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ADDENDUM 1

DATE: June 6, 2023

TO: All Prospective Bidders

REF: FY23-IFB-03 Palm Terrace ALF Renovation

The Invitation for Bids (IFB) FY23-IFB-03 is hereby amended or clarified in response to the questions asked are set forth below, a revised Bid-Form, a revised Exhibit "D" – Three Season Seating / Recreation Area, Revised Exhibit "F" – Exterior Repaint Specification by Sherwin-Williams, and an additional Exhibit "H" – Palm Terrace ALF Site Survey:

**Questions & Answers:**

1. **Does the area in the adjacent room to the Pool and Spa Area have to be retiled?**

Refer to Revised Exhibit "D" – Three Season Seating Recreation Area. A total of 700 Sq. Ft. has been added to Item 6A: Porcelain Tiles in REVISED BID FORM, increasing the quantity from 2,500 to 3,200 Sq. Ft.

2. **What is the Final Specification for Exterior Painting?**

A Revised Exhibit "F" – Exterior Repaint Specification for Palm Terrace Assisted Living dated May 23, 2023 by Sherwin-Williams Company is provided. Also refer to updated revised specification on Item 7: Exterior Painting in REVISED BID FORM. Exterior Painting will include all exterior face of the building including interior atrium facade, plus walls and ceilings in the newly converted Three Season Seating Area.

3. **Is there a revision to Item 5: New 4 feet wide Paved Pathway between new Patio and Existing Gazebo?**

Yes. Exhibit "G" – Pathway Location stays. Refer to Item #5 in REVISED BID FORM for specification New Concrete Pathway Specification.

4. **When can we get a copy of the Site Survey?**

We are providing you with the attached Site Survey by American Surveying Inc. This survey will be entered as Exhibit "H" – Palm Terrace ALF Site Survey.

5. **Which BID FORM do we use to submit our BID?**

Use the attached "REVISED BID FORM" (ADDENDUM #1).



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6. Is THA going to require the Bidder to have a Professional Liability policy with a Pollution rider to fulfill the State of Florida Design/Build requirements for General Contractors on this type of design-build bid?

Yes

7. Is there an Asbestos survey for the interior work?

No

8. The FDOT specs appear to be just a generic spec book. Within that entire section, there is no clear pathway to scope identification. Can THA please highlight the FDOT specs and provide more information?

Specs are provided as a guideline. The selected contractor shall provide drawings and specifications.

9. What does the 200-11 Basis of payment within the FDOT specs mean to this scope?

N/A

10. Can you provide a Geotechnical report for identification of existing sub grade? This will identify the proper base material needed to meet the FDOT specifications.

No report exists to identify existing sub grade. Not required for this bid. Geotech report to be provided by owner. Provide a bid based on square footage given.

11. Is the GC expected to stabilize the existing soil onsite? If so, please provide the Specification.

Yes. Specification to be determined based on Geotech report.

12. Is there an Erosion Control plan for that site the city has approved for this project?

No. Erosion plan to be provided by Selected Contractor.

13. Provide a site survey showing as-built conditions and what is expected.

Owner to provide survey as part of this addendum. Refer to Additional Exhibit "H" – Site Survey for Palm Terrace ALF.

14. Please provide the locations on the Driveway you anticipate using a bonding agent and leveling material.

Selected contractor shall determine locations. Refer to **DETAILED SCOPE OF WORK at Division 2 -Areas of Work, in Section IV. CONCRETE DRIVEWAY REPAIR/REPLACEMENT.** All Contractors are required to visit the site before submitting their bids.

Owner to provide survey as part of this addendum. Refer to Additional Exhibit "H" – Site Survey for Palm Terrace ALF.



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**15. Please provide the specification for Root pruning and the does the city need to approve.**

Not required for this bid. Contractor to work with THA's Contracted Arborist with regards to root pruning.

**16. Please provide the Rebar reinforcement plan for the Drivable surfaces on the exterior.**

Selected contractor to provide rebar reinforcement plan as part of the construction working documents.

**17. Are new car stops required? If so what Type and attachment method.**

Yes. Existing car stops numbers shall be used. The attachment method shall match existing and will be reflected in the construction drawings to be provided by Contractor.

**18. Is any of the new concrete getting new striping? If so, please provide the number of stalls the city requires to be onsite at that facility.**

Yes. The entire parking lot shall be repaired/replaced as delineated in the scope. The number of stalls will be determined by the plan layout in compliance with the Code requirements.

**19. Are there any new Site Improvements tied into the parking lot scope like ADA?**

The contractor shall comply with Code requirements with respect to Parking Layout.

**20. Is the GC to provide any Testing Services within its design program? If so, please clarify what, where, when, and duration.**

Yes. Comply with Code requirements, Plans and Specifications.

**21. What model Ceiling fans are Specified?**

Refer to the REVISED BID FORM Item #3.

**22. What light fixtures are Specified?**

Refer to the REVISED BID FORM Item #4.

**The following questions tie into the tile work on bid form item#6 – For bid purposes contractor.**

**1. What is the approved demolition method for this facility?**

Contractor to refer to Florida Statutes and Florida Administrative Code Rules with the Agency for Healthcare Administration (AHCA) requirements for construction and demolition work with regards to Healthcare Facilities.

**2. Is the bidder to include all unknown substrate prep within this line of the Bid form?**



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Site Visit is a mandatory requirement for submission of bids for this project. It is the Contractor's Responsibility to verify site conditions prior to submitting a bid.

3. **What is the phasing plan for the shutdowns for this work to take place?**  
The Selected Contractor shall submit the plan for approval by the Owner.
  4. **Where and what type of flooring transitions are to be included?**  
All flooring transitions should comply with ADA requirements.
  5. **Are the existing baseboards to remain in place?**  
Refer to porcelain tile specifications in the REVISED BID FORM Items #6 and #6A for new matching baseboards.
23. **SOW references sprinkler repair? Is there a Fire Plan Page highlighting the Scope?**  
It is the Contractor's responsibility to perform this task. Contractor to contract with Palm Terrace Fire Suppression Contractor for repair on the fire sprinkler system.
24. **The warranty requirements are 5-year workmanship and 10-year structural and on the SOW it says only 2 year workmanship warranty. Please clarify.**  
2 years workmanship warranty required.
25. **If these extended Warranty expectations are in place can the bidder provide a Third-party agreement after the first-year typical warranty period?**  
No.
26. **The following questions all reference Exhibit F from Sherwin Williams. Clarify location and quantity.**  
Refer to Revised Exhibit "F"- Exterior Repaint Specification dated May 23rd by Sherwin-Williams, and Item #7 in REVISED BID FORM for Exterior Painting Specification. An allotment of 27,000 Sq. Ft. is provided for base bid. Contractor to conduct site visit to verify site conditions for this portion of work. Follow manufacturer's instructions on application and treatment of work surface for prep work and painting.
- 26.1 **Number 5 please identify where this scope applies throughout this project.**  
Contractor to verify site conditions prior to submitting bid.
- 26.2 **Number 6 please identify where this scope applies throughout this project.**  
Contractor to verify site conditions prior to submitting bid.
- 26.3 **Number 7 please identify where this scope applies throughout this project.**  
Contractor to verify site conditions prior to submitting bid.
- 26.4 **Number 11 please identify where this scope applies throughout this project.**



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**Contractor to verify site conditions prior to submitting bid.**

**26.5 Number 13 please identify where this scope applies throughout this project.**

**Contractor to verify site conditions prior to submitting bid.**

**26.6 Item “J” Moisture please identify where this scope applies throughout this project.**

**Contractor to verify site conditions prior to submitting bid.**

**27. The following questions all reference the bid form item #11. Clarify location and quantity.**

**27.1 Scope location and specific quantity of Sprinkler system.**

**Landscape allowance is provided in bid. Selected Contractor shall determine quantity as part of the landscape design-build.**

**27.2 Scope location and a specific quantity of “bringing electric up to code”.**

**Locations of work are listed in the project scope of work. Selected Contractor shall determine if electric upgrade is required based on the current NEC and FBC.**

**28. Will the Roof leaks be stopped prior to mobilization by others? If not what is a plan to stop leaks?**

**Yes. Owner to repair**

**29. Please identify the locations the Structural shoring needs to take place see detailed SOW Division 2.**

**This is required of the Contractor to provide as part of this design build.**

**30. Is there any HVAC work included in this bid?**

**NO**

**31. What are the specifications for the new entry doors?**

**Selected Contractor to provide as part of Design Build. Refer to Item #12 in REVISED BID FORM for Automatic Main Entry/Vestibule Glass Doors.**

**32. Is the exterior paint color going to be changed? If so, is it darker than the original color or lighter? Can owner provide a paint schedule?**

**Color to be selected by Owner.**

**33. How is the bidder supposed to determine damaged wood and other substrates on a building without completing demo? without more information?**

**Damaged wood repair will be handled as a change order.**

**34. Is there any underground work in the SOW with the exception to the irrigation allowance?**

**No**



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35. The rear of the property is littered with heavy debris throughout. Is this cleanup included in this bid?

Yes

36. Detailed SOW says to remove all signage during paint is the bidder required to provide temporary signage for Life Safety?

Temporary outside signage to be attached to a piece of plywood that's attached to a pole.

37. Detailed SOW says cover decorative molds? Please clarify.

Follow specifications for any decorative molds in the walls that must be painted a different color from the rest of the building.

38. Brief SOW section please clarify:

38.1 Site lighting restoration is there a lighting plan?

Site lighting restoration is not in Contractor's scope of work

38.2 Mini Community Garden are there any details? Contractor to design.

Landscape allowance is provided as part of the bid.

38.3 Please clarify interior paint scope.

All interior paintings on walls and ceilings in newly converted Three Season Patio will follow specifications in Item #7 of REVISED BID FORM for Exterior Painting.

38.4 Please clarify "Tree trimming and removal."

Tree trimming and removal is not in the Contractor's scope of work.

The remaining portions of this Invitation for Bids (IFB) FY23-IFB-03 Palm Terrace ALF Renovations remain unchanged.

Sincerely,

Tina D. Washington-Jones, Contracting Officer  
Contracting & Procurement Department



Please complete the attached acknowledgement and include the same in your proposal package.

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ACKNOWLEDGED:

For: \_\_\_\_\_ (Company Name)

By: \_\_\_\_\_

Date: \_\_\_\_\_

ADDENDUM #1  
FY23-IFB-03 Palm Terrace ALF Renovations

June 6, 2023

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# REVISED BID FORM



## REVISED BID FORM (ADDENDUM #1)

	Work Item	Work Description	Quantity	Unit Price	Extended Price
1	Concrete Driveway, Repair and Replacement	6" cast in place concrete over 4" washed gravel on compacted soil. Class 4000 psi concrete installed including rebar, dowels, wire mesh installed and troweled. Prep work such as but not limited to building forms, using bonding agents, leveling, and compacting soil and cleanup area once completed.	18,500 SF		
2	Indoor, Inground Privacy Pool and Spa, Sauna and Steam Room Removal	Demolition of existing pool, spa, sauna, and steam room. Construction to follow specifications and provide A/E drawings as required for removal of pools, spa, steam, and pool equipment. Voided pool space to be filled with clean fill and compacted prior to construction of new Reinforced concrete floor slab to tie into existing floor slab.	1		
3	Ceiling Fans	Aeration FR3 Series or approved equal.	8		
4	Lighting	Aspect LED 5.2" Recessed Light with 12 LED/12W or approved equal.	20		
5	New 4 feet wide Concrete Pathway between new Patio and Existing Gazebo	4" thick concrete slab (3000 psi) on 3" compacted gravel over tamped soil free of organic debris. Provide 12" Length by 3/8" Diameter steel dowels at 8" on center connecting new concrete slab to new slab. Provide 3/8" Diameter steel rebar at 12" grid for concrete slab reinforcements. Broom finish concrete.	80 SF		
6	Porcelain Tiles	Crossville, Inc. "Speak Easy Porcelain Stone AV281 Sidecar" at Entrance Vestibule, Lobby, Hallway and Dining Hall with matching 6X18 Bullnose Trim along baseboards at walls. Remove existing tiles prior to installing new tiles.	3,500 SF		
6A	Porcelain Tiles	Crossville, Inc "Aurum Porcelain Tile Ebur Outdoor – Grip" or approved equal at newly converted patio with matching 3X20 Bullnose Grip along baseboards at walls. Remove existing tiles prior to installing new tiles.	3,200 SF		
7	Exterior Painting	Refer to Revised Exhibit "F" dated May 23rd. Follow Specifications for prep work; Sealant – Loxon Elastomeric Patching Material and Loxon Urethane Selant; Exterior Prime Coat – Loxon Acrylic Conditioner (LX03 Series); Finish Coats (2 coats): ConFlex SherLastic Elastomeric Coating CF16W0050 Series. (All paints by or Sherwin-Williams or approved equal.)	27,000 SF		
8	Landscape and Irrigation Improvements	Refurbish existing landscape to incorporate a new drip irrigation system including sprinkler heads as needed.	Site		\$ 47,000.00
9	Drywall	Follow Scope of Work and include finishing and painting specifications.	1,000 SF		
10	Screen with Anodized Aluminum Frame	Replace existing screen. Install new "Super Screen/Pet Guard" with commercial grade anodized aluminum frame in Patio Walls fronting Interior Court.	650 SF		
11	Ceiling Reconstruction at new Patio	Follow specifications for ceiling drywall construction and finish. Refurbish electrical wiring to bring up to Code. Install lighting and ceiling fans. (Exclude All Automatic Fire Suppressant Sprinkler System Work. These will be performed by Palm Terrace Contracted Contractor.)	2,500SF		
12	Automatic Main Entry/Vestibule Glass Doors	Replace both sets of door to comply with Building Code Requirements for safe ingress and egress of residents and public in Health Care Facilities.			\$40,000
13	A/E Fees	Architectural and Engineering Design and Service Fee			\$20,000
<b>TOTAL BASE BID</b>					

REVISED  
EXHIBIT D



REVISED  
EXHIBIT F



**SHERWIN-WILLIAMS.**



# Exterior Repaint Specification for Palm Terrace Assisted Living

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**Revised May 23, 2023**

**Prepared by:**

**The Sherwin-Williams Company**

**David P. West  
Healthcare Account Specialist  
David.P.West@sherwin.com  
Cell: 813.927.7174**

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- Concrete Walkways and Patio Floors (Decorative Finish Only)
- Concrete Walkways and Patio Floors (Coating System)

# Project Scope

Contractor shall strictly adhere to all applicable federal, state and local regulations associated with proper lead-safe work renovation, repair and painting practices and procedures. State and local regulations may be more strict than those set under the federal regulations. The federal practices and procedures are detailed in EPA's Lead Renovation, Repair and Painting Program Regulations Rule (RRP) 40 CFR Part 745, Subpart E, and as amended. Specifics associated with the RRP Rule pertaining to "Firm Certification", individual "Certified Renovator" Certification, pre-work activities (notification & testing), occupant protection / work site preparation measures, safe work / prohibited work practices, clean-up / clean-up verification / waste disposal / clearance testing (if applicable), recordkeeping and worker training criteria can be obtained on EPA's website: [www.epa.gov/lead](http://www.epa.gov/lead).

**WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority. Removal must be done in accordance with EPA Renovation, Repair and Painting Rule and all related state and local regulations. Care should be taken to follow all state and local regulations which may be more strict than those set under the federal RRP Rule.**

The work will consist of all preparation, painting, finishing work and related items necessary to complete work described in these specifications and listed in the remaining pages included within this specification.

## A. Scope of Work

Work in general includes surface preparation, surface repair, caulking, sealants, patching and application of the paint coating to the substrates and systems outlined in this specification and approved by owner or owner's agent.

## B. Materials

1. All materials specified are from The Sherwin-Williams Company.
2. All paints shall be delivered to the job site in the original container with the manufacturer's label intact.
3. The paint shall be used and applied per label and data sheet instructions. The material shall not be thinned or modified in any way unless specified herein. Manufacturer's recommendation for proper surface preparation shall be followed. All data sheets on specified materials are available from your local Sherwin-Williams representative or [www.paintdocs.com](http://www.paintdocs.com).
4. All paint and sundries at the job site shall be available for inspection at any time upon commencement of the job by the owner, owner's agent, or a Sherwin-Williams representative.

## C. Protection of Substrates Not to be Painted

1. Contractor shall protect his/her work at all times and shall protect all adjacent work and materials by suitable covering or other methods during progress of work. The contractor will protect all adjacent areas not to be painted by taking appropriate measures. Areas to be protected are windows, brick, surrounding lawn, trees, shrubbery, floor and steps. Upon completion of work, he/she shall remove all paint droppings and over-spray from floors, glass, concrete and other surfaces not specified to be painted.

## D. Minimum Specifications

1. If instructions contained in this specification, bid documents or painting schedule are at variance with the paint manufacturer's instructions or the applicable standard, and codes listed, surfaces shall be prepared and painted to suit the higher standard, as determined by Sherwin-Williams, the customer or management representative.

## E. Resolution of Conflicts

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1. Contractor shall be responsible for requesting prompt clarification when instructions are lacking, when conflicts occur in the specifications and/or paint manufacturer's literature, or the procedures specified are not clearly understood. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval by Sherwin-Williams, the customer or customer's representative.

## F. Coordination of Work

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1. The general contractor and subcontractor shall be responsible for coordination of his work with the other crafts and contractors working on the same job and with the Management Company or owner.

## G. Safety

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1. All pertinent safety regulations shall be adhered to rigidly. In addition, all safety noted on the manufacturer's Product Data Sheets and labels shall be observed. Material Safety Data Sheets and Product Data Sheets are available from your local Sherwin-Williams store or representative or by visiting [www.sherwin-williams.com](http://www.sherwin-williams.com).
2. Verify the existence of lead-based paints on the project. Buildings constructed after 1978 are less likely to contain lead-based paints. If lead-based paints are suspected on the project, all removal must be done in accordance with the EPA Renovation, Repair and Painting Rule or similar state regulation. Verify that owner has completed a Hazardous Material Assessment Report for the project prior to issuing of Drawings.

## H. Jobsite Visitation

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1. The contractor shall be responsible for visiting the jobsite and familiarizing himself with the job and working conditions.
2. All work during application is subject to inspection by the owner or his representative.
3. It will be the paint contractor's responsibility to own and use a wet film thickness gauge to check his application thickness as he proceeds.
4. Contractor and owner have complete responsibility for ensuring that the project specifications are followed, notwithstanding periodic visits to the project by any Sherwin-Williams representative.
5. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval of the owner, agent, or Sherwin-Williams representative.

## I. Surface Preparation

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1. Each surface shall be cleaned, scrapped, sanded and prepared as specified. The painting contractor is responsible for the finish of his work. Should any surface be found unsuitable to produce a proper paint or sealant finish, the project representative shall be notified, in writing, and no materials shall be applied until the unsuitable surfaces have been made satisfactory. Commencing of work in a specific area shall be construed as acceptance of surfaces and thereafter as fit and proper to receive finish. Contractor shall be fully responsible for satisfactory work.
2. All deteriorated or delaminated substrates (i.e. wood, hardboard siding, T-111, stucco and masonry surfaces) shall be replaced with new materials. New substrates will be box primed (6 sides) before installation in accordance with specifications. Delaminating substrate is defined as a substrate surface that paint is being applied to lifting or peeling away from the previous coating/s or original substrate/s.



3. All exterior surfaces to be painted shall be pressure cleaned, scrapped to remove all dirt, mildew, peeling paint, chalk and any foreign materials detrimental to the new finish (see Pressure Washing).
4. Thoroughly sand all glossy surfaces to create a profile for paint and/or primer to adhere to.
5. Apply caulks and sealants where appropriate. All existing underperforming caulks or sealants should be removed and replaced with sealant as specified. Allow sealant to cure for specified time in dry weather before paint is applied. **NOTE:** It is recommended to apply all primers first and then apply sealant before topcoat is applied. See specified sealants section.
6. Knots and pitch streaks shall be scraped, sanded and spot primed before full priming coat is applied. All nail holes or small openings shall be patched after priming coat is applied. Any wood that is rotten, cracked, delaminated or water damaged should be replaced. Any loose or peeling paint should be removed by sanding and scraping. All hard, glossy surfaces should be sanded down to create a profile for new paint to adhere. Fill nail holes, imperfections and cracks with putty (color to match primer). Edges, corners and raised grain shall be prepared by sanding. Apply sealants to all joints between wood items with a specified sealant.
7. All masonry surfaces should be scrapped and cleaned to remove all peeling paint, delaminated surfaces or substrates, chalk, dirt, stains, efflorescence and other surface contaminants. These areas shall be pressure washed and scrubbed with a cleaner/degreaser solution. After cleaning if there is still chalk evident this should be brought to the owner's attention in writing before any further work is done. Use an industry accepted patch or filler to assure a visually aesthetic finished substrate.
8. Brick must be free of dirt, loose or peeling paint, loose and excess mortar, delaminating layers of the brick, and foreign material. All brick should be allowed to weather for at least one year followed by wire brushing to remove efflorescence. Treat the bare brick with one coat of Loxon Conditioner. Any areas of breakage shall be patched and dried using specified Sherwin-Williams patching compound in accordance with Product Data Sheet instructions before coatings are applied.
9. All galvanized gutters and flashing should be thoroughly cleaned and sanded to remove loose and peeling paint. Any bare galvanized metal should be wiped down with a non-petroleum solvent cleaner.
10. All ferrous metals should be thoroughly cleaned and all loose rust or mill scale be removed by wire brush, scraper and/or power tool, such as an electric drill with wire brush attachment. Any rust spots or bare metal should receive the specified prime coat. Any hard, glossy surfaces should be dulled. Previously painted hand rails in sound condition should be washed down with a strong degreasing cleaner such as Krud Kutter, M-1 House Wash or Simple Green.
11. All vinyl siding should be clean thoroughly by scrubbing with a warm, soapy water solution. Rinse thoroughly. Do not paint vinyl siding with any color darker than the original color, unless the product and color are designed for such use. Painting with darker colors may cause siding to warp.
12. Cement Composition Siding/Panels: Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Pressure clean, if needed, to remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. The pH of the surface should be between 6 and 9, unless the products are designed to be used in high pH environments.
13. EIFS: Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Remove and replace any peeling or delaminating surfaces. Replace EIFS to manufactures recommendation.

## J. Moisture

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All areas that could cause paint failure due to moisture should be addressed and eliminated. This would include but is not limited to:

1. Gutters and downspouts not working properly.
2. Previous coats of paint not adhering properly.
3. Wood checking (cracks and splits in wood).
4. Deteriorated caulking or sealant.

5. Gaps between substrates.
6. Rotten wood.
7. Areas affected by water splashing.
8. Painting in inclement weather.
9. Painting an undry substrate.
10. Uncaulked nail holes.

## K. Pressure Washing & Surface Preparation

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1. Pressure wash or water blast to remove oil, grease, dirt, loose mill scale and loose paint by water at pressures of 2500-3000 p.s.i. Power tool clean per SSPC-SP3 to remove loose rust and mill scale. Hand tool clean per SSPC-SP2 and sand all glossy surfaces to promote adhesion.
2. Remove mildew per the following:
  - a. Tools: Stiff brush, garden pump sprayer or chemical injector power washer method.
  - b. Remove before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

## L. Application

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1. Contractor shall be responsible for notification of owner's representative before beginning work if conditions substantially exceed Scope of Work.
2. Contractor shall protect his/her work at all times and shall protect all adjacent work and materials by suitable covering or other method during progress of the work. Upon completion of work, he/she shall remove all paint and varnish spots from floors, glass and other surfaces. He shall remove from premises all rubbish and accumulated materials of whatever nature not caused by others and shall leave his part of work in a clean, orderly, and acceptable condition.
3. Remove and protect hardware, accessories, device plates, lighting fixtures, factory finished work and similar items or provide ample in-place protection. Upon completion of each space, carefully replace all removed items.
4. Cover all electrical panel box covers and doors before painting walls. Omit if covers have been previously painted.
5. Materials shall be applied under adequate illumination, evenly spread and flowed on smoothly to avoid runs, sags, holidays, brush marks, air bubbles and excessive roller stipple.
6. All coats shall be dry to manufacturer's instructions before applying additional coats.
7. All suction spots or "hot spots" in plaster or cement shall be sealed prior to application of finish coat.
8. When spray painting is specified, contractor shall finish 100 square feet by spraying a sample of finish upon request of owner. This shall be finished with materials specified and shall be called a Pilot Wall.
9. Exterior doors with paintable tops, bottoms, and side edges finished same as exterior faces of doors.
10. Building by building inspections will be made by the owner or his representative. If requested, a Sherwin-Williams representative may participate in these visits for technical consultation.
11. All repairs, replacements and applications are to meet or exceed all manufacturers' and attached specifications.
12. Elastomeric coatings shall not be applied directly over pre-existing elastomeric coatings.

## M. Workmanship & Application Conditions

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1. Keep surface dust, dirt and debris free before, during, and after painting, until paint is cured.
2. Execute work in accordance with label directions. Coating application shall be made in conformance to this specification and to the manufacturer's paint instruction on the labels and Product Data Sheets.
3. All work shall be accomplished by persons with the necessary skill and expertise and qualified to do the work in a competent and professional manner.
4. All shrubbery, outside carpeting and sprinkler systems shall be fully protected against damage during each stage of the painting project.
5. Paint all previously painted surfaces, including, but not limited to: stair systems, light poles and fixtures, pool fence, and underside of balconies. Any potentially hazardous substrate shall be reviewed with owner and owner's agent. All necessary safety precautions must be fully taken to ensure worker's safety.
6. All exterior substrates designated not to receive paint coatings shall be kept free of paint residue, i.e., windows, outdoor carpeting, walkways, etc.
7. Owner shall provide water and electricity from existing facilities.
8. Normal safety and "wet paint" signs, necessary lighting and temporary roping off around work areas shall be installed and maintained in accordance with OSHA requirements while the work is in progress.
9. A progress schedule shall be furnished by the contractor to the owner for approval and shall be based on the contract completion date. Contractor shall advise the owner of those areas in which work is to be performed sufficiently in advance of the work schedule to permit the owner to prepare for the work, advise residents, move vehicles, etc.
10. Do not paint over any code required labels or any equipment identification, performance rating, name or nomenclature plates.

## N. Weather

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1. All materials are to be applied in accordance with the product data page in regards to weather conditions. Stop exterior work early enough in the day to permit paint film to set up before condensation caused by night temperature drops occurs.
2. Do not begin painting until surfaces are moisture free.

## O. Color Schedule

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1. To be approved by owners.
2. The owner and project coordinator should be aware that certain colors, especially darker tones, fade more rapidly than other colors, regardless of the product manufacturer, product type, or substrate to which the product is applied. It is advisable for the owner, project coordinator, and/or person responsible for color selection to consult with Sherwin-Williams early in the planning stage to assure the most durable combination of tinting formulation is used to achieve the desired color. Additionally, color selection affects the hiding ability of the finish coats.

## P. Coating Maintenance Manual

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1. Upon conclusion of the project, the Contractor or paint manufacture/supplier shall furnish a coating maintenance manual, such as Sherwin-Williams "Custodian Project Color and Product Information" report or equal. Manual shall include an Area Summary with finish schedule, Area Detail designating where each product/color/finish was used, product data pages, Material Safety Data Sheets, care and cleaning instructions, touch-up procedures, and color samples of each color and finish used.

# Recommended Coatings Systems

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Thank you for the submittal of Sherwin-Williams products on the above referenced project. The Sherwin-Williams Company certifies that the products we intend to furnish will meet or exceed the performance requirements of the job specifications.

Surface preparation, application methods, spreading rates, and wet and dry film thicknesses will be determined by the attached specifications and our Material Safety Data Sheets, available at [www.sherwin-williams.com](http://www.sherwin-williams.com), except as noted below.

All surface contamination, such as mildew, chalk, grease, dirt, grime, rust, efflorescence, old loose peeling paint, rotten wood and hard glossy surfaces, needs to be removed by pressure washing, prep work and hand tool clean, before a new coating system can be applied. Be sure to read and follow the Data Sheets before application.

## Minimum Recommended Surface Preparation

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SSPC-SP1: Remove all oil, grease, chalk and other surface contamination

SSPC-SP2: Remove all rotten wood, peeling paint and rust

Surface Cleaner: Krud Kutter Wash Cleaner or equivalent non-residue surface cleaner

Sealant: Loxon Elastomeric Patching Material and Loxon Urethane Sealant

## Caulks and Sealants

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### Execution

- A. Do not begin application of caulk or sealants until substrates have been properly prepared. Notify SW Rep of unsatisfactory conditions before proceeding.
- B. If substrate preparation is the responsibility of another installer, notify Brookdale Asset Management and SW Rep of unsatisfactory preparation before proceeding.
- C. Proceed with work only after conditions have been corrected, and approved by all parties, otherwise application of caulks and sealants will be considered as an acceptance of surface conditions.

### Surface Preparation

- A. Clean all joints by removing any foreign matter or contaminants that would impede adhesion of the sealant to the building material. The surface must be dry and in sound condition. Remove oil, dust, dirt, loose rust, peeling paint or other contamination to ensure good adhesion.
- B. Porous materials are usually treated by mechanical means and nonporous surfaces by a solvent wipe that is compatible with the building substrate being used. **Note:** For porous surfaces, the use of detergent or soap & water is NOT recommended.
- C. Priming: When required, apply a primer. Do NOT allow it to pool or puddle.
- D. Install backup materials as required to ensure that the recommended depth is regulated when using the backup material.
- E. No exterior caulking should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50°F, unless products are designed specifically for these conditions.

## **Installation**

- A. Apply all caulks and sealants with manufacturer specifications in mind.
- B. Do not apply to wet or damp surfaces.
  - 1. Wait at least 30 days before applying to new concrete or masonry, or follow manufacturer's procedures to apply appropriate sealants prior to 30 days.
  - 2. Wait until wood is fully dry after rain or morning fog or dew.
- C. Apply sealants using methods recommended by manufacturer.
- D. Uniformly apply caulks and sealants without skips, voids or sags. Tool bead to a consistent, smooth surface.

### **PVC, Plastic, Brick, Stone, Masonry, Marble, Stucco, Cementitious Siding, Vinyl Siding, Wood:**

- 1. Exterior Acrylic Latex:  
SHER-MAX ULTRA Urethanized Elastomeric Sealant (WL00 Series)

### **Concrete: Vertical Applications**

- 1. Exterior Polyurethane:  
Sherwin-Williams Loxon S1(SU21S00XX)

### **Concrete: Horizontal Applications**

- 1. Exterior Polyurethane:  
Sherwin-Williams: Loxon SL1 - One Component Self Leveling for Horizontal Surfaces (SU21S00XX)

### **Gaps: Window & Door Frames**

- 1. Interior/Exterior Insulating Foam:  
Sherwin-Williams White Lightning STOP GAP! Minimal Expanding Insulating Foam (WL1111100)

### **Gaps: Large Areas**

- 1. Interior/Exterior Insulating Foam:  
Sherwin-Williams White Lightning STOP GAP! Triple Expanding Insulating Foam (WL3333300-20)

### **Glass: Glazing**

- 1. Exterior Latex:  
Sherwin-Williams White Lightning Window & Door Siliconized Acrylic Latex Glazing Compound (6503-64177)

### **Glass: Non-Structural Sealing**

- 1. Exterior:  
Sherwin-Williams White Lightning All Purpose Silicone Ultra (W111200XX)

### **Metal: Ferrous and Non-Ferrous**

- 2. Exterior Polyurethane:  
Sherwin-Williams Loxon S1 (SU21S00XX)

### **EIFS/DriVit**

- 1. Exterior Polyurethane/Silicone Hybrid:  
Sherwin-Williams Loxon H1 Hybrid (SU51H00XX)

## Paint and Coatings Systems

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### **Stucco Masonry Surfaces (Crack Repair)**

#### Crack Repair

Identify all cracks in the existing substrates and repair per manufacturer's recommendation.

- A. For hairline cracks 1/16 inch or less wide — seal with Sherwin-Williams Concrete and Masonry Elastomeric Patching Compound (smooth or textured) (6501-71788 Smooth - 6501-86117 Textured)
  - 1. OR- Use Loxon XP as top coat without patch repair.
- B. For cracks 1/16-3/5 inch, route the crack open to a uniform size by mechanical methods. Clean out crack with water and allow to completely dry. Seal with Sherwin-Williams Concrete and Masonry Elastomeric Patching Compound (smooth or textured). SEE ABOVE
- C. For cracks deeper than 1/2 inch or wider than 1/4inch, backer rods should be used to fill the gap and to eliminate three point adhesions. See data sheet for additional information.

### **Stucco & Cementitious Surfaces**

- A. **Prime Coat:** Loxon Acrylic Conditioner (LX03 series)
- B. **Finish Coats (2):** ConFlex SherLastic Elastomeric Coating CF16W0050 Series)

### **Painted Wood Trim**

- A. **Spot Prime Coat:** Exterior Latex Wood Primer (B42W8041)  
Exterior Oil Base Primer (Y24W8020)

*Note: New/Bare wood, full prime. Previously coated with bare areas, spot priming is acceptable. For wood that is considered a tannin bleeding wood, use Exterior Oil Based Primer (Y24W8020).*

- B. **Prime Coat:** Loxon Acrylic Conditioner (LX03 series)
- C. **Finish Coat:** Latitude Acrylic Exterior Latex Satin Finish (K62 Series)

*Note: Rough sawn wood surfaces must be back-rolled to ensure proper adhesion and a smooth final appearance.*

### **Painted Exterior Galvanized Metal Doors**

- A. **Prime Coat:** Loxon Acrylic Conditioner (LX03 series)
- B. **Finish Coat:** SnapDry Door & Trim Coating (A71 Series – Semi-Gloss)

### **Painted Exterior Fiberglass Doors**

- A. **Prime Coat:** Loxon Acrylic Conditioner (LX03 series)
- B. **Finish Coat:** SnapDry Door & Trim Coating (A71 Series – Semi-Gloss)

### **Aluminum Soffit, Gutters, Downspouts & Eaves Drip**

*Note: Gutters should be cleaned inside and out and working prior to painting.*

- A. **Spot Prime Coat:** Loxon Acrylic Conditioner (LX03 series)
  
- B. **Finish Coat:** Latitude Acrylic Exterior Latex Satin Finish (K62 Series)

### **Exterior Drywall Ceilings**

*Note: For water stains, use Fast Dry Interior/Exterior Alkyd Primer (Y24Series)*

- A. **Spot Prime Coat:** PrepRite ProBlock Interior/Exterior Latex Primer/Sealer (B51 Series)
  
- B. **Finish Coat:** Latitude Acrylic Exterior Latex Satin Finish (K62 Series)

### **Bare PVC Piping**

- A. **Prime Coat:** Extreme Bond Interior/Exterior Primer (B51W1150)
  
- B. **Finish Coats (2):** Latitude Acrylic Exterior Latex Satin Finish (K62 Series)

### **Painted PVC Piping**

- A. **Prime Coat:** Loxon Acrylic Conditioner (LX03 series)
  
- B. **Finish Coat:** Latitude Acrylic Exterior Latex Satin Finish (K62 Series)

### **Painted Galvanized Electric Meters**

- A. **Prime Coat:** Loxon Acrylic Conditioner (LX03 series)
  
- B. **Finish Coat:** Latitude Acrylic Exterior Latex Satin Finish (K62 Series)

### **Painted Wood Gazebo**

**Note: There is wood damage that will need to be repaired prior to painting. Insufficient prep will result in coating failure.**

- A. **Spot Prime Coat:** Exterior Latex Wood Primer (B42W8041)  
Exterior Oil Base Primer (Y24W8020)

*Note: New/Bare wood, full prime. Previously coated with bare areas, spot priming is acceptable. For wood that is considered a tannin bleeding wood, use Exterior Oil Based Primer (Y24W8020).*

- B. **Prime Coat:** Loxon Acrylic Conditioner (LX03 series)
  
- C. **Finish Coats (2):** SnapDry Door & Trim Coating (A71 Series – Semi-Gloss)

## Exclusions

A. A/C Vents

B. Stucco Fence

C. Lighting

D. Cameras

E. PVC Fence

F. Insulated Piping

G. Generators

H. Natural Gas Meters & Piping

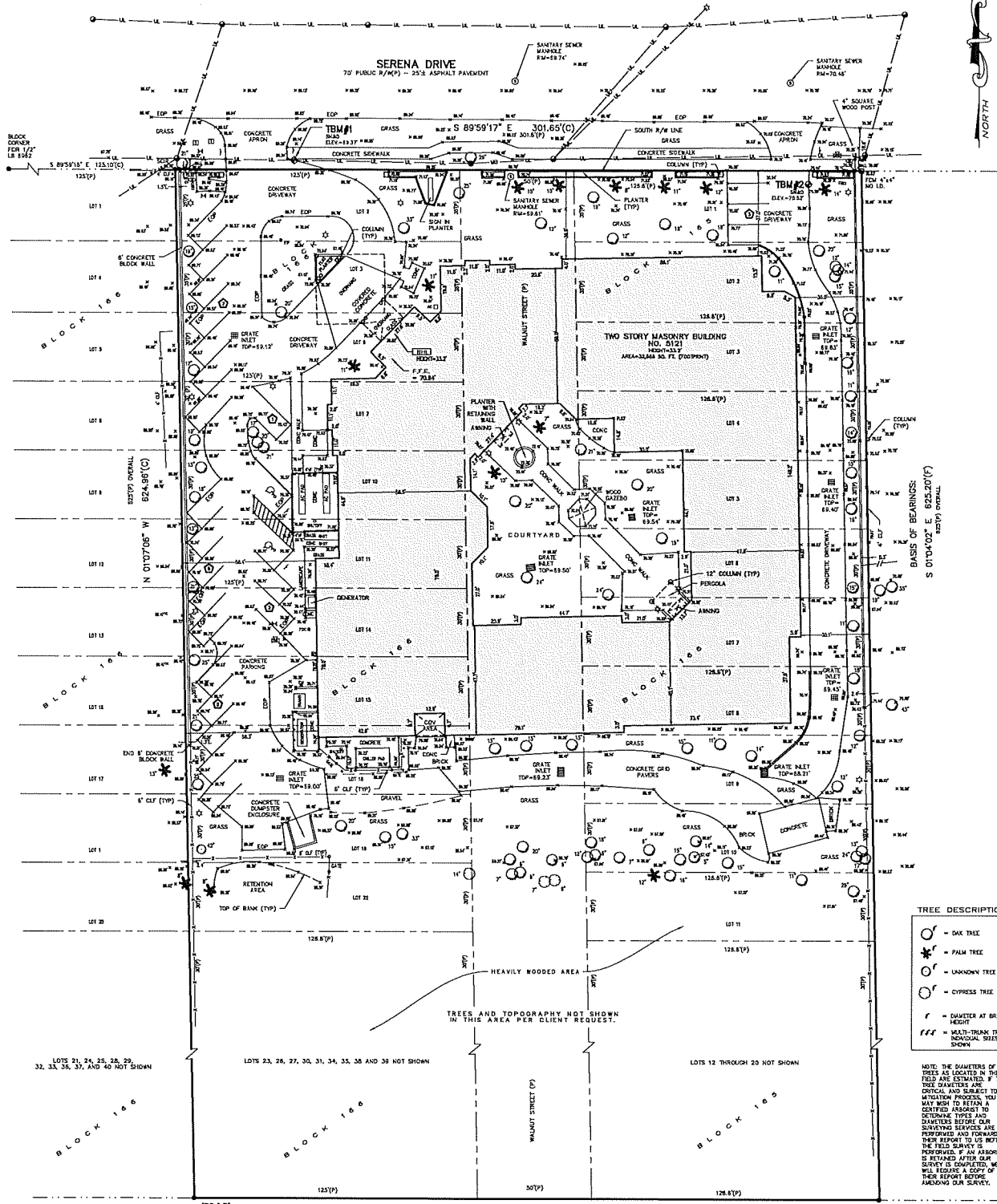
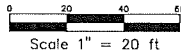
I. A/C Pumps & Piping

J. All Other Items





ADDITIONAL  
EXHIBIT H



BASIS OF BEARINGS:  
S 01°04'02" E 825.207(F)  
E227(P) OVERALL

**TREE DESCRIPTION**

	OAK TREE
	PALM TREE
	UNKNOWN TREE
	CYPRESS TREE
	DIAMETER AT BREAST HEIGHT
	MULTI-TRUNK TREE, INDICAL SIZE SHOWN

NOTE: THE DIAMETERS OF TREES AS LOCATED IN THE FIELD ARE ESTIMATED. IF THE TREE DIAMETERS ARE CRITICAL AND SUBJECT TO A LITIGATION PROCESS, YOU MAY WISH TO HIRE A CERTIFIED ARBORIST TO DETERMINE TYPES AND DIAMETERS BEFORE OUR SURVEYING SERVICES ARE PERFORMED AND FORWARD THEIR REPORT TO US BEFORE THE FIELD SURVEY IS COMPLETED. IF AN ARBORIST IS HIRING BEFORE OUR SURVEY IS COMPLETED, WE WILL REVISION 1 COPY OF THEIR REPORT BEFORE HANDING OUR SURVEY.

TREES AND TOPOGRAPHY NOT SHOWN IN THIS AREA PER CLIENT REQUEST.

LOTS 21, 24, 25, 28, 29, 32, 33, 36, 37, AND 40 NOT SHOWN

LOTS 23, 26, 27, 30, 31, 34, 35, 38 AND 39 NOT SHOWN

LOTS 12 THROUGH 20 NOT SHOWN

**CERTIFIED TO:**  
TAMPA HOUSING AUTHORITY

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF TAMPA BENCHMARK HY-01 5314, NAVD-83 (ELEVATION=48.881) ARE IN REFERENCE TO NORTH AMERICAN VERTICAL DATUM 1988

Sheet 1 of 1

**LINE TYPE LEGEND**

	OVERHEAD UTILITY LINE
	WOOD FENCE LINE
	CHAIN FENCE LINE
	WYRE FENCE LINE
	METAL FENCE LINE

**LEGAL DESCRIPTION:**  
(PER G.R. 11944, PG. 757)  
LOTS 1 TO 20 INCLUSIVE IN BLOCK 165 AND LOTS 2, 3, 4, 7, 10, 11, 14, 15, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 38, AND 39 IN BLOCK 163 OF REVISED PLAT OF TERRACE PARK UNIT NO. 5, ACCORDING TO THE MAP ON PLAT THEREAS AS RECORDED IN PLAT BOOK 15, PAGE 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH THE 50.0 FOOT RIGHT-OF-WAY DESIGNATED AS WALNUT STREET VILLAGED BY THE CITY OF TAMPA, PER RESOLUTION NUMBER 888-A, DATED AUGUST 22, 1964, AMENDING SAID

ALSO DESCRIBED AS:  
BEGAN AT THE NORTHEAST CORNER OF BLOCK 165, MAP OR PLAT ENTITLED "REVISED PLAT OF TERRACE PARK UNIT NO. 5," AS RECORDED IN PLAT BOOK 15, PAGE 41 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND RUN ALONG THE EAST BOUNDARY OF BLOCK 165, 50.00 FEET, A DISTANCE OF 835.5 FEET, TO THE SOUTHWEST CORNER OF BLOCK 165, THENCE RUN NADP83 40° N, A DISTANCE OF 301.47 FEET, THENCE RUN NADP83 60° E, A DISTANCE OF 824.8 FEET, TO THE SOUTHWEST RIGHT-OF-WAY LINE OF SERENA DRIVE, THENCE RUN ALONG SAID RIGHT-OF-WAY LINE DUE EAST A DISTANCE OF 201.64 FEET, TO THE POINT OF BEGINNING, CONTAINS 4.338 ACRES MORE OR LESS.

**TYPE OF SURVEY**  BOUNDARY  IMPROVEMENTS  FOUNDATION  FINAL  TOPOGRAPHIC  TREE

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS FOR SURVEYING IN FLORIDA AND THE RULES OF ETHICS FOR SURVEYORS AS SET FORTH IN THE FLORIDA STATUTES PURSUANT TO FLORIDA STATUTE CHAPTER 498.001.

John W. Strachan  
DATE: 05/28/2008

FOR INFORMATIONAL PURPOSES ONLY:  
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X"; PER FIRM, PANEL NUMBER 12057C 02178, LAST REVISED 08/28/2008.

YOUR SURVEYOR HAS MADE NO WARRANTY AS TO THE ACCURACY OF THE DATA OR INFORMATION PROVIDED BY YOU OR ANY OTHER PARTY. YOUR SURVEYOR HAS MADE NO WARRANTY AS TO THE ACCURACY OF THE DATA OR INFORMATION PROVIDED BY YOU OR ANY OTHER PARTY.

**LEGEND**

	BOUNDARY
	IMPROVEMENTS
	FOUNDATION
	FINAL
	TOPOGRAPHIC
	TREE

**AMERICAN SURVEYING INC.**  
L. E. #17-1 (S.E.)  
4847 NORTH FLORIDA AVENUE  
TAMPA, FLORIDA 33610  
PHONE: 813-924-0109 FAX: 813-924-0108  
EMAIL: INFO@AMERICAN-SURVEYING.COM

15 TOWNSHIP 28S  
36S RANGE 18E  
HILLSBOROUGH COUNTY, FLORIDA

ADDRESS: 5121 SERENA DRIVE TAMPA, FLORIDA

PROJECT NO.: 05000831 DATE: 05/29/08