

BID INVITATION

PROJECT NAME. Hollow Metal Door Replacement Project.

INVITATION. Your firm is invited to bid a project to replace existing hollow metal doors. Please become familiar with the Bid Invitation, Specifications & Instructions, and Bid Form. Bids must be received by the “BID DEADLINE” to be considered.

*FOR ANY SUBCONTRACTED PORTION OF THE PROJECT, PROPOSED SUBCONTRACTOR(S) BACKGROUND MATERIALS, EXPERIENCE, AND REFERENCES MUST BE SUBMITTED TO OWNER, WITH ADEQUATE TIME FOR REVIEW PRIOR TO TIME SCHEDULED FOR SUBCONTRACTED WORK TO COMMENCE.
SUBCONTRACTORS MUST MEET ALL INSURANCE REQUIREMENTS... NO EXCEPTIONS.*

OWNER(S). (“R1”) The Residences at Ocean Drive – 901 W Ocean Drive, Key Colony Beach, FL 33051
 (“R2”) The Residences at Ocean Drive II – 921 W Ocean Drive, Key Colony Beach, FL 33051

PROJECT MANAGER. Steve McKeon – 305/393-3603 McKeonKeys@BellSouth.net

Prior to commencement of work, the Contractor, and any Subcontractor, will meet with the Owner and Project Manager, Steve McKeon (manager of both Associations), for pre-construction review of the Project, Contractor Rules, and Procedures.

PROJECT DESCRIPTION. Replace eighteen (18) Hollow Metal Doors, nine (9) in each of two (2) Buildings in full compliance with the “HM Door Specifications and Installation Instructions included in the Bid Documents.

Divided Project. The bid will be split into two contracts, due to each building having its’ own condominium association and thus two owners and contracts.

Economy-of-scale. The purpose of combining the bid, is to enlarge scope of the overall project to be performed during the same timeframe.

Bidder Questions. Submit to Jim Howe at Jim.Howe@BelfairDev.com (254/541-3099).

BID FORMAT. Submit on the attached Bid Form with supporting documents (if any) attached.

BIDS. Bids must be received no later than the Bid Date/Time to be considered in the Contract Award Process.

Bid Date/Time - on or before 2:00 p.m. EDT April 12, 2023.

Delivery – Digital – Email copies of each bid to...

Jim Howe – Jim.Howe@BelfairDev.com

Ken Coggins – Ken.Coggins@eoSysGroup.com

Delivery – Hand – Deliver to the office of Cruz Morato Associates, 5800 Overseas Highway, Suite 17, Marathon, Florida 33050.

CONTRACT AWARD CRITERIA. Contracts will be awarded to the Bidder whose bid best meets project requirements, while reserving the right to reject any proposal or contract. Award considerations include bid amount; performance projections; correct bid format; Bidder history. Owner reserves the right to cancel, suspend, and/or discontinue the bid at any time, without obligation or notice to bidders.

AWARD & CONTRACTING. Contracts will be awarded to the successful Bidder within 45-days.

TERMS & CONDITIONS. Bidder accepts all terms and conditions of the Bid Invitation and agrees to honor the bid for 45-days from the bid date, or for any time extension Bidder may agree to in writing.

SCHEDULE. Contract work shall be performed during the period May 15, 2023, to October 1, 2023 and must be completed within 60-days of commencement.

BID FORM

BIDDER REPRESENTATIONS. In submitting this Bid, Bidder makes the following representations:

1. Owner(s). Bidder will divide the Bid into equally contract with two Owners...
 - a. ("R1") The Residences at Ocean Drive
 - b. ("R2") The Residences at Ocean Drive II
2. Bid Documents. Bidder has carefully examined Bid Documents and related data identified in the Bid Documents and any Addenda (referenced below) issued by Owner.

Addenda	Initial
Addendum #1, dated	
Addendum #2, dated	
Addendum #3, dated	
Addendum #4, dated	

3. Site Examination. Bidder visited the Site, has become familiar with, and is satisfied as to the general, local, and site conditions that may affect cost, progress, and work performance.
4. Laws & Regulations. Bidder is familiar with and is satisfied as to all federal, state, and local laws and regulations that may affect cost, progress, and work performance.
5. Bid Preparation. Bidder does not consider that any further examinations, investigations, explorations, tests, studies, or data, are necessary for determination of this Bid at the amount(s) bid, within the times, and in accordance with the terms and conditions of the Bid Documents.

BID PROPOSAL. If awarded, Bidder agrees to contract with each Owner, and to substantially complete the Project (both Contracts) according to Contract Documents, for the bid amounts, and within time allotted.

1. Bid Amount \$ _____ (Lump Sum)
2. Alternate #1 Amount \$ _____ (Lump Sum Bidder Proposed)
3. Alternate #2 Amount \$ _____ (Lump Sum Bidder Proposed)

SUBSTANTIAL COMPLETION. Bidder agrees to commence work on or after May 15, 2023, and continuously prosecute the work to substantial completion within 60-days of commencement, but in any event, by September 1, 2023.

ADDITIONAL INFORMATION.

Contractor Warranty. 1-Year Labor and Materials.

Bid Valid. This Bid is valid for 45-days from the Bid Date, plus any time extension Bidder agrees to in writing.

Bid Form. Bidder has examined the Contract Form provided in the Bid Package and , if awarded the Contract, agrees to Contract with Owner, using this form.

BID FORM

BIDDER INFORMATION & BACKGROUND:

1. Firm Name _____
 - a. Corporation Limited Liability Company Sole Proprietorship Partnership
 - b. Federal Employee ID (FEIN) # _____
 - c. Florida License # _____
2. Street Address.
(Street, City, State, Zip) _____
3. Mailing Address.
(Street, City, State, Zip) _____
4. Phone (Office) (____) _____ - _____
5. Phone (Cell) (____) _____ - _____
6. Time in business _____
7. Business Activities (Size, Range, Types of Services) _____

8. Project Supervisor, email, and cell phone # (If Awarded Contract) _____

9. Bidder (or parent company) ever received sanctions or is under investigation by any regulatory or governmental body? Yes No

BID SUBMITTED. _____, 2023

Contractor Name. _____

By _____ Title _____
(typed or printed name of owner)

Signature _____

The Residences - Key Colony Beach, Florida

HM Door Specifications & Installation Instructions

- I. General Conditions...** Bidder shall include these general requirements in Contractor's bid...
- a. Building Codes... Comply with all applicable codes.
 - b. Contract Form... Contract between Owner and Contractor will be on Owner's form included in bid package.
 - c. Insurance... Contractor shall provide proof of adequate insurance in compliance with attached minimums.
 - d. Contractor Rules... Contractor and Contractor's workers shall comply with rules included in bid package.
 - e. Building Permit... Contractor shall secure and post building permit onsite. Cost reimbursed by Owner.
 - f. Notice of Commencement... Contractor shall file of record with Monroe County with copy to Owner.
 - g. Manpower, Materials, Supplies & Equipment... Contractor shall provide all required and necessary to adequately and properly complete project in a timely manner.
 - h. Taxes, Shipping & Handling... Contractor shall include in the Bid Amount.
 - i. Building Site... Contractor shall protect all elements from potential damage and, each day, will remove and dispose offsite all trash, debris, packaging, pallets, boxes, etc. Dust and dirt infiltration to balconies, units, and neighboring properties shall be minimized.
 - j. Completion & Acceptance... Contractor shall manage and provide for the following...
 - i. Owner/Contractor Inspection... Schedule inspection of all installed door assemblies.
 - ii. Punchlist... Complete all punch items, remove, and dispose of all replaced doors, trash, and construction debris offsite, and complete final cleanup.
 - iii. Owner/Contractor Final Inspection... During final inspection of completed punch list...
 - 1. Permit... Provide Owner with closed out copy of City of Key Colony Beach permit.
 - 2. Warranties... Deliver door, hardware, and paint warranties to Owner.
 - 3. Contractor Warranty... Deliver 1-year materials and labor warranty to Owner.
 - 4. Final Lien Release... Deliver Contractor, and Subcontractor final lien releases to Owner.
 - k. Payment... Owner contract payments to Contractor are as follows: 10% within 7-days of contracting; 40% within 7-days of placement of doors, frames, and hardware order; 25% within 7-days of delivery of doors, frames and hardware; 25% within 7-days of final project acceptance by Owner.
- II. Materials...** After making onsite measurements and confirming each door size and swing, Contractor shall secure Owner approval prior to placement of the order. Upon receipt of vendor order confirmation, Contractor shall notify Owner with estimated delivery date, and arrange, and coordinate delivery and onsite storage.
- III. Specifications...**
- a. Doors... (CDF Distributors or Owner Approved Alternate)...
 - i. Type... Flush, 1 3/4" Hollow Metal Steel
 - ii. Material... 18 ga Galvanneal
 - iii. Window... 1-Hour Fire Rated in Pool Doors
 - iv. Hinge... 4 1/2" x 4 1/2" Ball-Bearing, Stainless Steel, Satin Finish
 - v. Fire Rating... 1-Hour with Label
 - vi. Finish... Factory Prime Coated
 - vii. Lock Bore... Single, Standard Height (Pool Doors 54" High)

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HM Door Specifications & Installation Instructions

- b. **Frames...** (CDF Distributors or Owner Approved Alternate)...
 - i. Type... 3-Piece Punch & Dimple Assembly for Masonry Block
 - ii. Material... 16 ga Galvanneal Steel (by CDF Distributors or Approved Equal)
 - iii. Fire Rating... 1-Hour with Label
 - iv. Finish... Factory Prime Coated
 - v. Closer Reinforced... Frame reinforced for HD Closer
- c. **Locksets...** Single Bore, Combination Lock Furnished by Owner
- d. **Closers...**
 - i. Type... Heavy Duty, Commercial, Aluminum, Satin Finish
 - ii. Screw Pack for 1 ¾" Door
- e. **Weatherization...**
 - i. Weatherstrip, Jamb-Type
 - ii. Door Threshold, Aluminum, Bump-Stop
- f. **Finishes – Doors, Frames & Stucco...**
 - i. Sources... Berry’s Paint & Hardware, Key Largo, or Strunk Ace Hardware, Key West
 - ii. Doors... Benjamin Moore Coronado OC-151 “Rust-A-Void” – Semi-gloss – White, Technical Data Sheet Attached
 - iii. Stucco... Benjamin Moore paint furnished by owner – Specifications Attached
 - iv. Caulk... “Big Stretch” or “Extreme Stretch” Elastomeric Sealant Paintable – White, Technical Data Sheet attached
- g. **Door Inventory.** Contractor shall confirm each door size, and swing (Door blanks will likely accommodate both right and left swing)...

Qty	Building R1	Building R2	3-6" x 7'0" Hand / Swing	Floor To Lock Center	1 Hr Fire Window	Threshold	Closer
2	Unit 1	Unit 1	RH / IN	40 5/16"	No	Bump Stop	Without Hold Open
2	Unit 2 East	Unit 2 A	LH / IN				
2	Unit 2 West	Unit 2 B	Rh / IN				
2	Unit 3 East	Unit 3 A	LH / IN				
2	Unit 3 West	Unit 3 B	RH / IN				
2	Pool	Pool	LH / Out	54"	12" x 12"		
2	Garage (Detached)	Garage (Detached)	LH / Out	40 5/16"	No		With Hold Open
2	Garage East	Garage East	LH / Out				
2	Garage West	Garage West	RH / Out				

- h. **Doors & Frames Delivery...** Contractor shall supervise delivery and carefully inspect shipment. Any damage must be noted on all bill of lading copies and reported, with photographs, to Owner and Vendor. Contractor shall also verify items received match the order, in all aspects. Deviations are to be reported to Owner and Vendor.
- i. **Doors & Frames Storage...** Contractor shall immediately unbind doors and frames from pallets (leave cardboard packing on until installation) and store upright on minimum 4" runners. Minimum ¼" composite or wood shims are to be placed between units for airflow, with maximum 5 units per stack (with size/swing visible). DO NOT COVER WITH NON-VENTED PLASTIC OR CANVAS, AS A HUMIDITY CHAMBER CAN BE CREATED THAT CAUSES BLISTERING OR RUST.

The Residences - Key Colony Beach, Florida

HM Door Specifications & Installation Instructions

IV. Demolition & Removal – Existing Doors & Frames...

- a. Verify Doors... Before removing existing doors, verify that each replacement door is the correct size and swing for each opening.
- b. Hardware... Remove and store locksets, sills, and closers in the staging area for offsite disposal.
- c. Doors... Remove and store existing doors in the staging area for offsite disposal.
- d. Frames... Remove from opening, careful to avoid stucco damage, and store in staging area for offsite disposal.
- e. Stucco... Repair any stucco damage and prime coat repairs.

V. Replacement Doors – Installation...

- a. Install Dimple Anchors... by forcing the anchor between the inside of the rabbet and the return. Put anchor into place at an angle and twist until horizontal. Ensure holes through the anchor line up with holes in the frame stop.
- b. Install Wood Spreaders... One at the bottom and midpoint of the door frame. Support the midpoint spreader from the bottom.
- c. Plumb Jambs, Header & Square Corners. Level the door jambs, then level the frame head. Finally square all door frame corners.
- d. Pre-Drill for Anchors... Drill 3/8" diameter holes no less than 1 3/8" into the masonry opening.
- e. Anchor Bolts... Install 3/8" x 4" sleeve anchor bolts to secure door frame to the masonry opening.
- f. Doors... Install per manufacturer specifications.
- g. Door Hardware - Closers, Sills/Thresholds, Weatherstripping, Locksets... Following specified paint curing time, install door hardware per manufacturer specifications.

VI. Finishes Application...

- a. Stucco... Verify damaged stucco repairs and surrounding areas are clean and dust free. Apply one prime-coat and two paint topcoats per Benjamin Moore specifications.
- b. Doors & Frames...
 - i. Scratches... Sand to bare metal with 300 grit sandpaper and touchup with rust inhibitive primer.
 - ii. Dents... Sand dent and surrounding area to bare metal with 80 grit Sandpaper. Apply body filler per manufacturer's instructions. After filler is thoroughly cured, sand to a smooth surface with 100 grit Sandpaper. Finish with 300 grit sandpaper and wipe surface clean and dry.
 - iii. Paint Preparation & Application... Sand surfaces lightly with 300 or 320 emory cloth or steel wool. Wipe dust away with a clean cloth. Painted finish must be smooth and free of roughness from inadequately prepared substrate, dirt, dust, or other contaminants.
 - iv. Paint... Evenly spray 2 finish-coats per Benjamin Moore specifications.
 - v. Caulk... Evenly apply specified caulk to seal door frames with stucco.

**THE RESIDENCES AT OCEAN DRIVE
CONDOMINIUM ASSOCIATION, INC.**
Contract

This Contract sets forth mutual covenants of agreement by and between:

OWNER. THE RESIDENCES AT OCEAN DRIVE CONDOMINIUM ASSOCIATION, INC. (hereinafter “Owner”), a Florida Corporation and

CONTRACTOR (hereinafter “Contractor”) a
Florida Corporation Limited Liability Company Partnership Sole Proprietorship

1. PROJECT NAME.

2. SCOPE OF WORK. Contractor agrees to furnish all equipment, labor, and materials to correctly provide, construct, or install the Project according to the Contract documents and exhibits.

3. PROJECT SCHEDULE. Contractor shall complete project preparation, including permitting, materials purchase, and equipment scheduling, to facilitate commencing work on by and progressing uninterrupted to completion within Contract calendar days or schedule. Payment amounts and time for completion Phases are:

Project Phase	Amount / %	Days/Schedule

4. OWNERS REPRESENTATIVE. The Residences Manager (hereinafter “Manager”) is authorized to act as Owner’s representative, assume all duties and responsibilities and have the rights and authority assigned to Owner in the Contract Documents. The Owner may appoint a Project Supervisor to provide Project oversight, verify specifications and selections compliance, approve or reject work, approve payment, and report to the Manager and Owner.

Residences Manager:

Project Supervisor:

5. COMPLETION. Each Project phase shall be substantially complete and ready for inspection within the Contract Calendar Days/Schedule set forth above. All phases of the Project shall be substantially complete and ready for inspection and final payment prior to expiration of the cumulative total days of all Project Phases. Allowance will be made for documented weather delays which must be submitted with each Progress Payment Application. There will be no damage for delay, however Owner reserves the right to terminate the Contract for failure to perform.

6. CONTRACT PRICE. Owner shall pay Contractor for all contracted work, completed in compliance with the Contract Documents, in current funds for the **Lump Sum of:** . **Extra Charges, if any, are as set forth in the Contractor Bid/Proposal or approved Change Order.**

7. PROGRESS PAYMENTS. Project progress payments are are not permitted by this Agreement. When permitted, progress payments will be by Percent Complete Contract Phase/Schedule itemized in the “Project Schedule” above.

a. **Pay Applications.** When permitted, Contractor may submit Progress Payment Applications to Owner, for completed Phases/Schedule, or Unit Pricing. Upon receipt, Owner will verify accuracy and inspect to confirm satisfactory completion of related work (including cleanup and remediation of damage to other property). Owner may engage engineers, architects, or construction professionals to inspect for compliance with the Contract, applicable codes, and generally accepted quality standards.

a. **Progress Payments.** Approved Contractor Pay Applications will be paid within ten working days of receipt, and upon Owners receipt of Contractor and Subcontractor Mechanic’s & Materialman’s partial lien waivers. From each approved Pay Application, will be withheld as retainage until Final Payment.

b. **Project Completion.** The Project is considered complete when the Contract is fully performed, any incomplete or unsatisfactory items (“Punch List”) are complete, the Project is accepted by Owner and City of Key Colony Beach, and final lien waivers, proof of all Project permits closed out, and all product and equipment operating manuals and warranties have been delivered to Owner.

**THE RESIDENCES AT OCEAN DRIVE
CONDOMINIUM ASSOCIATION, INC.**

Contract

- c. Final Payment. Upon satisfaction of project completion requirements, Owner will make final payment to Contractor, including Retainage, less withholding of any Owner and Contractor agreed amount.
8. **CHANGES TO THE PROJECT.** Any change to the Project, including Specifications and Selections, must be authorized by written change order, signed in advance of the change, by both Parties.
9. **CONTRACTOR'S REPRESENTATIONS.** Owner enters into this Contract relying upon Contractor representations:
- a. Bid Documents. Contractor accepts all terms and conditions of the Invitation to Bid the Project and Instructions to Bidders. Contractor carefully examined the Bid Documents and all physical conditions and limitations. The Bid is based upon completing the Project, as specified, for the Contract Amount in the time allotted.
 - b. Site Conditions. Contractor is familiar with general and local site conditions that could in any way affect cost, progress, work performance, or time for completion. Contractor does not consider any further examinations, investigations, explorations, or tests necessary for performance of the Project at the Contract Price, within contract times, and according to the Contract terms and conditions.
 - c. Governing Laws, Rules & Regulations. Contractor is familiar with, and will comply with all applicable local, state, and federal laws and regulations, and will abide by Residences Contractor Rules. The Contract Price includes the cost of all required regulatory permitting, which shall be secured by Contractor.
 - d. License. Contractor and/or Contractor's employees and subcontractors hold adequate professional licenses, from applicable governmental jurisdictions, to perform respective work in all Project phases.
 - e. Clean up & Safety. Contractor will maintain the premises clean and clear of debris, will take all reasonable safety precautions, and comply with all applicable local, state, and federal safety regulations.
 - f. Taxes. Contractor's bid includes, and Contractor will pay, all taxes applicable to the Project.
10. **CONTRACT DOCUMENTS.** Deviations from the Scope of Work will only be permitted and paid for by executed change order. Contractor will promptly notify Owner of any required revisions to the Scope of Work. This Contract shall take precedence over any conflict with any exhibit hereto. Contract documents are:

	<u>This Contract (pages 1 to 3, inclusive)</u>
	<u>Exhibit "A" Contractor Rules</u>
	<u>Exhibit "B" Insurance Requirements</u>
	<u>Exhibit "C" Project Specifications</u>
	<u>Exhibit "D" Project Selections</u>
	<u>Exhibit "E" Contractor's Bid/Proposal (pages through , inclusive)</u>
	<u>Exhibit "F" Project Plans (drawings)</u>
	<u>Exhibit "G"</u>

11. **ASSIGNMENT OF CONTRACT.** This Contract can only be assigned by written mutual consent of Owner and Contractor and, specifically but without limitation, funds that may become due and funds that are due, may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.
12. **DISPUTE RESOLUTION.** Owner and Contractor agree to negotiate in good faith to resolve any dispute related to this contract that may arise. If the dispute cannot be resolved by negotiation, the parties will submit the dispute to mediation before resorting to arbitration or litigation and will equally share the costs of a mutually acceptable mediator. This paragraph survives termination of this contract. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction in Monroe County, Florida. The prevailing party shall be entitled to recover their reasonable attorney's fees and costs. **ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.**
13. **LIABILITY & INDEMNIFICATION.** To the fullest extent permitted by law, Contractor shall unconditionally defend, indemnify, and hold harmless, The Residences at Ocean Drive Condominium Association, Inc., its' owners, officers, directors, employees, agents, and consultants from and against all claims, costs, damages, penalties, fines, loss, and expense, including,

**THE RESIDENCES AT OCEAN DRIVE
CONDOMINIUM ASSOCIATION, INC.**
Contract

but not limited to attorneys' fees, costs, and expenses arising out of or resulting from Contractors performance, or non-performance of the Contract. Contractors indemnification includes, but is not limited to: Contractor negligence or gross negligence; strict liability; failure of Contractor, its subcontractors, agents, or employees to comply with any OSHA, federal, state, or local laws or regulations, including health and safety; breach of express or implied warranty by Contractor, its agents, or employees; defective work; work outside the scope of this Contract; or any inaccuracy or violation of any Contractor certification.

14. **TERMINATION & DEFAULT.** Owner may terminate this Contract if Contractor materially or otherwise defaults in performance of the Contract and fails to correct such default within five days of Owner's written notice. Any such termination shall be effective upon deposit of written notice to Contractor according to the Notices article of this Contract. Upon Termination, outstanding payments and retainage will be withheld and paid to Contractor 10 working days following Project completion, provided actual Project cost does not exceed the Contract Price. If actual Project cost exceeds the Contract Price, the excess amount will be deducted. Terms of this Contract shall survive Termination, Default, or Project Completion.
15. **ASSIGNMENT.** Owner or Contractor assignment of any rights or interests in the Contract, shall only be binding with the express written consent of the other.
16. **SUCCESSORS & ASSIGNS.** Owner and Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other, in respect to all covenants, agreements, and obligations contained herewith.
17. **SEVERABILITY.** Any provision of the Contract documents held void or unenforceable under any law or regulation, shall be deemed stricken and all remaining provisions shall continue as valid and binding, and the Contract documents reformed to replace such stricken provision with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.
18. **NOTICES.** All notices between the parties under this contract must be in writing and are effective when hand-delivered, mailed by certified mail return receipt requested, or sent by facsimile transmission to the parties addresses or facsimile numbers stated below.
 - a. Owner also consents to receive any notices by e-mail at Owner's e-mail address stated below.
 - b. Contractor also consents to receive any notices by e-mail at Contractors e-mail address stated below.

IN WITNESS WHEREOF, Owner and Contractor have signed this Contract in duplicate. One counterpart each has been delivered to Owner and Contractor. All portions of the Contract Documents have been signed or identified by Owner and Contractor or on their behalf.

THIS CONTRACT CONTAINS THE ENTIRE AGREEMENT AND MAY NOT BE CHANGED EXCEPT IN WRITING.

EFFECTIVE DATE OF THIS CONTRACT

OWNER: THE RESIDENCES AT OCEAN DRIVE CONDOMINIUM ASSOCIATION, INC.

By _____

901 W Ocean Drive, Key Colony Beach, Florida 33051

Office Phone

Cell Phone

CONTRACTOR:

By _____

Email

Office Phone

Cell Phone

THE RESIDENCES AT OCEAN DRIVE CONDOMINIUM ASSOCIATION, INC.

Contractor Rules

1. Operations.

- a. Hours of operation. Without special permission from The Residences Manager, permitted work hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. Work that creates excessive noise is restricted and, except in emergency, can only be performed between May 1 and November 1. Work is not permitted on New Year's Day, Memorial Day, Independence Day, Thanksgiving & following day, and Christmas.
- b. Materials Staging. Orderly staging of construction materials must be monitored and controlled daily. Generally, all construction materials must be stored in a Manager pre-approved location.
- c. Fire Hazard. When utilizing open-flame, welding, soldering, or heat-tools, surrounding areas must be adequately protected with fire-blankets and appropriate fire-extinguisher(s) must be within easy reach of workers.
- d. Construction Debris, Trash, and Clean Up. The site shall be monitored and controlled daily. Minor amounts of trash may be placed in The Residences trash dumpster. Construction debris must be placed in Contractor provided containers and removed offsite (not placed in The Residences trash dumpsters or dumpster pen). Care must be taken to avoid dust contamination of buildings, units, automobiles, and grounds. Contractor's failure to comply with clean up requirements may, without notice, result in The Residences having the work performed with cost and administrative fee charged to Contractor.
- e. Clean Up. Daily, after work, walkway protection is to be placed in Contractor construction debris containers, stored out of sight, or removed offsite. All affected walkways, stairs, elevator, and parking surfaces must be thoroughly cleaned, swept, and/or washed with soap and water (brushed if necessary), as necessary to return to pre-construction or better condition.
- f. Vehicle Parking. Parking is permitted only in "Visitor Parking" or spaces designated by the Manager. During periods of congested parking, Contractor and Subcontractor employee-vehicles must be parked offsite.
- g. Toilet Facilities. Temporary toilet facilities must be provided for workers use, or offsite facilities must be used.

2. Property Protection. Cost of remediating damage to Association (or owners) property, caused by Contractor, Contractors employees, Subcontractors, or Suppliers, will be charged to Contractor. Affected components may include:

- a. Windows, Exterior Doors, Screens, Screen Rooms, and Door Mats must be appropriately protected throughout the project. Exterior doors, door jambs, and sills, must be adequately protected. Screen doors must be removed and stored during drywall, plaster, and concrete work, or during substantial dust operations.
- b. Carports, Garage, Walks, Stairwells, Driveway, and Parking surfaces must be adequately protected while work is being performed. Contractor protection of stairwells and walkways with carpet runners or other protection, adequate to prevent tracking, is required.
- c. Elevator Protection. Contractors are not to transport tools, equipment, or materials in elevators without protective wall and floor coverings. With reasonable notice, they will be installed by the Manager.
- d. Grounds & Landscaping. Contractors and subcontractors must respect The Residences grounds and landscaping by staying off the grass and out of landscape beds to the greatest extent possible. All washouts, including paint, plaster, mortar, grout, etc., must be done offsite.
- e. Tile Sawing. Sawing, of any type tile, must be by wet-saw, and to the extent possible, performed to avoid overspray onto unit balconies, stairwells, or in any way damage adjacent property. Wet sawing on a Unit balcony may be permitted, provided Association and owners property is adequately protected. Saw-cutting residue must be contained and removed offsite.

3. Inspections. The Manager, and The Residences authorized representatives, are authorized to perform compliance inspections of the Project.

4. Compliance. In addition to compliance with all applicable governmental regulations, Contractors must comply with these "Rules for Contractors".

THE RESIDENCES AT OCEAN DRIVE CONDOMINIUM ASSOCIATION, INC.

Contractor Insurance Requirements

Contractors, their Temporary Worker Suppliers, and Subcontractors shall provide The Residences at Ocean Drive Condominium Association, Inc. (hereafter “The Residences”) with proof of insurance meeting these minimum requirements.

1. **Proof of Insurance.** Prior to commencing work, The Residences shall receive Certificates of Insurance (hereafter “COI”) transmitted directly from Contractor’s and Subcontractor’s insurance carrier, insurance agent, or broker.
 - a. **Required Coverage.** COI’s shall indicate required coverage (as set forth herein) is in force, stipulating that the coverage will not be canceled or modified until the expiration of at least thirty (30) days after written notice of such cancellation or modification has been received by The Residences.
2. **Endorsements.** COI’s must include these endorsements:
 - a. **Additional Insured.** The Residences at Ocean Drive Condominium Association, Inc. its’ directors, officers, employees, representatives, and The Residences condominium owners and their guests will be shown as an “Additional Insured” for General Liability and Automobile insurance. As respects General Liability, coverage will include Products/Completed Operations and be primary and non-contributory (Policy form CG 20 37 or equivalent).
 - b. **Waiver of Subrogation.** A Waiver of Subrogation for all listed coverages will be provided in favor of The Residences at Ocean Drive Condominium Association, Inc., its’ directors, officers, employees, representatives, and The Residences condominium owners and their guests.
 - c. **Residential Exclusion.** General Liability coverage will not include a “residential exclusion” (including condominiums).
3. **Conditions.** Vendors shall not violate or knowingly permit to be violated; any conditions of insurance described herein.
4. **Coverage Minimums.**
 - a. **Workers’ Compensation.** Coverage to provide full liability protection under the Workers’ Compensation laws of the State of Florida with Employer’s Liability coverage in limits not less than \$500,000.00 bodily injury per person, \$500,000 bodily injury by Disease Policy Limit, and \$500,000 disease each employee. Coverage is to be in the name of the Contractor and/or subcontractor and not from an employee leasing company.
 - b. **Commercial General Liability Insurance.** Coverage to include an “occurrence” basis, insurance for Operations, Independent Contractors, Products and Completed Operations, and Contractual Liability Insurance. No exclusion should apply for explosion, collapse, and underground hazards. The required insurance shall be in limits not less than:
 - 1) **\$1,000,000** **Bodily Injury & Property Damage:** (each occurrence)
 - 2) **\$1,000,000** **Personal Injury**
 - 3) **\$2,000,000** **General Aggregate**
 - 4) **\$2,000,000** **Products and Completed Operations**
 - 5) **\$1,000,000** **Automobile Liability Insurance** – Coverage to include all owned, non-owned and hired automobiles used relating to the Work with \$1,000,000 Bodily Injury & Property Damage (each occurrence) each accident combined single limit.



Here is your CDF Quote: QB-09220044

Quoted: 2023-03-07

www.CDFdistributors.com

James Howe

+1-254-541-3099

mimijih@gmail.com

Ship to: 76502 TX

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Bidders Note... This is a Sample Quotation and not to be used in preparing the Bid or ordering for the Project. It does NOT meet Project Specifications! **Contact... Grant Palmer 629/300-3667**

Sample Proposal

Job Name: R1

Total Price: \$27,204.87

Fire Stair

Package Total: \$1,194.41 x18 \$21,499.38

Single Hollow Metal Door \$549.00 x18 \$9,882.00

3'0" Width, 8'0" Height, 35-3/4" x 95-1/4" Actual Size, Polystyrene Core, Galvannealed, #2 Right Hand, 18 Gauge, Steelcraft Hinge, 161 Lock Prep

****CUSTOMER IS PROVIDING OWN LOCK****

Door Fire Label \$12.60 x18 \$226.80

APPLY 45 MINUTE FIRE RATED LABEL TO DOOR - Door Prep

Single Hollow Metal Door Frame \$229.00 x18 \$4,122.00

3'0" Width, 8'0" Height, 3 Piece Knockdown, 5-3/4" Depth, 4-7/8" Throat, 16 gauge, Galvanneal, Right Hand - Masonry Frame Assembly

Punch & Dimple Frame \$55.65 x18 \$1,001.70

5-3/4" PUNCH & DIMPLE ASSEMBLY FOR MASONRY BLOCK (Includes 10 - Butterfly Anchors and 8 - 3/8" x 5" Flat Sleeve Anchor Bolts) - Frame Prep

Frame Fire Label \$17.85 x18 \$321.30

APPLY 45 MINUTE FIRE RATED LABEL & CLOSER REINFORCE FRAME - Frame Prep

Heavy Duty Closer \$145.00 x18 \$2,610.00

Heavy Duty Door Closer, Grade 1, (1-6), Aluminum - Hardware

Weatherization Kit \$108.64 x18 \$1,955.52

36"x96" Weatherization Kit: (48"x96" Weatherstrip, 36" Lip Threshold, 36" Door Sweep) - Accessories

Uncategorized \$20.00 x54 \$1,080.00

ECBB1101 - NRP HINGE - 4-1/2" X 4-1/2" BALL BEARING 32D - STAINLESS - Hardware

Limited Access Delivery Add \$16.67 x18 \$300.06

OVERLENGTH FREIGHT FEE

Additional image for this package



Crate Charge \$285.00

Estimated Processing Charge \$766.71

Factory / Warehouse Estimated Freight Shipping to 76502 \$2,626.67



Common Carrier Estimated Freight Shipping \$2,501.67

Lift Gate Delivery Fee \$65.00

Residential Delivery Fee \$60.00

You Saved \$4,299.88 With Standard Delivery

Terms & Conditions

To place order, please submit payment through our secure online payment form:

[LINKED HERE](#)

Special Order products cannot be returned.

Full Terms & Conditions can be found on our site at www.cdfdistributors.com

Quote Products	\$21,784.38
Estimated TX Tax	\$1,786.90
Estimated Total Shipping	\$2,866.88
Processing Charge	\$766.71

Total \$27,204.87

Remit to Address:
254 W Eastland Ave, Gallatin, TN 37066



We'll Beat Their Price!

On Equal Grade Material



Doors

General Description

Rust-A-Void[™] Rust Preventative Polyurethane Enamels create an easy-to-apply, durable, rust-inhibitive film that prolongs the integrity of the substrate. It is formulated to offer a high quality, durable semi-gloss enamel finish on interior or exterior metal surfaces where a rust preventative coating is needed.

- Durable, rust-preventive coating
- Tenacious adhesion
- Interior/exterior

Usage

A durable rust preventive coating for metal substrates in commercial, institutional, and residential applications. For interior or exterior use on handrails, stairs, doors, piping and more.

Colors	White (Tintable) (1)
Bases	Tint Base (33), Accent Base (36)
Colorant System	Color Preview [®] or Universal Colorants

Technical Data

Vehicle	Alkyd urethane	
Pigment	Titanium Dioxide	
Volume Solids	50.1 ± 2%	
Spread Rate Per Gallon	350 – 450 Sq. Ft.	
Recommended	Wet:	3.6 – 4.6 mils
Film Thickness	Dry:	1.8 – 2.3 mils
Depending on surface texture and porosity. Be sure to estimate the right amount of paint for the job. This will ensure color uniformity and minimize the disposal of excess paint.		
Dry Time @ 77 °F	To Touch:	2 hours
(25 °C) @ 50% RH	To Recoat:	12 hours
Deep tinted colors, high humidity and cool temperatures will result in longer dry, recoat and service times.		
Surface Temperature	Min:	45 °F
During Application	Max:	100 °F
Viscosity	85 ± 4 KU	
Flash Point	105 °F	
Sheen / Gloss	50 – 60 @ 60°	
Clean Up	Mineral Spirits	
Thinner	Do Not Thin	
Weight Per Gallon	10.5 lbs.	
Storage Temperature	Min:	40 °F
	Max:	95 °F
VOC	384 g/L	3.25 lbs./gallon

Primer Systems

New surfaces and previously painted surfaces should be primed, or spot primed as necessary. There are a number of specialty primers that can be used on difficult substrates such as hard glossy surfaces, or other substrates where paint adhesion or stain blocking is a problem. Your dealer can recommend the right problem-solving primer necessary to meet your needs.

Ferrous Metal (Steel and Iron):

This product can be used direct to ferrous metal surfaces. For best corrosion resistance, use a rust inhibitive metal primer.

Non-Ferrous Metal (Galvanized & Aluminum):

Use an acrylic metal primer

All new metal surfaces must be thoroughly cleaned with an oil & grease emulsifier to remove contaminants. New shiny non-ferrous metal surfaces that will be subject to abrasion should be dulled with very fine sandpaper or a synthetic steel wool pad to promote adhesion.

Surface Preparation

Surfaces to be painted must be clean and free from wax, oil, grease, dust, rust, loose paint, and water-soluble materials. All loose rust or peeling paint should be removed and glossy surfaces must be dulled before recoating.

WARNING! If you scrape, sand, or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Informational Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Application

Stir thoroughly with a circular, lifting motion to secure even pigment dispersion. Apply paint generously from unpainted area into wet area. Avoid lap marks by maintaining a wet edge.

- Brush:** Natural / China bristle
- Roller:** ¼" or Mohair short nap
- Spray, Airless:** Pressure / 1,500 – 2,500 PSI
- Tip / 0.013 – 0.017

Compliance & Certifications

FEDERAL	✓
OTC	✓
OTC II	-
CARB	✓
CARB07	-
CARB19	-
UTAH	-
AZMC	✓
SCAQMD	-

Sources:

- Berry's Paint, Key Largo
- Strunk Ace Hardware
- Key West

Limitations

- Do not apply if rain is threatening or if the temperature is within 5 degrees of the dew point and falling.
- Not recommended for immersion service.

Technical Assistance

Available through your local authorized independent Benjamin Moore retailer.

call 1-866-708-9180
 visit www.coronadopaint.com

Thinning/Cleaning

DO NOT THIN.

Clean all equipment immediately after use with mineral spirits if compliant with local requirements.

DANGER – Rags, steel wool or waste soaked with the product may spontaneously catch fire if improperly discarded. Immediately after use, place rags, steel wool or waste in a sealed water-filled metal container.

USE COMPLETELY OR DISPOSE OF PROPERLY. This product contains organic solvents which may cause adverse effects to the environment if handled improperly. Emptied containers may retain product residue. Follow label warnings even after container is emptied. Residual vapors may explode on ignition.

Disposal of wastes containing either organic solvents or free-liquids in landfills is prohibited. **Local disposal requirements vary; consult your sanitation department or state-designated environmental agency for local disposal options.**

Environmental Health & Safety Information

DANGER!

COMBUSTIBLE LIQUID AND VAPOR
VAPOR HARMFUL

Contains: Petroleum Distillates, Methyl ethyl ketoxime HARMFUL OR FATAL IF SWALLOWED. ASPIRATION HAZARD. CAUSES IRRITATION TO EYES, SKIN AND RESPIRATORY TRACT.

NOTICE: Repeated or prolonged exposure to organic solvents may lead to permanent brain and nervous system damage. Intentional misuse by deliberately concentrating and inhaling vapors may be harmful or fatal.

Keep away from heat and flame. **Use only with adequate ventilation.** Do not breathe vapors, spray mist or sanding dust. Avoid contact with eyes and prolonged or repeated contact with skin. To avoid breathing vapors or spray mist open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headache or dizziness or if air monitoring demonstrates vapor levels are above the applicable limits, wear an appropriate, properly fitted respirator (NIOSH approved) during and after application. Follow respirator manufacturer's directions for respirator use. Aspiration Hazard. Small amounts aspirated into the respiratory system may cause mild to severe pulmonary injury. Close container after each use. Wash thoroughly after handling.



WARNING This product can expose you to chemicals including Titanium dioxide, which are known to the State of California to cause cancer, and Toluene which are known to the State of California to cause birth defects or other reproductive harm. For more information go to www.P65warnings.ca.gov

FIRST AID: If affected by inhalation of vapors or spray mist, remove to fresh air. In case of eye contact, flush immediately with plenty of water for at least 15 minutes and get medical attention immediately; for skin, wash thoroughly with soap and water. If symptoms persist, seek medical attention. If swallowed, do not induce vomiting. Get medical attention immediately.

IN CASE OF FIRE – Use foam, CO₂, dry chemical or water fog.

IN CASE OF SPILL – Absorb with inert material and dispose of as specified under "Clean Up".

**KEEP OUT OF REACH OF CHILDREN
FOR METAL SUBSTRATES ONLY**

**Refer to Safety Data Sheet for additional health and
safety information.**

Sources: Berry's Paint, Key Largo and Strunk Ace Hardware, Key West

Big Stretch®

Won't Crack. . . It Just Stretches

DESCRIPTION:

Big Stretch® is a high-performance water-based elastomeric sealant with powerful adhesion and superior elasticity. It spans gaps up to 2" wide and stretches up to 500% of original joint size without cracking. Big Stretch won't crack...it just stretches.

WHERE TO USE:

Interior and exterior applications, including:

- Windows
- Doors
- Siding
- Vents
- Soffits
- Baseboards
- Eaves
- Crown Moulding
- Sound-proofing interior walls

ADHERES TO: (all conform to ASTM C794)

Most building materials including:

Metals

- Aluminum
- Brass
- Steel
- Anodized Windows

Plastics

- ABS
- Lexan®*
- Acrylic Sheet
- Plexiglass
- PVC
- Fiberglass
- Urethane
- Vinyl
- Polycarbonate
- Polystyrene
- Nylon

Other Surfaces

- Asphalt
- Tile
- Cinder Block
- Corian®*
- Wood
- Formica®*
- Glass
- Mortar
- Hot melt Butyl
- Stucco
- Brick
- Concrete
- Stone
- EIFS
- Fiber Cement
- Drywall

COLORS:

- White
- Redwood
- Woodtone
- Dark Brown
- Pine Green
- Limestone
- Almond
- Tan
- Gray
- Clear
- Black
- Ironstone
- Slate Gray

Visit www.sashco.com for a color compatibility chart that matches Big Stretch colors to various vinyl window manufacturers' colors.

PACKAGING:

- 10.5 oz. plastic cartridges
- 29 oz. fiber cartridges (white only)

COVERAGE:

A 10.5 oz. cartridge will yield approx. 26 lineal feet with a 1/4" (6 mm) bead.

PAINTABILITY:

Paintable with exterior latex paints/stains after 4 hours and interior latex paints/stains after 24-48 hours (more for humid conditions). Paintable with most exterior oil-based paints/stains after 1 week. Note: some low-end, flat latex paints may crack, regardless of cure time.

* Corian®, Lexan®, and Formica® are registered trademarks of their respective owners.

FEATURES

- Super elastic, moves instead of tears
- Spans gaps up to 2" wide with no slump
- Powerful adhesion
- High durability
- Water-based
- Low VOC

BENEFITS

- Eliminates costly call backs
- Stays where it's applied
- Won't tear or pull away
- Performs well in most any type of climate
- Easy to tool and clean up
- Meets strictest VOC requirements; environmentally friendly
- Compatible with latex paint and most oil-based paints, sealers and stains
- Simply thaw & apply, no wasted product
- Have confidence that you're using the right product
- More for your money
- No more shiny caulk lines
- Less waste, less mess

- Superb paintability

- Freeze-thaw stable
- Limited Lifetime Warranty

- Full 10.5 oz. in every cartridge
- Won't cause paint gloss
- Exclusive stop flow plunger



WHERE NOT TO USE:

- Areas of water submersion or frequent, prolonged puddling
- Areas with high foot and/or vehicle-traffic (driveways, sidewalks, decks, patios, etc.)
- Roofs exposed to prolonged dampness (use Sashco's Through the Roof!® instead)
- Big Stretch Clear should not be used on copper flashing. Colored Big Stretch, Sashco's Lexel® or Sashco's Through the Roof!® are best for this application.
- Will not adhere to or is incompatible with Kynar®, Polypropylene, Waxes, Polyethylene, and Silicone.

APPLICATION:

- Lower temperatures and higher humidity will slow cure time. Allow 1-3 days curing before exposure to direct rainfall. Use plastic sheeting with good airflow underneath to protect the product if rain is expected sooner.
- Natural shrinkage will give the joint a concave appearance; multiple applications may be needed to fill the joint flat.
- If dirt or oils are present on the substrate, wash with any household cleaner, rinse to remove and allow to thoroughly dry.
- Remove any old caulk, especially silicone and all silicone residue. Use a silicone remover.
- Insert backer rod into joints deeper than 1/2" to provide for proper sealant depth and a stronger, longer lasting seal.
- Choose bead size and cut the nozzle. Puncture the inner seal.
- Gun Big Stretch into the joint.
- Tool for a smoother bead using a damp foam or paint brush with a light, skimming touch, or use a beading tool.

STORAGE AND CLEAN-UP:

- Clean up tools and hands with warm water and soap.
- Leftover Big Stretch can be stored if the nozzle is tightly wrapped with plastic wrap and a rubber band.



10300 E. 107th Pl., Brighton, CO 80601
800-767-5656 • www.sashco.com
Made in the USA

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TYPICAL PROPERTIES:

PROPERTY	VALUE
Joint Size	Maximum 2"
Application Range	40°F to 120°F (4°C to 49°C) surface temperature
Service Range	-30°F to 250°F (-34°C to 121°C)
Tensile Properties	Recovery at 50% stretch: 100% in 3 minutes Recovery at 100% stretch: 96% in 5 minutes
VOC	59.8 g/L, < 1.5% by weight

TEST DATA:

PROPERTY	RESULTS	TEST METHOD
Durability	25% total joint movement (10 cycles @ -15°F (-26°C))	ASTM C719
Hardness, Shore A	32 (21-day cure)	ASTM C661
Slump	< 1/8"	ASTM D2202
Solids	83.8% by weight (pigmented) 61.2% by weight (clear)	ASTM C1250
Extrusion Rate	750 g/min (1/8" orifice at 40 psi)	ASTM C603
Freeze-Thaw Stability	Passes 10 cycles 0°F to 70°F (-18°C to 21°C)	ASTM C731
Low Temp. Flexibility	Pass (not artificially weathered)	ASTM C734
Tack-free	Less than 30 minutes	ASTM C679
Cured	4-5 days (dependent on temperature, humidity and bead size)	ASTM C679
Adhesion-in-peel Passing Substrates	See "ADHERES TO" section on front page	ASTM C794

SPECIFICATIONS:

- Meets FHA requirements.
- Meets or exceeds Federal Specification:
 - TT-S-00230 C
 - ASTM C834
 - ASTM C920, Type S, NS, Class 25, Use NT, M, A. Exceeds 10% weight loss.

The data reported here are believed to be reliable.
No warranty is made concerning the accuracy of or the results obtained from their use.
* Kynar® is a registered trademark of its respective owner.

CAUTION: Avoid contact with eyes and skin. Do not swallow. In case of eye or skin contact, flush thoroughly with water. If irritation persists contact a physician. If swallowed administer two glasses of water and contact a physician immediately.
KEEP OUT OF REACH OF CHILDREN.

⚠ WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov.

LIMITED LIFETIME WARRANTY: Sashco warrants this product will substantially meet published specifications on the date of sale. If it fails to do so, return unused portion with original sales receipt for replacement or refund, at Sashco's sole option. These are purchaser's sole and exclusive remedies for any breach of warranty. Purchaser must determine suitability of product for purchaser's specific needs and assumes all risk associated with its use. Sashco will not be liable for direct or indirect damages.

For a detailed description of the warranty & exclusions visit www.sashco.com.



ULTRA SPE®
MASONRY INTERIOR/EXTERIOR
100% ACRYLIC SEALER 608

Features

- Reduces the porosity of masonry surfaces.
- Provides excellent surface adhesion.
- Tintable.
- High alkali resistant – up to pH-13.

Recommended For

- For commercial and residential applications
- For application to new or previously painted masonry and plaster surfaces including; tilt-up concrete construction, stucco surfaces and block construction.

General Description

Ultra Spec® Masonry Interior/Exterior 100% Acrylic Sealer is designed to penetrate and seal the surface of new or previously painted masonry surfaces providing the proper foundation for subsequent finish coats. It can be applied to masonry and plaster surfaces with pH levels as high as 13.

Limitations

- Do not apply when air and surface temperatures are below 50 °F (10 °C).

Product Information

<p>Colors — Standard: White (01), Clear (00)</p> <p>(White may be tinted with up to 2.0 fl. oz. of Benjamin Moore® Gennex® colorants per gallon.)</p> <p>— Tint Bases: Not available</p> <p>— Special Colors: Contact your Benjamin Moore representative</p> <p>Certifications & Qualifications:</p> <p>VOC compliant in all regulated areas</p> <p>Qualifies for LEED® v4 Credit Qualifies for CHPS low emitting credit (Collaborative for High Performance Schools) CDPH v1 Emission Certified Master Painters Institute MPI # 3, 3 X-Green™ Water vapor permeance (breathability) ASTM D1653: 46.5 Perms</p>	<p>Technical Data◇</p> <p>Vehicle Type 100% Acrylic Latex</p> <p>Pigment Type N/A</p> <p>Volume Solids 17.8%</p> <p>Coverage per Gallon at Recommended Film Thickness 00 – 400 Sq. Ft.</p> <p>Recommended Film Thickness – Wet 5.3 mils – Dry 0.95 mils</p> <p>Depending on surface texture and porosity. Be sure to estimate the right amount of paint for the job. This will ensure color uniformity and minimize the disposal of excess paint.</p> <p>Dry Time @ 77 °F – To Touch 1 Hour (25 °C) @ 50% RH – To Recoat 4 Hours</p> <p>Painted surfaces can be washed after two weeks. High humidity and cool temperatures will result in longer dry, recoat and service times.</p> <p>Dries By Evaporation, Oxidation</p> <p>Viscosity 94 ± 2 KU</p> <p>Flash Point None</p> <p>Gloss / Sheen Semi-Gloss (45 - 65 @ 60°) Gloss/Sheen will vary due to surface texture and porosity</p> <p>Surface Temperature – in 50 °F at Application – max 90 °F</p> <p>Thin With Clean Water</p> <p>Clean Up Thinner Clean Water</p> <p>Weight Per Gallon 8.5 lbs</p> <p>Storage Temperature – in 40 °F – max 90 °F</p>
	<p>White</p>
<p>Volatile Organic Compounds (VOC)</p> <p>46 Grams/Liter 67 Lbs./Gallon</p>	

◇ Reported values are for White. Contact Benjamin Moore for values of other bases or colors

Surface Preparation

Surface must be dry, clean, and sound; free of chalk, peeling paint, form oils, efflorescence, and mildew. Remove chalk, surface deposits, and loose or scaling paint by scraping, sanding, and preferably power washing.

Glossy areas should be dulled. Un-weathered areas must be power washed or scrubbed with a detergent solution and rinsed to remove surface salts that can interfere with adhesion. Loose, sandy masonry should be hosed down thoroughly to remove surface particles and allowed to dry.

For masonry that has been allowed to cure for a minimum of 7 days under normal drying conditions and has a pH of 13 or less may be sealed with Ultra Spec® Masonry Interior/Exterior 100% Acrylic Sealer (608) prior to finishing.

A common exterior paint failure on masonry construction is peeling and scaling, often caused by painting over chalk deposits. The most practical and efficient way to remove this substance is by power washing. Multiple coats of paint that are in an advanced state of deterioration or prior applications of cement based coatings must be removed to a sound substrate.

WARNING! If you scrape, sand or remove old paint, you may release lead dust. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a NIOSH-approved respirator to control lead exposure. Carefully clean up with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Primer/Finish Systems

New surfaces should be fully primed, and previously painted surfaces may be primed or spot primed as necessary.

Rough or Pitted Masonry:

Primer: Ultra Spec® Masonry Interior/Exterior 100% Acrylic Sealer (608)

Finish: Appropriate Benjamin Moore® exterior house paint, or use Ultra Spec® Masonry Elastomeric Waterproof Coating - Low Lustre (360), Flat (359)

Smooth Poured or Precast Concrete & Fiber Cement Siding:

Primer: Ultra Spec® Masonry Interior/Exterior 100% Acrylic Sealer (608)

Finish: Appropriate Benjamin Moore® exterior house paint, or use Ultra Spec® Masonry Elastomeric Waterproof Coating — Low Lustre (0360) or Flat (0359)

Cured Plaster:

Primer: Ultra Spec® Masonry Interior/Exterior 100% Acrylic Sealer (608)

Finish: Appropriate Benjamin Moore® finish coat

Repaint, All Substrates: Prime bare areas with the primer recommended for the substrate above.

Application

Do not apply when air and surface temperatures are below 50 °F (10 °C).

Brush: Stir thoroughly and apply generously as received in the container with a good quality synthetic brush. Work into crevices to ensure adequate penetration and sealing.

Roller: Stir thoroughly and apply generously as received in the container with a good quality long-nap roller. Work into crevices to ensure adequate penetration and sealing.

Spray, Airless: Fluid Pressure — 1,000 to 2,000 PSI;

Tip—.013-.017 Orifice

Thinning/Clean up

Thinning is unnecessary, but if required to obtain desired application properties, a small amount of clean water may be added. Never add other paints or solvents. Clean up with warm soapy water. Spray equipment should be given a final rinse with mineral spirits to prevent rusting.

USE COMPLETELY OR DISPOSE OF PROPERLY. Dry, empty containers may be recycled in a can recycling program. **Local disposal requirements vary; consult your sanitation department or state-designated environmental agency for more information on disposal options.**

Environmental, Health & Safety Information

Use only with adequate ventilation. Do not breathe spray mist or sanding dust. Ensure fresh air entry during application and drying. Avoid contact with eyes and prolonged or repeated contact with skin. Avoid exposure to dust and spray mist by wearing a NIOSH approved respirator during application, sanding and clean up. Follow respirator manufacturer's directions for respirator use. Close container after each use. Wash thoroughly after handling.



WARNING Cancer and Reproductive Harm—
www.P65warnings.ca.gov

FIRST AID: In case of eye contact, flush immediately with plenty of water for at least 15 minutes; for skin, wash thoroughly with soap and water. If symptoms persist, seek medical attention. If you experience difficulty breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical attention immediately.

WARNING: This product contains isothiazolinone compounds at levels of <0.1%. These substances are biocides commonly found in most paints and a variety of personal care products as a preservative. Certain individuals may be sensitive or allergic to these substances, even at low levels.

IN CASE OF SPILL: — Absorb with inert material and dispose of as specified under "CleanUp".

**KEEP OUT OF REACH OF CHILDREN
PROTECT FROM FREEZING**

**Refer to Safety Data Sheet for additional
health and safety information**



AURA®

WATER RNE EXTERIOR LOW USTRE N634

General Description

A super premium quality, 100% acrylic exterior low lustre finish. AURA® Exterior combines the advantages of our proprietary Color Lock® Technology, Gennex® Color Technology, and latest resin technology to provide the ultimate exterior coating. Suitable for a variety of exterior substrates to provide a durable long-lasting finish with rich colors that resist fading and stand up to rain, snow, wind, and UV damage.

- Excellent fade resistance and gloss retention
- Proprietary Color Lock® Technology for unparalleled color depth
- Breathable coating less prone to blistering, providing long-term durability
- Low temperature application down to 35 °F
- Limited lifetime Warranty
- Engineered with Gennex® Color Technology
- Dirt pick-up resistant

Usage

Exterior surfaces such as wood, fiber cement board, hard board, vinyl and aluminum siding, shakes, unglazed brick, concrete, stucco, cinder block and primed metal.

Colors	White (01)
Bases	Gennex® Bases 1X – 4X
Colorant System	Gennex®

Technical Data / Base 1

Vehicle	Proprietary 100% Acrylic	
Pigment	Titanium Dioxide	
Volume Solids	45.5 ± 2%	
Spread Rate Per Gallon	250 – 350 Sq. Ft.	
Recommended	Wet:	4.6 – 6.4 mils
Film Thickness	Dry:	2.1 – 2.9 mils
High Build System Coverage:		
160 – 265 Sq. Ft. / 6 – 10 mils wet film thickness.		
Depending on surface texture and porosity. Be sure to estimate the right amount of paint for the job. This will ensure color uniformity and minimize the disposal of excess paint.		
Dry Time @ 77 °F	To Touch:	1 hour
(25 °C) @ 50% RH	To Recoat:	4 hours
Painted surfaces can be washed after two weeks. High humidity and cool temperatures will result in longer dry, recoat and service times.		
Surface Temperature	Min:	35 °F
During Application	Max:	100 °F
Viscosity	100 ± 4 KU	
Flash Point	None	
Sheen / Gloss	9 – 15 @ 60°	
Clean Up	Water	
Thinner	refer to page 2	
Weight Per Gallon	12.5 lbs.	
Storage Temperature	Min:	40 °F
	Max:	90 °F
VOC	46.8 g/L	.39 lbs./gal

Primer Systems

AURA® Waterborne Exterior is self-priming on most properly prepared substrates, including wood, fiber cement board, hardboard, nonferrous metals and cured masonry surfaces. On bare substrates two coats are required; previously painted surfaces can be finished with 1 or 2 coats.

Special Note: Certain custom colors require a Deep Color Base Primer tinted to a special prescription formula to achieve the desired color. Consult your retailer.

Wood, and engineered wood products:

Self-priming

Bleeding Woods (Redwood, Cedar, etc.):

Fresh Start® Exterior Deck & Siding Primer (094) or Fresh Start® High-Hiding All Purpose Primer (046)

Hardboard Siding, Bare or Factory Primed:

Self-priming

Vinyl Siding & Vinyl Composite:

In most cases, a primer is not necessary. Only areas of pitted and porous vinyl siding must be primed. In these cases, we recommend Fresh Start® High-Hiding All Purpose Primer (046)

Colors that are safe for use on vinyl siding - Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 55 unless it is in the Benjamin Moore approved Colors for Vinyl palette and complies with the specific vinyl manufacturer guidelines when making the color selection and painting. Otherwise, the color will absorb more heat, possibly causing the siding to warp, resulting in additional repairs and expenses.

Rough or Pitted Masonry:

Ultra Spec® Masonry Interior/Exterior Hi-Build lock Filler (571)

Poured or Pre-cast Concrete/Fiber Cement Siding:

Ultra Spec® Masonry Interior / Exterior 100% Acrylic Masonry Sealer (608) or Masonry High Build Primer (N609)

Ferrous Metal (Steel and Iron):

Ultra Spec® HP Acrylic Metal Primer (HP04) or Super Spec HP® Alkyd Metal Primer (P06)

Non-Ferrous Metal (Galvanized & Aluminum):

All new metal surfaces must be thoroughly cleaned with Corotech® Oil & Grease Emulsifier (V600) to remove contaminants. New shiny non-ferrous metal surfaces that will be subject to abrasion should be dulled with very fine sandpaper or a synthetic steel wool pad to promote adhesion. Self-priming once properly prepared.

Limitations

- Do not apply when air or surface temperatures are below 35 °F (1.7 °C).
- For Wind-Driven Rain over smooth and stable masonry only (non-elastomeric use). Follow primer instructions.

Compliance & Certifications

OTC	✓
OTC II	✓
CARB	✓
CARB07	✓
CARB19	✓
UTAH	✓
AZMC	✓
SCAQMD	✓

ASTM D6904 Pass: (< 0.2)

Wind Driven Rain

1 coat Masonry Sealer 6 8 or Masonry Primer 609; 1-2 coats AURA® N634

ASTM D1308

Alkali Resistance Pass

1 coat Masonry Sealer 6 8 or

Masonry Primer 609; 1-2 coats AURA® N634

ASTM D1653

Water Vapor Permeance 31 perms

ASTM D3273/D3274

Mildew Resistance Test Pass: No Growth

ASTM D522/522M

Flexibility Pass: No Cracking

ASTM D2370 Elongation &

Tensile Strength 151 % 422 PSI

MPI 315

LIMITED LIFETIME WARRANTY: Benjamin Moore & Co. warrants that this product when used in accordance with the label instructions, will not: 1. blister from properly prepared and primed surfaces, 2. peel from properly prepared and primed surfaces, and 3. wear down or weather to expose the previously painted surface. This warranty shall be effective for so long as you reside in your home and is made to the original residential consumer paint purchaser. This warranty is non-transferable. If this product fails to perform as explained above when used according to label instructions within the warranty period, Benjamin Moore & Co. will, upon presentation of proof of purchase (original sales receipt), provide an equivalent or comparable product at no charge. Since we have no control over surface preparation or application, THIS LIMITED LIFETIME WARRANTY DOES NOT INCLUDE THE COST OF LABOR FOR APPLICATION OF PAINT. BENJAMIN MOORE SHALL IN NO EVENT BE LIABLE FOR INDIRECT, SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. SOME STATES DO NOT ALLOW THE EXCLUSION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE LIMITATIONS OR EXCLUSIONS CONTAINED IN THE ABOVE WARRANTY MAY NOT APPLY TO YOU. This warranty gives you specific legal rights; you may also have other rights which vary state to state.

Technical Assistance

Available through your local authorized independent Benjamin Moore retailer.

call 1-866-708-9180
visit www.benjaminmoore.com

Surface Preparation

Surfaces must be clean, dry and free of oil, grease, wax, rust, mildew, chalk and loose or scaling paint. Cement based water proofing paints should be removed. Glossy surfaces must be dulled. Un-weathered areas such as eaves, porch ceilings, overhangs and protected wall areas should be washed with a Benjamin Moore® Clean (N318) and rinsed with a strong stream of water from a garden hose or power washer to remove contaminants that can interfere with proper adhesion. Stains from mildew must be removed by cleaning with Benjamin Moore® Clean (N318) prior to coating the surface.

Caution: Refer to the (N318) Clean technical data and material safety data sheets for instructions on its proper use and handling.

All new masonry surfaces must be power washed or brushed thoroughly with stiff fiber bristles to remove loose particles. New masonry substrates must be allowed to cure for 30 days before priming or painting. Poured or pre-cast concrete with a very smooth surface should be etched or abraded to promote adhesion, after removing all form release agents and curing compounds.

Difficult Substrates: Benjamin Moore offers a number of specialty primers for use over difficult substrates such as bleeding woods, grease stains, crayon markings, hard glossy surfaces, or other substrates where paint adhesion or stain suppression is a particular problem. Your Benjamin Moore® retailer can recommend the right problem-solving primer for your special needs.

WARNING! If you scrape, sand, or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS RAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Informational Hotline at 1-800-424-EAD or log on to www.epa.gov/lead.

Application

Stir thoroughly before and during use. Apply one or two coats. For best results, use a premium Benjamin Moore® custom-blended nylon/polyester brush, premium Benjamin Moore® roller, or a similar product. Apply paint generously from unpainted area into wet area.

Brush: Nylon / polyester

Roller: Premium Quality

Spray, Airless:

Pressure / 2,000 – 3,000 PSI

Tip / 0.015 – 0.017

Under normal application conditions AURA® may be sprayed to achieve a high build one coat system over properly prepared substrates that are in good condition. Refer to Surface Preparation / Priming Sections for appropriate priming and preparation information.

High Build System Coverage:

160 – 265 Sq. Ft. 6 – 10 mils wet film thickness.

Thinning/Cleaning

Conditioning with Benjamin Moore® 518 Extender may be necessary under certain conditions to adjust open time or spray characteristics.

Add 518 Extender or water - Max of 8 fl. oz. to a gallon paint

Never add other paints or solvents.

Clean Up: Wash brushes, rollers, and other painting tools in warm soapy water immediately after use. Spray equipment should be given a final rinse with mineral spirits to prevent rusting.

USE COMPLETELY OR DISPOSE OF PROPERLY. Dry, empty containers may be recycled in a can recycling program. Local disposal requirements vary; consult your sanitation department or state-designated environmental agency on disposal options.

Environmental Health & Safety Information

Possible birth defect hazard. Contains, Carbamic acid, 1H-benzimidazol-2-yl-, methyl ester, which may cause birth defects based on animal data.

Use only with adequate ventilation. Do not breathe spray mist or sanding dust. Ensure fresh air entry during application and drying. Avoid contact with eyes and prolonged or repeated contact with skin. Avoid exposure to dust and spray mist by wearing a NIOSH approved respirator during application, sanding and clean up. Follow respirator manufacturer's directions for respirator use. Close container after each use. Wash thoroughly after handling.



WARNING This product can expose you to chemicals including Methyl isobutyl ketone, which are known to the State of California to cause cancer and birth defects or other reproductive harm.

For more information go to www.P65warnings.ca.gov

WARNING: This product contains isothiazolinone compounds at levels of <0.1%. These substances are biocides commonly found in most paints and a variety of personal care products as a preservative. Certain individuals may be sensitive or allergic to these substances, even at low levels.

FIRST AID: In case of eye contact, flush immediately with plenty of water for at least 15 minutes; for skin, wash thoroughly with soap and water. If symptoms persist, seek medical attention. If you experience difficulty breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical attention immediately.

IN CASE OF SPILL – Absorb with inert material and dispose of as specified under "Clean up".

**KEEP OUT OF REACH OF CHILDREN
PROTECT FROM FREEZING**

**Refer to Safety Data Sheet for additional
health and safety information.**