



Gemstone Builders LLC
Building the Future. Restoring the Past.

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Bid # RFP #2024-012
Isles Of Inverrary Concrete Restoration
Exterior Balconies Project

Bid Enclosed



ISLES OF INVERRARY CONCRETE RESTORATION (EXTERIOR & BALCONIES) PROJECT

RFP # 2024-012

CONTRACT DOCUMENTS AND TECHNICAL SPECIFICATIONS

January 2024

GEMSTONE BUILDERS LLC

DOCUMENT 00030

SCOPE OF WORK

ISLES OF INVERRARY CONCRETE RESTORATION (EXTERIOR & BALCONIES) PROJECT

RFP NUMBER: 2024-012
CITY OF LAUDERHILL, FLORIDA

SCOPE OF WORK

1.0 Summary

1. Project: Isles of Inverrary – Concrete Restoration (Exterior & Balconies)

Owner Contact: Tiffaney Sterling, Community Association Manager
Isles of Inverrary Condominium
C/O FYVE Property Management
5100 W Copans Rd Suite 100
Margate, FL 33063
2. Contractor shall submit a Construction Sequencing Plan which demonstrates a process of completing the work while maintaining full access for employees and customers.
3. Project Construction: PT concrete, reinforced concrete, CMU and stucco finishes.
4. This section provides a brief description of the project scope of work. It is to be used in combination with the additional documents and drawings provided in this project manual as well as the product/manufacturers' published documents with regard to the specific products selected for use. All substitutions must be submitted prior to commencement of work, to permit proper evaluation and consideration without delay of work.
5. The OWNER, through the OWNER'S CONTACT, will be responsible for notifying others of any deviation in traffic patterns, parking or other required alterations to normal building entry or exit.

2.0 PROJECT SCOPE

- A. The description of work below consists of the following fixed price work for this contract.

1. General Conditions are to be billed in equal installments, each month, over the City of Lauderhill RFP 2024-012 ISLES OF INVERRARY CONCRETE RESTORATION (EXTERIOR & BALCONIES) PROJECT

DOCUMENT 00100

INSTRUCTIONS TO PROPOSERS

SECTION 1 - DEFINITIONS

Whenever the following terms appear in the Proposal, the intent and meaning shall be interpreted as follows:

- 1.1 **City:** The City of Lauderhill, Florida.
- 1.2 **Contract:** The written agreement for performance of the Scope of Work entered into between the City and the successful Proposer.
- 1.3 **Contract Administrator:** The Purchasing and Contracts Manager, or some other employee expressly designated as Contract Administrator in writing by the City Manager, who is the representative of the CITY concerning the Contract Documents.
- 1.4 **Evaluation/Selection committee:** City staff and/ or outside consultants assigned to evaluate the submitted proposals.
- 1.5 **Proposer:** Any individual, firm, or corporation submitting a proposal for this project, acting directly or through a duly authorized representative. For the purpose of this Agreement, Proposer shall mean the same thing as the Bidder.
- 1.6 **Proposal:** shall refer to any term used interchangeably with Bid while retaining the same meaning.
- 1.7 **Purchasing Office:** The Purchasing Division-Department of Finance and Information Technology of the City of Lauderhill.
- 1.8 **"Provider", "Bidder", "Contractor", or "Successful Proposer" or "Consultant":** The Proposer receiving an award because of this Request for Proposal. Said terms may be used interchangeably while retaining the same meaning.
- 1.9 **Qualifications/Proposal, Proposals,** shall refer to any Offer(s) submitted in response to this Request for Proposal.
- 1.10 **Request for Proposal, RFP", or Proposal:** This Request for Proposal including all Exhibits and Attachments as approved by the City, and addendums or change orders issued by the Purchasing Division.
- 1.11 **Request For Proposal, or Proposal:** Terms used interchangeably in this Request For Proposal while retaining the same meaning.
- 1.12 **Subcontractor/ Sub consultant:** Any person, firm, entity, or organization, other than the employees of the successful Proposer, who contract with the Successful Proposer to furnish labor, or labor and materials, in connection with the Work or Services to the City, whether directly or indirectly, on behalf of the Successful Proposer.
- 1.13 **Work, Services, Program, Project, or Engagement:** All matters that will be required to be done by the successful Proposer in accordance with the Scope of Work, and the Terms and Conditions of this RFP.
- 1.14 **Piggybacking:** An agreement which establishes the ability of the City to piggy-back the City of Lauderhill

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contract of another governmental entity with a specific vendor. The Piggy-back agreement ensures that standard contractual requirements of the City are incorporated as a part of the contractual relationship with the vendor in addition to any requirements already incorporated in the agreement with the other governmental entity.

- 1.15 Local Vendor Bids:** The City of Lauderhill Code has determined that this bid shall be reserved for participation by local City of Lauderhill vendors only. No vendor shall receive more than three set-aside bid award contracts in a fiscal year. Any local City of Lauderhill vendor that has received at least one local vendor bid award contract in each of three (3) consecutive fiscal years shall not be eligible to participate in local vendor bids for the following fiscal year. If the bid prices received from local vendors are not economically comparable to normal market pricing, the procurement shall be canceled.

SECTION 2 – PROCEDURES

1. SUBMITTAL

- 1.1 Sealed proposals will be received until the time and date specified in the **Notice to Proposers**, Document 00020
- 1.2 Each proposal shall be submitted **via IonWave**.

Proposal for:

**City of Lauderhill, Florida
RFP NUMBER: 2024-012**

Submitted By: **GEMSTONE BUILDERS LLC**

Company Name: 4908 N UNIVERSITY DRIVE, SUITE 205

Street Address: LAUDERHILL , FL 33351

- 1.3 ~~Proposals received~~ after the time and date specified will not be considered.
City, State, Zip Code.

2. PROPOSALS

- 2.1 It is understood by the proposer that the quantities in the proposal are for proposal comparison only. Certain portions of the proposal or the entire bid document may be deleted from the awarded contract.
- 2.2 Proposals shall be made upon forms provided for that purpose in DOCUMENTS 00020, 00030, 00100, 00101, 00300, 00300A, 00401, 00402, 00403, 00420 and 00421, 00450, 00480, 00485, 00490, 00495, 00500, 00600, 00601, 00650, 00700, 00800, 00801, 00900, 03720, 07900, 09220. Erasures or other changes in a proposal shall be explained or noted over the signature of the Proposer. Each proposer shall submit via IonWave. The forms must be submitted in good order and with all blanks filled in.

3. IRREGULAR PROPOSALS

- 3.1 Proposals which are incomplete, conditional or which contain additions not called for, alterations or irregularities of any kind may be rejected.

4. SIGNATURES ON PROPOSALS

- 4.1 Each Proposer shall sign his/her proposal with his full name, company name, email and address. In cases where a firm or corporation submits a proposal, the proposal shall be signed with the full name of each member of the firm, or by the name of the officer or officers authorized by its by-laws, in addition to the firm or corporation signature with its official seal affixed hereto.

City of Lauderhill

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5. EXAMINATION OF CONTRACT DOCUMENTS

- 5.1 Proposers are notified that they must thoroughly examine the Contract Documents and Specifications which include the Notice to Proposers, Instructions to Proposers, ALL Proposal Forms, General Conditions, Supplementary Conditions, Technical Specifications, Figures, Drawings, Maps, and any addenda issued prior to the opening of proposals.
- 5.2 Purchase of the Proposal Documents must be made no later than ten (10) days prior to the closing date specified in the **Notice to Proposers**, Document 00020. Upon receipt of the required payment, the Proposer's name and contact information shall be entered in the "Plan Holders List" and will become eligible to submit a bid.

6. EXAMINATION OF SITE

- 6.1 Each Proposer shall visit the site of the proposed work before submitting his proposal and shall fully acquaint himself with conditions relating to construction and labor so that he may fully understand the facilities, difficulties, and restrictions attending the execution of work under the Contract. By submission of a bid, the Proposer affirms that he (the Proposer) has investigated and is satisfied as to the conditions of work to be performed and materials to be furnished and shall base his proposal on his own opinion of the conditions likely to be encountered, and for the proposal prices must assume all risk of variance, by whomsoever made, in any computation or statement of amounts or quantities necessary to fully complete the work in strict compliance with the Contract Documents.
- 6.2 Each Proposer shall thoroughly examine and be familiar with the contract documents and requirements. The failure of any Proposer to examine any form, instrument, addendum, or other documents, or to visit the site and acquaint himself with existing conditions there, shall in no way relieve any Proposer from any obligation with respect to his proposal or to the contract. The submission of a bid shall be taken as prima facie evidence of compliance with this document.
- 6.3 No plea of ignorance of conditions that exist or that may hereafter exist, or of conditions or difficulties that may be encountered in the execution of the work under this Contract, as a result of failure to make the necessary examinations and investigations, will be accepted as an excuse for any failure or omission on the part of the Contractor to fulfill, in every detail, all of the requirements of Contract Documents, nor will they be accepted as a basis in any claim whatsoever for extra compensation or for an extension of time.
- 6.4 Each Proposer shall be responsible for investigating the current site conditions at the site prior to submitting his proposal. The proposer shall base his proposal on his own investigation and shall assume all risk of any variances in current site conditions and permit requirements.

7. DISCREPANCIES

- 7.1 Should a Proposer find discrepancies or ambiguities in, or omissions from, the Drawings and Specifications, or should he be in doubt as to their meaning; Proposer shall at once notify the Owner and/or Engineer.

8. INTERPRETATION OF PLANS

- 8.1 On all drawings the figured dimensions shall govern in case of discrepancy between the scales and figures. The Contractor shall take no advantage of any error or omission in the Drawings or of any discrepancy between the Drawings and Specifications. The Architect or Engineer shall make such interpretations as may be deemed necessary for the fulfillment of the intent of the Drawings and Specifications as construed by the Architect or Engineer, and the Architect's or Engineer's decision shall be final.

9. INTERPRETATION OF CONTRACT DOCUMENTS PRIOR TO OPENING OF BIDS

- 9.1 If any person contemplating submitting a proposal for the proposed contract is in doubt as to the true meaning of any part of the Drawings, Specifications, or other proposed Contract Documents, they may submit to the Owner and/or Architect or Engineer a written request for an interpretation thereof. The person submitting the request will be responsible for its prompt delivery. Any interpretation of the proposed documents will be made only by addenda duly issued and copies of such addenda will be faxed and/or emailed to each person receiving a set of such documents. Request for interpretations or clarification of the Contract Documents must be made not later than ten (10) days prior to time of bid opening as specified in the Notice to Proposers, Document 00020. The Owner will not be responsible for any other explanation or interpretation of the documents.

10. TIME OF COMPLETION

- 10.1 All work for this project shall be completed within the number of calendar days as indicated in the Proposal of the successful proposer. Refer to Document 00300.
- 10.2 Completion of the project shall imply complete possession by the Owner and all Contractual obligations met by the Contractor.

11. LABOR REGULATIONS

- 11.1 The Contractor shall fully comply with all laws and regulations concerning labor, work hours, wage rates, labor conditions, and related matters.

12. BID SECURITY

- 12.1 A certified check, bank draft, cashiers check, money order or bid bond, in the amount of not less than five percent (5%) of the bid, shall be paid into the funds of the Owner as liquidated damages, if the Proposer fails to execute the written agreement and furnish the required contract security bond within fifteen (15) calendar days following written notice of award of the contract. The bid bond shall be countersigned by an agent of the Surety Company licensed to operate in the State of Florida.

13. RETURN OF BID SECURITY

- 13.1 Certified checks and Bid Bonds of the unsuccessful Proposers will be returned to the parties submitting same not later than fifteen (15) days after the execution of the contract. In the event that all bids are rejected, the checks will be returned to all Proposers within fifteen (15) calendar days after date of rejection.

14. CONTRACT BONDS

- 14.1 The Successful Proposer shall furnish a Performance Bond in an amount of at least equal to one hundred percent (100%) of the current Contract Price as security for the faithful

performance of this Contract and Payment Bond in the amount of at least one hundred percent (100%) of the current Contract Price for payment of all persons performing labor on the project under this Contract. The Surety on such bonds shall be by a duly authorized Surety Company satisfactory to the Owner.

15. QUALIFICATION OF PROPOSER

- 15.1 A proposal will be required to show to the complete satisfaction of the Owner that he has the necessary license(s), facilities, equipment, ability, manpower, and financial resources to perform the work in a satisfactory manner within the time specified. No contract will be awarded except to responsible Contractors and businesses capable of performing the class of work contemplated. The Proposer shall submit the Qualification Form (DOCUMENT 00420) with his proposal.
- 15.2 The issuance of this Proposal is the City's process to award a Contract for construction of the Project. Although subject to modification, the City expects the following remaining milestones in the procurement process:
 - Receive Proposals.
 - Bid opening
 - Evaluation and Ranking of Proposal prior to selecting the "highest ranked and eligible proposer".
 - Recommend Selected Proposer to City for award of Contract.
 - Award of Contract.
- 15.3 Proposals received will be Evaluated and Ranked using the evaluation criteria described in Section 30 of this document.
- 15.4 After the identification of the Highest-Ranked Proposer, the final Contract will be prepared, incorporating applicable portions of its Proposal. If for any reason, the Highest-Ranked Proposer and the Selection Committee are unable to execute the Contract, the City may execute the Contract with the next Highest-Ranked Proposer, and so on until the Contract is awarded or the procurement is terminated.
- 15.5 The City is committed to a fair, open process for interested parties to receive information about the Project and for the competitive procurement process that the City is proposing to utilize for selection and award of this Contract. Proposers are encouraged to submit written comments or questions concerning this Proposal as early as possible, but in no event, later than ten (10) days prior to the closing date specified in the **Notice to Proposers**, Document 00020. Interested parties are required to submit all questions via IonWave question tab.

16. DISQUALIFICATION OF PROPOSERS

- 16.1 Any or all proposals will be rejected if there is any reason for believing that collusion exists among the Proposers, and participants in such collusion will not be considered in future proposals to the extent allowable by law.
- 16.2 Failure to completely and truthfully fill out all forms given in the bid package shall constitute grounds for disqualification of the proposal.

17. WITHDRAWAL OF PROPOSALS

- 17.1 A Proposer may withdraw his proposal provided that request is made in writing and delivered either in person or by special delivery mail to the Owner not less than one hour prior to the time set for opening bids. No RFP may be withdrawn after the scheduled closing time for the receipt of RFPs for a period of ninety (90) days.

18. OWNER'S RIGHTS RESERVED

- 18.1 The Owner reserves the right to accept any Proposal, which in his opinion is the lowest responsive bid that best serves the interest of the Owner. The Owner also reserves the right to reject any and all proposals.

- 18.2 This Proposal constitutes a Request for Proposal to submit Proposals to the City. By responding to this RFP, Proposers acknowledge and consent to the following conditions relative to the procurement process and the selection of a Proposer. Without limitation and in addition to other rights reserved by the City in this Proposal, the City reserves and holds, at its sole discretion, the following rights, and options:

To receive questions concerning this Proposal from Proposers and to provide such questions, and the City's responses, to all Proposers.

To supplement, amend, or otherwise modify the Proposal through the issuance of Addenda to all Proposers, and to supplement the Proposal with information items, prior to the date of submission of the Proposals. Addenda issued to this Proposal may expand or cancel any portion or all Work described in this Proposal.

To reject any or all proposals if there is any reason for believing that collusion exists among the Proposers, and participants in such collusion will not be considered in future proposals to the extent allowable by law.

To reject any or all Proposals, to waive any technicalities, immaterial irregularities, or minor informalities in the Proposals, to request clarifications or modifications during Proposal evaluation and to select the Proposer whose Proposal, in the City's judgment, best serves the interests of the City.

To seek additional information from any and all Proposers to supplement or clarify the Proposals submitted.

To eliminate any Proposer that submits an incomplete or inadequate Proposal or is not responsive to the requirements of this Proposal.

To discontinue discussions with the Highest-Ranked Proposer and commence discussions with the next Highest-ranked Proposer, and so on until the Contract is awarded or the procurement terminated.

To visit and examine any of the references included in the Proposal and others facilities designed or built by the Proposer.

To cancel this Proposal in whole or in part, with or without substitution of another Bid, if such cancellation is determined to be in the best interest of the City.

To take any action affecting the RFP process or the Project that would be in the best interests of the City.

19. OWNER REPRESENTATIVE AND CONSULTANT

- 19.1 The Agent for the Owner, the City of Lauderdale, in all matters pertaining to the work on this project shall be the Capital Projects Manager.

20. QUALIFICATION OF SURETY

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- 20.1 The Contractor may provide a cash bond, an irrevocable letter of credit drawn on a Florida Bank acceptable to the City or a Surety Bond executed by a corporate surety company authorized to do business in the State of Florida, holding a certificate of authority from the Secretary of the Treasury of the United States as acceptable sureties on Federal Bonds and executed and issued by a resident agent licensed and having an office in the State of Florida, and resident agent in Broward County representing such corporate surety. Said Surety Bond or its equivalent shall be in effect prior to the issuance of any work permits and shall remain in effect until the provisions of the agreement to transfer ownership of any improvements have been fulfilled.

21. SUBCONTRACTORS

- 21.1 The Contractor shall furnish concurrently with bid submission, a list of the names of the subcontractors proposed for all parts of the work. Subcontractors shall be listed in Document 00421.
- 21.2 Upon the Engineer's request, submit the name, address, phone number, email and occupational license number. Indicate at least three references and three projects of similar nature.
- 21.3 The Owner shall promptly notify the Contractor in writing if, after due investigation, has reasonable objections to any subcontractor on such list and does not accept him. Failure of the Owner to make objection to any subcontractor on the list by the date given on the Notice to Proceed shall constitute acceptance of such subcontractor. After acceptance, no subcontractor shall be changed without written approval of the Owner.

22. INSURANCE

- 22.1 The Proposer's attention is directed to the insurance requirements set out in the Supplementary Conditions herein. The Successful Proposer will be required, prior to execution of the contract by the Owner, to furnish certificate(s) of insurance and will cause to be issued by the insurance carrier, an endorsement naming the Owner and its Agents as the named insured under such contract of insurance.

23. POWER OF ATTORNEY

- 23.1 Attorneys-in-fact who sign contract bonds must file with each bond a certified copy of their Power of Attorney dated the same or subsequent to the Contract.

24. AWARD OF CONTRACT

- 24.1 The Contract, if awarded, will be awarded to the lowest responsible, responsive, and eligible Proposer. Such a Proposer shall possess the skill, ability and integrity necessary for the faithful performance of the work. The term "lowest responsible, responsive, and eligible Proposer" as used herein shall mean the Proposer whose bid is the lowest of those Proposers possessing the skill, ability, and integrity necessary to the faithful performance of the work.
- 24.2 The Owner may reject all proposals at the Owner's sole option and re-bid either all or part of the work proposed by this bid offering.

25. ACCEPTANCE PERIOD

- 25.1 The Proposer shall hold his bid good for acceptance by the Owner for a period of not less than ninety (90) calendar days following the date of the bid opening. The proposal guarantee required herein above shall be effective for this period.

26 AWARD PROTESTS

- 26.1 The City of Lauderhill has a written bid protest procedure to address all disputes regarding award recommendations, disqualification of Proposers and interpretation of Proposer-submitted information. Proposers must follow this procedure in order to perfect any protests against the award. This procedure is available from the Purchasing Department.

27. EQUAL OPPORTUNITY REQUIREMENTS

- 27.1 If awarded the Contract, the Proposer agrees not to discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, age, handicap, or marital status. The Proposer shall take affirmative action to ensure that applicants and employees are treated during employment, without regard to their race, color, religion, sex, national origin, age, handicap, or marital status. Such action shall include, but not be limited to, the following: employment, promotion, demotion, transfer, recruitment, recruitment advertising, layoff, termination, rates of pay, or other forms of compensation and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

28. PERMITS AND FEES

- 28.1 The winning Proposer, after award of a contract, shall apply for and obtain such permits and regulatory approvals as may be required by the local municipal/county government. Permit fees by the City of Lauderhill shall be waived, all other fees shall be included as part of the Proposal price.

29. SALES TAX

- 29.1 The Contractor shall familiarize himself with the requirements and procedures as applicable in the State of Florida pertaining to the exemption from State Sales Tax as it may apply to the Owner.
- 29.2 Under the approved procedures, the original contract between the political subdivision and the Contractor includes the costs associated with the work to be performed plus the materials to be incorporated into the work. After the work commences, the Contractor forwards a Purchase Requisition Form for the needed materials to the Owner. The Owner prepares a Purchase Order which includes the Owner's exemption certificate, and transmits it back to the Contractor. The materials are delivered to the Contractor who is responsible for ensuring that the correct quantities of materials are delivered, at the correct price. The Owner then sends the Contractor a Notice of Reduction of the contract price, and draws a check payable directly to the vendor.
- 29.3 Under this Contract, the City of Lauderhill may incorporate the Sales Tax Exemption Program for certain items. The Owner retains legal and equitable title to all directly purchased materials. A requirement for utilizing the approved procedures is that neither the Contractor nor any subcontractor may be the vendor of any of the materials purchased as a part of this program. The City reserves the right to alter the selections in this paragraph prior to award of the Contract.

- 29.4 Under the approved procedures, the Contractor still assumes responsibility for ordering, receipt and handling of the construction materials. The Contractor coordinates the purchases, ensures that the appropriate material warranties or guarantees are obtained, inspects and assesses the materials at the time of delivery, and assumes liability for loss or damage to the materials following acceptance, if such loss or damage is due to the negligence of the Contractor. The Contractor remains responsible for all damages resulting from the incorporation of defective or nonconforming construction materials. The Owner retains legal and equitable title to all directly purchased materials, and maintains builder's risk insurance for these materials. A requirement for utilizing the approved procedures is that neither the Contractor nor any subcontractor may be the vendor of any of the materials purchased.
- 29.5 Pursuant to TAA 95(A)-046, these procedures ensure the tax-exempt status of the materials purchased for a public works contract.

30. EVALUATION AND RANKING OF PROPOSALS

- 30.1 During the Bid Opening, Proposals will be individually evaluated for "conformance". Any Proposal determined to be incomplete in any material respect may be deemed "non-responsive" and may be rejected in its entirety at that time. Materially responsive Proposals will include the following:
- Delivery Proposals to the correct address by the specified time.
 - Bid Bond for 5% of the contract value.
 - Price shall be submitted using Cost Schedule Form 00300A
 - Completed, signed and where applicable, notarized Proposal Forms and Attachments
 - Proposer has provided proof of commitment for required insurance, payment bond and performance bond requirements.
 - No exceptions taken to the draft Contract as part of the Proposal.
- 30.2 All Proposals will be reviewed by the City. The Highest-Ranked Proposer will be awarded the contract.

Evaluation Methodology

A contract will be awarded to the company whose proposal is judged by the CITY to be in its best interests, and whose proposal most closely satisfies the overall project specifications as well as a number of other factors including, but not limited, to:

Evaluation Category	Max. Points
Professional Experience of Vendor and Staff	20
Past Performance	15
Firm Approach To Projects and/or Events	25
References	10
Price	30

Local Vendor

10

Total possible points

110

The CITY may require additional information and Contractors agree to furnish such information. The CITY reserves the right, at its sole discretion, to award the contract to that Contractor who will best service the interest of the CITY. The CITY reserves the right, based upon its' deliberations and its' sole opinion, to accept or reject any proposal. The CITY reserves the right to waive minor irregularities or variations to the specifications and in the bidding process.

The CITY will assemble an evaluation and selection committee comprised of staff and additional consultants, if necessary. This committee shall evaluate the proposals and may recommend the top ranked firms for oral presentations. The committee shall evaluate the proposals based on the demonstrated proficiency level of the proposing firm for work of a similar type as specified in the Scope of Services with and including proof of insurance and bonding capability as described herein; and other requirements as required by the CITY.

predetermined term of the project and covers costs associated with project such as overhead and management, profit, as well as monthly expenses not directly attributed to labor or material. Change Orders for additional work, shall include all additional costs and time required to perform and are not eligible for separate, additional general conditions/mobilization costs.

- CONTRACTOR shall take necessary steps to protect the work area from damage and to restore the site to preconstruction conditions. A precondition survey documenting the conditions of work area inside and outside the building are required to substantiate pre-existing conditions OWNERS may indicate were damaged during work. All conditions noted by the CONTRACTOR shall be reviewed with ENGINEER prior to the start of work in each area.
 - As always, install temporary protections and utilize safety equipment as necessary and required by OSHA.
 - All work shall require a job standard sample to be review and approved by ENGINEER and OWNER.
 - The OWNER is responsible for removing all furniture and furnishers from their balconies before the CONTRACTOR starts work. Any lights and fans will be covered in place. OWNERS shall remove the fan blades from any ceiling to be painted.
 - If required, the CONTRACTOR shall install protection as needed to prevent overspray.
 - In the event concrete or other repairs are necessary at unit sliding glass door, The CONTRACTOR shall provide protective barrier to minimize dust from entering unit. The OWNER is responsible for protecting the unit interior by installing additional protection from inside the unit from dust and water that can penetrate sliding glass doors.
 - Work will be performed from a swing stage or scaffold for accessibility to exterior concrete repairs and slab edge repairs.
2. Mobilization and Demobilization:
- a. Is outlined to be billed as 50% for Mobilization, 50% for Demobilization.
 - b. The contractor will mobilize 5 days after receiving the notice to proceed, unless otherwise specified by owner.
 - c. Substantial completion requires complete demobilization.
3. Payment and Performance Bond rate is required to be quoted from AAA Surety for percentage cost of the project based on the value projected, and time frame indicated on the bid form. P&P bond insures contractor performance and compliance with contract as well as contractor's payment of all labor and materials to eliminate liens from third parties.
4. Permits and Asbestos Testing requirements vary by local jurisdiction. The General Contractor is responsible for obtaining required permit and/or testing of substrates for items outlined this scope of work. All costs incurred for permit and testing shall be paid as a direct cost to the Owner, reimbursed with receipt in a change order with the first AIA Payment Application.

5. Exterior Building Sealants

- a. CONTRACTOR shall remove all sealants at windows, doors, and lanais.
- b. The CONTRACTOR shall clean, and prep the areas in accordance to specification section 079000 and per the manufacturer's recommendation.
- c. Sealants are to have fully cured prior to be painted.

6. Roof Level Expansion Joints

- a. The CONTRACTOR shall properly remove, clean and prepare expansion joint sealants at the roof parapets, and underside of the roof slab.
- b. Sealants shall be removed with caulk cutting tool. See also Section 07900.
- c. Replace sealants in a manner that complies with industry standards at vertical and overhead building transitions.
- d. Allow sealants to cure prior to painting.

B. The description of work below consists of the following unit price work identified for this contract

1. Stucco Repair (< ½")

- a. CONTRACTOR shall identify all areas of delaminated stucco at the exterior façade consisting of areas larger than 3 continuous square feet for replacement. Mark and review with ENGINEER.
- b. CONTRACTOR shall properly prepare the surface and repair the area to match existing. Stucco does not stick to paint and thus very little feathering should be used.
- c. CONTRACTOR shall match the existing thickness and texture to a minimum of the approved job standard.
- d. Once installed and set, CONTRACTOR may prime with approved hot primer and paint to match existing.
- e. Maximum thickness of stucco on block should not exceed ½" unless approved in writing by ENGINEER.

2. Concrete Repair

- a. CONTRACTOR shall identify all areas of concrete in need of repair at the exterior façade, common area walkways and unit balconies. Areas shall be marked and reviewed with ENGINEER.
- b. CONTRACTOR shall properly prepare the area of damaged concrete by cutting and cleaning repair in preparation for placing repair mortar, as outlined in the project manual and ICRI standards for repair.
- c. The CONTRACTOR shall remove any railings screen enclosures, tiles, or existing finishes in order to repair the distressed concrete elements.
- d. Once properly prepared, inspected and measured by the ENGINEER, CONTRACTOR shall properly SSD surface for repair, mix and place repair mortar as outlined by project manual and published manufacturer instructions.

LIST OF DRAWINGS

ISLES OF INVERRARY – CONCRETE RESTORATION (EXTERIOR AND BALCONIES)

Sheet S-1: Typical Details

Sheet S-2: Typical Details

DOCUMENT 00101
PROPOSAL CHECKLIST

City of Lauderdale, Florida
RFP NUMBER: 2024-012

COMPANY NAME: GEMSTONE BUILDERS LLC

PHONE: 954-682-2121 FAX: N/A

BEFORE SUBMITTING YOUR PROPOSAL PLEASE ENSURE THE FOLLOWING:
A check mark indicates your compliance.

- ☒ 1. The Proposal Package was read in its entirety
- ☒ 2. Certificate and Signature Page 00300 was completed and attached
- ☒ 3. Cost Schedule Form 00300A was completed and attached
- ☒ 4. Bid Bond was obtained and sheet 00401 was completed
- ☒ 5. Public Entity Crimes Affidavit Sheet 00402 was completed and notarized
- ☒ 6. Proposers Qualification Form 00420 was completed. Evidence of Insurance and copies of applicable licenses are attached.
- ☒ 7. Sub Contractor List 00421 was completed and attached
- ☒ 8. Litigation History form 00450 was completed and attached
- ☒ 9. Non collusive affidavit 00480 was completed and attached
- ☒ 10. Debarment certification 00490 was completed and attached
- ☒ 11. Signature Page was completed and attached
- ☒ 12. Confirmation of Drug-Free Workplace completed and attached
- ☒ 13. Certified Resolution 00495 was completed and attached
- ☒ 14. Financials attached and Submittal Instructions (Form 00101A) adhered to
- ☒ 15. All Addenda were received and acknowledged (addendums are posted via IonWave)
- ☒ 16. **Proposal submitted via IonWave**

FAILURE TO PROVIDE THE REQUESTED DOCUMENTS MAY RESULT IN YOUR PROPOSAL BEING DEEMED NON-RESPONSIVE.

THIS PAGE SHOULD BE RETURNED WITH YOUR PROPOSAL

END OF DOCUMENT

DOCUMENT 00300

SIGNATURE PAGE

City of Lauderhill, Florida
RFP NUMBER: 2024-012

Date: 02.21.2024

BID TO: Honorable Mayor & City Commission
City of Lauderhill

SUBMITTED BY:

GEMSTONE BUILDERS LLC
Company Name

4907 N UNIVERSITY DRIVE, SUITE
205 Street Address

LAUDERHILL, FL
33351 City, State, Zip Code

The undersigned, as Proposer, hereby declares that he is acquainted with the site of the construction as shown on the drawings and specifications and has fully acquainted himself with the work to be done; that he has thoroughly examined the Drawings, Specifications and all Contract Documents pertaining thereto; and has read any related documents; all as designated under the City's **RFP 2024-012**.

The Bidder proposes and agrees, if this proposal is accepted, to furnish all necessary materials, tools, construction equipment, all necessary transportation, labor and supervision to complete the construction as shown, detailed and described in the Specifications and on the drawings.

It is understood by the Proposer that the quantities in the following quotation form are given for the purpose of proposal comparison only.

It is understood by the Proposal that all proposal item amounts shall be submitted. In the event any item is not included, the Owner may reject the proposal.

It is further understood that certain portions of the bid document may be deleted from the awarded contract at the Owner's discretion.

The Proposer agrees that, if awarded the Contract, he will completely ratify the Contract Documents within 15-calendar days of the Notice of Award and shall be fully complete within **45 days from the date of the Notice to Proceed**.

SIGNATURE PAGE

The undersigned attests to his (her, their) authority to submit this Submittal and to bind the firm(s) herein named to perform as per agreement. Further, by signature, the undersigned attests to the following:

1. The Proposer is financially solvent and sufficiently experienced and competent to perform all of the work required of the Proposer in the Contract;
2. The facts stated in the Proposer's response pursuant to Request for Submittals, instructions to Proposer and Specifications are true and correct in all respects;
3. The Proposer has read and complied with, and submits their proposal agreeing to all of the requirements, terms and conditions as set forth in the Request for Proposals.
4. The Proposer warrants all materials supplied by it are delivered to the CITY of Lauderhill, Florida, free from any security interest, and other lien, and that the Proposer is a lawful owner having the right to supply the same and will defend the conveyance to the CITY of Lauderhill, Florida, against all persons claiming the whole or any part thereof.
5. **Proposer understands that if a team is short listed and selected to make oral presentations to the selection committee and/or CITY, only the team members evaluated in the written submissions may present at the oral presentations. Any changes to the team at the oral presentations will result in that team's disqualification.**
6. The undersigned certifies that if the firm is selected by the City the firm will negotiate in good faith to establish an agreement.
7. Proposer understands that all information listed above may be checked by the City of Lauderhill and Proposer authorizes all entities or persons listed above to answer all questions. Proposer hereby indemnifies the City of Lauderhill and the persons and entities listed above and holds them harmless from any claim arising from such authorization or the exercise thereof, including the dissemination of information pursuant thereto.

Submitted on this 21ST day of
FEBRUARY, 2024 .
If an individual, partnership, or non-incorporated
organization)
Witness GENESIS LEON S.
Printed PROJECT MANANAGER
Title
(If a corporation, affix seal)
Attested by Secretary
Incorporated under the laws of the State of
Printed Name, Title

LLC
Company GEMSTONE BUILDERS LLC
By MOTI BILIA
Printed Name, Title
GEMSTONE BUILDERS LLC
Company
By VP
Printed Name, Title

CERTIFICATE

(For Partnership)

I HEREBY CERTIFY that a meeting of the partners of N/A,
a Partnership under the laws of the State of _____ held on _____, 20____,
the following resolution was duly passed and adopted:

"RESOLVED, that _____ as _____
of the Partnership, is hereby authorized to execute the Bid Form dated
_____, 20____, between the City of Lauderhill, Florida, and this
Partnership, and that the execution thereof, attested by the _____ of the
Partnership be the official act and deed of this Partnership."

I further certify that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 20____.

(Signature)

(Title)

STATE OF FLORIDA

COUNTY OF _____

Sworn to and subscribed before me on this ____ day of _____, 20____
by _____ who ☐ is personally known to me or who ☐ has presented the following type of
identification: _____.

Signature of Notary Public, State of Florida

Notary seal (stamped in black ink)

OR

Printed, typed or stamped name of
Notary and Commission Number

CERTIFICATE
(For Corporation)

I HEREBY CERTIFY that a meeting of the Board of Directors of GEMSTONE BUILDERS LLC, a corporation under the laws of the State of FLORIDA held on 21ST FEBRUARY, 2024, the following resolution was duly passed and adopted:

"RESOLVED, that MOTI BILIA, as VICE PRESIDENT of the Corporation, is hereby authorized to execute the Bid Form dated 21 ST FEBRUARY, 2024, between the City of Lauderhill, Florida, and this Corporation, and that the execution thereof, attested by the Secretary of the Corporation and with corporate seal affixed, shall be the official act and deed of this Corporation".

I further certify that said resolution is now in full force and effect.

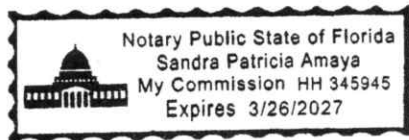
IN WITNESS WHEREOF, I have hereunto set my hand this 21 day of FEBRUARY, 2024.

Secretary

STATE OF FLORIDA

COUNTY OF Broward

Sworn to and subscribed before me on this 21 day of February, 2024 by Moti Bilia who ☒ is personally known to me or who ☐ has presented the following type of identification: _____.



Signature of Notary Public, State of Florida

Notary seal (stamped in black ink)

OR

Printed, typed or stamped name of Notary and
Commission Number HH 345945

END OF DOCUMENT

00300-A1
COST SCHEDULE
OWNER: CITY OF LAUDERHILL
RFP 2024-012 ISLES OF INVERRARY CONCRETE RESTORATION (EXTERIOR & BALCONIES) PROJECT

All bid items shall include costs for all materials, equipment, labor, supervision, permit fees, taxes, insurance, bonds, miscellaneous costs and Contractor's overhead and profit. Costs for materials and equipment shall be included where applicable.

Item No.	Description	Estimated Quantity	Unit	Unit Price	Estimated Amount
Building 1					
1.	General Conditions	N/A	N/A	\$ 10,000	\$ 10,000.00
2.	Mobilization	N/A	N/A	\$ 8,000	\$ 8,000.00
3.	Performance & Payment Bond Rate	N/A	N/A	\$ 3%	\$ 17,175.30
4.	Properly remove and prep surfaces and reinstall sealants as outlined in the scope of work section	N/A	LF	\$ 0.0	\$ 0.0
5.	Remove and replace existing expansion joints at roof walls and at the underside of the roof slab.	600	LF	\$ 10.00	\$ 6,000.00
6.	Sound mark and replace delaminated stucco.	2,000	SF	\$ 32.00	\$ 64,000.00
7.	Sound mark and repair deteriorated concrete per the scope of work and ICRI guidelines.	2,000	CF	\$ 240.00	\$ 480,000.00
8.	The contractor shall provide shoring where needed when performing repairs. The contractor shall provide a shoring plan that is signed and sealed by a licensed P.E.	N/A	LS	\$ 4,500	\$ 4,500.00
SUBTOTAL					\$ 589,675.30
LUMP SUM FIXED PRICE ITEMS:					
MOBILIZATION					
GRAND TOTAL					\$ 589,675.30

* under guidance of engineer.

Item No.	Description	Estimated Quantity	Unit	Unit Price	Estimated Amount
Building 2					
1.	General Conditions	N/A	N/A	\$ 10,000	\$ 10,000
2.	Mobilization	N/A	N/A	\$ 8,000	\$ 8,000
3.	Performance & Payment Bond Rate	N/A	N/A	\$ 3%	\$ 17,175.30
4.	Properly remove and prep surfaces and reinstall sealants as outlined in the scope of work section	N/A	LF	\$ 0.0	\$ 0.0
5.	Remove and replace existing expansion joints at roof walls and at the underside of the roof slab.	600	LF	\$ 10.00	\$ 6,000
6.	Sound mark and replace delaminated stucco.	2,000	SF	\$ 32.00	\$ 64,000.00
7.	Sound mark and repair deteriorated concrete per the scope of work and ICRI guidelines.	2,000	CF	\$ 240.00	\$ 480,000
8.	The contractor shall provide shoring where needed when performing repairs. The contractor shall provide a shoring plan that is signed and sealed by a licensed P.E.	N/A	LS	\$ 4,500	\$ 4,500
SUBTOTAL					\$ 589,675.30
LUMP SUM FIXED PRICE ITEMS:					
MOBILIZATION					
GRAND TOTAL					\$ 589,675.30

* under guidance of engineer.

Gemstone Builders LLC

Business Name

info@gemstonebuilders.com

Email Address

Moti Bilia

Contact Name

**DOCUMENT 00401
CITY OF LAUDERHILL
BID BOND**

BIDDER: *(Name and Address):*

Gemstone Builders LLC

4907 N University Drive, Suite 205, Lauderhill, FL 33351

SURETY: *(Name and Address of Principal Place of Business):*

The Ohio Casualty Insurance Company

175 Berkeley Street, Boston, MA 02116

OWNER: *(Name and Address):*

CITY OF LAUDERHILL
5581 W. Oakland Park Blvd.
Lauderhill, FL 33313

BID: BID DUE DATE:

February 22, 2024

PROJECT TITLE: ISLES OF INVERRARY CONCRETE RESTORATION (EXTERIOR & BALCONIES) PROJECT

City of Lauderhill, Florida

RFP NUMBER: 2024-012

BOND: BOND NUMBER: N/A

DATE: *(Not later than Bid Due Date):* 2/22/2024

PENAL SUM: 5% of Bid Amount

IN WITNESS WHEREOF, Surety and Bidder, intending to be legally bound hereby, subject to the terms printed on the reverse side hereof, do each cause this Bid Bond to be duly executed on its behalf by its authorized officer, agent, or representative.


BIDDER

SURETY


Gemstone Builders LLC (Seal)
Bidder's Name and Corporate Seal

The Ohio Casualty Insurance Company (Seal)
Surety's Name and Corporate Seal

By: 
Signature and Title

By: 
Signature and Title Jarrett Merlucci
(Attach Power of Attorney) Attorney-in-Fact

Attest: 
Signature and Title
Witness

Attest: 
Signature and Title Dania Gogerty
Witness

Note: (1) Above addresses are to be used for giving required notice.
City of Lauderhill RFP 2024-012

(2) Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to pay to Owner upon default of Bidder any difference between the total amount of Bidder's bid and the total amount of the bid of the next lowest, responsible and responsive bidder as determined by Owner for the Work required by the Contract Documents, provided that:
 - 1.1. If there is no such next lowest, responsible and responsive bidder, and Owner does not abandon the Project, then Bidder and Surety shall pay to Owner the penal sum set forth on the face of this Bond, and
 - 1.2. In no event shall Bidder's and Surety's obligation hereunder exceed the penal sum set forth on the face of this Bond.
2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents and Contract Documents.
3. This obligation shall be null and void if:
 - 3.1. Owner accepts Bidder's bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents and Contract Documents, or
 - 3.2. All bids are rejected by Owner, or
 - 3.3. Owner fails to issue a notice of award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default by Bidder and within 30 calendar days after receipt by Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of and any and all defenses based on or arising out of any time extension to issue notice of award agreed to in writing by Owner and Bidder, provided that the total time for issuing notice of award including extensions shall not in the aggregate exceed 120 days from Bid Due Date without Surety's written consent.
6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in paragraph 4 above is received by Bidder and Surety and in no case later than one year after Bid Due Date.
7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent or representative who executed this Bond on behalf of Surety to execute, seal and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable provision of any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.
11. The term "bid" as used herein includes a bid, offer or proposal as applicable.



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8205265-964011**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Charles D. Nielson, Charles J. Nielson, David R. Hoover, Jarrett Merlucci, Shawn A. Burton

all of the city of Miami Lakes state of FL each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 12th day of April, 2021.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By:

David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 12th day of April, 2021 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By:

Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 22nd day of February, 2024.



By:

Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

- (2) Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.
1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to pay to Owner upon default of Bidder any difference between the total amount of Bidder's bid and the total amount of the bid of the next lowest, responsible and responsive bidder as determined by Owner for the Work required by the Contract Documents, provided that:
 - 1.1. If there is no such next lowest, responsible and responsive bidder, and Owner does not abandon the Project, then Bidder and Surety shall pay to Owner the penal sum set forth on the face of this Bond, and
 - 1.2. In no event shall Bidder's and Surety's obligation hereunder exceed the penal sum set forth on the face of this Bond.
 2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents and Contract Documents.
 3. This obligation shall be null and void if:
 - 3.1. Owner accepts Bidder's bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents and Contract Documents, or
 - 3.2. All bids are rejected by Owner, or
 - 3.3. Owner fails to issue a notice of award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by paragraph 5 hereof).
 4. Payment under this Bond will be due and payable upon default by Bidder and within 30 calendar days after receipt by Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
 5. Surety waives notice of and any and all defenses based on or arising out of any time extension to issue notice of award agreed to in writing by Owner and Bidder, provided that the total time for issuing notice of award including extensions shall not in the aggregate exceed 120 days from Bid Due Date without Surety's written consent.
 6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in paragraph 4 above is received by Bidder and Surety and in no case later than one year after Bid Due Date.
 7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
 8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.
 9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent or representative who executed this Bond on behalf of Surety to execute, seal and deliver such Bond and bind the Surety thereby.
 10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable provision of this Bond conflicts with any applicable provision of any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.
 11. The term "bid" as used herein includes a bid, offer or proposal as applicable.

DOCUMENT 00402
SWORN STATEMENT PURSUANT TO SECTION 287.133(3) (a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to _____ City of Lauderhill, Florida _____

by LOUI FERRINO, SENIOR PROJECT MANAGER
[print individual's name and title]

for GEMSTONE BUILDERS LLC
[print name of entity submitting sworn statement]

whose business address is

4907 N UNIVERSITY DRIVE SUITE 205, LAUDERHILL, FL 33351

and (if applicable) its Federal Employer Identification Number (FEIN) is 26-3361915

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn

statement: N/A

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non jury trial, or entry of a plea of guilty or no lo contendre.
4. I understand that an "affiliate" as defined in Paragraph 287.133(1) (a), Florida Statutes, means:
1. A predecessor or successor of a person convicted of a public entity crime; or
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
5. I understand that a "person" as defined in Paragraph 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. [Indicate which statement applies]

Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. [attach a copy of the final order]

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

[signature]

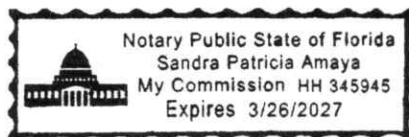
Sworn to and subscribed before me this 21 day of FEBRUARY, 2024

Personally known _____

OR Produced identification _____

Notary Public - State of 7601100

(Type of identification)



My commission expires

My commission expires 3-26-27
Gandria P. Ammer
 (Printed typed or stamped
 commissioned name of notary public)

END OF DOCUMENT



Gemstone Builders LLC
Building the Future. Restoring the Past.

4907 N. University Dr. Suite 205. Lauderhill, FL. 33351
(954) 682-2121 Office

Bid # RFP #2024-012

Isles Of Inverrary Concrete Restoration

Exterior Balconies Project

Phasing Plan

Permitting

Once awarded, we will be submitting for permitting with the week with approved plans from the engineer of record.

Mobilization

Once permitting has completed, we intend to mobilize on site within 5 days. We will arrive with a storage container and all tools required to perform the tasks ahead.

We will also be delivering all safety related items required to maintain a secure working environment.

Preparation of work

We intend to walk with the engineer and commence the markings of the building that require remediation. We intend to mark for 2 days before we commence the remediation process.

Remediation

We intend to commence remediation after all safety items required and are installed correctly. Our plan is allow the engineer to mark the walls and floors ahead of the remediation teams giving us ample work to start and the engineer can continue forward at a reasonable pace. We anticipate 4 to 6 weeks for each building to be completed with the remediation process.

Monitor and Control

We intend to have a qualified individual on site who has the experience required to monitor and control the remediation process. A project manager will be visiting the job site daily. If more visits are required, we can comply with the added needs.

Safety

We at Gemstone Builders believe Safety is Job number one. We intend to install all safety items prior to commencing. Post shores, signs safety fencing etc. will be used to inform all residents of current activities. We will also be **utilizing** overhead protection for areas where the residents must pass through. If at all possible we will close an area and route residents in a different direction to avoid having the residents enter the remediation area.

Demobilization

Upon completion of all tasks, we will demobilize the storage containers and tools and depart the site leaving the area as we found it.

**DOCUMENT 00403
TRENCH SAFETY FORM**

This form must be completed and signed by the Proposer. Failure to complete this form may result in the proposal being declared non-responsive.

Proposer acknowledges that the Florida Trench Safety Act, Section 553.60 et. seq., which became effective October 1, 1990, shall be in effect during the period of construction of the project. The Proposer, by signing and submitting the bid, assures that the Proposer will perform trench excavations in accordance with applicable trench safety standards. The Proposer further identifies the following separate item of cost of compliance with the applicable trench safety standards as well as the method of compliance:

Method of Compliance **NO TRENCHING REQUIRED** *

Amount:

Total

\$

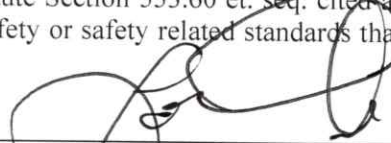
0.00

Proposer acknowledges that this amount is included in the applicable items of the Proposal and in the Grand Total Proposal Price. Failure to complete the above will result in the proposal being declared non-responsive.

The Proposer is, and the Owner and Engineer are not, responsible to review and assess all safety precautions, programs and costs, and the means, methods, techniques or technique adequacy, reasonableness of cost, sequences and procedures of any safety precaution, including, but not limited to, compliance with any and all requirements of Florida Statute Section 553.60 et. seq. cited as the "Trench Safety Act". Proposer is, responsible to determine any safety or safety related standards that apply to the project.

Genesis Leon

Witness Signature



Proposer Signature

Genesis Leon S.

Witness Printed Name

Louie Ferrino

Printed Name

4907 N. University Dr

Witness Address

Senior Project MGT.

Title

2/14/24

Date

2/14/24

Date

DOCUMENT 00420
PROPOSERS QUALIFICATION FORM
City of Lauderhill, Florida
RFP NUMBER: 2024-012

PROPOSER shall furnish the following information. Failure to comply with this requirement will render Bid non-responsive and shall cause its rejection. Additional sheets shall be attached as required.

PROPOSER'S Name and Principal Address:
GEMSTONE BUILDERS LLC

4907 N UNIVERSITY DRIVE, SUITE 205

LAUDERHILL FL 33351

Contact Person's Name and Title: **PATRICIA AMAYA** PROPOSER'S

Telephone and Fax Number: **954-682-2121**

PROPOSER'S Email: **INFO@GEMSTONEGC.COM** PROPOSER'S License

Number: **CGC1507583**

(Please attach certificate of competency and/or state registration.)

PROPOSER'S Federal Identification Number: **26-3361915**

Number of years your organization has been in business, in this type of work: **16 YEARS**

Names and titles of all officers, partners or individuals doing business under trade name:

The business is a: Sole Proprietorship ☐ Partnership ☐ Corporation ☐

Name, address, and telephone number of surety company and agent who will provide the required bonds on this contract:

NIELSON, HOOVER & COMPANY

15050 NW 79 COURT, SUITE 200

MIAMI LAKES, FL 33016

Please answer all questions as completely as possible, using attachments as necessary or required.

1. How many years has your organization been in business as a Contractor? Please attach all certifications, licenses, endorsements etc. as (Attachment No. 1)

16 YEARS

2. Describe the last project of this nature you have completed?

COMPLETED BONAIRE @ WOODMONT PHASE 3,2 & 4 TAMARAC, VILLAGE TOWNHOUSE OF JACARANDA PHASE I CONCRETE RESTORATION, PAINT & WATERPROOFING

City of Lauderhill

RFP 2024-012

3. Have you ever failed to complete work awarded to you: If so, where and why?

NO

4. Name three individuals or corporations for which you have performed work and that will attest to your company's performance (list company name, contact person(s), phone#, and email.):

BONAIRE @ WOODMONT PH 3,2,4 - LAUIRE WHITE 954-599-4004

VILLAGE TOWNHOUSE JACARANDA PH I - GABRIELLE HALL 954-326-1683

GHALLVTJBOARD@GMAIL.COM

O&S ENGINEER JASON BORDEN 954-829-4664 JBORDEN@OANDSASSOCIATED.COM

5. List the following information concerning all contracts on hand as of the date of submission of this proposal. (In case of co-venture, list the information for all co-ventures).

<u>NAME OF PROJECT</u>	<u>OWNER</u>	<u>TOTAL CONTRACT VALUE</u>	<u>CONTRACTED DATE OF COMPLETION</u>	<u>% COMPLETION TO DATE</u>
--------------------------------	--------------	-------------------------------------	--	-------------------------------------

(Continue list on inset sheet if necessary)
(as Attachment No. 2)

6. Have you personally inspected the proposed work and have you a complete plan for its performance?

YES

7. Will you sublet any part of this work? If so, please list subcontractors in Document 00421.

8. What equipment do you own that is available for the work?

SWING STAGES, BOOM LIFTS, POST SHORES, GRINDING, CHIPPING EQUIPMENT AND ASSOCIATED EQUIPMENT

9. What equipment will you purchase for the proposed work?

SMALL HAND TOOLS, GRINDING, CHIPPING EQUIPMENT IF NEEDED

10. What equipment will you rent for the proposed work?

NONE ANTICIPATED

11. Attach the Financial Statement of the undersigned to this document and furnish the name and telephone number of the individual who can best answer questions regarding this statement:

(as Attachment No. 3)

12. State the true, exact, correct, and complete name of the partnership, corporation or trade name under which you do business, and the address of the place of business. (If a corporation, state the name of the President and Secretary. If a partnership, state the name of all the partners. If a trade name, state the names of the individuals who do business under the trade name. It is absolutely necessary that this information be furnished.)

Gemstone Builders LLC
Correct Name of Bidder

- (a) The business is a (Sole Proprietorship, Partnership, Corporation)

CORPORATION

- (b) The address of principal place of business is

City of Lauderhill

RFP 2024-012

DOCUMENT 00450
LITIGATION HISTORY FORM
ISLES OF INVERRARY CONCRETE RESTORATION
City of Lauderdale, Florida
RFP NUMBER: 2024-012

Please answer all questions as completely as possible, using attachments as necessary or required.

1. How many years has your organization been in business as a Contractor?
2. List all litigation in which your organization has been a plaintiff or defendant within the last ten (10) years. Proposers should be aware that prior litigation history could disqualify your proposal. Attach additional pages if necessary.

PLAINTIFF

DEFENDANT

1. N/A

Brief Description: _____

2. N/A

Brief Description: _____

3. N/A

Brief Description: _____

4. N/A

Brief Description: _____

5. N/A

Brief Description: _____

6. _____ N/A

Brief Description: _____

7. _____ N/A

Brief Description: _____

8. _____ N/A


Brief Description: _____

9. _____ N/A

Brief Description: _____

10. _____ N/A

Brief Description: _____



Signature of Proposer

END OF DOCUMENT

DOCUMENT 00480
NON-COLLUSIVE AFFIDAVIT
RFP NUMBER: 2024-012

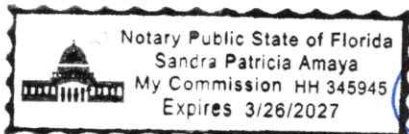
STATE OF Florida)
SS.

COUNTY OF Broward)

MOTI BILIA

being first duly sworn,
deposes and says that:

- (1) He/She is the _ (Owner, Partner, Officer, Representative or Agent) _ of,
_____ the Bidder that has submitted the attached bid:
- (2) He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid:
- (3) Such Bid is genuine and is not a collusive or sham Bid:
- (4) Neither the said Bidder nor any of its officers partners, owners, agents, representatives, employees or parties in interest, including this affiant, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm, or person to submit a collusive or sham Bid in connection with the Work for which the attached Bid has been submitted; or to refrain from bidding in connection with such Work; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any Bidder, firm, or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit, or cost elements of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the proposed Work:
- (5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any other of its agents, representatives, owners, employees or parties in interest, including this affidavit.



BY: [Signature]

ITS: [Signature]

Subscribed and sworn to before me this 21 day of February 2024.

My commission expires 3-26-27

END OF DOCUMENT

DOCUMENT 00485
CONFIRMATION OF DRUG-FREE WORKPLACE
City of Lauderhill, Florida
RFP NUMBER: 2024-012

In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibitions.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or Contractual services that are under Bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employee that, as a condition of working on the commodities or Contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any State, for a violation occurring in the workplace no later than five (5) days after the conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by, any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

A signed copy of your Drug-Free Workplace Policy must be attached to this signed copy and submitted with the Bid Documents.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Vendor's Signature



DOCUMENT 00490
DEBARMENT CERTIFICATION
49 CFR Part 29- Appendix B
CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND
VOLUNTARY EXCLUSION--LOWER TIER COVERED TRANSACTIONS

Instructions for Certification

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or had become erroneous by reason of changed circumstances.
4. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meaning set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations.
5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR Part 9, Subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower tier participant further agrees by submitting this proposal that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR Part 9, Subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from covered transactions, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the List of Parties Excluded from Federal Procurement and Non-procurement Programs.
8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause.

The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 5 of these instructions: if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND
VOLUNTARY EXCLUSION-LOWER TIER COVERED TRANSACTIONS**

- (1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal department or agency.
- (2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.



Signature/Authorized Certifying Official

GEMSTONE BUILDERS LLC

Applicant/Organization

VP

Typed Name and Title

2/21/24

Date Signed

END OF DOCUMENT

DOCUMENT 00495

CERTIFIED RESOLUTION

I, SANDRA PATRICIA AMAYA, the duly elected Secretary
(person's name)
of GEMSTONE BUILDERS LLC, a corporation organized and
(Business Name)
existing under the laws of the State of _____,

do hereby certify that the following Resolution was unanimously adopted and passed by a quorum of the Board of Directors of the said corporation at a meeting held in accordance with law and the by-laws of the said corporation.

"IT IS HEREBY RESOLVED THAT Sandra P. Amaya "
(Person's name)

The duly elected VP of Gemstone Builders
(Title of Officer) (Business Name)

is hereby authorized to execute and submit a Bid and Bid Bond, if such bond is required, to the City of Lauderhill and such other instruments in writing as may be necessary of behalf of the said corporation; and that the Bid, Bid Bond, and other such instruments signed by him/her shall be binding upon the said corporation as its own acts and deeds. The secretary shall certify the names and signatures of those authorized to act by the foregoing resolution.

The City of Lauderhill shall be duly protected in relying upon such certification of the secretary and shall be indemnified and saved harmless from any and all claims, demands, expenses, loss or damage resulting from or growing out of honoring, the signature of any person so certified or for refusing to honor any signature not so certified.

I further certify that the above resolution is in force and effect and has not been revised revoked or rescinded.

I further certify that the following are the name, titles, and official signatures of those persons authorized to act by the foregoing resolution:

NAME	TITLE	SIGNATURE
<u>MOTI BILIA</u>	<u>VP</u>	<u>[Signature]</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

DOCUMENT 00650

ACKNOWLEDGEMENT OF CONFORMANCE
WITH O.S.H.A. STANDARDS

TO: THE CITY OF LAUDERHILL

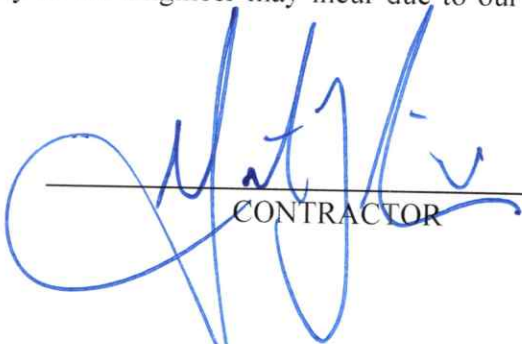
We GEMSTONE BUILDERS LLC

hereby acknowledge and agree that if chosen as contractors for:

RFP NUMBER: 2024-012

that we have the sole responsibility for compliance with all the requirements of the Federal Occupational Safety and Health Act of 1970, along with all State and Local Safety and Health regulations, and agree to indemnify and hold harmless the City of Lauderhill and its consultants, against any and all legal liability or loss the City or the Engineer may incur due to our failure to comply with such act.


ATTEST


CONTRACTOR


ATTEST

By: MOTI BILAL

Title: VP

DATE 2/21/24

END OF DOCUMENT

SECTION 03 31 20

ISLES OF INVERRARY CONCRETE RESTORATION (EXTERIOR & BALCONIES) PROJECT
RFP NUMBER: 2024-012
CITY OF LAUDERHILL, FLORIDA

CONCRETE REPAIR WORK

PART 1 – GENERAL

1.0 SUMMARY

- A. The various types of Work required is illustrated by the Supplemental Drawings and described within the Specifications. All formed and / or excavated areas shall be inspected prior to placement.
- B. Compensation for unit price work shall be based on field-measured quantities prorated for average depth

1.1 REFERENCES

- A. Comply with provisions of the most recent edition of the following codes, specifications and standards, except where more stringent requirements are shown or specified.
- B. ACI 301: Specifications for Structural Concrete for Buildings; American Concrete Institute.
- C. ACI 318: Building Code Requirements for Reinforced Concrete; American Concrete Institute.
- D. ACI 347R: Guide to Formwork for Concrete; American Concrete Institute.
- E. ASTM A-615: Standard Specification for Deformed and Plain Billet-Steel Bars for Concrete Reinforcement.
- F. ASTM A-416: Standard Specification for Steel Strand, Uncoated Seven-Wire Stress-Relieved for Pre-stressed Concrete.
- G. ASTM C-881: Standard Specification for Epoxy-Resin-Base Bonding Systems for Concrete.
- H. ASTM C-31: Standard Practice for Making and Curing Concrete Test Specimens in the Field.
- I. ASTM C-33: Standard Specification for Concrete Aggregates.
- J. ASTM C-39: Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens.
- K. ASTM C-172: Standard Practice for Sampling Freshly Mixed Concrete.

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L. SSPC: Steel Structures Painting Council Guidelines for Surface Preparation.

M. NCAE: National Association of Corrosion Engineers Guidelines.

1.2 QUALITY ASSURANCE

A. Comply with the following:

1. "Guide for Surface Preparation for the Repair of Deteriorated Concrete Resulting from Reinforcing Steel Corrosion" (Guideline No. 03730), published by the International Concrete Repair Institute, 1323 Shepard Drive, Suite 'D', Sterling, Virginia 20164-4428 - Copyright 1995.
2. "Field Procedures Manual for Unbonded Single Strand Tendons" (2nd Edition) published, by the Post-Tensioning Institute – Copyright 1994

B. Apply all repair materials in accordance with the manufacturer's recommendations for storage, preparation, mixing, placement and curing

C. Specialty Engineering: Submit shop drawings indicating spacing, length and placement details of externally bonded reinforcement for each slab and / or beam span to be strengthened. Such drawings shall bear the impressed seal of a professional engineer registered in the State of Florida and include supporting calculations.

1.3 SUBMITTALS

A. The CONTRACTOR shall submit manufacturer's product technical data, specifications, and laboratory test results that validate product compliance with the requirements for the project.

PART 2 - PRODUCTS

2.0 HORIZONTAL STRUCTURAL REPAIRS (No Exposed Reinforcing Steel)

A. Thickness Greater than ½":

1. MasterEmaco T 1061 DR/EX by Master Builders Solution
2. SikaQuick 1000 by Sika

B. Substitutions: Submit technical data only for products meeting or exceeding the performance criteria of those specified herein in accordance with the provisions of Section 1.2.

2.1 HORIZONTAL STRUCTURAL REPAIRS (Exposed Reinforcing Steel)

A. Thickness Greater than 1":

1. MasterEmaco T 1061 DR/EX by Master Builders Solution
2. MasterEmaco S 440 CI (self-consolidating) by Master Builders Solution
3. MasterEmaco S 466 CI (flowable) by Master Builders Solution

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4. Sikacrete 211 by Sika
 5. Sikacrete 211 SCC Plus (self-consolidating) by Sika
- B. Formed and Full Depth Repairs (8" max):
1. MasterEmaco S 440 CI (self-consolidating) by Master Builders Solution
 2. MasterEmaco S 466 CI (flowable) by Master Builders Solution
 3. Sikacrete 211 by Sika
 4. Sikacrete 211 SCC Plus (self-consolidating) by Sika
- C. Vertical / Overhead Repairs:
1. MasterEmaco N 425 (Gel patch) by Master Builders Solution
 2. MasterEmaco N 420 CI (Trowel grade) by Master Builders Solution
 3. SikaTop 123 Plus by Sika
 4. SikaRepair 223 by Sika
 5. SikaQuick VOH by Sika
- D. Guardrail Post Pockets
1. MaterFlow 100 Grout
 2. SikaGrout 212 by Sika
- E. Accessory Products
1. Epoxy/Cement Bonding Agent:
 - a. Armathec 110 Epocem by Sika
 - b. MasterEmaco P 124 by Master Builders Solution

2.2 REINFORCING MATERIALS

- A. Dowels, Splices and Overlaps:
1. Reinforcing Steel: Shall conform to "Grade 60" deformed bars, free from oil, scale and rust, complying with ASTM A-615 placed in accordance with the American Concrete Institute Standard Specifications and Details. Sizes of new bars shall match diameter of existing where required.
 2. Chemical Anchors: Shall be a two-part cartridge system such as "HIT-HY-150" as manufactured by Hilti for use in setting reinforcing bar dowels where directed in field by OWNER'S REPRESENTATIVE.
 3. Mechanical Connections: Shall be achieved using devices comprised of a steel sleeve with internal wedge, which is installed by tightening cone point screws until the heads shear off upon reaching a prescribed torque such as "ZAP Screwlock" couplers manufactured by Barsplice Products, Inc.

2.3 GENERAL CONDITIONS

- A. CONTRACTOR is responsible for ensuring compatibility of finished repair areas and subsequent externally laminated reinforcement to be applied.

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- B. Zinc rich rebar primers are not allowed.
- C. Single Source Responsibility: Provide mortars, rebar coating and CFRP materials from the same manufacturer for all deteriorated concrete repair and related strengthening work.

PART 3 - EXECUTION

3.0 REMOVAL GEOMETRY

- A. Excavate and remove unsound concrete where directed in field by OWNER'S REPRESENTATIVE. Maximum size chipping hammers shall be limited to 30 pounds to achieve a 1/8-inch minimum fractured aggregate profile conforming to NACE-6.
- B. Sawcut along edges of excavated areas, a maximum depth of 1/2 inch. Adjust saw depth to avoid cutting into reinforcing. Edges of excavated areas adjacent to existing concrete to remain shall be cut in straight lined regular shaped patterns.
- C. Prior to chipping into precast joist ends place shoring underneath to support bottom edge. Shore posts shall be rated with a 10-kip capacity and have an adjustable collar to allow fine tightening.

3.1 SURFACE PREPARATION

- A. All exposed reinforcing steel shall be abrasively cleaned free of bond inhibiting corrosion by sandblasting using oil-free compressed air to achieve a near white metal profile in accordance with SSPC SP-10/NACE 2.
- B. All reinforcing steel shall be coated with anti-corrosion and bonding agent in two layers to achieve total thickness required by the manufacturer's recommendations.
- C. All existing concrete surfaces to receive new concrete or polymer-modified mortar shall receive a scrub coat and be maintained in a surface saturated dry (SSD) condition up to time of placement.
- D. Forms and excavated concrete areas shall be kept clean, free of debris and standing water.

3.2 REINFORCING DETAILS

- A. Reinforcing bars that exhibit 20% or greater loss of the gross bar section shall be spliced to achieve (48) bar diameter overlap. Epoxy anchored dowels to achieve a minimum embedment of (12) bar diameters beyond bearing juncture at ends of spans.
- B. Replace corroded anchors and splice post-tensioned strands to existing cut off ends with a spring-loaded barrel anchor. Maintain temporary lockouts until confining concrete around live end stressing anchors is poured back and reaches a compressive strength of 6,000 psi.
- C. New post-tensioned cable end splices shall be re-stressed with a calibrated hydraulic

SECTION 03 31 20

ram to achieve the desired elongation prior to inserting the wedges. This shall be documented at each location by keeping a log.

- D. After the barrel chuck has lifted off and the wedges are inserted at each anchor, any temporary lockouts may be removed and the excavated splice hole shall be poured back.
- E. Trim excess ends of strands to a point $\frac{3}{4}$ " in front of the face of the cast anchor. Allow to cool and snap in grease cap to fight tight at backside.

3.3 MIXING AND PLACEMENT

- A. Concrete and / or mortars shall be mixed according to the manufacturer's instructions using an appropriate mixer or a low speed drill and mixing paddle in an acceptable sized container.
- B. For extended mixes, the coarse aggregate shall be added last, once a lump free homogenous mixture has been achieved.
- C. At all formed areas, the Contractor shall consolidate the concrete during placement to remove entrapped air and evenly distribute the cement paste by means of vibration.
- D. Place repair mortars within allowable "open time" of anti-corrosion and bonding agents as stated by manufacturer as well as before slurry coat has dried.
- E. Stressing holes at existing pocket formers and re-stressed ends of new strands shall be filled with non-sag mortar with sufficient hand pressure to promote intimate contact with surrounding concrete.

3.4 FINISHING & CURING

- A. Moist cure repair overlays with wet burlap in accordance with manufacturer's recommendations for particular material.
- B. The use of film forming curing compounds shall not be allowed unless the dried residue is ground off by abrasive means.
- C. Do not re-stress post-tension cables until new concrete slab edges achieve the 3-day minimum strength published by the manufacturer.

3.5 LINE ITEM COMPENSATION

- A. Post-Tension Cable Repairs shall include (1) barrel splice, an allowance of (100) feet of new strand and (1) new encapsulated cast anchor per each occurrence.
- B. Delaminated Topping Repairs shall be based on 2-inch average thickness per Square Foot.
- C. Spalled Slab Surface Repairs are based on 3-inch average depth per excavated Square Foot.

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- D. CFRP Top Bar Retrofit shall be based on 3/8-inch diameter rods set into 5/8-inch x 5/8-inch epoxy filled slots per Lineal Foot.
- E. Spalled Beam / Column Repairs are based on Cubic Foot volume of void form space.
- F. Honeycomb Void Repairs shall be based on 1- 1/2 inch average thickness per Square Foot.
- G. Crack Injection shall include setting ports spaced (6) inches o.c. with 1/4" x 1/4" cap sealed vee-notched surfaces per Lineal Foot.
- H. CFRP Strip Laminate, for slabs and / or beams shall be based on 4-inch nominal strip width per Lineal Foot, including intumescent fire retardant paint finish.
- I. CFRP Wrap Laminate for beams shall be based on Square Feet of contact area with the existing concrete, including intumescent fire retardant paint finish per Section 09900.

3.6 QUALITY CONTROL TESTING

- A. The CONTRACTOR will employ an independent testing lab to perform tests and submit reports. Labs must be C.M.E.C. (Concrete Materials Engineering Council) accredited.
- B. Sampling Fresh Mixes:
 - 1. Extended Mortar Cylinders: 3-inch diameter x 6-inch high.
- C. Compressive Strength Tests: one set of (4) cylinders for (50) cubic feet of beam or column edges placed per day and / or for every deck edge to be subjected to induced compression from cable stressing; one specimen tested at (3) days; one specimen tested at (7) days; one specimen tested at (14) days; and one specimen tested at (28) days.
- D. CONTRACTOR to notify testing lab at least 24 hours prior to intended time of concrete placement.
- E. Test results shall be reported in writing to OWNER'S REPRESENTATIVE within (24) hours after tests. Tests shall contain product identification, date of placement, name of lab, compressive breaking strengths and types of break for 3-day, 7-day, 14-day and 28-day tests.

3.7 REPAIR COUNTS / QUANTITIES

- A. Using the budget quantities stipulated in the Table following Section 01010 - Summary of Work along with their corresponding unit prices to establish the scheduled values to be included in the Base Bid.
- B. It shall be the CONTRACTOR'S responsibility to inform the OWNER'S REPRESENTATIVE or OWNER'S CONTACT in writing of any quantities in

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excess of those stipulated, within (3) calendar days of such finding.

END OF SECTION 033120

SECTION 07 90 00

ISLES OF INVERRARY CONCRETE RESTORATION (EXTERIOR & BALCONIES) PROJECT RFP NUMBER: 2024-012 CITY OF LAUDERHILL, FLORIDA

JOINT SEALANTS

PART 1: GENERAL

1.01 SUMMARY

- A. The Scope of Work of this Section is indicated in the Contract Documents, project manual and by the provisions of the 1010 Summary of Work and this Section for all sealant work called for, detailed or reasonably implied by the Drawings and/or by these specifications, so that no leakage into the building envelope occurs.
- B. Schedule for Sealants, unless noted otherwise
 - 1. Differences in materials
 - 2. Seams and Laps in Flashing
 - 3. Penetrations
 - 4. Other locations as specified in the scope of work, as directed by ENGINEER or outlined in drawings and/or details.

1.02 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including Division 0 and 1 specifications apply to Work of this Section.

1.03 REFERENCE STANDARDS

- A. Materials and work shall conform to the requirements of the latest version of the following codes, specifications, and standards. Should conflicts arise between these codes, specifications and standards, the more stringent shall apply.
 - 1. AAMA 800 - Voluntary Specifications and Test Methods for Sealants
 - 2. ACI (American Concrete Institute) publication No. 504, "Guide to Joint Sealants for Concrete"
 - 3. ASTM C719 - Standard Test Method for Adhesion and Cohesion of Elastomeric Joint Sealants Under Cyclic Movement
 - 4. ASTM C793 - Standard Test Method for Effects of Accelerated Weathering on Elastomeric Joint Sealants
 - 5. ASTM C794 - Standard Test Method for Adhesion-In-Peel of Elastomeric Joint Sealants
 - 6. ASTM C834 - Standard Specification for Latex Sealants

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7. ASTM C920 - Standard Specification for Elastomeric Joint Sealants
8. ASTM C1085 - Standard Specification for Butyl Rubber-Based Solvent-Release Sealant
9. ASTM C1193 - Standard Guide for Use of Joint Sealants
10. ASTM C1311 - Standard Specification for Solvent Release Sealants
11. ASTM C1330 - Standard Specification for Cylindrical Sealant Backing for Use with Cold Liquid Applied Sealants
12. ASTM C1248 - Standard Test Method for Staining of Porous Substrate by Joint Sealants
13. SWRI - Sealant, Waterproofing and Restoration Institute, Professionals Guide

1.04 SUBMITTALS

- A. Contractor shall submit product data sheets for all products intended for use.
- B. Compatibility verification and intent to warranty from manufacturer.

1.05 QUALITY ASSURANCE

- A. Contractor shall have been successfully engaged in this type of work for not less than (5) years prior to Bid Date and shall be capable of showing successful installation similar to work required herein.
- B. Contractor shall employ only trained applicators as required by the material manufacturer for the type of work specified herein.
 1. A Trained Applicator is an experienced installer who has specialized in installing joint sealants similar in material, design, and extent to those indicated for this Project and whose work has resulted in joint-sealant installations with a record of successful in-service performance.
- C. The sealant work shall be expected to be guaranteed by the Manufacturer for a minimum of (10) years.
- D. The work of this section shall be under the direction of a full time supervisor or foreman with a minimum of (5) years' experience in the type of work involved herein.
- E. All sealant work shall be installed as indicated and specified and in accordance with manufacturer's printed instructions and shall result in completely waterproof sealed joints which are straight and true with uniform texture.
- F. Mock-ups: Construct mock-ups indicated to verify selections made to demonstrate aesthetic appearance as well as proper adhesion, and execution.
 1. Mockups, once reviewed and approved by Owner and Engineer, shall be used as a reference standard of performance throughout the project.

1.06 DELIVERY, STORAGE AND HANDLING

- A. Deliver materials in sufficient quantity to assure continuity of work. Select and utilize handling equipment so as to avoid damage to materials handled and damage to other construction.
- B. Deliver materials to Project site in original unopened containers or bundles with labels indicating manufacturer, product name and designation, color, expiration date, pot life, curing time, and mixing instructions for multi-component materials.

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1.07 PROJECT/SITE CONDITIONS

- A. Do not proceed with installation of joint sealants under the following conditions:
 - 1. When ambient and substrate temperature conditions are outside limits permitted by joint sealant manufacturer.
 - 2. When joint substrates are wet due to rain, condensation or other causes.
 - 3. When raining or rain is imminent.

1.08 WARRANTY

- A. Special warranties specified in this section shall be in addition to, and run concurrent with, other warranties made by Contractor under requirements of the Contract Documents.
 - 1. Installation Warranty: Written warranty, signed by Installer agreeing to repair or replace elastomeric joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period. Warranty Period: (5) years from date of Substantial Completion.
 - 2. Manufacturer's Warranty: Warranty Period: (20) years from date of Completion to repair or replace those sealant materials that do not comply with performance and other requirements specified in this section.
- B. Special warranties noted above are exclude deterioration or failure of elastomeric joint sealants from the following:
 - 1. Movement of the structure resulting in stresses on the sealant exceeding sealant manufacturer's written specifications for sealant elongation and compression caused by structural settlement or errors attributable to design or construction
 - 2. Disintegration of joint substrates from natural causes exceeding design specifications.
 - 3. Mechanical damage caused by individuals, tools, or other outside agents.
 - 4. Changes in sealant appearance caused by accumulation of dirt or other atmospheric contaminants.

PART 2: PRODUCTS

2.01 GENERAL

- A. The following products and manufacturers are approved subject to the provisions of these specifications and are not intended to exclude other manufacturers with equivalent materials, systems and warranties. Where "approved substitutions" is indicated, other acceptable manufacturers may be utilized, provided their systems and warranties are equivalent in all respects and submitted for approval in accordance with these Contract Documents.

2.02 MATERIALS

- A. Provide joint sealants, backings, and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by sealant manufacturer based on testing and field experience.
- B. Color to match adjacent surfaces, unless otherwise indicated.

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2.03 JOINT SEALANTS

- A. Sealant Classification: Any sealant qualifying under this specification shall be classified per ASTM C920 (except where otherwise noted) as to type, grade, class, and use as follows:
1. Type S: A single component sealant (moisture cure)
 2. Type M: A multi-component sealant (chemical cure)
 3. Grade NS: A nonsag or gunnable sealant that permits application in joints on vertical surfaces without sagging or slumping when applied at temperatures between 40 and 122 degrees F
 4. Grade P: A pourable or self-leveling sealant that has a sufficient flow to form a smooth, level surface when applied in a horizontal joint above 40 degrees F
 5. Use T (Traffic): A sealant designed for use in joints in pedestrian and vehicular traffic areas
 6. Use NT (Non-Traffic): A sealant designed for use in joints in nontraffic areas.
 7. Use I (Liquid): A sealant designed for use in joints which are submerged continuously in a liquid
 8. Use M (Mortar): A sealant that meets the requirements of ASTM C920 when tested on mortar specimens in accordance with ASTM C719 and C794.
 9. Use G (Glass): A sealant that meets the requirements of ASTM C920 when tested on glass specimens in accordance with ASTM C719, C794 and C794 again after ultraviolet exposure through glass.
 10. Use A (Aluminum): A sealant that meets the requirements of ASTM C920 when tested on aluminum specimens in accordance with ASTM C719 and C794.
 11. Use O (Other): A sealant that meets the requirements of ASTM C920 when tested on substrates other than the standard substrates in accordance with ASTM C719 and C794.

2.04 SILICONE SEALANTS

- A. Medium modulus, single component, neutral curing, non-staining, mildew resistant, non-bleeding silicone sealant.
1. +/- 50 % movement of joint width.
 2. Joints not to exceed 1" wide without ENGINEER review and approval.
- B. Applications:
1. Exterior Metal to Metal
 2. Exterior Glass to Metal
 3. Exterior Glass to Glass
- C. Manufacturers
1. BASF
 2. TREMCO

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3. SIKA
 4. Other As submitted and approved by ENGINEER
- D. Products
1. As submitted and approved by ENGINEER
 2. Sikadur Combiflex SG System

2.05 ONE-PART POLYURETHANE SEALANTS

- A. Single component, moisture curing, gun-grade, polyurethane sealant.
1. +/- 50 % movement of joint width.
- B. Applications:
1. General purpose sealant for concrete, masonry, wood and stucco
 2. Must be painted

2.06 HYBRID SEALANTS

- A. Single component, moisture curing, gun-grade, hybrid sealant
1. +/- 50 % movement of joint width.
- B. Applications:
1. Difficult to seal.
 2. Extreme durability needed.
 3. Single protection use.
 4. Over previously existing sealant, as directed only.

2.07 JOINT-SEALANT BACKING

- A. Provide sealant backings of material and type that are non-staining; are compatible with joint substrates, sealants, primers, and other joint fillers approved by selected manufacturer.
- B. For joints less than $\frac{3}{4}$ ", closed cell backer rod should be $\frac{1}{4}$ " larger than opening.
- C. For joints $\frac{3}{4}$ " or larger, closed cell backer rod should be 25-30% larger than opening.
- D. For sealant installation where backer rod is not used, bond breaker tape should be used to prevent 3 sided adhesion.

2.08 MISCELLANEOUS MATERIAL

- A. Primer: Material recommended by joint sealant manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant substrate tests and field tests.

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- B. Masking Tape: Non-staining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.
- C. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials, free of oily residues or other substances capable of staining or harming joint substrates and adjacent nonporous surfaces in any way and formulated to promote optimum adhesion of sealants with joint substrates.

PART 3: EXECUTION

3.01 EXAMINATION

- A. This Contractor shall examine the area of work to determine that conditions are acceptable for the work of this and subsequent Sections. Report unsatisfactory conditions immediately and confirm in writing. Do not proceed until unsatisfactory conditions are corrected. All unacceptable conditions shall be corrected before work begins. The execution of work shall be construed as an acceptance of conditions by the Contractor.
- B. Joint Width: Verify joints are greater than minimum widths required by manufacturer and less than the maximum widths allowed.
 - 1. Enlarge joints to meet any minimum width requirements.

3.02 PREPARATION

- A. Perform preparation in accordance with manufacturer's instructions and ASTM C1193.
- B. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint sealant manufacturer's written instructions and the following requirements:
 - 1. All areas to receive sealant shall be raked, cleaned and all old sealant and loose material and/or debris completely removed before any sealant work starts.
 - 2. All existing sealants and sealant patches scheduled to be removed, shall be removed to original substrate which shall be thoroughly cleaned, scraped or abraded to provide a uniform, dry, uncontaminated substrate.
 - 3. Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant, including dust, paints (except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer), old joint sealants, oil, grease, waterproofing, water repellents, water, and surface dirt. Including laitance and form-release agents from concrete.
 - 4. Clean porous joint substrate surfaces by brushing, grinding, blast cleaning, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealants. Remove loose particles remaining from above cleaning operations by vacuuming or blowing out joints with oil free compressed air. Porous joint surfaces include the following:
 - a. Concrete
 - b. Masonry

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- c. Unglazed surfaces of ceramic tile.
- 5. Clean nonporous surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion of joint sealants. Nonporous surfaces include the following:
 - a. Metal
 - b. Glass.
 - c. Porcelain enamel.
 - d. Glazed surfaces of ceramic tile.
- C. Joint Priming
 - 1. Prime ALL joint substrates unless otherwise recommended by joint sealant manufacturer, based on preconstruction joint-sealant-substrate tests or prior experience.
 - 2. Apply primer where joint sealant is to adhere in compliance with joint sealant manufacturer's instructions.
 - 3. Confine primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces.
 - 4. Install sealant to primed substrates after primer has cured.
- D. Masking Tape
 - 1. Use masking tape to prevent contact of primer and sealant with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods used to remove primer and sealant smears
 - 2. Use masking tape where sealant application is wet sealed or difficult to achieve acceptable appearance.
 - 3. To properly mask, place continuously along joint edges. Apply masking tape so it does not shift in position after placement.
 - 4. Remove tape immediately after tooling without disturbing joint seal.
- E. Surfaces shall be dry before sealant is applied. Keep sufficient supply of clean rags to prevent contamination. If required, the Contractor shall call for an inspection by the sealant manufacturer of all surfaces to receive sealant, to ensure that the Warranties/Guarantees will not be voided by applying sealant on unacceptable surfaces.

3.03 INSTALLATION

- A. Comply with joint sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.
- B. Install sealant backings of type indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.
 - 1. Install specified backer rod to avoid three side adhesion or prevent excessive sealant depth.

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2. Install backer rod to control the depth of the sealant
- C. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and back of joints.
- D. Sealant Configuration
 1. Joints less than $\frac{1}{4}$ " wide, sealant depth shall equal joint width
 2. Joints over $\frac{1}{2}$ " wide, sealant depth shall be one-half the joint width but not less than $\frac{1}{4}$ "
 3. Joints over 1" wide, sealant depth shall be $\frac{1}{2}$ ".
 4. Sealant depth is measured from top of backer rod to top of tooled sealant.
 5. Do not leave gaps between ends of sealant backings.
- E. Install sealants to comply with the following:
 1. Provide nozzle of proper size and shape to suit joints.
 2. If necessary, apply masking tape to adjacent surfaces to protect against contamination.
 3. Place sealants so they directly contact and fully wet joint substrates.
 4. Completely fill recesses provided for each joint configuration.
 - a. Minimum surface adhesion for fillet $\frac{1}{4}$ " each side
 - b. Minimum depth of fillet is $\frac{1}{2}$ width, not to exceed $\frac{1}{2}$ "
 5. Produce uniform, depths relative to joint widths that allow optimum sealant movement capability. Tool joint for crescent finish
 6. Install sealant free of air pockets, foreign embedded matter, ridges, and sags.
 7. Apply sealant in one continuous direction. For vertical joints, proceed from bottom to top. Force sealant into joint with the nozzle against the backer rod to avoid trapping air into the sealant.
- F. Tooling of Non-sag Sealants: Comply with manufacturer's tooling method requirements.
 1. Immediately after sealant application and before skinning or curing begins, tool sealants to form smooth, uniform beads of configuration indicated; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint.
 2. Remove excess sealants from surfaces adjacent to joint.
 3. Tool sealant to force out any entrapped air and to assure adhesion to substrate
 4. Provide concave joint configuration per Figure 5A in ASTM C1193, unless otherwise indicated.
 5. Provide flush joint configuration, per Figure 5B in ASTM C1193, where indicated.
 6. Provide recessed joint configuration, per Figure 5C in ASTM C1193, of recess depth and at locations indicated.

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7. Finish surface of sealant slightly concave, smooth and free of wrinkles. In the event joints are adjacent to surfaces which are to receive coatings or sealers, complete sealant work prior to such work.

3.04 FIELD QUALITY CONTROL

- A. Report any unforeseen adverse conditions as soon as noted to ENGINEER.
- B. Contractor shall cooperate with testing of installed sealant joints by removing and resealing those joints at test locations identified by the ENGINEER to establish that the installation is acceptable, without additional cost to the Owner.
- C. Provide Job Standard for appearance and installation of each sealant type approved by Owner and ENGINEER for the project to be measured.
- D. Remove and replace sealants not acceptable to ENGINEER or OWNER that do not meet job standard.

3.05 CLEANING AND PROTECTION

- A. Remove all objectionable contamination from the finished sealant.
- B. Clean off excess sealant adjacent to joints as the Work progresses by methods and with cleaning materials approved in writing by manufacturers of joint sealants and of products in which joints occur.
- C. Protect joint sealants during and after curing period from contact with contaminating substances and from damage resulting from construction operations or other causes so sealants are without deterioration or damage at time of work.

END OF SECTION 07 90 00

SECTION 09 22 00

ISLES OF INVERRARY CONCRETE RESTORATION (EXTERIOR & BALCONIES) PROJECT
RFP NUMBER: 2024-012
CITY OF LAUDERHILL, FLORIDA

STUCCO

PART 1: GENERAL

1.01 SUMMARY

- A. Provide for Portland cement plaster, proprietary stucco or cementitious finishes and exposed aggregate cementitious finishes over metal lath, masonry, concrete, and solid surfaces on exterior walls as outlined in the project manual and includes metal lath and accessories.

1.02 RELATED SECTIONS

- A. 09900 Painting

1.03 REFERENCE STANDARDS

- A. ASTM C 926, Specification for Portland Cement Plaster
- B. ASTM C 1063, Specification of Installation of Lath and Furring to Receive Portland Cement-based Plaster
- C. ASTM C 847, C 933, & C 1032; Standard Specification for Metal Lath
- D. ASTM C 897 - Aggregates for Job Mixed Portland Cement-Based Plaster
- E. Northwest Wall and Ceiling Bureau (NWCB) Portland Cement Plaster Resource Guide
- F. Current Edition of the Florida Building Code

1.04 SUBMITTALS

- A. Manufacturers' specifications, details, installation instructions
- B. Product Data Sheets for all materials used
- C. Warranties as outlined by project requirements and provided by product manufacturers.
- D. Samples for approval by OWNER and ENGINEER

1.05 QUALITY ASSURANCE

- A. Manufacturer:
 - 1. Stucco and finish material manufacturer shall be experienced provider of cementitious and polymer-based materials for use in stucco construction and repair for minimum 20 years.
 - 2. Stucco and finish manufacturer shall have a manufacturing quality control system that is certified to comply with ISO 9001-2008 and an environmental quality management system certified to comply with ISO 14001-2004.
- B. Contractor:
 - 1. Contractor shall be licensed and insured and shall have been engaged in stucco and stucco repair construction for minimum five years.

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2. Contractor shall be knowledgeable in the proper handling, use and installation of materials.
3. Contractor shall employ skilled mechanics who are experienced and knowledgeable in the repair procedures and requirements of the specified project.
4. Contractor shall have completed minimum three projects of similar size, scope and complexity to the project being specified.
5. Contractor shall provide the proper equipment, manpower and supervision on the job site to perform the repair procedures in accordance with manufacturer's published repair specifications, applicable details and the contract documents.
6. Contractor shall provide for the manufacturer to perform inspections and certify compliance with manufacturer documents and warranty requirements.

1.06 DELIVERY, STORAGE AND HANDLING

- A. Deliver all materials in their original sealed containers bearing manufacturer's name and product identification.
- B. Protect all materials from freezing and temperatures greater than 90 degrees F Do not store in direct sunlight, from moisture and humidity.
- C. Store under cover and off of the ground in a dry location.

1.07 PROJECT/SITE CONDITIONS

- A. Apply materials only when surface and ambient temperatures are above 40 degrees F and expected to remain above 40 degrees F for 24 hours after application.
- B. Provide supplementary heat for installation in temperatures less than 40 degrees F.
- C. Provide protection of surrounding areas and adjacent surfaces from spillage, splatter, overspray or other unintended contact with the materials that are being applied.

1.08 COORDINATION AND SCHEDULING

- A. Schedule repairs to permit inspections as directed by ENGINEER and/or Manufacturer's Rep.
- B. Work shall be undertaken in areas that can be properly protected from weather at the end of workday.
- C. Coordinate with all trades involved to schedule work to result in the proper sequencing of work.
- D. Schedule finish and coating application to large areas such that each day's application will end at an accessory or terminating edge. No cold joints in stucco finishes allowed.

1.09 WARRANTY

- A. Provide manufacturer's standard warranty for products used, unless otherwise outlined in elsewhere in the project manual and contract documents.

PART 2: PRODUCTS

2.01 PLASTER MATERIALS

- A. Stucco
 1. As submitted and approved by ENGINEER

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- a. Finish Coat shall match appearance of existing plaster finish stucco.
- b. Existing finishes less than 7/8" over lath require approved proprietary mix to match existing thickness.
- B. Admixture: All cementitious finishes require use of Thoroseal Acryl 60, mixed per data sheet.
- C. Lath: Provide self-furring, galvanized metal lath over framing and vinyl stucco accessories as approved by submittals and ENGINEER.
- D. Accessories: Provide vinyl accessories as approved by submittal. Correctly sized accessories permitted only.

PART 3: EXECUTION

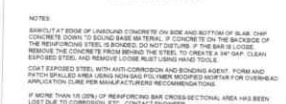
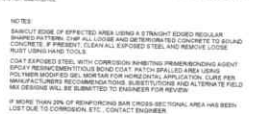
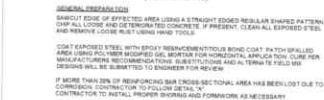
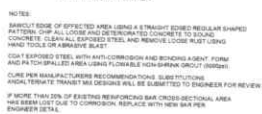
3.01 CEMENTITIOUS PLASTER FINISHES

- A. Shall be installed per Section 2513 of the current Florida Building Code, Building.
- B. Prepare all substrates according to the current Florida Building Code, Building, Section 2513 and ASTM C926, latest edition, project specifications, drawings and manufacturer's instructions.
- C. All lathing shall be installed per ASTM C1063, latest edition.

3.02 STUCCO DELAMINATION FROM CONCRETE SUBSTRATES

- A. Define repair area based on sounding and remove stucco to sound substrate, to be verified by ENGINEER.
- B. Ensure existing substrate has sufficient surface for bonding, ICRI surface profile minimum SP-3.
- C. Clean prepared surface to remove all dust, dirt, laitance and oils.
- D. Verify proper surface prep by checking for absorption of water into the concrete. If water does not readily absorb into concrete, notify ENGINEER.
- E. Install finish in accordance with all product instructions, standards, specifications and details outlined in this project manual.
- F. Surface-applied bonding agent may be used only as directed by ENGINEER
- G. Periodic adhesion field testing shall be conducted to verify sufficient adhesion to the substrate.

END OF SECTION 09220





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

STERN, ERIC J

GEMSTONE BUILDERS LLC

605 SW 7TH AVE

FORT LAUDERDALE FL 33315

LICENSE NUMBER: CGC1507583

EXPIRATION DATE: AUGUST 31, 2024

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Florida Limited Liability Company
GEMSTONE BUILDERS LLC

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Annual Reports

Report Year	Filed Date
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2022	07/07/2022
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