



# PROPERTY SERVICES

## INTERIOR & EXTERIOR RE-PAINT SPECIFICATION

<b>Date:</b>	<b>June 14, 2018</b>
<b>Project Name:</b>	<b>Golden Apartments</b>
<b>Address:</b>	<b>2312, 2324, 2336 Golden Avenue</b>
<b>City, State:</b>	<b>San Bernardino, CA</b>
<b>Prepared For:</b>	<b>Housing Authority of the County of San Bernardino</b>
<b>Contact:</b>	<b>Judy David</b>
<b>Address:</b>	<b>715 E. Brier Drive</b>
<b>City, State:</b>	<b>San Bernardino, CA</b>
<b>Phone:</b>	<b>909.332.6317</b>
<b>Email:</b>	<b>jdavid@hacsb.com</b>
<b>Vista Paint Representative:</b>	<b>Tim Wilsterman</b>
<b>Phone:</b>	<b>951.525.0685</b>
<b>Email:</b>	<b>twilsterman@vistapaint.com</b>
<b>Scope of Work:</b>	<b>Complete preparation and repaint.</b>
<b>Number of Units:</b>	<b>3 buildings (38 1 bedroom, 1 2 bedroom Manager unit &amp; Community Center)</b>

# **PART I. GENERAL**

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## **1.01 GENERAL CONDITIONS**

- A. The Painting Contractor shall provide all paints, labor, tools, and supplies to perform a complete repaint of all exterior surfaces of the above project as specified.
- B. The Painting Contractor shall cooperate with the Property Owner's Representative in every way, which shall include conducting the work at a time as agreed upon.
- C. Damage to existing property, of any nature, caused by the Painting Contractor shall be repaired to the satisfaction of the Property Owner at the Painting Contractor's expense.
- D. Painting Contractor shall be responsible for obtaining all business permits, city color approvals, licenses, etc. applicable for the performance of this job.
- E. Upon awarding of contract a certificate of liability shall be issued naming association or owner/owners as **ADDITIONALLY INSURED** for the duration of the job.
- F. Unless otherwise specified, ANY and ALL surfaces considered to be custom additions, such as custom finishes, color, or any homeowner upgraded or installed items or finishes not originally installed, painted, or otherwise maintained by the HOA are **NOT** included in this scope of work.
- G. Lead:
  - 1. This specification is written for a lead free substrate.
  - 2. Vista does not inspect for lead.
  - 3. Lead is the responsibility of the property owner.

## **1.02 COLORS**

- A. Final color selections will be provided by the Property Owners Representative.
- B. The Owner's Representative must choose and approve all colors prior to application.**
- C. If color change is decided upon, Contractor awarded bid shall be prepared to provide labor to apply up to five gallons of paint on substrate at no additional charge for application of paint samples.
- D. Unless otherwise specified, bids are to be submitted for a same or similar color re-paint. If a significant color change is decided upon, additional coats may be required at additional cost.**

# **PART II. PRODUCTS AND HANDLING**

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## **2.01 MATERIALS**

- A. Materials shall be pure, unadulterated, first quality and shall be delivered to the project in original unbroken packages bearing the makers name and brand number. All materials shall be from Vista Paint Corporation.
- B. Materials shall comply with all current requirements of the Environmental Agency, the appropriate Air Pollution Control District and all other local, state, or Federal agencies.

Painting Contractor \_\_\_\_\_  
Homeowner Assn. \_\_\_\_\_

## 2.02 PRODUCT HANDLING

- A. Paint mixing and thinning if necessary, shall be according to the manufacturer's instruction.
  - 1. Any mixing required shall be done in the specified work and storage area. All mixing and/or thinning material such as paint thinners, tools, rags and partially filled containers shall be returned to the storage area at the completion of each day's work.
- B. No storage of material will be permitted on site overnight, unless approved by the Association. Approved storage must be in designated locations and shall be clearly marked to prevent injury or property damage. Storage of materials must comply with local health and fire regulations.

## PART III. EXECUTION

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### 3.01 SCHEDULING OF WORK

- A. Painting Contractor shall coordinate the commencement of all work with the Owners Representative so as not to cause inconvenience to the residents.
- B. Contractor shall post notices in conspicuous places (garage doors, front doors, etc.) at least three to five days in advance warning occupants what date work will begin.

### 3.02 CONDITION OF SURFACES

- A. Painting Contractor to examine all surfaces. Any surfaces that are in question or that will affect the execution or quality of work must be brought to the attention of the Property Representative before painting commences.
  - 1. Thoroughly examine the specification at the site, in similar conditions under which work will be performed, before submitting a proposal. Clarify any questions or conditions with the Property Representative and the Vista Paint Property Services Consultant prior to submission.
  - 2. **No allowance for lack of knowledge of obvious existing conditions will be made after bids have been accepted.**
  - 3. **When the Vista Paint specified coating is applied to any and all substrates, Vista Paint will not guarantee against or be responsible for the peeling of any previous applied coating(s).**

### 3.03 WORKMANSHIP

- A. Provide best quality workmanship, performed by skilled mechanics in compliance with this specification.
- B. Perform work under conditions best suited to the production of acceptable work as per manufacturer recommendations.
- C. All work will be subject to approval by the Representative. Correct all work, which does not comply with the intent of the specification.
- D. Protect all adjacent areas and surfaces from damage from misplaced paint and preparation work (i.e. automobiles, sidewalks, asphalt, concrete, plants, and patio furniture).

Painting Contractor \_\_\_\_\_  
Homeowner Assn. \_\_\_\_\_

### 3.03 WORKMANSHIP (CONTINUED)

- E. Protect all landscaping during the painting period. Coordinate with property representative for regulation of sprinkler and /or irrigation equipment during the painting process.
- F. Ensure that hardware is removed / protected before painting is started and replaced/uncovered when painting in that area is completed.
- G. When surfaces to receive paint come into contact with earthen areas, trench these areas to a depth of four inches for aesthetic purposes only. Replace trenched earth at completion of painting. Thoroughly clean these surfaces from all dirt & grime.
- H. Noise control; Coordinate with the Property Representative before using noisy, motorized equipment.
- I. DO NOT apply paint in rain, fog, or mist, or when **SURFACE** temperature is below 50 or above 90 degrees fahrenheit.
- J. Immediately clean up all accidental spatters, spillage and misplaced paint and restore the affected surface to its original condition.
- K. Provide a clean, orderly and liability-free work area.
- L. The Painting Contractor shall take all necessary steps to protect the public and all property concerned.
- M. Coverage: the number of coats specified is the minimum number acceptable. If full coverage is not obtained with the specified number of coats, apply additional number of coats as necessary to produce the required finish.
- N. The Property Representative will coordinate to have all trimming or removal of trees and vegetation from or around surfaces to be painted to allow for easy access of men and equipment prior to commencement of work.
- O. If applicable, the removal of patio furniture, barbeques, wall hangings, etc. to be removed by the resident. Awarded Contractor to notify Resident of requirements as per Section 3.01 B with a minimum of five days notice.
- P. All previously painted surfaces and items not specifically listed that form a part, or are in connection with, the indicated work, shall be painted. Patch and repair as necessary to provide a sound substrate.
- Q. Clean-up: At completion of work each day, remove all materials, supplies, debris and rubbish caused by Painting Contractor and leave work spaces and paint storage areas in clean, acceptable condition.
- R. The Homeowner Association will provide water requirements used (pressure washing structures, cleaning of tools & supplies, all necessary clean up of surfaces, etc.) for the project.

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Homeowner Assn. \_\_\_\_\_

### 3.04 SURFACE PREPARATION

#### INTERIOR AREAS

- A. Prepare surfaces in a skillful manner to product finish work of first class appearance and durability.
- B. Clean surfaces free of dust, dirt, oil, grease and other foreign matter prior to the application of the prime or specified finish coat. Provide a clean, dry surface.
- C. Repair all voids, nicks, cracks, dents, etc., with the suitable patching material and finish flush to adjacent surface.
- D. All facets of preparation shall be inspected by the owner / owner's representative prior to the application of finish coats. Rework surfaces not properly prepared to the satisfaction of the owner / owner's representative.

***Interior Checklist for Crack and Hole Repair...***  
*Shaded Boxes Indicate Scope Of Work*

SURFACES	INCLUDE	EXCLUDE
Acoustic Ceilings		
Walls		
Where Walls Adjoin To The Following:		
A. Baseboard		
B. Cabinet Frame		
C. Door Jamb / Trim		

#### EXTERIOR AREAS

##### E. Masonry Substrates:

1. Prior to application of prime/ finish coat systems provide a clean, sound surface free of dust, dirt, contaminants, and efflorescence by use of a high pressure power wash and hand scraping or use of mechanical grinders where necessary. Additionally, areas to be scrubbed with a bristle brush to insure complete removal of any residual salts. Power washed areas to be coated when dry to ensure new salt deposits do not occur. Failure to do to may cause adhesion issues or result in delamination and invalidate any manufacturer warranty given or implied.
2. Where mildew is present, remove by scrubbing with a commercial mildew wash formulated for this purpose or with a solution of one part household bleach to three parts water shortly before painting. Bleached areas to be thoroughly rinsed and allowed to dry completely prior to application of patching / caulking / prime / finish coat systems.
3. Large cracks to be "V"ed out prior to filling. Large cracks and holes may require repeated applications of patching materials to bring flush with adjacent substrate. All repairs and caulking to be feathered in to blend with adjacent substrate.
4. Large holes in stucco / plaster / cement to be patched with Rapid Set Premium Stucco Patch or Rapid Set Wunder Fixx Concrete Patching Compound in appropriate texture. Allow stucco patch to cure to acceptable pH level prior to application of prime / finish coat systems. Large cracks in stucco / plaster / cement to be caulked with Vista 55-Year Acrylic Urethane Sealant.
5. All concrete / stucco substrates to have no more than 12% moisture content prior to application of prime / finish coat systems.

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 Homeowner Assn. \_\_\_\_\_

### 3.04 SURFACE PREPARATION (CONTINUED)

#### E. Masonry Substrates: (Continued)

- *Full Prime where needed.*
- *Apply one (1) coat of Rain Guard Micro Seal, distributed by Vista Paint Corporation and applied per manufacturer's specification, on existing decorative masonry planter.*



#### F. Wood Substrates:

1. Clean all surfaces from dirt, dust, contaminants, and loose, peeling paint prior to application of prime / finish coat systems.
2. Scrape and smooth all areas to receive paint, sanding all remaining paint material to a feathered edge. Remove mildew with a solution of chlorine bleach, TSP, and water.
3. All glossy or slick surfaces to be de-glossed by sanding or chemical de-glosser as necessary to insure best possible adhesion when repainting with water-base paint.
4. Prime all raw wood areas as specified in sections 3.05.
5. Fill holes, cracks, and imperfections as specified during bid process. Repeated application of patching / caulking materials may be necessary to bring repaired areas flush with adjacent substrate.
6. Raw wood areas to be primed prior to patching / caulking, re-prime patched / caulked areas after repairs are fully cured.

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### 3.04 SURFACE PREPARATION (CONTINUED)

#### F. Wood Substrates: (Continued)

7. If wood repair is included in the painting contract, awarded contractor to full prime all six sides any new wood prior to installation to insure best possible performance.
8. All wood substrates to have no more than 12% moisture content prior to application of prime / finish coat systems.

- **Wood replacement as needed.**
- **Full prime where needed.**



#### G. Metal Substrates:

1. Dust, dirt, rust, scale, oil / grease, contaminants, peeling or loose paint to be removed by high pressure power washing, scraping, sanding, hand / power tool scraping, and wire brushing as necessary to insure a clean sound substrate for application of prime / finish coat systems. Scrape and sand smooth all areas to receive finish.
2. De-gloss all shiny/ slick surfaces prior to application of finish coat systems when repainting with water-base paint.
3. All metal to be free of moisture prior to application of prime / finish coat systems.
4. Prime all bare metal within three hours of preparation. Top coat all primed areas immediately upon cure.

- **Full prime where needed.**

Painting Contractor \_\_\_\_\_  
Homeowner Assn. \_\_\_\_\_

## Exterior Checklist for Crack and Hole Repair...

Shaded Boxes Indicate Scope Of Work

WOOD	INCLUDE	EXCLUDE	NOTE
Door Frames			<b>Corner/Miter/Butt Joints</b>
Fascia			<b>Corner/Miter/Butt Joints</b>
Remove Protruding Occupant Installed Nails / Hooks			
MASONRY			
1/32" or Larger, Bevel and Caulk / Patch			
Holes In Stucco / Concrete / Plaster			
CAULK TO ADJACENT SUBSTRATE			
Door Frames			

### 3.05 PAINT FINISH SCHEDULE

Finish surfaces in accordance with the following procedure(s) for the surface and finish desired. All products to be applied as needed to achieve full coverage. Product names and numbers refer to products manufactured and/or distributed by Vista Paint with no substitutions, unless otherwise noted or amended in writing. Refer to Preparation Section 3.04 and Substrate Checklists for additional information.

INTERIOR AREAS SEMI-GLOSS FINISH (SAND / DEGLOSS)	
<b><i>Acoustic Ceilings, Baseboards, Cabinets, Doors, Door/ Jambs / Trim, Drywall Walls and Wrought Iron Stair Railings</i></b>	
Spot Prime:	<b>4000 UNIPRIME</b>
Finish Coat (Full Coverage):	<b>7000 ACRIGLO SEMI-GLOSS</b>

WOOD AREAS FLAT FINISH	
<b><i>Carpport Lids, Door Frame / Jamb, Fascia, Siding – Hardboard and Trim</i></b>	
Spot Prime:	<b>4000 UNIPRIME</b>
Finish Coat (Full Coverage):	<b>3000 ACRIBOND</b>

WOOD AREAS SEMI-GLOSS FINISH (CLEAN / DE-GLOSS)	
<b><i>Entry Doors and Utility Closet Doors</i></b>	
Spot Prime:	<b>4000 UNIPRIME</b>
Finish Coat (Full Coverage):	<b>8400 CAREFREE SEMI-GLOSS</b>

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### 3.05 PAINT FINISH SCHEDULE (CONTINUED)

<b>MASONRY AREAS FLAT FINISH</b>	
<i>Building Walls</i>	
Full Prime:	<b>4000 UNIPRIME</b>
Finish Coat (Full Coverage):	<b>3000 ACRIBOND</b>

<b>METAL AREAS FLAT FINISH (MATCH ADJACENT)</b>	
<i>Cable / Wire Housing, Drip Flashing and Rain Gutters / Downspouts</i>	
Full Prime:	<b>4000 UNIPRIME</b>
Finish Coat (Full Coverage):	<b>3000 ACRIBOND</b>

<b>METAL AREAS SEMI-GLOSS FINISH</b>	
<i>Carpport Poles, Roof Access Ladders and Wrought Iron Common Area Fencing and Gates</i>	
Full Prime:	<b>9600 PROTEC METAL PRIME</b>
Finish Coat (Full Coverage):	<b>9800 PROTEC SEMI-GLOSS</b>

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Homeowner Assn. \_\_\_\_\_

### 3.06 REQUIREMENTS

#### A. Contract Documents

These specifications shall be included in and form part of the contract agreed upon between Painting Contractor and Owner(s).

#### B. Insurance and Guaranties

The Contractor shall carry Workmen's Compensation Insurance for every person employed by him / her on the premises and shall maintain such insurance in full force during the entire time of the contract.

#### C. Execution

By submitting a bid the Contractor agrees and warrants that he has examined the specifications, visited the site and become familiar with the site conditions and logistics of the complex and accepts that they are adequate for the proper completion of the project.

Further, the Contractor acknowledges that Vista Paint is not responsible for ensuring that these proposed specifications are in compliance with any and all applicable laws, codes and regulations (including but not limited to environmental or area specific restrictions).

It is further acknowledged that the Products specified herein comply with all current local VOC restrictions as of the date written on the specification; however, prior to use of specified products, the applicator shall reconfirm compliance.

The Contractor shall be responsible for verifying field measurements and conditions before ordering materials and prefabricated items. The Contractor shall be solely responsible for determining the amount of material required to complete the project.

The Contractor also acknowledges that even though specifications are being provided, Vista Paint is not affiliated with or in any manner connected with the person applying the product and Vista Paint assumes no liability for application.

Do not dispose of trash in the dumpsters on site. Awarded Contractor is responsible for all trash removal off site.

Painting Contractor \_\_\_\_\_  
Homeowner Assn. \_\_\_\_\_

### **Interior Substrates Checklist**

*Shaded Boxes Indicate Scope Of Work*

DESCRIPTION	TO BE PAINTED	NOT PAINTED	NOTES
Baseboard			
Cabinets			
Ceilings – Acoustic			
Door Jambs / Trim			
Doors			
Stair Railing – Wrought Iron			
Walls – Drywall			

### **Wood Substrates Checklist**

*Shaded Boxes Indicate Scope Of Work*

DESCRIPTION	TO BE PAINTED	NOT PAINTED	NOTES
Carport Lids			
Door Frame / Jamb			
Entry Doors			<i>Sand or Degloss</i>
Fascia			
Siding – Hardboard			
Trim			
Utility Closet Doors			<i>Sand or Degloss</i>

### **Masonry Substrates Checklist**

*Shaded Boxes Indicate Scope Of Work*

DESCRIPTION	TO BE PAINTED	NOT PAINTED	NOTES
Stucco / Concrete Block (Building Walls)			

Painting Contractor \_\_\_\_\_  
Homeowner Assn. \_\_\_\_\_

## **Metal Substrates Checklist**

*Shaded Boxes Indicate Scope Of Work*

DESCRIPTION	TO BE PAINTED	NOT PAINTED	NOTES
Cable / Wire Housing			<i>Match Adjacent Color</i>
Carport Poles			
Drip Flashing			<i>Match Adjacent Color</i>
Rain Gutters / Downspouts			<i>Match Adjacent Color</i>
Roof Access Ladders			<i>Match Adjacent Color</i>
Wrought Iron Common Area Fencing			
Wrought Iron Gates			

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**Itemized Bid Sheet (To Be Complete And Submitted With All Bids)**

Bidding Contractors, in response to the Property Owner / Representative, bids are to be submitted and broken down as follows. This form must be completed in its entirety. All bids to be for similar color repaint unless otherwise noted in this specification. If a significant color change is decided upon, additional coats may be required at additional cost.

ITEM #	SCOPE -	COST
1	Complete preparation and repaint per specifications of 3 buildings (38 1 bedroom, 1 2 bedroom Manager unit and community center).	

ESTIMATED DAYS TO COMPLETION (WEATHER PERMITTING)	BID PRICES EFFECTIVE UNTIL (DAY / MONTH / YEAR)

CONTRACTOR WARRANTY		
WOOD	MASONRY	METAL

I have read the entire specification as set forth and agree to abide and follow the specification with no alterations or substitutions unless otherwise agreed upon in writing with the manufacturers consent. All material to be purchased through Vista Paint and applied as per manufacturer recommendations.

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Company Name – Contractor / Estimator Signature / Date

