



# St. Johns River Water Management District

Michael A. Register, P.E., Executive Director

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525 Community College Parkway S.E. • Palm Bay, FL 32909 • 321-984-4940 • [www.sjrwmd.com](http://www.sjrwmd.com)

DATE: April 16, 2024  
TO: Prospective Respondents  
FROM: Amy Lucey, Procurement Specialist  
SUBJECT: Addendum #1 to Invitation for Bid, # 39443, Pressure Cleaning and Painting of Water Control Structures

The following clarifications/changes are provided for your information. Please make all appropriate changes to your bid documents.

Q1: I was on the pre bid meeting for this job and it was said the kind paint for the steel doors. it was said that it would be put into an addendum.

A1: Please see attached Manufacturer's Paint Specification.

Attachments:

Luxon Waterproofing Masonry Coating-Flat  
Pre-bid meeting sign in Sheet  
Pre-bid meeting recording

**NOTE:** The Bid Due Date remains **2:00 p.m. Friday, May 3, 2024**  
Please acknowledge receipt of this Addendum on the Bid Form provided in the proposal package.

If you have any questions, please e-mail me at [alucey@sjrwmd.com](mailto:alucey@sjrwmd.com).

# Loxon® XP

## Waterproofing Masonry Coating-Flat

LX11-50 Series


**SHERWIN  
WILLIAMS®**

### CHARACTERISTICS

**Loxon XP** is an exterior, high build coating that provides excellent flexibility, durability and weather resistance. This product will protect against wind-driven rain when used on concrete, CMU, stucco and shotcrete-gunite. It is highly alkali and efflorescence resistant. This may be applied to a surface with a pH of 6 to 13.

Apply directly to fresh concrete (at least 7 days old). Shotcrete/gunite surfaces may be painted after 3 days.

Can be applied over high pH (up to 13) substrates, no primer required.

Can be applied down to 35°F.

**Color:** Most Colors

**1 coat system, brush, roller, or spray applied, coverage per coat:**

Wet mils: 14.5-18.5  
Dry mils: 6.5-8.4  
Coverage sq.ft. per gallon 85-110

Can be applied up to 40 mils wet.

Coverage will vary with the substrate and the texture. Coverage on porous & rough stucco 80 square feet per gallon.

**Drying Schedule @ 50% RH: temperature and humidity dependent.**

**@35-45°F @ 45°F+**

**Touch:** 6 hrs 4 hrs

**Recoat:** 24-48 hrs 24 hrs

Drying time is temperature, humidity, and film thickness dependent.

**Finish:** 0-10 units @ 85°

**Tinting with CCE only:**

Base	oz.per gallon	Strength
Extra White	0-6	SherColor
Deep Base	4-12	SherColor
Ultra Deep	10-12	SherColor
Light Yellow	0-12	SherColor

**Extra White LX11W0051**

(may vary by color)

**V.O.C. (less exempt solvents):**

less than 50 grams per litre; 0.42 lbs. per gallon  
As per 40 CFR 59.406

**Volume Solids:** 45 ± 2%

**Weight Solids:** 61 ± 2%

**Weight per Gallon:** 11.46 lb

**Flash Point:** N.A.

**Vehicle Type:** Proprietary Acrylic

**Shelf Life:** 36 months, unopened

**Mildew Resistant:**

This coating contains agents which inhibit the growth of mildew on the surface of this coating film. Passes ASTM D3273/D3274

### COMPLIANCE

As of 2/4/2022, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N.A.
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	No
MIR-Manufacturer Inventory	No
MPI®	Yes
SWRI®- Wall Coating	Yes

### APPLICATION

**Temperature:**  
minimum 35°F

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

**Reducer:** Do not reduce

**Airless Spray:**

Pressure 2300 p.s.i.

Tip .021 inch

Brush Use a nylon/polyester brush

Roller Cover Use a ½ to 1½ inch nap synthetic roller cover.

The substrate and its condition will determine the application procedure. Considerations to minimize pinholes:

- 2 coat application with overnight drying between coats
- Spray application with backrolling
- Power rolling

Spray and backroll on porous & rough stucco to achieve required film build and a pin-hole free surface.

When the air temperature is at 35°F, substrates may be colder. Prior to painting, check to be sure the air, surface, and material temperatures are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.

Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

Do not reduce.

### APPLICATION TIPS

For proper waterproofing performance and to resist alkalis, 2 coats of the coating **MUST** be applied between 14.5 -18.5 mils wet per coat.

A total dry film thickness of 13 - 16.8 mils of topcoat and a surface with 10 or less pinholes per square foot is required for a waterproofing system.

For extremely porous block a coat of Loxon Block Surfacers may be required to achieve a pinhole free surface.

For rehabilitating existing concrete water tanks, additional products may be used.

### RECOMMENDED SYSTEMS

**Concrete, Stucco, Concrete Block, CMU, Split-face Block, and other Cementitious surfaces**

1 coat Loxon Acrylic Block Surfacers (if needed) or Loxon Conditioner (if needed)

1-2 coats Loxon XP

**Previously Coated in good condition:**

After power washing, apply 1 coat of Loxon XP over the surface.

**Incidental Wood:**

1 coat Exterior Latex Wood Primer1-  
2 coats Loxon XP

**Incidental Metal:**

(steel, galvanized, or aluminum):  
1 coat Pro Industrial Pro-Cryl Primer  
1-2 coats Loxon XP

**Waterproofing System:**

- Two coats of topcoat
- 6.5 to 8.4 mils d.f.t. per coat
- 13 to 16.8 mils total dry film thickness
- 10 or less pinholes per square foot

# Loxon® XP

## Waterproofing Masonry Coating-Flat

### SURFACE PREPARATION

**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.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Scrape and sand peeled or checked paint to a sound surface. Sand glossy surfaces dull. Seal stains from water, smoke, ink, pencil, grease, etc. with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

#### **Concrete, CMU, Stucco:**

On tilt-up and poured-in-place concrete, commercial detergents and sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern. Concrete and mortar must be cured at least 7 days at 75°F. Fill bugholes, air pockets, cracks, and other voids with an elastomeric patch or sealant. Rough surfaces can be filled to provide a smooth surface.

#### **Incidental Metal:**

Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method. Primer required.

#### **Incidental Wood:**

Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All patched areas must be primed. Primer required.

Sealing and Patching—After cleaning the surface thoroughly, prime the concrete surface with Loxon XP, apply an elastomeric patch or sealant if needed, allow to dry, then topcoat.

To improve the performance, consider:

- Use caution when preparing the substrate to create a uniform surface.
- Cracks, crevices, and through-wall openings must be patched with an elastomeric patch or sealant.
- Fill voids and openings around window and doors with an elastomeric patch or sealant.
- Stripe coat all inside and outside corners and edges with 1 coat of Loxon XP coating.

### SURFACE PREPARATION

#### **Mildew:**

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed 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.

### PHYSICAL PROPERTIES

Do not paint on wet surfaces.

#### **LX11W0051**

**Wind-Driven Rain Test :** Pass  
Method: ASTM D6904 7 day cure  
2 coats Loxon XP @ 8.1 mils d.f.t. per coat

**Water Vapor Permeance:**  
(perms) 18.03 grains/h-ft<sup>2</sup>-in Hg.  
Method: ASTM D1653 7 day cure @ 73°F & 50% RH: Method B, Condition A-Wet cup  
2 coats Loxon XP @ 8.1 mils d.f.t. per coat

**Elongation :** 312%  
Method: ASTM D412, 7 day cure @ 72°F & 50% RH 20 inch per minute  
2 coats Loxon XP @ 8.1 mils d.f.t. per coat

**Tensile Strength :** 295 p.s.i.  
Method: ASTM D412, 7 day cure @ 72°F & 50% RH 20 inch per minute  
2 coats Loxon XP @ 8.1 mils d.f.t. per coat

**Flexibility:**  
Method: ASTM D522, 9 mils d.f.t., 1 day cure  
Result: Pass 1/8 inch

**Alkali Resistance:**  
Method: ASTM D1308, 7 day cure,  
11.25 mils d.f.t.  
Result: Pass

**Chloride Ion Permeability:**  
Result: 243 coulombs  
Result: "Very Low" Permeability Class

**CO<sub>2</sub> Diffusion (anti-carbonation):**  
Method: ASTM F2476  
Result: 344 meters  
equivalent air thickness >50 meters to pass  
8.0 g/m<sup>2</sup>/24 hrs

**Crack Bridging: Class A5** Pass  
Method: EN 1062-7 Method A  
Result: up to 2.5 mm @ -10°C

**Efflorescence:**  
Method: ASTM D7072-19  
1 coat, 1 day cure, 7.2 d.f.t.  
Result: Pass

**Adhesion:**  
Method: ASTM D4541  
2 coats, 7 day cure, 7.2 d.f.t. per coat  
Result: 375 average p.s.i.

### CAUTIONS

For exterior use only.

Protect from freezing.

Non-photochemically reactive.

Not for use on horizontal surfaces (floors, roofs, decks, etc.) where water will collect.

Not for use below grade. Will not withstand hydrostatic pressure.

Before using, carefully read **CAUTIONS** on label.

**ZINC.** Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 2/4/2022 LX11W0051 27 00  
FRC, SP

### CLEANUP INFORMATION

Clean spills, splatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with a compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

**ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
SIGN-IN SHEET FOR ATTENDEES**

**IFB # 39443      NON-MANDATORY PRE-BID MEETING  
10:00 am, Thursday, April 11, 2024  
Pressure Cleaning & Painting of Water Control Structures**

Attendee (Print Legibly):	Phone: 813-843-0041	Business Card Provided <input type="checkbox"/> Or fill in contact information
Firm Name: Frank DeCristos		
Address: 253 Aloha		
City /State/Zip: Plantation FL		
Bid Documents Picked up today: <input type="radio"/> Yes or <input type="radio"/> No	Email: West Pt 1 @ Cent	

Attendee (Print Legibly): Harmanjit Bansal	Phone: 321-978-1917	Business Card Provided <input type="checkbox"/> Or fill in contact information
Firm Name: SJRWMD		
Address: 525 Community College Parkway		
City /State/Zip: Palm Bay		
Bid Documents Picked up today: <input type="radio"/> Yes or <input checked="" type="radio"/> No	Email:	

Attendee (Print Legibly): Shane Fears	Phone: 321-890-6114	Business Card Provided <input type="checkbox"/> Or fill in contact information
Firm Name: SJRWMD		
Address: Palm Bay 525 Community College Parkway		
City /State/Zip: Palm Bay		
Bid Documents Picked up today: <input type="radio"/> Yes or <input checked="" type="radio"/> No	Email:	

Attendee (Print Legibly): Ricardo Lara	Phone: 772-403-3401	Business Card Provided <input type="checkbox"/> Or fill in contact information
Firm Name: CJ Geo Home Care Pressure Washing		
Address: 878 SW 36th Terr		
City /State/Zip: Palm City FL 32900		
Bid Documents Picked up today: <input type="radio"/> Yes or <input type="radio"/> No	Email:	

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Attendee (Print Legibly): <i>A</i>	Phone:	Business Card Provided <input type="checkbox"/> Or fill in contact information
Firm Name: <i>Ajopa Inc</i>		
Address:		
City /State/Zip:		
Bid Documents Picked up today: <input type="radio"/> Yes or <input type="radio"/> No	Email:	

Attendee (Print Legibly):	Phone:	Business Card Provided <input type="checkbox"/> Or fill in contact information
Firm Name: <i>First Review</i>		
Address:		
City /State/Zip:		
Bid Documents Picked up today: <input type="radio"/> Yes or <input type="radio"/> No	Email:	

Attendee (Print Legibly): <i>Irene Tirikos</i>	Phone:	Business Card Provided <input type="checkbox"/> Or fill in contact information
Firm Name:		
Address:		
City /State/Zip:		
Bid Documents Picked up today: <input type="radio"/> Yes or <input type="radio"/> No	Email:	

Attendee (Print Legibly):	Phone:	Business Card Provided <input type="checkbox"/> Or fill in contact information
Firm Name: <i>Cobb Payne</i>		
Address:		
City /State/Zip:		
Bid Documents Picked up today: <input type="radio"/> Yes or <input type="radio"/> No	Email:	

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Attendee (Print Legibly): <i>My Joseph</i>	Phone:	Business Card Provided <input type="checkbox"/> Or fill in contact information
Firm Name: <i>305 Bros</i>		
Address:		
City /State/Zip:		
Bid Documents Picked up today: <input type="radio"/> Yes or <input type="radio"/> No	Email:	

Attendee (Print Legibly): <i>Tracy</i>	Phone:	Business Card Provided <input type="checkbox"/> Or fill in contact information
Firm Name: <i>Wholesale</i>		
Address:		
City /State/Zip:		
Bid Documents Picked up today: <input type="radio"/> Yes or <input type="radio"/> No	Email:	

Attendee (Print Legibly): <i>Alan Daily</i>	Phone:	Business Card Provided <input type="checkbox"/> Or fill in contact information
Firm Name: <i>Durapro Coatings</i>		
Address:		
City /State/Zip:		
Bid Documents Picked up today: <input type="radio"/> Yes or <input type="radio"/> No	Email:	

Attendee (Print Legibly): <i>Andrew</i>	Phone:	Business Card Provided <input type="checkbox"/> Or fill in contact information
Firm Name: <i>A. Thomas Construction</i>		
Address:		
City /State/Zip:		
Bid Documents Picked up today: <input type="radio"/> Yes or <input type="radio"/> No	Email:	

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Pressure Cleaning & Painting of Water Control Structures**

Attendee (Print Legibly):	Phone:	Business Card Provided <input type="checkbox"/> Or fill in contact information
Firm Name: <i>Axios Industries</i>		
Address:		
City /State/Zip:		
Bid Documents Picked up today: <input type="radio"/> Yes or <input type="radio"/> No	Email:	

Attendee (Print Legibly): <i>Shane</i>	Phone:	Business Card Provided <input type="checkbox"/> Or fill in contact information
Firm Name: <i>Global Paintry</i>		
Address:		
City /State/Zip:		
Bid Documents Picked up today: <input type="radio"/> Yes or <input type="radio"/> No	Email:	

Attendee (Print Legibly):	Phone:	Business Card Provided <input type="checkbox"/> Or fill in contact information
Firm Name: <i>Obi Global</i>		
Address:		
City /State/Zip:		
Bid Documents Picked up today: <input type="radio"/> Yes or <input type="radio"/> No	Email:	

Attendee (Print Legibly):	Phone:	Business Card Provided <input type="checkbox"/> Or fill in contact information
Firm Name: <i>We do Cleaning LLC</i>		
Address:		
City /State/Zip:		
Bid Documents Picked up today: <input type="radio"/> Yes or <input type="radio"/> No	Email:	

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Pressure Cleaning & Painting of Water Control Structures**

Attendee (Print Legibly): <i>Louis Villaneda</i>	Phone:	Business Card Provided <input type="checkbox"/> Or fill in contact information
Firm Name: <i>512 Painting &amp; Remodeling</i>		
Address:		
City /State/Zip:		
Bid Documents Picked up today: <input type="radio"/> Yes or <input type="radio"/> No	Email:	

Attendee (Print Legibly): <i>Sandra</i>	Phone:	Business Card Provided <input type="checkbox"/> Or fill in contact information
Firm Name: <i>VSP Soft Wash</i>		
Address:		
City /State/Zip:		
Bid Documents Picked up today: <input type="radio"/> Yes or <input type="radio"/> No	Email: <i>Sandra.minatti@vsp-grp.com</i>	

Attendee (Print Legibly):	Phone:	Business Card Provided <input type="checkbox"/> Or fill in contact information
Firm Name:		
Address:		
City /State/Zip:		
Bid Documents Picked up today: <input type="radio"/> Yes or <input type="radio"/> No	Email:	

Attendee (Print Legibly):	Phone:	Business Card Provided <input type="checkbox"/> Or fill in contact information
Firm Name:		
Address:		
City /State/Zip:		
Bid Documents Picked up today: <input type="radio"/> Yes or <input type="radio"/> No	Email:	