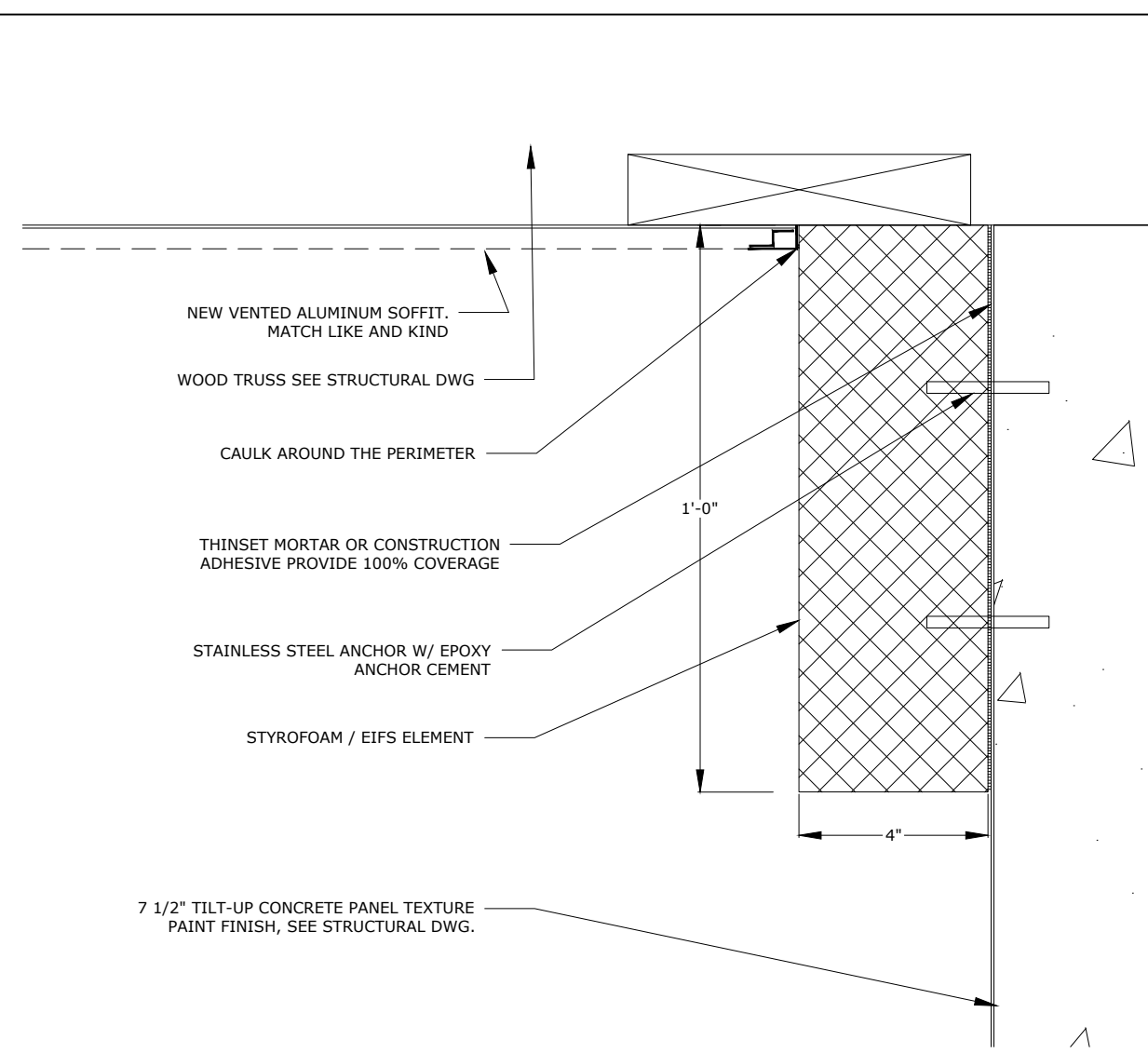
6 DECORATIVE BAND - A



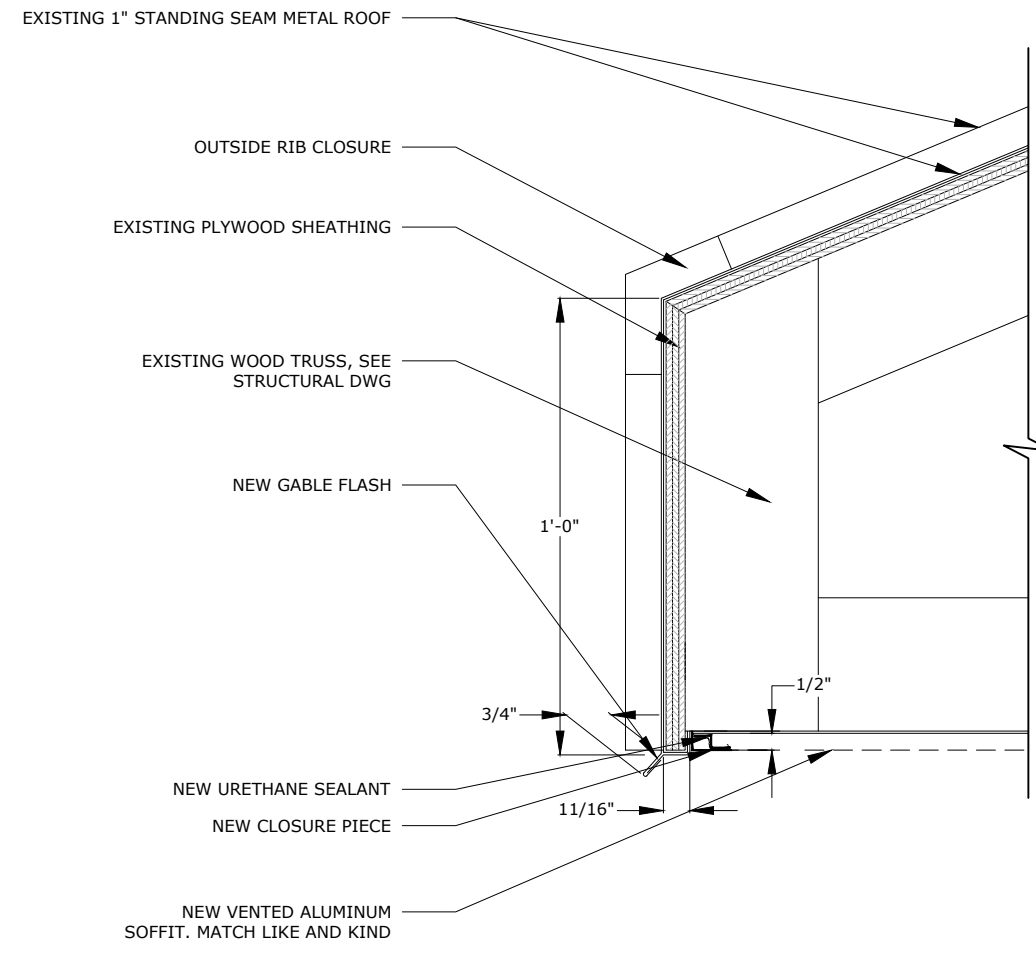
7 DECORATIVE BAND - B



8 DECORATIVE BAND - C

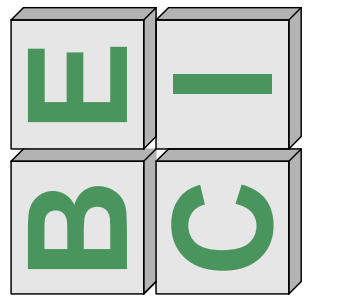


9 DECORATIVE BAND - D



10 EAVE DETAIL

150 AZALEA DRIVE
SUITE A
DESTIN, FLORIDA 32541
TELEPHONE: (850) 650-2111
(800) 842-7443
TOLL FREE:
FAX: (850) 650-0091



FOR REVIEW
ONLY

LAUDERHILL POLICE STATION
LAUDERHILL, FLORIDA
DETAILS

CERTIFICATE OF
AUTHORIZATION
NO. 27587

BID SET

PROJECT NO.
P140742209

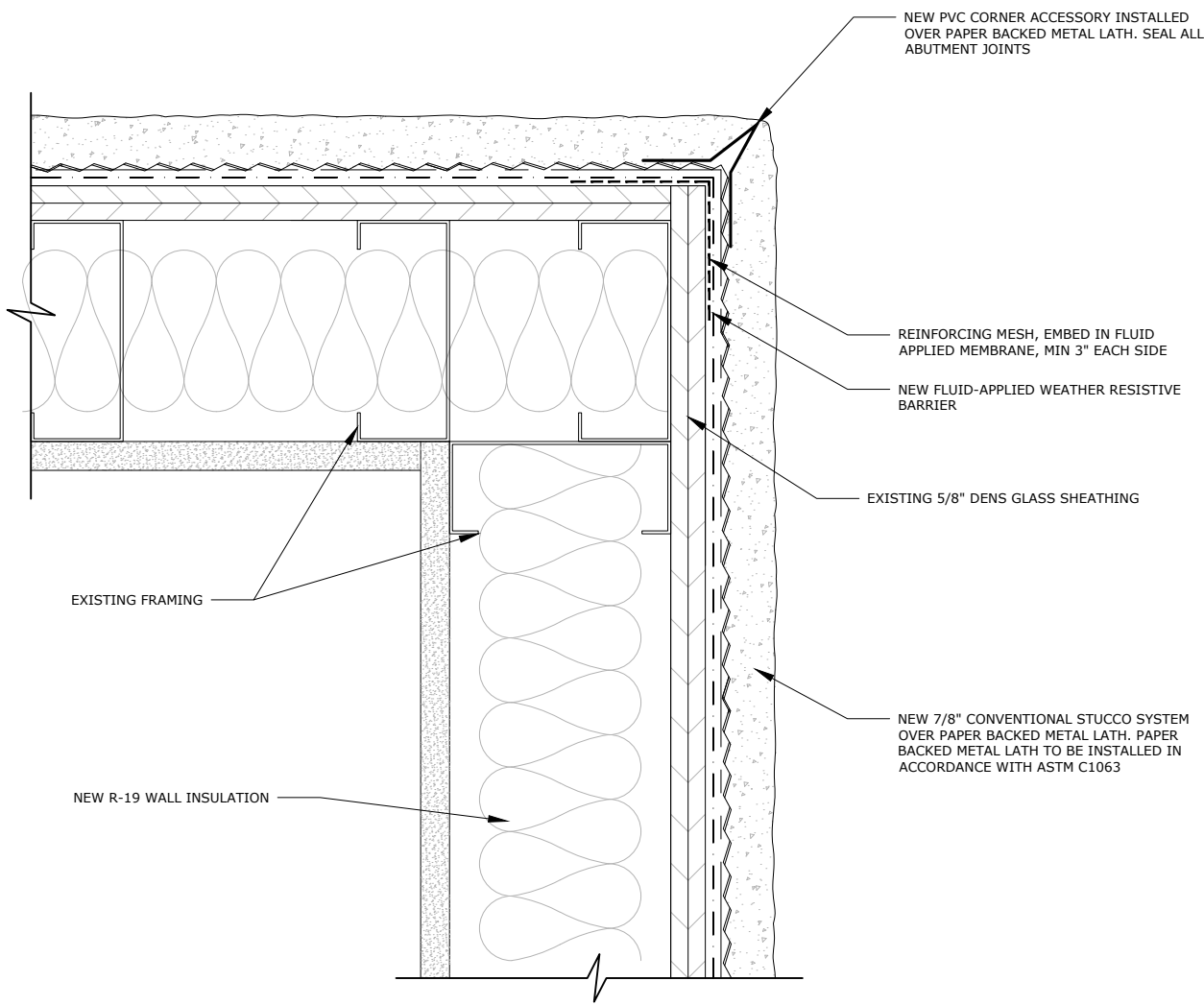
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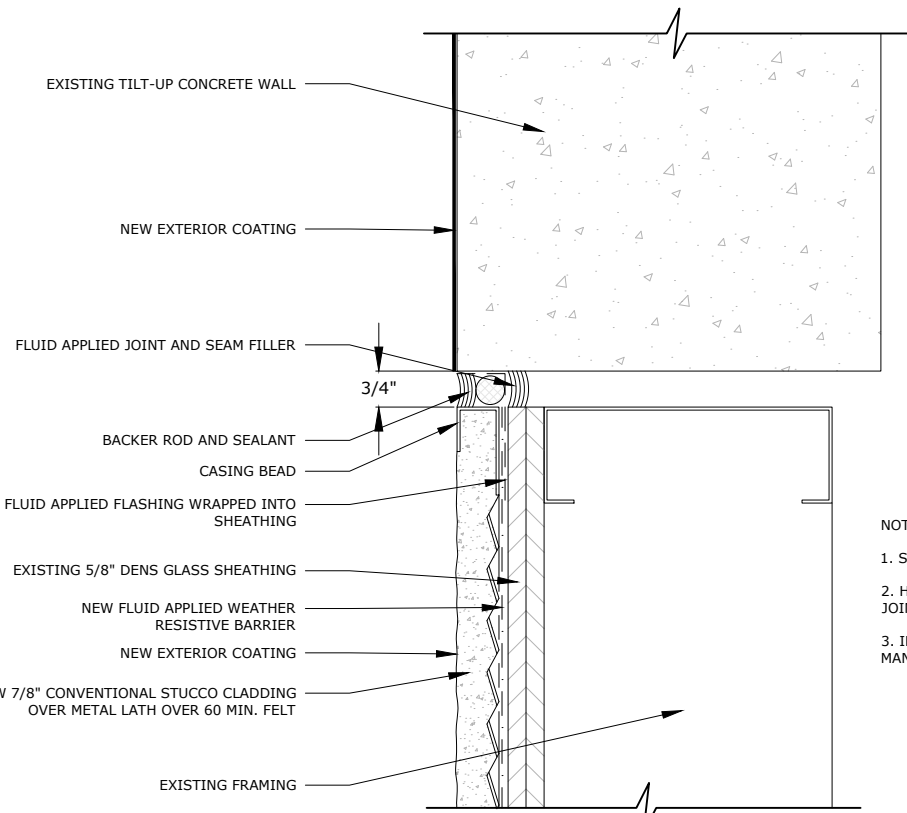
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11/25/24

REVISIONS

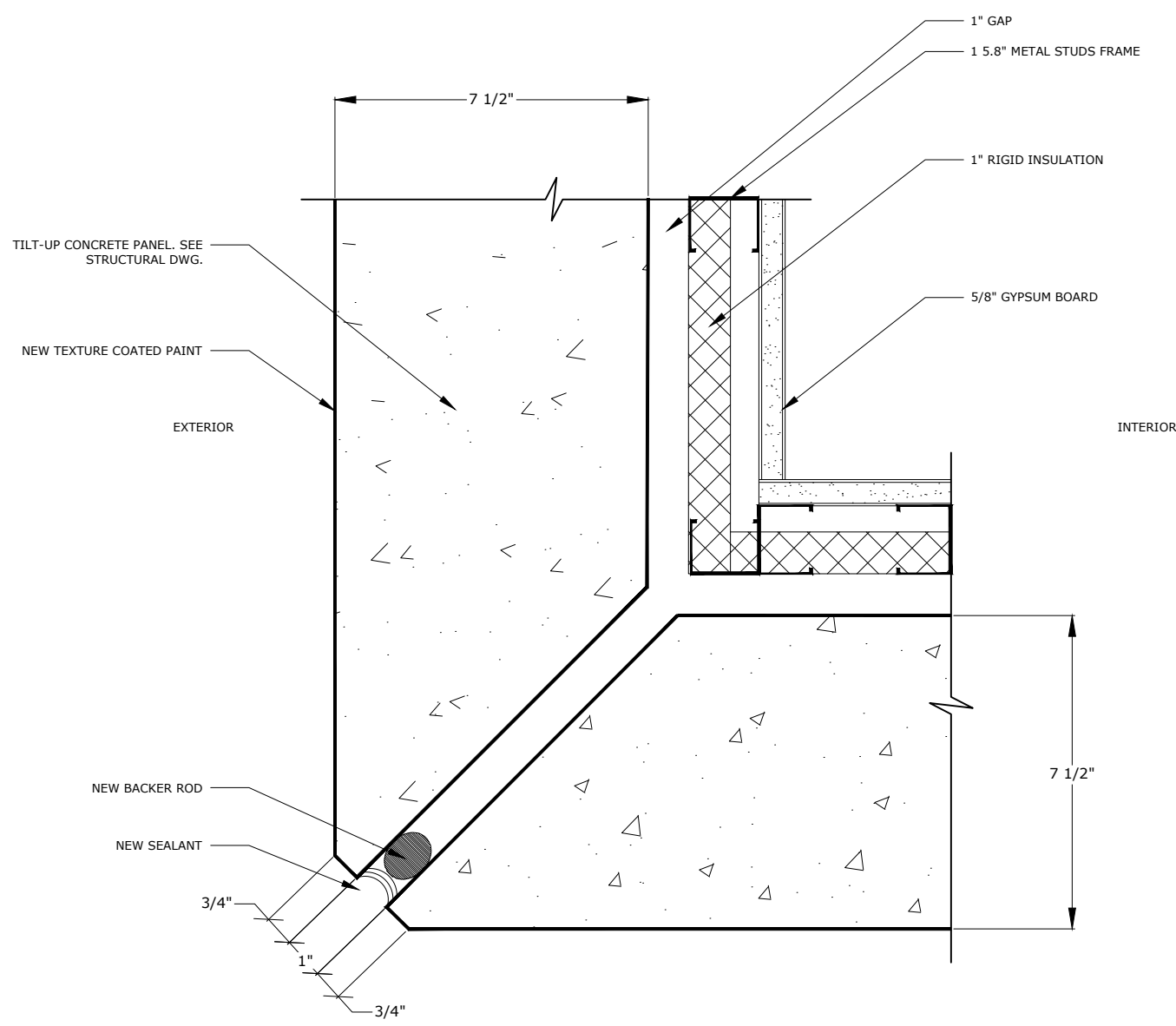
SHEET
A-501



1 CONVENTIONAL STUCCO - OUTSIDE
CORNER TRANSITION



2 STUCCO TO TILT-UP WALL VERTICAL
TERMINATION



3 PANEL JOINT DETAIL

150 AZALEA DRIVE
SUITE A
DESTIN, FLORIDA 32541

TELEPHONE: (850) 650-2311
TOLL FREE: (800) 842-7043
FAX: (850) 650-0091

BE

BI

BC

CC



LAUDERHILL POLICE STATION
LAUDERHILL, FLORIDA

DETAILS

CERTIFICATE OF
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PROJECT NO.
P140742209

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11/25/24

REVISIONS

SHEET
A-502

4 OF 4

LAUDERHILL POLICE STATION
Appendix C – Photo Exhibit
Stucco Repairs & Coating Restoration: November 12, 2024



Photo 1 – West Elevation
Overall view.



Photo 4 – East Elevation
Overall view.



Photo 2 – South Elevation
Overall view.



Photo 5 – North Elevation
Overall view.



Photo 3 – East Elevation
Overall view.



Photo 6 – North Elevation
Overall view.

LAUDERHILL POLICE STATION
Appendix C – Photo Exhibit
Stucco Repairs & Coating Restoration: November 12, 2024



Photo 7 – Main Roof
Overall view.



Photo 10 – Main Roof
Overall view.



Photo 8 – Main Roof
Overall view.



Photo 11 – Main Roof
Overall view.



Photo 9 – Main Roof
Overall view.



Photo 12 – Lower Roof – East Elevation
Overall view.

LAUDERHILL POLICE STATION
Appendix C – Photo Exhibit
Stucco Repairs & Coating Restoration: November 12, 2024



Photo 13 – Main Roof – Interior Tower Walls
Overall view of the existing conventional stucco counter-flashing condition.



Photo 16 – Main Roof – Interior Tower Walls
Overall view of the wire penetrations in the conventional stucco system.



Photo 14 – Main Roof – Interior Tower Walls
Overall view of the existing TPO roof counter-flashing condition.



Photo 17 – Main Roof – Interior Tower Walls
Overall view of the existing conventional stucco counter-flashing condition.



Photo 15 – Main Roof – Interior Tower Walls
Overall view of the existing conventional stucco to tilt-up wall transition.



Photo 18 – Main Roof – Interior Tower Walls
Overall view of the existing TPO roof counter-flashing fastener measurements.

LAUDERHILL POLICE STATION
Appendix C – Photo Exhibit
Stucco Repairs & Coating Restoration: November 12, 2024



Photo 19 – Main Roof – Interior Tower Walls
Overall view of the existing TPO roof counter-flashing measurements.



Photo 22 – Main Roof – Interior Tower Walls
Overall view of the parapet coping cap to adjacent conventional stucco wall transition.



Photo 20 – Main Roof – Interior Tower Walls
Overall view of the parapet coping cap to adjacent conventional stucco wall transition.



Photo 23 – Main Roof – Interior Tower Walls
Overall view of the parapet coping cap to adjacent tilt-up wall transition.

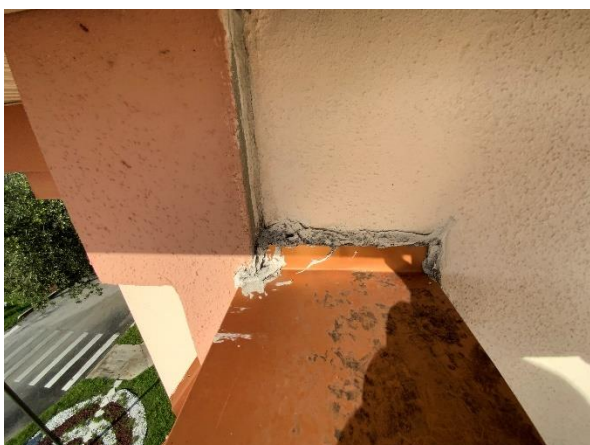


Photo 21 – Main Roof – Interior Tower Walls
Overall view of the parapet coping cap to adjacent conventional stucco wall transition.



Photo 24 – Main Roof – Interior Tower Walls
Overall view of the parapet coping cap to adjacent tilt-up wall transition.

LAUDERHILL POLICE STATION
Appendix C – Photo Exhibit
Stucco Repairs & Coating Restoration: November 12, 2024



Photo 25 – Main Roof – Interior Tower Walls
Overall view of the parapet coping cap to adjacent conventional stucco wall transition.



Photo 28 – Main Roof – Tower Walls
Overall view of Corner Tower decorative foam trim band.



Photo 26 – Main Roof – Interior Tower Walls
Overall view of the parapet coping cap to adjacent conventional stucco wall transition.



Photo 29 – Main Roof – Tower Walls
Overall view of West Center Tower decorative foam trim band.



Photo 27 – Main Roof – Tower Walls
Overall view of Corner Tower decorative foam trim band.



Photo 30 – Main Roof – Tower Walls
Overall view of West Center Tower decorative foam trim band.

LAUDERHILL POLICE STATION
Appendix C – Photo Exhibit
Stucco Repairs & Coating Restoration: November 12, 2024



Photo 31 – Main Roof – Tower Walls
 Overall view of Corner Tower decorative foam trim band.



Photo 34 – Main Roof – Tower Walls
 Overall view of the soffit condition.



Photo 32 – Main Roof – Tower Walls
 Overall view of Corner Tower decorative foam trim band.



Photo 35 – Main Roof – Tower Walls
 Overall view of the soffit condition.



Photo 33 – Main Roof – Tower Walls
 Overall view of the soffit condition.



Photo 36 – Main Roof – Tower Walls
 Overall view of the soffit condition.

LAUDERHILL POLICE STATION
Appendix C – Photo Exhibit
Stucco Repairs & Coating Restoration: November 12, 2024



Photo 37 – Main Roof – Tower Walls
Overall view of the soffit condition.



Photo 40 – Main Roof – Tower Walls
Overall view of the damaged metal Tower Roof eave fascia condition.



Photo 38 – Main Roof – Tower Walls
Overall view of the damaged metal Tower Roof eave fascia condition.



Photo 41 – Main Roof – Tower Walls
Overall view of the metal Tower Roof eave fascia condition.

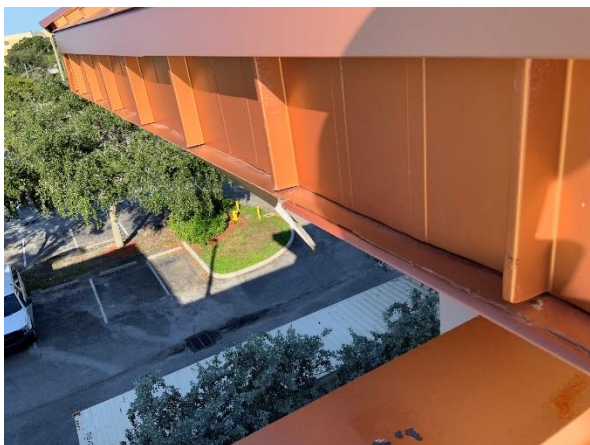


Photo 39 – Main Roof – Tower Walls
Overall view of the metal Tower Roof eave fascia condition.



Photo 42 – Main Roof – Tower Walls
Overall view of the metal Tower Roof eave fascia condition.

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Appendix C – Photo Exhibit
Stucco Repairs & Coating Restoration: November 12, 2024



Photo 43 – Main Roof – Parapet Walls
 Overall view of the exterior parapet wall to be recoated.



Photo 46 – Main Roof – Tower Walls
 Overall view of the exterior tilt up walls to be recoated.



Photo 44 – Exterior Tilt-Up Walls
 Overall view of the exterior tilt up walls to be recoated.



Photo 47 – Exterior Tilt-Up Walls
 Overall view of the louver perimeter sealant installation.



Photo 45 – Main Roof – Tower Walls
 Overall view of the exterior framed Tower walls to be recoated.



Photo 48 – Exterior Tilt-Up Walls
 Overall view of the exterior wall pipe penetrations.

LAUDERHILL POLICE STATION
Appendix C – Photo Exhibit
Stucco Repairs & Coating Restoration: November 12, 2024



Photo 49 – Exterior Tilt-Up Walls
Overall view of the window perimeter sealant installation.



Photo 52 – Main Roof – Tower Walls
Overall view of the wire penetrations sealant installation.



Photo 50 – Main Roof – Parapet Walls
Overall view of the coping cap splice cover sealant installation.



Photo 53 – Main Roof – Tower Walls
Overall view of the soffit vent sealant installation interface.



Photo 51 – Main Roof – Tower Walls
Overall view of the metal roof counterflashing needing sealant at the TPO interface.



Photo 54 – Exterior Tilt-Up Walls
Overall view of an inside corner panel wall joint to be removed and replaced.

LAUDERHILL POLICE STATION
Appendix C – Photo Exhibit
Stucco Repairs & Coating Restoration: November 12, 2024



Photo 55 – Exterior Tilt-Up Walls
 Overall view of an inside corner panel wall joint to be removed and replaced.



Photo 56 – Exterior Tilt-Up Walls
 Overall view of an outside corner panel wall joint to be removed and replaced.



Photo 57 – Exterior Tilt-Up Walls
 Overall view of a vertical panel wall joint to be removed and replaced.