

University of South Carolina- Baruch

EXTERIOR WOOD REPAIR AND PAINTING PROJECT

BELLE W. BARUCH MARINE FIELD LABORATORY

GEORGETOWN, SC

Project Number: H27-6094



April 15, 2013

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Project Number: H27-6094

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SE-311

Invitation for Minor Construction Quotes

SCBO NOTES 2, 4 and 5 APPLY TO THIS INVITATION FOR QUOTES

PROJECT NAME: _____

PROJECT NUMBER: CP00358227PROJECT LOCATION: Georgetown, SCBID SECURITY REQUIRED? Yes No PERFORMANCE BOND REQUIRED? Yes No PAYMENT BOND REQUIRED? Yes No CONSTRUCTION COST RANGE: <\$50K

DESCRIPTION OF PROJECT:

Paint all exposed wood surfaces including exterior siding, stairs, outside decking, window trim, doors, screen frames, colored inserts & gables & observation deck. Remove dirt & mildew from outside; scrape away loose paint caulk & seal any gaps/openings, then apply exterior oil primer along with two coats of wood scape water based stain. Substitutions are allowed for equal/equivalent products that meet the same requirements. The only site visit will be offered the day of the pre bid at approximately 1:30 pm.

A/E NAME: University of South CarolinaA/E CONTACT: Dwight CathcartADDRESS: 743 Greene StreetPHONE: 803.777.9824 Fax: 803.777.8739CITY: ColumbiaSTATE: sc ZIP: 29208E-MAIL: dcarthcar@fmc.sc.edu

PLANS ON FILE AT: AGC: _____

DODGE: _____

OTHER: _____

PLANS MAY BE OBTAINED FROM: http://purchasing.sc.edu (facilities/construction Solicitation & Award)PLAN DEPOSIT AMOUNT: _____ IS DEPOSIT REFUNDABLE? Yes No PRE-QUOTE CONFERENCE? Yes No MANDATORY ATTENDANCE? Yes NoDATE: 4/29/2013 TIME: 1pm PLACE: Hobcaw Barony Kimbel Lodge, 20 Howbcaw RdAGENCY: University of South CarolinaNAME AND TITLE OF AGENCY COORDINATOR: Juaquana Brookins, Procurement Specialist IIADDRESS: 743 Greene StreetPHONE: 803.777.3596 Fax: 803.777.7334CITY: ColumbiaSTATE: sc ZIP: 29208E-MAIL: jbrookin@fmc.sc.eduIFQ CLOSING DATE: 5/8/2013 TIME: 1pm LOCATION: 20 Hobcaw Rd, Georgetown, SC

IFQ DELIVERY ADDRESSES:

HAND-DELIVERY:

Paul Kenny
Baruch Marine Field Lab
2306 Crabhaul Rd, Georgetown, SC 29442

MAIL SERVICE:

Paul Kenny
Baruch Marine Field Lab
2306 Crabhaul Rd, Georgetown, SC 29442

IS PROJECT WITHIN AGENCY CONSTRUCTION CERTIFICATION? (Agency MUST check one) YES NO

APPROVED BY: _____

(State Engineer)

(Date)

SE-331
Quote Form

2011 Edition

Quotes shall be submitted only on SE-331

QUOTE SUBMITTED BY: _____
(Offeror's Name)

QUOTE SUBMITTED TO: University of South Carolina
(Agency Name)

FOR PROJECT: H27-6094 USC Baruch Exterior Painting Project
(Number) (Name)

OFFER

1. In response to the Form SE-311, *Request for Minor Construction Quotes*, and in compliance with the *Instructions to Bidders* for the above-named Project, the undersigned **OFFEROR** proposes and agrees, if this Quote is accepted, to enter into a Contract with the **AGENCY** in the form included in the Solicitation Documents, and to perform all Work as specified or indicated in the Solicitation Documents, for the prices and within the time frames indicated in the Solicitation and in accordance with the other terms and conditions stated.

2. Pursuant to Section 11-32-3030(1) of the SC Code of Laws, as amended, **OFFEROR** has submitted Bid Security as follows in the amount and form required by the Solicitation Documents:

Bid Bond with Power of Attorney Electronic Bid Bond Cashier's Check
(OFFEROR check one, if Bid Security is required)

3. **OFFEROR** acknowledges the receipt of the following Addenda to the Solicitation documents and has incorporated the effects of said Addenda into its Quote:

ADDENDUM No: _____

4. **OFFEROR** agrees that this Quote, including all bid alternates, if any, may not be revoked or withdrawn after the opening of bids, and shall remain open for acceptance for a period of 60 Days following the Quote Date, or for such longer period of time that **OFFEROR** may agree to in writing upon request of the **AGENCY**.

5. **OFFEROR** agrees that from the compensation to be paid, the **AGENCY** shall retain as Liquidated Damages the amount of for each calendar day the actual construction time required to achieve Substantial Completion exceeds the specified or adjusted Contract Time for Substantial Completion, as provided in the Contract Documents.

6. **OFFEROR** herewith submits its offer to provide all labor, materials, equipment, tools of trades and labor, accessories, appliances, warranties and guarantees, and to pay all royalties, fee, permits, licenses and applicable taxes necessary to complete the following items of construction work:

6.1 **BASE BID** _____
(enter BASE BID in figures only)

6.2 **ALTERNATE NO. 1** _____ to be **ADDED/DEDUCTED** from **BASE BID**.
(circle one)

6.3 **ALTERNATE NO. 2** _____ to be **ADDED/DEDUCTED** from **BASE BID**.
(circle one)

FEIN/SSN: _____
SC Contractor's License Number: _____
Address: _____

Telephone/Fax _____
E-mail _____

This Quote is hereby submitted on behalf of the Offeror named above.

BY: _____
(Signature of Offeror's Representative)

(Print or Type Name of Offeror's Representative)

ITS: _____

Alternates for USC Barauch – Exterior Painting Project

Project Number: H27-6094

Alternate No. 1:

Clean and paint exterior lattice

Alternate No. 2:

Clean and paint exterior stucco

Project Name: USC Baruch Exterior Painting Project

Project Number: H27-6094

University of South Carolina

CONTRACTOR'S ONE YEAR GUARANTEE

STATE OF _____

COUNTY OF _____

WE _____
as Contractor on the above-named project, do hereby guarantee that all work executed under the requirements of the Contract Documents shall be free from defects due to faulty materials and /or workmanship for a period of one (1) year from date of acceptance of the work by the Owner and/or Architect/Engineer; and hereby agree to remedy defects due to faulty materials and/or workmanship, and pay for any damage resulting wherefrom, at no cost to the Owner, provided; however, that the following are excluded from this guarantee;

Defects or failures resulting from abuse by Owner.

Damage caused by fire, tornado, hail, hurricane, acts of God, wars, riots, or civil commotion.

[Name of Contracting Firm]

*By _____

Title _____

*Must be executed by an office of the Contracting Firm.

SWORN TO before me this
_____ day of _____, 2____ (seal)

_____ State

My commission expires _____

USC SUPPLEMENTAL GENERAL CONDITIONS
FOR CONSTRUCTION PROJECTS

1. Contractor's employees shall take all reasonable means not to interrupt the flow of student traffic in building corridors, lobbies and stairs. All necessary and reasonable safety precautions shall be taken to prevent injury to building occupants while transporting materials and equipment through the building to the work area. Providing safe, accessible, plywood pedestrian ways around construction may be required if a suitable alternative route is not available.
2. Fraternalization between Contractor's employees and USC students, faculty or staff is strictly prohibited-zero tolerance!
3. USC will not tolerate rude, abusive or degrading behavior on the job site. Heckling and cat-calling directed toward students, faculty or staff or any other person on USC property is strictly prohibited. Any contractor whose employees violate this requirement will be assessed a fine of up to \$500 per violation.
4. Contractor's employees must adhere to the University's policy of maintaining a drug-free and smoke-free/tobacco free workplace.
5. Contractor must sign a Contractor Key Receipt/Return form before any keys are issued. Keys must be returned immediately upon the completion of the work. The Contractor will bear the cost of any re-keying necessary due to the loss of or failure to return keys.
6. A welding permit must be issued by the University Fire Marshall before any welding can begin inside a building. Project Manager will coordinate.
7. Contractor must notify the University immediately upon the discovery of suspect material such as those potentially containing asbestos or other such hazardous materials. These materials **must not** be disturbed until approved by the USC Project Manager.
8. At the beginning of the project, the USC Project Manager will establish the Contractor's lay-down area. This area will also be used for the Contractor's work vehicles. No personal vehicles will be allowed in this area, or in any areas surrounding the construction site that are not regular or authorized parking lots. Personal vehicles must be parked in the perimeter parking lots. Parking permits can be obtained at the USC Parking Office located in the Pendleton Street parking garage. The lay down area will be clearly identified to the contractor by the PM, with a sketch or drawing provided to Parking. In turn, the contractor will mark off this area with a sign containing the project name, PM name, Contractor name and contact number, and end date. Where this area is subject to foot traffic, protective barriers will be provided as specified by the PM. The area will be maintained in a neat and orderly fashion. Vehicles parked in the lay down area (or designated parking areas) will be clearly marked or display a CPC furnished placard for identification.

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9. Contractor will be responsible for providing its own temporary toilet facilities, unless prior arrangements are made with the USC Project Manager.
10. Use of USC communications facilities (telephones, computers, etc.) by the Contractor is prohibited, unless prior arrangements are made with the USC Project Manager.
11. For all projects over \$100,000, including IDC's, an SE-395, Contractor Performance Evaluation, will be completed by the USC Project Manager and reviewed with the GC at the beginning of the project and a copy given to the GC. At the end of the project the form will be completed and a Construction Performance rating will be established.
12. Contractor is responsible for removal of all debris from the site, and is required to provide the necessary dumpsters which will be emptied at least one times per week. Construction waste must not be placed in University dumpsters. THE CONSTRUCTION SITE MUST BE THOROUGHLY CLEANED WITH ALL TRASH PICKED UP AND PROPERLY DISPOSED OF ON A DAILY BASIS AND THE SITE MUST BE LEFT IN A SAFE AND SANITARY CONDITION EACH DAY. THE UNIVERSITY WILL INSPECT JOB SITES REGULARLY AND WILL FINE ANY CONTRACTOR FOUND TO BE IN VIOLATION OF THIS REQUIREMENT AN AMOUNT OF UP TO \$1,000 PER VIOLATION.
13. **Contractor must provide all O&M manuals, as-built drawings, and training of USC personnel on new equipment, controls, etc. prior to Substantial Completion. Final payment will not be made until this is completed.**
14. The contractor will comply with all regulations set forth by OSHA and SCDHEC. Contractor must also adhere to USC's internal policies and procedures (available by request). As requested, the contractor will submit all Safety Programs and Certificates of Insurance to the University for review.
15. Tree protection fencing is required to protect existing trees and other landscape features to be preserved within a construction area. The limits of this fence will be evaluated for each situation with the consultant, USC Arborist and USC Project Manager. The tree protection fence shall be 5' high chain link fence unless otherwise approved by USC Project Manager. No entry or materials storage will be allowed inside the tree protection zone. A 4" layer of mulch shall be placed over the tree protection area to maintain moisture in the root zone.
16. Where it is necessary to cross walks, tree root zones (i.e., under canopy) or lawns the following measures shall be taken: For single loads up to 9,000 lbs., a 3/4" minimum plywood base shall be placed over areas impacted. For single loads over 9,000 lbs., two layers of 3/4" plywood is required.
17. For projects requiring heavy loads to cross walks tree root zones or lawns. A construction entry road consisting of 10' X 16' oak logging mates on 12" coarse, chipped, hardwood base. Mulch and logging mats shall be supplemented throughout the project to keep

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matting structurally functional.

18. Any damage to existing landscaping (including lawn areas) will be remediated before final payment is made.
19. Orange safety fence to be provided by the contractor. (USC Arborist, Kevin Curtis may be contacted at 777-0033 or 315-0319)

Campus Vehicle Expectations

1. All motorized vehicles on the University campus are expected to travel and park on roadways and/or in parking stalls.
2. All motorized vehicle traffic on USC walkways must first receive the Landscape Manager's authorization. Violators may be subject to fines and penalties.
3. All motorized vehicles that leak or drip liquids are prohibited from traveling or parking on walks or landscaped areas.
4. Contractors, vendors, and delivery personnel are required to obtain prior parking authorization before parking in a designated space. Violators may be subject to fines and/or penalties. See Item 10 below.
5. Drivers of equipment or motor vehicles that damage university hardscape or landscape will be held personally responsible for damages and restoration expense.
6. Vehicle drivers who park on landscape or drives must be able to produce written evidence of need or emergency requiring parking on same.
7. All vehicles parked on landscape, hardscape, or in the process of service delivery, must display adequate safety devices, i.e. flashing lights, cones, signage, etc.
8. All drivers of equipment and vehicles will be respectful of University landscape, equipment, structures, fixtures and signage.
9. All incidents of property damage will be reported to Parking Services or the Work Management Center.
10. Parking on campus is restricted to spaces designated by Parking Services at the beginning of the project. Once the project manager and contractor agree on how many spaces are needed, the project manager will obtain a placard for each vehicle. This placard must be hung from the mirror of the vehicle, otherwise a ticket will be issued and these tickets cannot be "fixed". Parking spaces are restricted to work vehicles only; no personal vehicles.

DIVISION 01

GENERAL REQUIREMENTS

**Baruch – Exterior Wood Repair and
Painting**

Project No.H27-6094

Paint Specifications

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

A. Scope of Work

Without restricting the volume or generality of the above, the work to be performed shall include, but is not limited to the following:

1. Cleaning and preparing of all surfaces to be painted.
2. Removal of loose or poorly adhering coatings on all substrates.
3. Painting of all previously painted substrates including siding, trim, fascia, ceilings, doors, and handrails.
4. Painting of any other exposed substrate not included in the above, which is presently coated with field applied paint.

B. Materials

- a. **Exterior Medal** – Use a rust inhibiting medal primer, low VOC, modified alkyd resin primer designed for use over iron and steel substrates
- b. **Exterior Wood Siding** – Use an oil base primer manually applied over all exterior wood siding. Then apply exterior acrylic wood stain, mildew resistant with penetration for protecting most vertical exterior wood surfaces. Two coats manually applied on all exterior wooden siding.
- c. **Stucco Cleaning**- Use an acrylic emulsion conditioner for stucco cleaning and priming
- d. **Stucco and Lattice Painting**– Use an exterior flat finish with resistance to moisture
- e. **Wood Decking and Flooring** – Use 100% acrylic water based floor coating, low VOC, low odor, waterborne floor coating. Allows for a tough, alkali resistant finish which will withstand hard ware, abrasions, grease, oils, and cleaning equipment.

General
Requirements

Baruch – Exterior Wood Repair and Painting
Project No. H27-6094

April 16, 2013

1. All materials are to be preapproved by the University of South Carolina prior to use. All MSDS sheets are to be submitted to the University of South Carolina.
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. Proper surface preparation and condition of surface shall be strictly adhered to. All data sheets on specified materials are available from your local vendor.
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, or his 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 paint applied to suit the higher standard, as determined by the University of South Carolina and or the paint supplier

E. Resolution of Conflicts

1. Contractor shall be responsible to 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 the paint supplier, and or owner's representative.

F. Coordination of Work

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

1. All pertinent safety regulations shall be adhered to rigidly. In addition, all safety precautions noted on the manufacturer's product data sheets and labels shall be observed. Material Safety Data Sheets and Product Data Sheets must be provided from the paint supplier and delivered to owner for review.

H. Jobsite Visitation

1. The contractor shall be responsible for visiting the job site 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. When priming is complete, owner representative will perform a site visit to determine if specifications were followed prior to final approval to move forward with the finish coat.
5. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval of paint supplier, and the owner or his representative.

I. Surface Preparation

1. Proper product selection, surface preparation, and application affect coating performance. Coating integrity and service life will be reduced because of improperly prepared surfaces. Selection and implementation of proper surface preparation ensures coating adhesion to the substrate and prolongs the service life of the coating system. The surface must be dry and in sound condition. Remove oil, dust, dirt, and loose rust, peeling paint and other contamination to ensure good adhesion.
2. Each surface shall be cleaned and prepared as specified. The painting contractor is responsible for the final appearance and finish. Should any surface be found unsuitable for painting, it is the responsibility of the contractor to notify the owner or owner's representative, in writing, those conditions that if not corrected could affect the coating system. No materials shall be applied to any area or surface that is thought to be unsuitable until these have been satisfactorily addressed. Commencement of work in a specific area shall be construed as acceptance of the surface as fit and proper to receive finish.
3. All deteriorated substrates (i.e. wood, hardboard siding, T-111) shall be replaced. New substrates will be box primed (6 sides) before installation in accordance with specifications.

4. All exterior surfaces to be painted shall be pressure cleaned to remove all dirt; mildew, chalky paint, and any foreign materials deterrent to the new finish (see Pressure Washing). Remove mildew before painting by washing with a solution of 1 part liquid household bleach and 2 parts warm water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surfaces to dry 48 hours before painting. Wear protective glasses or goggles, 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.
5. Seal and caulk all cracks around windows, doors, boards and joists using a high-grade acrylic caulk. All caulk unable to perform for the length of the warranty period should be removed and replaced with caulking as specified. Allow caulking to cure for (8) eight hours in dry weather before paint is applied.
6. No exterior painting should be done immediately after a rain, during foggy weather, when rain is predicted, or when the temperature is below 50 degrees F unless the coating is specifically designed for those conditions.
7. 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 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.
- A. Previously coated surfaces — Maintenance painting will frequently not permit or require complete removal of all old coatings prior to repainting. However, all surface contamination such as oil, grease, loose paint, mill scale, dirt, foreign matter, rust, mold, mildew, mortar, efflorescence, and sealers must be removed to assure sound bonding to the tightly adhering old paint. Glossy surfaces of old paint films must be clean and dull before repainting. Thorough washing with an abrasive cleanser will clean and dull in one operation, or, wash thoroughly and dull by sanding. Spot prime any bare areas with an appropriate primer. Recognize that any surface preparation short of total removal of the old coatings may compromise the service length of the system. Check for compatibility by applying a test patch of the recommended coating system, covering at least 2 to 3 feet. Allow to dry one week before testing adhesion per ASTM D3359. If the coating system is incompatible, complete removal is required.

- B. Block (Cinder and Concrete)— Remove all loose mortar and foreign material. Surface must be free of laitance, concrete dust, dirt, and form release agents, moisture curing membranes, loose cement, and hardeners. Concrete and mortar must be cured at least 30 days at 75 degrees F. The pH of the surface should be between 6 and 9, unless the products to be used are designed to be used in high pH environments such as Loxon. On tilt-up and poured-in-place concrete, commercial detergents and abrasive blasting may be necessary to prepare the surface. Fill bug holes, air pockets, and other voids with a patching compound such as ConSeal.
- C. Wood – All 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 caulked after priming coat is applied. Any wood that is rotten, cracked, delaminated or has water damage 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 eased by sanding. Caulk all joints between wood items with an approved caulk.
- D. Stucco - All stucco surfaces should be cleaned to remove all chalk, dirt, stains, efflorescence and other surface contaminants. The pH of the surface should be between 6 and 9, unless the products to be used are designated for use in high pH environments such as Loxon. These areas shall be pressure washed and scrubbed with bleach and/or cleaning 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. Any areas of breakage shall be patched and dried before coatings are applied. Cracks should be repaired as follows: 1. Cracks less than 1/4" wide should be filled. 2. Cracks wider than 1/4" should be cut and scraped to a "V" shape and filled with an elastomeric patch or an approved substituted equal.
- E. Solvent Cleaning – Solvent cleaning is a method for removing all visible oil, grease, soil, drawing and cutting compounds, and other soluble contaminants. Solvent cleaning does not remove rust or mill scale. Change rags and cleaning solution frequently so that deposits of oil and grease are not spread over additional areas in the cleaning process. Be sure to allow adequate ventilation. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No. 1. (SSPC-SP1)

- F. Exterior Composition Board (Hardboard) – Some composition boards may exude a waxy material that must be removed with a solvent prior to coating. Whether factory primed or unprimed, exterior composition board siding (hardboard) must be cleaned thoroughly and primed with an alkyd primer.
- G. Water Blasting NACE Standard RP-01-72 – Removal of oil grease dirt, loose rust, loose mill scale, and loose paint by water at pressures of 2,000 to 2,500 psi at a flow of 4 to 14 gallons per minute.
- H. 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, with a minimum of 2100 psi pressure 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 to be used are designed to be used in high pH environments such as Loxon.
- I. Galvanized Metal - All galvanized gutters and flashing should be thoroughly cleaned to remove loose and peeling paint. Any bare galvanized metal should be wiped down with a non-petroleum solvent cleaner. Allow new galvanized metal to weather a minimum of 6 months prior to coating. Clean per SSPC-SP1 using detergent and water or a degreasing cleaner, then prime as required. When weathering is not possible or the surface has been treated with chromates. Solvent Clean per SSPC-SP1 and apply a test area. Allow the coating to dry at least one week before testing. If adhesion is poor, Brush Blast per SSPC-SP7 is necessary to remove these treatments.
- J. Ferrous Metal - 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. Hand Tool Cleaning removes all loose mill scale, rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Mill scale, rust, and paint are considered adherent if they cannot be removed by lifting with a dull putty knife. Beforehand tool cleaning, remove visible oil, grease, soluble residues, and salts by the methods outlined in SSPC-SP1. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No. 2 (SSPC-SP2). Any rust spots or bare metal should receive the appropriate prime coat. Any hard, glossy surfaces should be dulled. Previously painted hand rails in sound condition should be washed down with a strong detergent-type cleaner such as Krud-Kutter, M1-House Wash or Simple Green.

J. Moisture

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.
5. Gaps between substrates.
6. Rotten wood.
7. Areas affected by water splashing.
8. Painting in inclement weather.
9. Painting an UN dry substrate.
10. Un-caulked nail holes.

K. Pressure Washing & Surface Preparation

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. at a flow of 4-14 gallons per minute. Power tool clean per SSPC-SP3 to remove loose rust and mill scale. Hand tool clean per SSPC-SP2 to sand all glossy surfaces to promote adhesion.
2. Remove mildew per the following:
 - a. Tools: Stiff brush or chemical injector power washer method.
 - b. Mix a solution of 2 parts water to 1 part bleach.
Important: Add the bleach to water only. Do not spray in any direction that could potentially contaminate property and items used for research. Apply with a sponge in areas of concern.
 - c. Use application methods described above until the surface is visibly wet.
 - d. In confined areas, use a brush to apply the solution.
 - e. After mildew spores have been destroyed and the stains bleached, rinse with clean water to thoroughly remove the bleach solution. ***Note:*** If residue is left on the substrate problems may occur with the finish coat of paint.
 - f. Allow substrate to dry completely before painting.

L. Application

1. Contractor shall be responsible for notification of Owner's Representative before beginning work if conditions substantially exceed Scope of Work.
2. Only skilled mechanics shall be employed. **Applications may be by brushed or rolled only upon acceptance from Owner.**
3. At least one English speaking contractor's representative will be on the job at all times.
4. 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.
5. 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.
6. Cover all electrical panel box covers and doors before painting walls. Omit if covers have been previously painted.
7. 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. Back rolling is mandatory on all elastomeric applications and is highly recommended on stucco, Drivet, EFIS and rough sawn wood.
8. All coats shall be dry to manufacturer's instructions before applying succeeding coats.
9. Coverage and hide shall be complete. When color, stain, dirt, or undercoats show through final coat of paint, surface shall be covered by additional coats until paint film is of uniform finish, color, appearance and coverage (regardless of amount of coats specified).
10. All suction spots or "hot spots" in plaster or cement after application of first coat shall be touched up before applying second coat.

11. 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.
12. Exterior doors shall have tops, bottoms, and side edges finished same as exterior faces of doors.
13. Building by building inspections will be made by the Owner or his representative.
14. All repairs, replacements and applications are to meet or exceed all manufacturers and attached specifications and all applicable codes.

M. Workmanship & Application Conditions

1. Keep surfaces dust, dirt and debris free before and during painting.
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 skilled workman familiar with and trained to do this type of work and they shall be further qualified to operate or use the equipment or rigging needed to accomplish this work.
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 to include but not be limited to; utilities and phone boxes (if allowed by local utility companies), ground transformers, stair systems, light poles and fixtures, pool fence, electrical boxes (meter boxes and A/C main disconnects) and underside of balconies.
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 from existing facilities. Electricity to be supplied by contractor.
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 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, inform 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

1. Surfaces must be clean and moisture free. Prime and paint as soon as possible. No painting shall be done immediately after a rain or foggy weather, or when the temperature is below 50 degrees F. Substrate temperature must be 5 degrees F., or more above dew point temperature while painting and during coatings cure. Avoid painting surfaces while they are exposed to a full hot sun.
2. Stop exterior painting early enough to permit paint film to set up before condensation occurs (as caused by night temperature drops).

O. Color Schedule

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 pre-approved paint supplier 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. The specification is written intending for the finish coat to cover.

Recommended Coatings Systems

Surface preparation, application methods, spreading rates, wet and dry film thicknesses will be determined by the product specifications and material data sheets.

SUBSTITUTIONS ARE ALLOWED FOR EQUAL OR EQUIVALENT PRODUCTS.
SUBSTITUTED PRODUCTS MUST MEET THE SAME REQUIREMENTS AS SPECIFIED.

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 material data sheets before application.

Minimum recommended surface preparation:

SSPC-SP1 Remove all oil, grease, chalk and other surface contamination
SSPC-SP2 Remove all rotten wood, peeling paint and rust

Preapproved manufacturers and or vendors

- 1) Sherwin Williams
- 2) Benjamin Moore
- 3) Rose Talbert
- 4) BEHR, Paints, Primers & Stains
- 5) Valspar Paint Dealers
- 6) Olympia Paint Dealers