

**NB 10. DISCUSS ESTABLISHING A MATCH FUNDING PROGRAM TO INCENTIVIZE  
BUILDING OWNER PARTICIPATION IN THE HULANICKI ART DECO PASTEL  
COLORS INITIATIVE**

Applicable Area:

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Commissioner Kristen Rosen Gonzalez

DATE: July 24, 2024

TITLE: REFERRAL TO THE FINANCE AND ECONOMIC RESILIENCY COMMITTEE TO DISCUSS ESTABLISHING A MATCH FUNDING PROGRAM FOR BUILDING OWNERS WHO WOULD LIKE TO PARTICIPATE IN THE HULANICKI ART DECO PASTEL COLORS INITIATIVE.

### **RECOMMENDATION**

### **BACKGROUND/HISTORY**

In the early 1980s, New York designer Leonard Horowitz collaborated with Barbara Capitman to develop a color palette comprising approximately 40 colors, aimed at revitalizing the aging Art Deco facades in Miami Beach. With the assistance of Ernest Martin, then Director of the Dade County Office of Community and Economic Development, funding was secured to implement a facade painting program utilizing the Horowitz color palette. This program was administered by the Miami Beach Community Development Corporation (MBCDC) and saw participation from over fifty property owners, resulting in the rejuvenation of numerous Art Deco buildings in Miami Beach. On February 26, 2024, the Land Use and Sustainability Committee (LUSC) reviewed a proposal to repaint the Colony Theater and Beach Patrol Headquarters utilizing the Leonard Horowitz color palette. The proposal included consultation from famous artist and fashion designer Ms. Barbara Hulanicki to ensure the color scheme complements the architectural features.

### **ANALYSIS**

### **FISCAL IMPACT STATEMENT**

NA

### **Does this Ordinance require a Business Impact Estimate?** (FOR ORDINANCES ONLY)

The Business Impact Estimate (BIE) was published on . See BIE at:  
<https://www.miamibeachfl.gov/city-hall/city-clerk/meeting-notice/>

### **FINANCIAL INFORMATION**

### **CONCLUSION**

**Applicable Area**

Citywide

**Is this a "Residents Right to Know" item, pursuant to City Code Section 2-17?**

Yes

**Is this item related to a G.O. Bond Project?**

No

**Was this Agenda Item initially requested by a lobbyist which, as defined in Code Sec. 2-481, includes a principal engaged in lobbying?** No

If so, specify the name of lobbyist(s) and principal(s):

**Department**

Office of Commissioner Kristen Rosen Gonzalez

**Sponsor(s)**

Commissioner Kristen Rosen Gonzalez

**Co-sponsor(s)**

**Condensed Title**

Ref: FERC - Fund Program for Bldg Owners Participating in Art Deco Pastel Colors Initiative.  
(Rosen Gonzalez)



DONATE

# Meet The Man Behind All Those South Beach Pastels

WLRN 91.3 FM

Published November 16, 2013 at 12:06 PM EST



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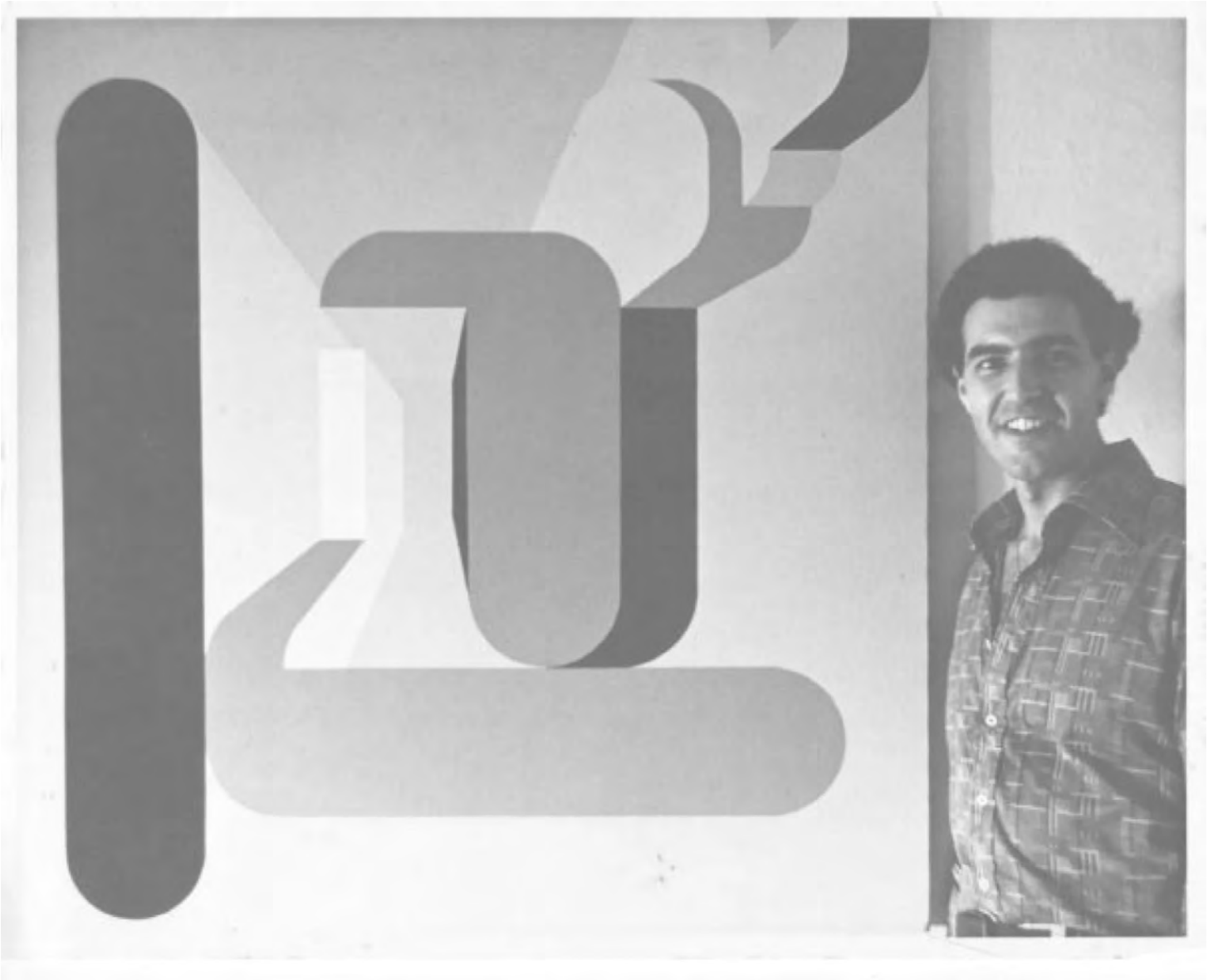
SUBSCRIBE





*Julia Duba*

In 1976, South Beach's population was aging and so were the buildings.



*Credit Miami Design Preservation League*

Leonard Horowitz

Then came Leonard Horowitz.

"I'll take care of the buildings. I'll do the frosting on the cake because these look like they're going to be a lot of fun to play with," said Horowitz in a film from 1988 called "Pastel Paradise."



The Barbizon, 530 Ocean Drive.

His love for Art Deco is why South Beach looks the way it does today.

Horowitz came from New York -- where he designed furniture, did window dressings for Bloomingdale's and studied architecture.

When he was 29, his dad cut him off financially after finding out Leonard was gay.

So Leonard left for South Beach, where his mother was living.

And quickly formed an unlikely friendship with Barbara Capitman.

Capitman was about 30 years older than Horowitz, but they became close because of their common interest: Art Deco.

They founded the Miami Design Preservation League and got to work on getting South Beach into the National Registry of Historic Places.

*Credit Julia Duba*

The Park Central, 640 Ocean Drive.

And with the help of Ernie Martin, who was director of community development for Dade County at the time, they got the funding to make it all happen.

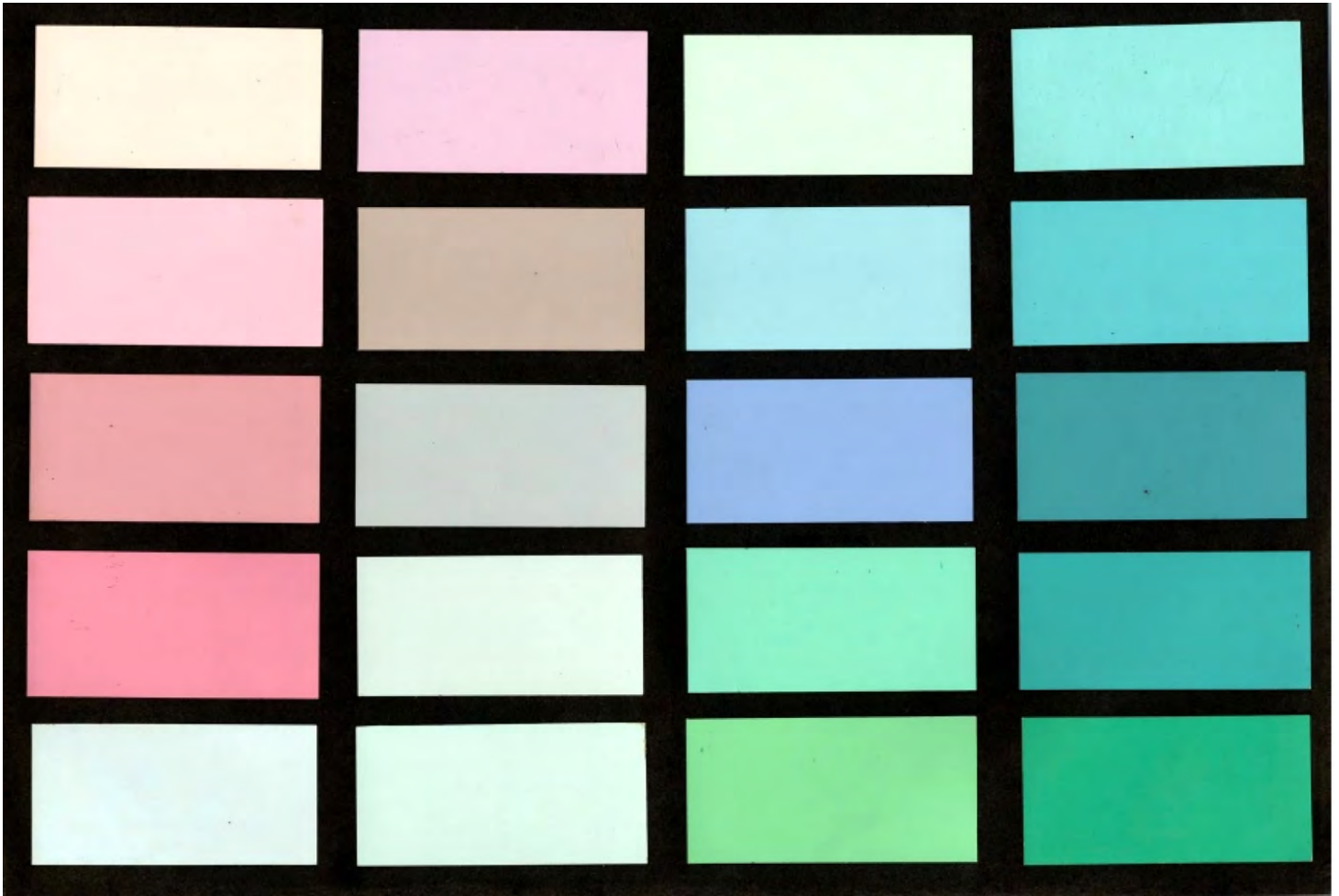
Martin remembers the moment Leonard and Barbara showed up at his office building.

“They were somewhat eccentric in their appearance and in their presentation,” said Martin. “They were sort of dismissed as not being appropriate to be entering the office to seek funding. But I said, you know, lets listen to what they have to say.”

Later, Horowitz pitched another idea to Martin. He wanted to highlight the Art Deco design with the color.

Horowitz even created a color palette to do the job.



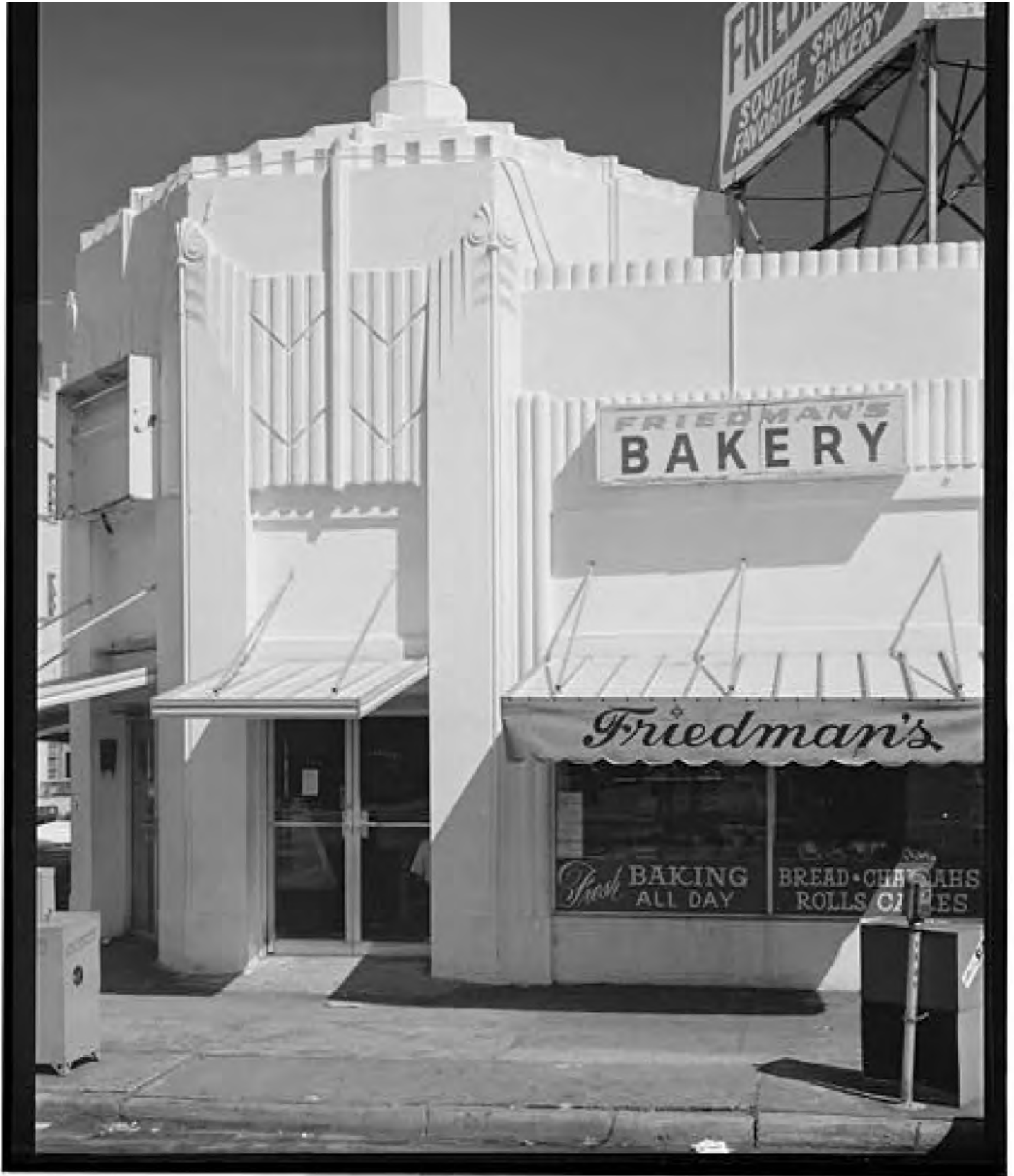


A palette of pastels created by Leonard Horowitz.

"He looked at the sun and the sky and the seas and the beach and pulled out these colors and put them together on this palette," said Lynn Bernstein, a friend of Horowitz.

Horowitz then tested out these colors on Friedman's Bakery on the corner of 7th and Washington Avenue.





*Credit Library Of Congress*

Friedman's Bakery (on the corner of 7th St. and Washington Ave.) circa 1980, before being painted with Leonard Horowitz's

design.

Friedman's building was all white.

Ernie Martin helped Leonard get funding from the county.

And the paint up went.

"My first reaction was, 'Oh my God what have I done,'" said Martin. "Because it was so unlike anything I had ever seen before."

The initial reactions weren't too positive, Martin added.

"I remember this one lady saying 'this is not us. This is not what I remember from as long as I've lived here. Deco schmeco.'"

Some people said Art Deco was a reminder of the Great Depression, so why would you want to highlight that?

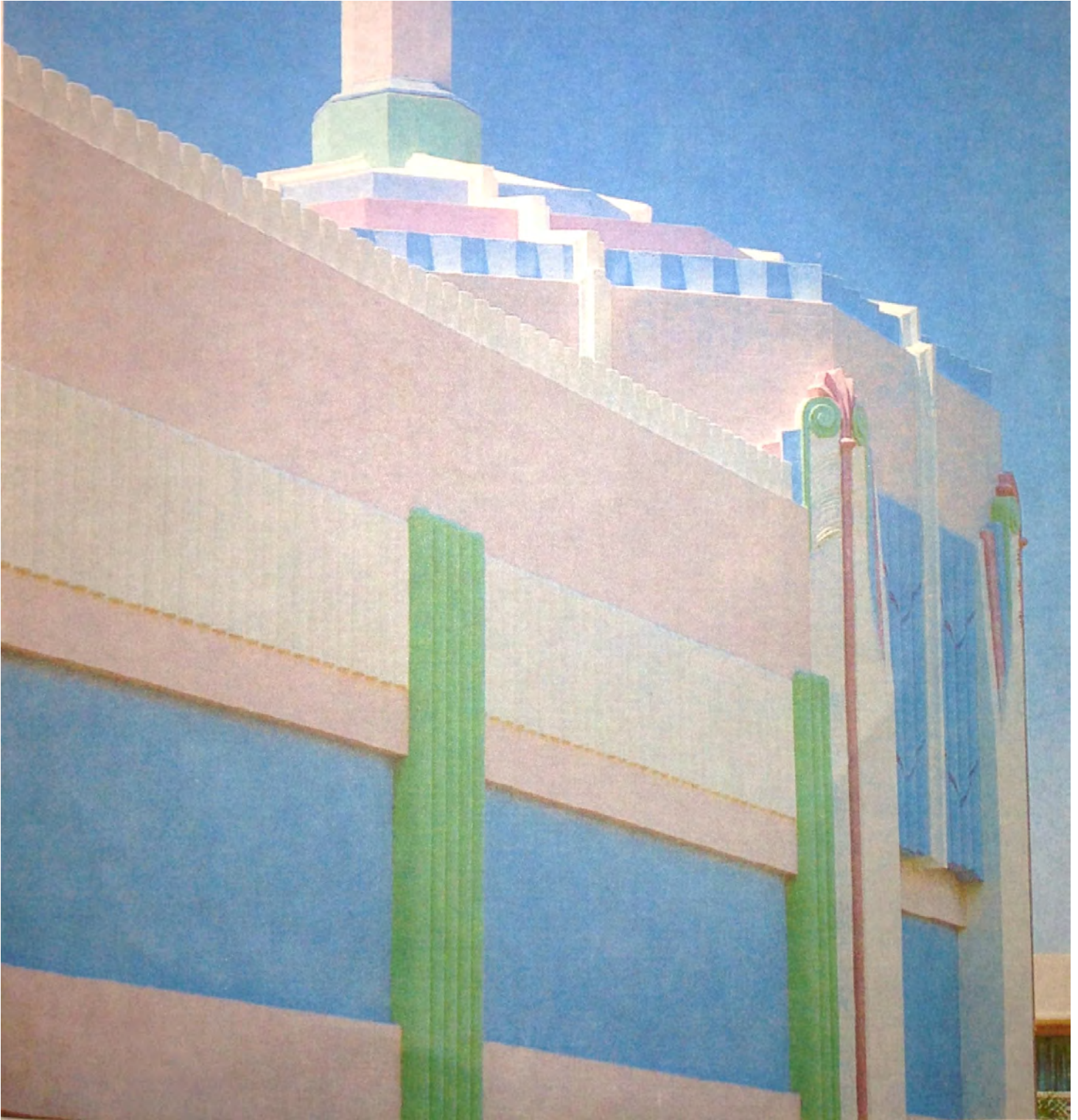
Horowitz recalled in "Pastel Paradise" one complaint in particular: "I hate that building, it looks like a whorehouse."

But building by building, Leonard won over the neighborhood.

And in November 1982, Friedman's Bakery was featured on the cover of Progressive Architecture magazine.







Friedman's Bakery circa 1982. The building -- and Leonard Horowitz's design -- were featured on the cover of Progressive Architecture magazine.

After that, the rest of the world caught to Leonard's vision.

South Beach became a backdrop for photo shoots and TV shows like “Miami Vice.”

Buildings Leonard had nothing to do with were being painted with Leonard’s pastels.

“Well it feels obviously vindicating that this crazy person, that’s what they used to call me, is being copied everywhere,” said Horowitz.

One year after “Pastel Paradise” was released, Leonard died of AIDS. He was 43.

Saul Gross was a close friend, and remembers Leonard’s final farewell in South Beach.

“A bunch of Leonard’s friends got together and went out on the boat and took the boat along Ocean Drive and looked back at the hotels that Leonard had painted and scattered his ashes in the ocean, looking at the Art Deco hotels on Ocean Drive.”

Today, Manolo restaurant is where Friedman's Bakery used to be.





Credit Julia Duba

Friedman's Bakery today (2013), now Manolo restaurant.

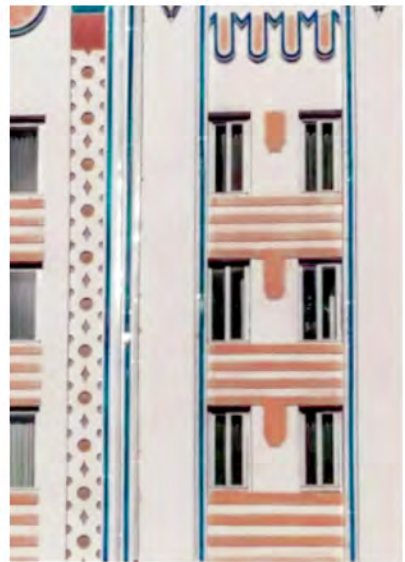
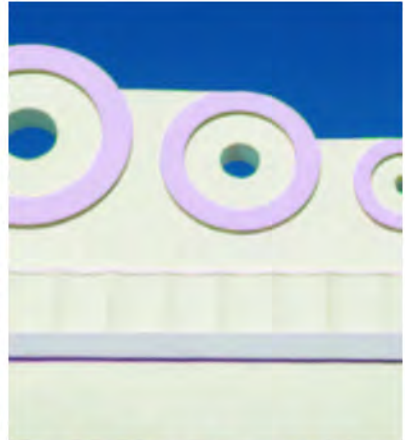
Leonard Horowitz had escaped from New York to a drab, broken-down city and died in a place that was about to become an international icon.

*This story originally ran on WLRN on July 26, 2013. It was rebroadcast on [WBUR's "Here and Now"](#) on Nov. 15, 2013.*

## Tags

[Arts & Culture](#)[Miami Beach](#)[arts](#)[South Beach](#)

# Deco Details





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Barbara Hulanicki  
Founder of BIBA



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Founder of BIBA

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# Deco Details



Barbara Hulanicki  
Founder of BIBA



9000 SW 56 ST MIAMI FL 33136  
 PH: (305) 546-2655 EMAIL: eveliol@aol.com

To: Frank Garcia, Division Director FACILITIES MANAGEMENT DIVISION  
 FROM: Juan Carlos Ley Manager Government Business Development LLC  
 Project Duration:1 WEEK (After P.O Issue)

## EXTERIOR PAINTING – BEACH PATROL HQ

### PAINTING SERVICES CITYWIDE

#### SCOPE:

##### Exterior Walls:

-Application of Prime Base & Finish Coats -SuperPaint  
 Exterior Acrylic Latex.

##### CITYWIDE

-PRIMER (CONCRETE / STUCCO) .....\$0.20 SF  
 -LATEX PAINT FOR CONCRETE/ STUCCO SURFACES .....\$0.80 SF

##### Exterior Metal Wall

-Application of Prime Base & Finish Coats -Pro  
 Industrial Pro-Cryl Universal Acrylic Primer -  
 Sher-Cryl HPA | Protective & Marine Coatings.

##### CITYWIDE

-PRIMER (CONCRETE / STUCCO) .....\$0.20 SF  
 -LATEX PAINT FOR CONCRETE/ STUCCO SURFACES .....\$0.80 SF

DESCRIPTION	SF	PRIMER SF	PAINT SF	PRICE TOTAL	TOTAL
EXTERIOR PAINT WALL	5900	\$ 0.20	\$ 0.80	\$ 1.00	\$ 5,900.00
EXTERIOR PAINT METAL	1100	\$ 0.20	\$ 0.60	\$ 0.80	\$ 880.00
					\$ 6,780.00



# BEACH PATROL HQ – EXT. PAINT





9000 SW 56 ST MIAMI FL 33136  
 PH: (305) 546-2655 EMAIL: evelioli@aol.com

To: Frank Garcia, Division Director FACILITIES MANAGEMENT DIVISION  
 FROM: Juan Carlos Ley Manager Government Business Development LLC  
 Project Duration: 2 WEEK (After P.O Issue)

## COLONY THEATER EXTERIOR PAINTING

### PAINTING SERVICES CITYWIDE

#### SCOPE:

##### Exterior Walls:

- Application of Prime Base & Finish Coats
- SuperPaint Exterior Acrylic Latex.

##### CITYWIDE

- PRIMER (CONCRETE / STUCCO) .....\$0.20 SF
- LATEX PAINT FOR CONCRETE/ STUCCO SURFACES .....\$0.90 SF

					CITYWIDE
DESCRIPTION	SF	PRIMER SF	PAINT SF	PRICE TOTAL	TOTAL
PAINT WALL	19800	\$ 0.20	\$ 0.90	\$ 1.10	\$ 21,780.00



# COLONY EXTERIOR PAINT

Colony Theatre

Level 1

MANGO Lincoln

Lincoln Road Wall

Lincoln Ln S

Asta Parking

Page 1155 of 1644

# COLONY EXTERIOR PAINT

Page 1155 of 1644



# COLONY EXTERIOR PAINT





# COLONY EXTERIOR PAINT







Colony Theatre

MANGO Lincoln

PSG Fan Sportswear Store

Issabella's





9000 SW 56 ST MIAMI FL 33136  
 PH: (305) 546-2655 EMAIL: eveliol@aol.com

To: Frank Garcia, Division Director FACILITIES MANAGEMENT DIVISION  
 FROM: Juan Carlos Ley Manager Government Business Development LLC  
 Project Duration: 2 WEEK (After P.O Issue)

## COLONY THEATER WATERPROOFING

### Scope:

#### WATERPROOFING MAINTENANCE AND REPAIR SERVICES

-Remove and repair water damage, wall & parapet roof

Use as needed:

-CONFLEX Flexible Concrete Waterproofer Smooth,

-Sikaflex® Concrete Fix

-Sikaflex® Mortar Fix

-Sikaflex®+ Crack Flex Sealant

	Hours	Price/Hours	Total
Worker #1	80	\$ 40.00	\$ 3,200.00
Worker #2	80	\$ 40.00	\$ 3,200.00
Worker #3	80	\$ 40.00	\$ 3,200.00
Worker #4	80	\$ 40.00	\$ 3,200.00
Worker #5	80	\$ 40.00	\$ 3,200.00

**\$ 16,000.00**

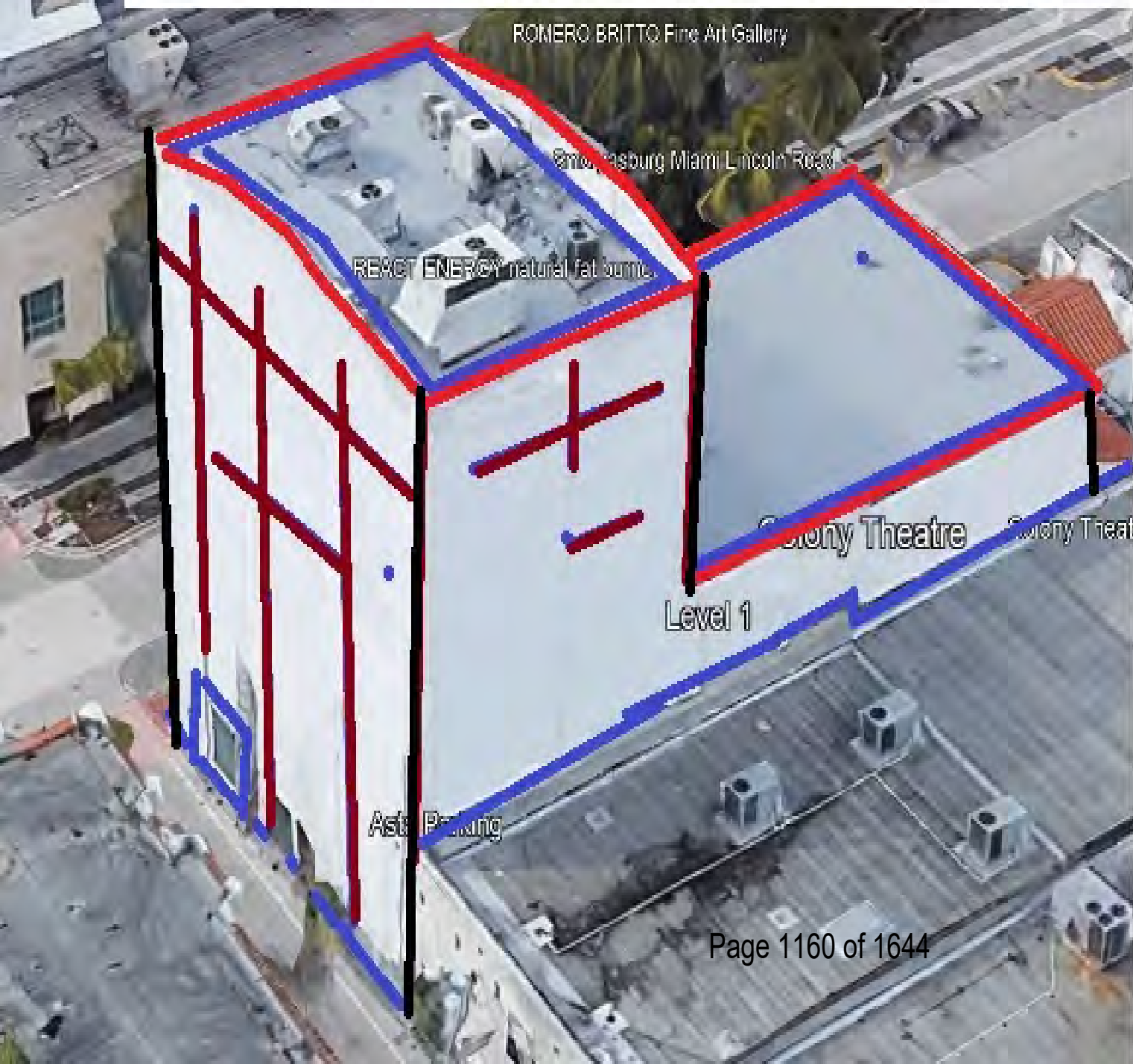
Materials	\$ 2,500.00
10% Markup	\$ 250.00
	<b>\$ 2,750.00</b>

**Rental Swing Stage Scaffolding \$ 15,500.00**

**TOTAL \$ 34,250.00**

# WATERPROOFING MAINTENANCE AND REPAIR SERVICE

-Remove and repair water damage, wall & parapet roof



■ JOINTS

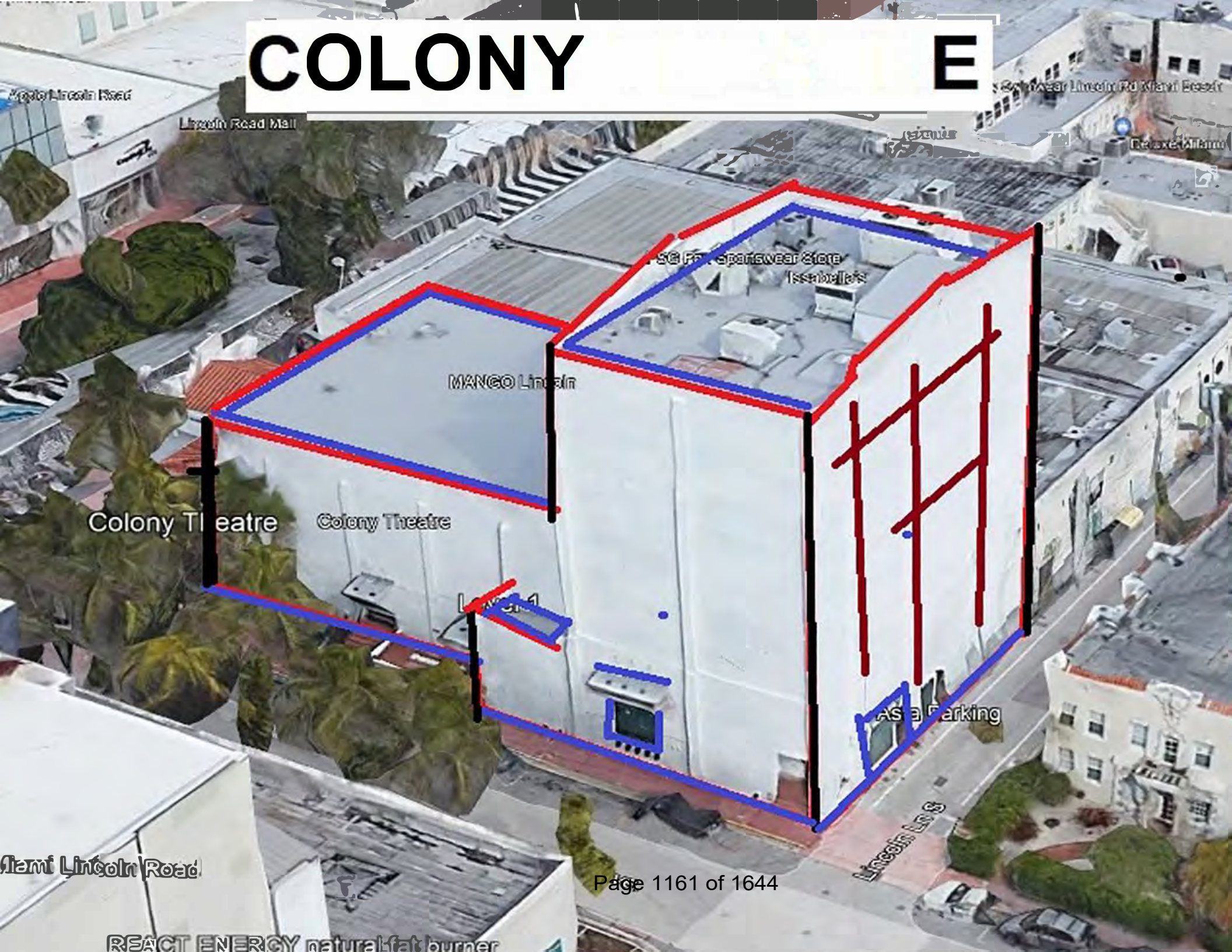
■ PARAPET

■ WATER DAMAGE

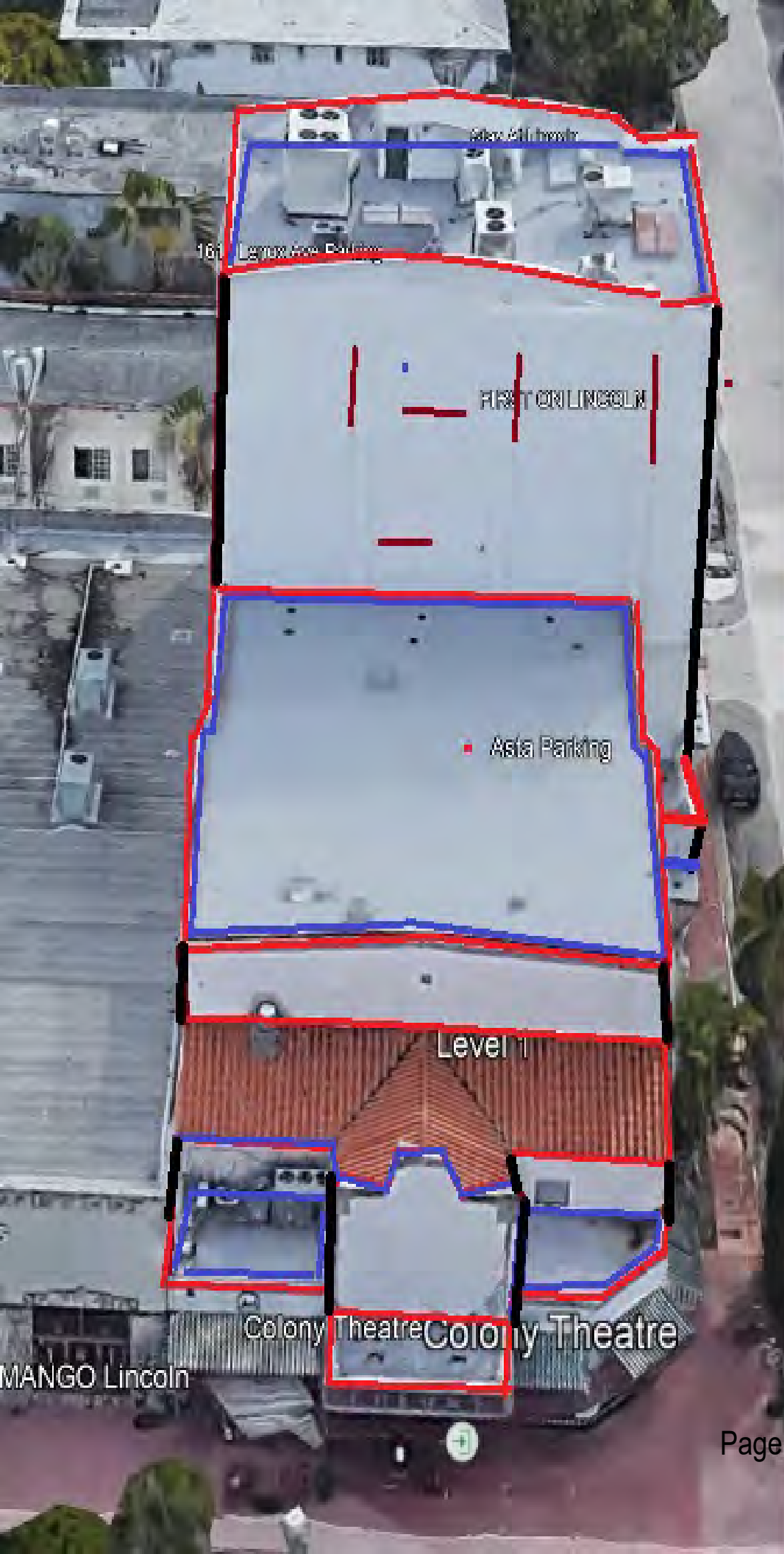


# COLONY

# E





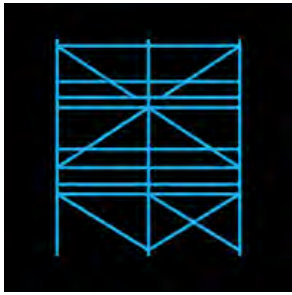


■ JOINS

■ PARAPET

■ WATER DAMAGE

MANGO Lincoln



**Miami Scaffold Rental**  
9955 NW 116th Way Suite 8  
Medley, FL 33178  
+1 3055308090  
info@miamisc scaffoldrental.com

# Swing Stage Scaffolding

## ADDRESS

Government Business  
Development LLC

## SHIP TO

Government Business  
Development LLC  
1900 Bay Rd  
Miami Beach, FL 33139

## Estimate

## DATE

## SALES REP

Sara Manjarres

## DESCRIPTION

## QTY

## RATE

## AMOUNT

Swing Stage 40' w/Parapet System  
Includes:

- 2 Hoist
- Electrical Cord
- Wire Cord
- Electric Yoke
- Strainrelief Electric Cable
- 4 Parapet Clamp
- 2 Bumper
- 4 Caster
- Quickpins

Pig Tail

Safety Rope 5/8" 600 ft. Spool

Hold-Me Lifeline Anchor

Miscellaneous

- Plywood
- Anchors
- Anchors Plate

Assembly

Disassembly

Parapet Clamp System Relocation

Delivery

Pickup

System Scaffold Rental (Material)  
60' L x 8' H x 42" W

Assembly

Disassembly

## TERMS & CONDITIONS

We accept payments by check. Please, make checks payable to Miami Scaffold Rental.

Payment is due upon receipt. Late payments not received within 30 days are subject to a fee of 5% per month.



SUBTOTAL

TAX

TOTAL

Accepted By

Accepted Date



#### TERMS & CONDITIONS

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Equipment and Tools ▾

Industry Solutions ▾

EQUIPMENT AND TOOLS / AERIAL WORK PLATFORMS, L  
ELECTRIC MANLIFT NARROW

CAT CLASS: 0580318

# 34'-35' Articulating Electric Manlift Narrow

1 DAY


1 WEEK

4 WEEK

 Set your location for accurate pricing

Subject to availability. The displayed rates may vary by location and do not include the taxes or optional charges that may be selected later in the checkout process.

1 ▾

 Add to Cart





# COLONY WATERPROOFING





# COLONY WATERPROOFING



**ConFlex®****Flexible Concrete Waterproofer-Smooth**

CF14W0051 Extra White, CF14W0053 Deep Base

**SHERWIN  
WILLIAMS®****CHARACTERISTICS**

**ConFlex™ Flexible Concrete Waterproofer Smooth** is an interior-exterior flexible and breathable waterproof coating using a unique acrylic resin.

It is used to waterproof all types of above or on-grade concrete and masonry including foundations, block walls, balconies, window and door openings, walkways, parapets, planter boxes, and vertical or horizontal concrete substrates.

**Advantages**

- Apply to concrete (less than 28 days old)
- Can be applied on pH (up to 13) substrates
- Primer not typically required over properly prepared surfaces.

<b>Color:</b>	Most Colors
<b>Coverage:</b>	135-160 sq. ft. per gallon
<b>Wet mils:</b>	10-12
<b>Dry mils:</b>	4.6-5.5

**Drying Schedule, 50% RH: @ 77°F**

<b>Touch:</b>	1 hour
<b>Recoat:</b>	4 hours
<b>Foot traffic:</b>	24 hours

Drying and recoat times are temperature, humidity, and film thickness dependent.

**Finish:** Flat

**Tinting with CCE only:**

Base	oz. per gallon	Strength
Extra White	0-6	SherColor
Deep Base	4-12	SherColor

**Extra White CF14W0051**

(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

<b>Volume Solids:</b>	46 ± 2%
<b>Weight Solids:</b>	62 ± 2%
<b>Weight per Gallon:</b>	11.58 lb
<b>Flash Point:</b>	NA
<b>Vehicle Type:</b>	Acrylic
<b>Shelf Life:</b>	36 months,unopened

**COMPLIANCE**

As of 04/01/2020, Complies with:

<b>OTC</b>	Yes
<b>OTC Phase II</b>	Yes
<b>SCAQMD</b>	Yes
<b>CARB</b>	Yes
<b>CARB SCM 2007</b>	Yes
<b>Canada</b>	Yes
<b>LEED® v4 &amp; v4.1 Emissions</b>	No
<b>LEED® v4 &amp; v4.1 V.O.C.</b>	Yes
<b>EPD-NSF® Certified</b>	No
<b>MIR-Manufacturer Inventory</b>	No
<b>MPI®</b>	Yes

**APPLICATION****Temperature:**

Apply between 50°-100°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:** No reduction necessary

**Texture Sprayer-Low Pressure**

Tip orifice 4

**Brush** Use a nylon-polyester

**Roller Cover** Use a 3/4 to 1 1/2 inch nap synthetic cover.

Avoid over-brushing and rapid rolling which causes air bubbles.

**Notched squeegee with backroll:** Use proper finish roll application technique to avoid roller tracking.

Apply only to sound, clean and dry surface.

**OVER-COATING**

**ConFlex Flexible Concrete Waterproofer** can be used as a stand-alone product or may be over-coated to provide a surface that will be smoother and easier to keep clean and to improve the abrasion resistance in areas that see significant foot traffic.

Over-coating should be done after the **ConFlex** has dried for at least 4 hours (77°F and 50% RH) and before it is exposed to any use. Follow all application and dry time information found on the label and data page for the specific over-coat.

**Slip Resistance**

Some surfaces may require a slip resistant additive for safety. Add H&C SharkGrip® Slip Resistant Additive to the final coat applied following label directions. This product should not be used in place of a non-skid finish.

**RECOMMENDED SYSTEMS**

2 coats of the **ConFlex Flexible Concrete Waterproofer** at 10 - 12 wet mils per coat and a surface with 10 or less pinholes per square foot is required for a waterproofing system. Coverage will vary depending on the porosity and texture of the substrate.

**For maximum protection and washability:**

2 coats of the following clear coats are recommended:

**Interior and Exterior Use, Low/Medium traffic pedestrian areas:**

2 coats **H&C™ Clarishield™ Waterbased Wet Look Sealer**

If a stucco finish is to be applied over the **ConFlex Flexible Concrete Waterproofer**, follow the stucco manufacturer's recommendations.

## 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. Existing peeled or checked paint should be removed. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

**Caulking:** Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.

**Concrete, 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.

Stripe coat all inside and outside corners and edges with **ConFlex Flexible Concrete Waterproofer**.

**CMU:** Remove all dirt, dust, mildew, loose particles, laitance, foreign material, peeling and defective coatings, chalk, form release agents, moisture curing membranes, etc. All new surfaces must be cured according to the supplier's recommendations—usually about 30 days. If painting cannot wait 30 days, allow the surface to cure 7 days at 75°F and prime the surface with Loxon Acrylic Block Surfer to fill block.

Fill bugholes, air pockets, cracks, and other voids with an elastomeric patch or sealant. Rough surfaces can be filled to provide a smooth surface.

## 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

### **CF14W0051**

(may vary by base)

### **Abrasion Resistance:**

Method: ASTM D4060-01 (1,000 cycles)

Result: .04 gram loss

### **Water Vapor Permeance:**

Method: Based on ASTM D1653

Result: 16.0 perms

### **Elongation :**

Method: ASTM D412

Result: 250%

### **Tensile Strength :**

Method: ASTM D412

Result: 215 p.s.i.

### **Flexibility:**

Method: ASTM D522-1/8 inch Mandrel

Result: Pass

### **Static Coefficient of Friction:**

Method: Based on ASTM D-1894

Result: 1.02

## CAUTIONS

Protect from freezing.

Not recommended for roofing applications or as a primary waterproofing over occupied space.

Not recommended for bridging joints or dynamic cracks in concrete.

Not for use in areas subject to vehicle traffic.

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

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

**CRYSTALLINE SILICA, 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. Adequate ventilation required when sanding or abrading the dried film. If adequate ventilation cannot be provided wear an approved particulate respirator (NIOSH approved). Follow respirator manufacturer's directions for respirator use. 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. **DELAYED EFFECTS FROM LONG TERM OVEREXPOSURE.** Abrading or sanding of the dry film may release crystalline silica which has been shown to cause lung damage and cancer under long term exposure. **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 04/01/2020 CF14W0051 30 48  
FRC

## CLEANUP INFORMATION

Clean spills, spatters, 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.

## PRODUCT DATA SHEET

# Sikaflex® Concrete Fix

One-component, non-sag, polyurethane sealant for sealing cracks/joints

## PRODUCT DESCRIPTION

Sikaflex® Concrete Fix is a moisture-cured, 1-component, polyurethane-based, non-sag elastomeric sealant. Meets Federal specification TT-S-00230C, Type II. Meets ASTM C-920, Type S, Grade NS.

## USES

- Designed for all types of joints and cracks where maximum depth of sealant will not exceed 1/2 in. (12.7 mm).
- Suitable for vertical and horizontal joints; readily placeable at 40 °F (4 °C).
- Has many applications as an elastic sealant between materials with dissimilar coefficients of expansion.

Ideal for:

- Weatherproofing of joints, cracks and gaps in concrete, brickwork, blockwork, masonry, stucco and metal frames
- Joints in walls, floors, balconies, around window or door frames
- Expansion joints
- Roofing

## CHARACTERISTICS / ADVANTAGES

- High elasticity – cures to a tough, durable, flexible consistency with exceptional cut and tear resistance.
- Stress relaxation
- Excellent adhesion – bonds to most construction materials without a primer.
- Excellent resistance to aging, weathering
- Non-staining
- Urethane-based; suggested by EPA for radon reduction
- Paintable with water-based, oil-based or rubber-based paints
- Capable of  $\pm 35$  % joint movement

## PRODUCT INFORMATION

Packaging	10.1 fl. oz. (299 ml), moisture-proof composite cartridges, 12/case
Color	Limestone
Shelf Life	12 months in original, unopened containers
Storage Conditions	Store at 40 to 95 °F (4 to 35 °C). Condition material to 65 to 75 °F (18 to 24 °C) before using

## TECHNICAL INFORMATION

Shore A Hardness	40±5	(ASTM C-661) Tested at: 73 °F (23 °C) 50 % R.H.
Chemical Resistance	Good resistance to water, diluted acids, and diluted alkalines. Consult Technical Service for specific data.	
Resistance to Weathering	Excellent	
Service Temperature	-40 to 170 °F (-40 to 77 °C)	

## APPLICATION INFORMATION

Coverage	10.1 oz (299 ml) Cartridge: Yield in Linear Feet			
	Width	Depth 1/4"	Depth 3/8"	Depth 1/2"
	1/4"	24.3		
	3/8"	16.2	10.8	
	1/2"	12.1	8.1	6.1
	3/4"	8.1	5.4	4.0
	1"			3.0
	1-1/4"			2.4
	1-1/2"			2.0
Ambient Air Temperature	40 to 100 °F (4 to 38 °C). Sealant should be installed when joint is at midrange of its anticipated movement			
Substrate Temperature	40 to 100 °F (4 to 38 °C). Sealant should be installed when joint is at midrange of its anticipated movement			
Cure Time	Final cure: 5–7 days			
Tack Free Time	3–6 hours			

## APPLICATION INSTRUCTIONS

### SUBSTRATE PREPARATION

Clean all surfaces. Cracks/Joints must be sound, clean, dry, frost-free, and free of oil and grease. Curing compound residues and any other foreign matter must be thoroughly removed.

### APPLICATION METHOD / TOOLS

Recommended application temperatures: 40 to 100 °F (4 to 38 °C). For cold weather application, condition units at approximately 70 °F (21 °C); remove prior to using. For best performance, Sikaflex® Concrete Fix should be gunned into joint when joint slot is at mid-point of its designed expansion and contraction. Place nozzle of gun into bottom of the joint and fill entire joint. Keep the nozzle in the sealant, continue on with a steady flow of sealant preceding the nozzle to avoid air entrapment. Avoid overlapping of sealant to eliminate entrapment of air. Tool as required. Maximum sealant depth is 1/2 in. (12.7 mm) and width is 1 in. (25.4 mm). Minimum depth is 1/4 (6.3 mm) and width is 1/4 in. (6.3 mm). Proper design is 2:1 width to depth ratio. For use in horizontal

joints in traffic areas, the absolute minimum depth of the sealant is 1/2 in. (12.7 mm). Always use bond breaker tape or closed cell backer rod for support on horizontal joints. Tool as necessary, with dry sealant spatula.

Uncured material can be removed with approved solvent. Cured material can only be removed mechanically. For spillage, collect, absorb, and dispose of in accordance with current, applicable local, state, and federal regulations.

## LIMITATIONS

- Allow 1-week cure at standard conditions when using Sikaflex® Concrete Fix in total water immersion and prior to painting.
- When overcoating with water-based, oil-based or rubber-based paints, compatibility and adhesion testing of mock-up installations is essential.
- Avoid exposure to high levels of chlorine. (Maximum continuous level is 5ppm of chlorine.)
- Maximum depth of sealant must not exceed 1/2 in. (12.7 mm); minimum depth is 1/4 in. (6.35 mm).
- Maximum width of sealant must not exceed 1 in. (25.4



- mm).
- Maximum expansion and contraction should not exceed 35 % of average joint width.
- Do not cure in the presence of curing silicone sealants.
- Avoid contact with alcohol and other solvent cleaners during cure.
- Do not apply when moisture-vapor-transmission condition exists from the substrate as this can cause bubbling within the sealant.
- To avoid bubbling, do not apply when ambient air and substrate temperatures exceed 100o F (38o C). In extreme summertime conditions, preferably install sealant when ambient air and substrate temperatures are falling.
- Use opened cartridges the same day.
- When applying sealant, avoid air-entrapment.
- Since system is moisture-cured, permit sufficient exposure to air.
- The ultimate performance of Sikaflex® Concrete Fix depends on good joint design and proper application with joint surfaces properly prepared.
- Do not tool with detergent or soap solutions.
- Do not use paints which are silicone based or have a high solvent content. Avoid solvent-based and alcohol-based primers, stains, sealers and coatings.

## BASIS OF PRODUCT DATA

Results may differ based upon statistical variations depending upon mixing methods and equipment, temperature, application methods, test methods, actual site conditions and curing conditions.

## OTHER RESTRICTIONS

See Legal Disclaimer.

## ENVIRONMENTAL, HEALTH AND SAFETY

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**Product Data Sheet**  
Sikaflex® Concrete Fix  
July 2018, Version 01.02  
020511010000000023

SikaflexConcreteFix-en-US-(07-2018)-1-2.pdf



# PRODUCT DATA SHEET

## Sikaflex® Mortar Fix

One-component, Textured, POLYURETHANE SEALANT FOR SEALING MORTAR CRACKS/JOINTS

### PRODUCT DESCRIPTION

Sikaflex® Mortar Fix is a moisture-cured, 1-component, polyurethane-based, non-sag elastomeric sealant. Meets Federal specification TT-S-00230C, Type II. Meets ASTM C-920, Type S, Grade NS.

### USES

- Designed for all types of joints where maximum depth of sealant will not exceed 1/2 in. (12.7 mm).
- Suitable for vertical and horizontal joints; readily placeable at 40 °F (4 °C).
- Has many applications as an elastic sealant between materials with dissimilar coefficients of expansion.

Ideal for:

- Weatherproofing of joints between brickwork, blockwork, masonry, concrete or metal frames
- Joints in walls, balconies, around window or door frames
- Expansion joints

### CHARACTERISTICS / ADVANTAGES

- Excellent adhesion – bonds to most construction materials without a primer.
- Textured appearance blends well to rough or stucco type surfaces.
- Hides imperfections from tooling that a smooth sealant does not.
- Excellent resistance to aging, weathering
- Non-staining
- High elasticity – cures to a tough, durable, flexible consistency with exceptional cut and tear resistance.
- Stress relaxation
- Urethane-based; suggested by EPA for radon reduction
- Paintable with water-based, oil-based or rubber-based paints

### PRODUCT INFORMATION

Packaging	Disposable 10.1 fl. oz. (299 ml), moisture-proof composite cartridges, 24/case
Color	Limestone
Shelf Life	12 months in original, unopened packaging
Storage Conditions	Store at 40 to 95°F (4 to 35°C). Condition material to 65 to 75 °F (18 to 24 °C) before using

### TECHNICAL INFORMATION

<b>Chemical Resistance</b>	Good resistance to water, diluted acids, and diluted alkalines. Consult Technical Service for specific data
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<b>Resistance to Weathering</b>	Excellent
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<b>Service Temperature</b>	-40 to 170 °F (-40 to 77 °C)
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## APPLICATION INFORMATION

<b>Coverage</b>	10.1 oz (299 ml) Cartridge: Yield in Linear fleet
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Width	Depth 1/4"	Depth 3/8"	Depth 1/2"
1/4"	24.3		
3/8"	16.2	10.8	
1/2"	12.1	8.1	6.1
3/4"	8.1	5.4	4.0
1"			3.0
1.25"			2.4
1.5"			2.0

<b>Ambient Air Temperature</b>	40 to 100 °F (4 to 38 °C). Sealant should be installed when joint is at midrange of its anticipated movement
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<b>Substrate Temperature</b>	40 to 100 °F (4 to 38 °C). Sealant should be installed when joint is at midrange of its anticipated movement
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<b>Cure Time</b>	Final cure: 5 to 7 days
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<b>Tack Free Time</b>	3 to 6 hours
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## APPLICATION INSTRUCTIONS

### SUBSTRATE PREPARATION

Clean all surfaces. Cracks/Joints must be sound, clean, dry, frost-free, and free of oil and grease. Any loose material must be removed prior to sealant installation. Curing compound residues and any other foreign matter must be thoroughly removed.

### APPLICATION METHOD / TOOLS

Recommended application temperatures: 40 to 100 °F (4 to 38 °C). For cold weather application, condition units at approximately 70 °F (21 °C); remove prior to using. For best performance, Sikaflex® Mortar Fix should be gunned into joint when joint slot is at mid-point of its designed expansion and contraction. Maximum sealant depth is 1/2 in. (12.7 mm) and width is 1 in. (25.4 mm). Minimum depth is 1/4 in. (6.3 mm) and width is 1/4 in. (6.3 mm). Place nozzle of gun into bottom of the joint and fill entire joint. Keep the nozzle in the sealant, continue on with a steady flow of sealant preceding the nozzle to avoid air entrapment. Avoid overlapping of sealant to eliminate entrapment of air. Tool as required.

Proper design is 2:1 width to depth ratio.

Uncured material can be removed with approved solvent. Cured material can only be removed mechanically. For spillage, collect, absorb, and dispose of in accordance with current, applicable local, state, and federal regulations.

## LIMITATIONS

- Allow 1-week cure at standard conditions when using Sikaflex® Mortar Fix in total water immersion and prior to painting.
- When overcoating with water-based, oil-based or rubber-based paints, compatibility and adhesion testing of mock-up installations is essential.
- Avoid exposure to high levels of chlorine. (Maximum continuous level is 5 ppm of chlorine.)
- Maximum depth of sealant must not exceed 1/2 in. (12.7 mm); minimum depth is 1/4 in. (6.3 mm).
- Maximum width of sealant must not exceed 1 in. (25.4 mm).
- Maximum expansion and contraction should not exceed 25 % of average joint width.
- Do not cure in the presence of curing silicone sealants.



- Avoid contact with alcohol and other solvent cleaners during cure.
- Do not apply when moisture-vapor-transmission condition exists from the substrate as this can cause bubbling within the sealant.
- To avoid bubbling, do not apply when ambient air and substrate temperatures exceed 100° F (38° C). In extreme summertime conditions, preferably install sealant when ambient air and substrate temperatures are falling.
- Use opened cartridges the same day.
- When applying sealant, avoid air-entrapment.
- Since system is moisture-cured, permit sufficient exposure to air.
- The ultimate performance of Sikaflex® Mortar Fix depends on good joint design and proper application with joint surfaces properly prepared.
- Do not tool with detergent or soap solutions.
- Do not use paints which are silicone based or have a high solvent content. Avoid solvent-based and alcohol-based primers, stains, sealers and coatings.

## BASIS OF PRODUCT DATA

Results may differ based upon statistical variations depending upon mixing methods and equipment, temperature, application methods, test methods, actual site conditions and curing conditions.

## OTHER RESTRICTIONS

See Legal Disclaimer.

## ENVIRONMENTAL, HEALTH AND SAFETY

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**Product Data Sheet**  
**Sikaflex® Mortar Fix**  
November 2018, Version 01.03  
020511010000000024

SikaflexMortarFix-en-US-(11-2018)-1-3.pdf



## PRODUCT DATA SHEET

# Sikaflex®+ Crack Flex Sealant

High performance, textured, self-leveling, 1-part polyurethane sealant for sealing cracks

## PRODUCT DESCRIPTION

Sikaflex®+ Crack Flex Sealant is a single component, textured, self-leveling, premium grade polyurethane sealant for permanently sealing horizontal cracks.

## USES

Sikaflex®+ Crack Flex Sealant is used to seal horizontal cracks up to 1 in. (38.1 mm) wide in concrete and cementitious slabs, such as:

- Driveways
- Garages
- Sidewalks
- Balconies
- Pavements
- Terraces
- Decks
- Walkways
- Steps

## CHARACTERISTICS / ADVANTAGES

- 1-component, no mixing, ready-to-use
- Self-leveling
- Textured to blend with concrete surface
- Elastic technology allows for crack movement
- Waterproof
- Resists aging and weathering
- Convenient; use with standard caulk gun
- Paintable with water-based, oil-based or rubber-based paints
- Can be applied to green/new concrete 24 hours after cure
- Can be applied on concrete that has been wet 1 hour after water source has stopped

## PRODUCT INFORMATION

Packaging	10.1 fl. oz. moisture proof composite cartridge, 12/case
Color	Gray
Shelf Life	1 year in original unopened packaging
Storage Conditions	Store at 40 to 95 °F (4 to 35 °C). Condition material to 65 to 75 °F (18 to 24 °C) before using

## TECHNICAL INFORMATION

Resistance to Weathering	Excellent
Service Temperature	-40 to 170 °F (-40 to 77 °C)

## APPLICATION INFORMATION

Coverage	10.1 oz (299 ml) Cartridge: Yield in Linear Feet			
	Width	Depth 1/4"	Depth 3/8"	Depth 1/2"
	1/4"	24.3		
	3/8"	16.2	10.8	
	1/2"	12.1	8.1	6.1
	3/4"	8.1	5.4	4.0
	1"			3.0
	1-1/4"			2.4
	1-1/2"			2.0
<b>Ambient Air Temperature</b>	40 to 100 °F (4 to 38 °C). Sealant should be installed when joint is at midrange of its anticipated movement			
<b>Substrate Temperature</b>	40 to 100 °F (4 to 38 °C). Sealant should be installed when joint is at midrange of its anticipated movement			
<b>Cure Time</b>	Final cure: 3 to 5 days			
<b>Tack Free Time</b>	1 to 2 hours			

## APPLICATION INSTRUCTIONS

### SUBSTRATE PREPARATION

Clean all surfaces. Cracks must be sound, clean, dry, frost-free, and free of oil and grease. Curing compound residues and any other foreign matter must be thoroughly removed.

### APPLICATION METHOD / TOOLS

Recommended application temperatures: 40 to 100 °F (4 to 38 °C). Condition sealant to 65 to 75 °F (18 to 24 °C) before using. Cut plastic tip to desired size and puncture airtight seal at base of tip. **NOT FOR SLOPED SURFACES.** Maximum sealant depth is 1/2 in. (12.7 mm) and width is 1 in. (25.4 mm). Minimum depth is 1/4 (6.3 mm) and width is 1/4 in. (6.3 mm). Pour sealant into joint slot in one direction and allow sealant to flow and level out as necessary. Tool as required, although minimum tooling is necessary. Proper design is 2:1 width to depth ratio. Always use bond breaker tape or closed cell backer rod for support on horizontal joints.

For green/new concrete application, 24 hours after concrete has cured. Concrete must be of good quality and strength. Note: Curing will vary depending on temperature and humidity.

- In formed joints, forms must be removed 6 hours before applying sealant.
- In control joints, concrete must be cut 8 hours before applying sealant.

For wet concrete application, water source must be stopped 1 hour before application and concrete must be free of standing water.

Uncured material can be removed with approved solvent. Cured material can only be removed mechanically. For spillage, collect, absorb, and dispose of in accordance with current, applicable local, state, and federal regulations.

## LIMITATIONS

- Allow 1 week cure at standard conditions when using Sikaflex®+ Crack Flex Sealant in total water immersion and prior to painting.
- Maximum exposure level of chlorine is 5 ppm.
- In joints subject to movement - maximum depth of sealant must not exceed 1/2 in. (12.7 mm); minimum depth is 1/4 in. (6.3 mm).
- When using on green/new concrete, concrete must be good quality and strength, sealing poor or low strength concrete 24 hours after may impact the ability of the sealant to gain proper adhesion.
- On wet concrete, water source must be stopped 1 hour before application and concrete must be free of standing water.
- Minimum depth of sealant for horizontal joints subject to traffic is 1/2 in. (12.7 mm).
- Maximum expansion and contraction should not exceed 25 % of average joint width.
- Do not cure in the presence of curing silicone sealants.
- Avoid contact with alcohol and other solvent cleaners during cure.
- When using on green/new concrete, concrete must be good quality and strength, sealing poor or low strength concrete 24 hours after may impact the ability of the sealant to gain proper adhesion.
- On wet concrete, water source must be stopped 1 hour before application and concrete must be free of standing water.



- Do not apply when moisture-vapor-transmission condition exists from the substrate as this can cause bubbling within the sealant.
- To avoid bubbling, do not apply when ambient air and substrate temperatures exceed 100o F (38o C). In extreme summertime conditions, preferably install sealant when ambient air and substrate temperatures are falling.
- Use opened cartridges the same day.
- The ultimate performance of Sikaflex®+ Crack Flex Sealant depends on good joint design and proper application with joint surfaces properly prepared.
- Do not use in contact with bituminous / asphaltic materials.
- When overcoating with water-based, oil-based or rubber-based paints, compatibility and adhesion testing of mock-up installations is essential.
- Do not use paints which are silicone based or have a high solvent content. Avoid solvent-based and alcohol-based primers, stains, sealers and coatings.

## BASIS OF PRODUCT DATA

Results may differ based upon statistical variations depending upon mixing methods and equipment, temperature, application methods, test methods, actual site conditions and curing conditions.

## OTHER RESTRICTIONS

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**Product Data Sheet**  
**Sikaflex®+ Crack Flex Sealant**  
July 2018, Version 01.03  
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Sikaflex+CrackFlexSealant-en-US-(07-2018)-1-3.pdf

