

PROJECT SPECIFICATIONS

PROJ# 2019-1505 RE-PAINTING PROJECT

AT TOPA TOPA ELEMENTARY SCHOOL
916 Mountain View Ave, Ojai, CA 93023

OJAI UNIFIED SCHOOL DISTRICT
OJAI, CALIFORNIA

Prepared By

RNT Architects
285 N Ventura Ave #102
Ventura, Ca 93001

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SECTION 011000 - SUMMARY OF WORK

PART 1 - GENERAL

1.1 SUMMARY OF THE WORK:

A. The Work under this Contract necessary for and incidental to the execution and completion of all Work indicated and inferred in the Contract Documents for the repainting project at the locations indicated in the summary of work below.

B. Contract Documents, were prepared by:

ROESLING NAKAMURA TERADA ARCHITECTS, INC.
285 N Ventura Ave #102, Ventura, CA 93001

C. Summary of Work:

1. Topa Topa Elementary School (PROJ# 2019-1505) 916 Mountain View Ave, Ojai, CA 93023

a. Repaint:

- (1) Building A
- (2) Building B
- (3) Building C
- (4) Building D
- (5) Building E
- (6) Building K
- (7) Accessory Structures As Indicated

1.1 OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS:

A. During the entire construction period, it shall be the responsibility of the Contractor to maintain conditions at the Project site so as to meet in all respects the requirements of the Federal Occupational Safety and Health Administration (OSHA) and the California Occupational Safety and Health Administration (CAL-OSHA). These provisions shall cover the Contractor's employees and all other persons working upon or visiting the site. To this end, the Contractor shall inform himself and his representatives of Federal OSHA and California OSHA standards.

B. Bid Documents are available online at the Ojai Unified School District's Website (<https://www.ojaiusd.org/o/Ojai%20Unified%20School%20District/page/construction-projects--2>)

1.2 COORDINATION REQUIREMENTS:

- A. It is the Contractor's responsibility to coordinate the Work so as to minimize conflicts and optimize efficiency.
- B. Coordinate scheduling, submittals, and Work of the various Sections of Specifications to assure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.

1.3 BUILDING SYSTEM COORDINATION:

- A. Notify Architect if conditions are uncovered which would prevent the completed project from conforming to the requirements of the Work.
- B. Materials/Systems: As specified. Verify compatibility with District-wide standard systems.
- C. "NIC" construction is indicated and specified herein as an aid to the Contractor in scheduling the amount of time and materials necessary for the completion of the Contract.

1.4 DISTRICT OCCUPANCY:

- A. The District will occupy the campus during the entire period of construction. Cooperate with the District in all construction operations including the following to minimize conflict and to facilitate District usage.
- B. If and when it should be necessary for the Contractor to impact the day-to-day operations of District's functions in order to pursue the Work, the Contractor shall furnish at least 14 days notice to the District and coordinate the means and timing to avoid, minimize, or circumvent such impacts. The District reserves the right to assess and anticipate such impacts and the right to stop or postpone the Work until a mutually satisfactory time and means can be agreed upon. The Contractor shall include costs for delays caused by normal school operations and scheduled special events.

1.5 CONTRACTOR'S USE OF THE PREMISES:

- A. The Contractor shall limit his use of the premises for construction activities and for storage, to allow for District occupancy.
- B. The Contractor shall be responsible for the following:
 - 1. Coordinate the use of the premises under the direction of the District.
 - 2. Assume full responsibility for the protection and safekeeping of products under this Contract which are stored at the site.
 - 3. Move stored products that are under the Contractor's control, which interfere with operations of the District.
 - 4. Obtain and pay for the use of additional storage or construction areas needed for operations.

1.6 COORDINATION OTHER DISTRICT CONTRACTORS:

- A. The District may have separate contractors or vendors working on the site at the time of this project. The Contractor shall coordinate work activities to not interfere with other District work.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

End of Section

SECTION **012100** - ALLOWANCES

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes: Allowances which the Contractor shall provide for designated construction activities in the Work and in his bid.
- B. Related Documents
 - 1. Section 012600: Modification procedures

1.2 DESCRIPTION OF REQUIREMENTS

- A. Definitions and Explanations: Certain requirements of the construction related to each allowance are indicated and specified. The allowance has been established instead of additional requirements for that construction, and further requirements thereof will be issued by Change Order.
- B. Contingency Allowance: Contingency allowance shall be used only as directed for District's purposes, and only by change orders which designate amounts to be charged to contingency allowance. Contractor's related costs are not included in the Contract sum (other than allowance itself) for construction so ordered to be charged to contingency allowance. The change orders will include costs and reasonable overhead/profit margins. At time of project closeout, unused amounts remaining in contingency allowance shall be credited to the District by change order.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALLOWANCES

- A. **Allowance No. 1:** The Contractor shall include in the bid an allowance of \$15,000 for repair of miscellaneous existing conditions, including, but not limited to the replacement of existing stucco, plywood paneling, unsatisfactory dimensional lumber not otherwise identified in the drawings.

End of Section

SECTION 012600 - MODIFICATION PROCEDURES

1 GENERAL

1.1 SUMMARY:

- A. Section Includes: Procedures for processing Change Orders.

1.2 CHANGE INITIATION PROCEDURES:

- A. The Contractor may initiate a change by submittal of a request to the Architect describing the proposed change with a statement of the reasons for the change and the effect on the Contract Sum and the Contract Time with full documentation.
- B. The Architect may issue a Price Modification Request (PMR), signed by the District, instructing the Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order. The directive will describe changes in the Work, and will designate method of determining changes in Contract Sum and/or Contract Time.
- C. The Architect may issue Supplemental Instructions for minor changes that will not affect Contract Sum or Contract Time. The Contractor shall sign and return the original copy of the form to the Architect.

1.3 CONTRACTOR'S PROPOSALS AND DOCUMENTATION:

- A. In response to each PMR issued by the Architect, submit an itemized quotation detailing all changes in Contract Sum and Contract Time. Upon request, the Contractor shall provide additional data, including the following, to support the quotation.
1. Quantities of products, labor, and equipment.
 2. Taxes, insurance, and bonds.
 3. Overhead and profit.
 4. Justification for change in Contract Time.
 5. Credit for deletions from the Contract, similarly documented.
 6. Quotation shall include all components necessary, whether or not specifically described, to complete the work, such as, but is not limited to, cutting, patching and painting, additional power supply required for equipment, etc. By failing to provide quotation for component(s) of the work without prior notification to the District that additional quotation(s) to be furnished at a later date, the Contractor waives all claims for extra costs for such component(s) required to complete the work.

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- B. If additional costs necessitated by a Construction Change Directive are indicated to be paid on a time and materials basis, provide additional data, including the following, after completing the Change.
 - 1. Date and number of Change Authorization.
 - 2. Dates and times work was performed and by whom.
 - 3. Time records and wage rates paid.
 - 4. Invoices and receipts for products, equipment, and subcontracts.

1.4 EXECUTION OF CHANGE ORDERS:

- A. The Architect will issue Change Orders on AIA Form G701 for signatures of parties as provided in the Conditions of the Contract.
- B. On fixed price Change Orders, changes in Contract Sum and Contract Time will be based on the PMR and the Contractor's quotation as accepted by the District.
- C. On time and material Change Orders, changes in Contract Sum and Contract Time will be determined by the District and Architect from the Contractor's data.

1.5 CORRELATION OF CONTRACTOR SUBMITTALS:

- A. Promptly revise the Schedule of Values, and Application for Payment forms to record each authorized Change Order as a separate line item and adjust the Contract Sum as shown on the Change Order.
- B. Promptly revise Progress Schedules to reflect changes in Contract Time, revise subschedules to adjust times for other items of Work affected by the change and resubmit.
- C. Promptly enter changes on the Project Record Documents.

2 PRODUCTS (Not Applicable)

3 EXECUTION (Not Applicable)

END OF SECTION

SECTION 061600 - SHEATHING

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Roof sheathing for repair.

1.2 ACTION SUBMITTALS

- A. Product Data: For each type of process and factory-fabricated product.

PART 2 - PRODUCTS

2.1 ROOF SHEATHING

- A. Plywood Sheathing: CDX sheathing.

2.2 FASTENERS

- A. General: Provide fasteners of size and type indicated that comply with requirements specified in this article for material and manufacture.
 - 1. For roof sheathing, provide fasteners with hot-dip zinc coating complying with ASTM A 153 or of Type 304 stainless steel.

2.3 MISCELLANEOUS MATERIALS

- A. Adhesives for Field Gluing Panels to Wood Framing: Formulation complying with ASTM D 3498 that is approved for use with type of construction panel indicated by manufacturers of both adhesives and panels.

PART 3 - EXECUTION

3.1 DSA COMPLIANCE FOR WORK OF REPAIR

- A. For all work performed where replacement of materials originally installed under a Division of the State Architect (DSA) approved set of construction documents is required, that work shall be performed in a manner that replaces the existing condition or as indicated in the originally approved documents.

3.2 INSTALLATION, GENERAL

- A. Do not use materials with defects that impair quality of sheathing or pieces that are too small to use with minimum number of joints or optimum joint arrangement. Arrange joints so that pieces do not span between fewer than three support members.
- B. Cut panels at penetrations, edges, and other obstructions of work; fit tightly against abutting construction unless otherwise indicated.
- C. Securely attach to substrate by fastening as indicated, complying with the following:
 - 1. ICC-ES evaluation report for fastener.
- D. Coordinate [roof sheathing installation with flashing and joint-sealant installation so these materials are installed in sequence and manner that prevent exterior moisture from passing through completed assembly.
- E. Do not bridge building expansion joints; cut and space edges of panels to match spacing of structural support elements.

3.3 WOOD STRUCTURAL PANEL INSTALLATION

- A. General: Comply with applicable recommendations in APA Form No. E30, "Engineered Wood Construction Guide," for types of structural-use panels and applications indicated.
- B. Fastening Methods: Fasten panels as indicated below:
 - 1. Roof Sheathing:
 - a. As indicated in the Division of the State Architect approved drawings.
 - b. Space panels 1/8 inch (3 mm) apart at edges and ends.

END OF SECTION 061600

SECTION 090190.52 - MAINTENANCE REPAINTING

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes maintenance repainting as follows:
 - 1. Patching substrates.
 - 2. Repainting.
 - a. Concrete
 - b. Metal, galvanized and ungalvanized
 - c. Wood, dimensional and panel
 - d. Portland cement plaster (stucco) – existing

1.2 UNIT PRICES

- A. Work of this Section contributes to the amount specified in Section 012100 "Allowances."

1.3 DEFINITIONS

- A. Gloss Level 1: Not more than 5 units at 60 degrees and 10 units at 85 degrees, according to ASTM D523.
- B. Gloss Level 2: Not more than 10 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D523.
- C. Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D523.
- D. Gloss Level 4: 20 to 35 units at 60 degrees and not less than 35 units at 85 degrees, according to ASTM D523.
- E. Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D523.
- F. Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D523.
- G. Gloss Level 7: More than 85 units at 60 degrees, according to ASTM D523.

1.4 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.

1.5 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Samples: For each type of paint system and each pattern, color, and gloss.
 - 1. Label each Sample for location and application.
- C. Product List: Printout of current "MPI Approved Products List" for each MPI-product category specified in paint systems, with the proposed product highlighted.

1.6 INFORMATIONAL SUBMITTALS

- A. Color Matching Certificate: For computer-matched colors.

PART 2 - PRODUCTS

2.1 PREPARATORY CLEANING MATERIALS

- A. Water: Potable.
- B. Hot Water: Water heated to a temperature of 140 to 160 deg F (60 to 71 deg C).
- C. Detergent Solution: Solution prepared by mixing 2 cups (0.5 L) of tetrasodium pyrophosphate (TSPP), 1/2 cup (125 mL) of laundry detergent that contains no ammonia, 5 quarts (5 L) of 5 percent sodium hypochlorite bleach, and 15 quarts (15 L) of warm water for every 5 gal. (20 L) of solution required. Or, apply Jasco TSP No-Rinse Substitute. Follow manufacturer's instructions for mixing and application.
- D. Mildewcide: Commercial proprietary mildewcide or a job-mixed solution prepared by mixing 1/3 cup (80 mL) of household detergent that contains no ammonia, 1 quart (1 L) of 5 percent sodium hypochlorite bleach, and 3 quarts (3 L) of warm water.
- E. Abrasives for Ferrous Metal Cleaning: Aluminum oxide paper, emery paper, fine steel wool, steel scrapers, and steel-wire brushes of various sizes.
- F. Rust Remover: Manufacturer's standard phosphoric acid-based gel formulation, also called "naval jelly," for removing corrosion from iron and steel.

2.2 PAINT REMOVERS

- A. Low-Odor, water based paste paint remover: Manufacturer's standard low-odor, water-rinsable, water based paste, gel, or foamed emulsion formulation for removing paint from masonry, stone, wood, plaster, or metal as required to suit Project; and containing no methanol or methylene chloride.

2.3 PAINT, GENERAL

A. Material Compatibility:

1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.

B. Colors: Match District-standard paint manufacturer and Campus-standard colors as indicated in drawings:

1. COLOR 1: ICE CUBE (SW6252)
2. COLOR 2: MOONLIT ORCHID (SW9153)
3. COLOR 3: SOMMELIER (SW7595)

2.4 PAINT MATERIALS, GENERAL

A. MPI Standards: Provide products that comply with MPI standards indicated and that are listed in its "MPI Approved Products List."

B. Transition Coat: Paint manufacturer's recommended coating for use where a residual existing coating is incompatible with the paint system.

2.5 PAINT MATERIALS

A. Primers and Sealers:

1. Primer Sealer, Latex, Alkali Resistant, Exterior: **MPI #3.**

B. Metal Primers:

1. Primer, Rust-Inhibitive, Water Based: **MPI #107.**
2. Primer, Galvanized, Water Based: **MPI #134.**

C. Wood Primers:

1. Primer, Latex for Exterior Wood: **MPI #6.**

D. Water-Based Paints:

1. Latex, Exterior Low Sheen (Gloss Levels 3-4): **MPI #15.**

E. Floor Coatings:

1. Floor Paint, Latex, Low Gloss (Maximum Gloss Level 3): **MPI #60.**

2.6 PATCHING MATERIALS

- A. Wood-Patching Compound: Two-part, epoxy-resin, wood-patching compound; knife-grade formulation as recommended in writing by manufacturer for type of wood repair indicated, tooling time required for the detail of work, and site conditions. Compound shall be designed for filling voids in damaged wood materials that have deteriorated from weathering and decay. Compound shall be capable of filling deep holes and spreading to feather edge.
- B. Metal-Patching Compound: Two-part, polyester-resin, metal-patching compound; knife-grade formulation as recommended in writing by manufacturer for type of metal repair indicated, tooling time required for the detail of work, and site conditions. Compound shall be produced for filling metal that has deteriorated from corrosion. Filler shall be capable of filling deep holes and spreading to feather edge.
- C. Cementitious Patching Compounds: Cementitious patching compounds and repair materials specifically manufactured for filling cementitious substrates and for sanding or tooling prior to repainting; formulation as recommended in writing by manufacturer for type of cementitious substrate indicated, exposure to weather and traffic, the detail of work, and site conditions.

PART 3 - EXECUTION

3.1 MAINTENANCE REPAINTING, GENERAL

- A. Execution of the Work: In repainting surfaces, disturb them as minimally as possible and as follows:
 - 1. Remove failed coatings and corrosion and repaint.
 - a. Lead Paint: Many school buildings on campus were constructed before 1978 and any disturbance to existing paint will require appropriate testing for existing lead paint and appropriate removal of disturbed lead paint by an EPA certified contractor. Refer to the contract language.
 - 2. Verify that substrate surface conditions are suitable for repainting.
 - 3. Allow other trades to repair items in place before repainting.
- B. Mechanical Abrasion: Where mechanical abrasion is needed for the work, use gentle methods, such as scraping and lightly hand sanding, that will not abrade softer substrates, reducing clarity of detail.
- C. Heat Processes: Do not use torches, heat guns, or heat plates.

3.2 EXAMINATION

- A. Examine substrates and conditions, with Installer present, for compliance with requirements for maximum moisture content and other conditions affecting performance of painting work. Comply with paint manufacturer's written instructions for inspection.

- B. Maximum Moisture Content of Substrates: Do not begin application of coatings unless moisture content of exposed surface is below the maximum value recommended in writing by paint manufacturer and not greater than the following maximum values when measured with an electronic moisture meter appropriate to the substrate material:
1. Concrete or Fiber Cement: **12** percent.
 2. Masonry (Clay and CMU): **12** percent.
 3. Portland Cement Plaster: **12** percent.
 4. Wood: **15** percent.
- C. Alkalinity: Do not begin application of coatings unless surface alkalinity is within range recommended in writing by paint manufacturer. Conduct alkali testing with litmus paper on exposed plaster, cementitious, and masonry surfaces.

3.3 PREPARATORY CLEANING

- A. General: Use the gentlest, appropriate method necessary to clean surfaces in preparation for painting. Clean all surfaces, corners, contours, and interstices.
- B. Detergent Cleaning: Wash surfaces by hand using clean rags, sponges, and bristle brushes. Scrub surface with detergent solution and bristle brush until soil is thoroughly dislodged and can be removed by rinsing. Use small brushes to remove soil from joints and crevices. Dip brush in solution often to ensure that adequate fresh detergent is used and that surface remains wet. Rinse with water applied by clean rags or sponges.
- C. Solvent Cleaning: Use solvent cleaning to remove oil, grease, smoke, tar, and asphalt from painted or unpainted surfaces before other preparation work. Wipe surfaces with solvent using clean rags and sponges. If necessary, spot-solvent cleaning may be employed just prior to commencement of paint application, provided enough time is allowed for complete evaporation. Use clean solvent and clean rags for the final wash to ensure that all foreign materials have been removed. Do not use solvents, including primer thinner and turpentine, that leave residue.
- D. Mildew: Clean off existing mildew, algae, moss, plant material, loose paint, grease, dirt, and other debris by scrubbing with bristle brush or sponge and detergent solution. Scrub mildewed areas with mildewcide. Rinse with water applied by clean rags or sponges.
- E. Chemical Rust Removal:
1. Remove loose rust scale with specified abrasives for ferrous-metal cleaning.
 2. Apply rust remover with brushes or as recommended in writing by manufacturer.
 3. Allow rust remover to remain on surface for period recommended in writing by manufacturer or as determined by preconstruction testing. Do not allow extended dwell time.
 4. Wipe off residue with mineral spirits and either steel wool or soft rags, or clean with method recommended in writing by manufacturer to remove residue.
 5. Dry immediately with clean, soft cloths. Follow direction of grain in metal.
 6. Prime immediately to prevent rust. Do not touch cleaned metal surface until primed.
- F. Mechanical Rust Removal:

1. Remove rust with specified abrasives for ferrous-metal cleaning. Clean to bright metal.
2. Wipe off residue with mineral spirits and either steel wool or soft rags.
3. Dry immediately with clean, soft cloths. Follow direction of grain in metal.
4. Prime immediately to prevent rust. Do not touch cleaned metal surface until primed.

3.4 PAINT REMOVAL

- A. General: Remove paint where existing paint adherence or surface integrity has failed. Where cleaning methods have been attempted and further removal of the paint is required because of incompatible or unsatisfactory surfaces for repainting, remove paint to extent required by conditions.
1. Brushes: Use brushes that are resistant to chemicals being used.
 - a. Metal Substrates: If using wire brushes on metal, use brushes of same metal composition as metal being treated.
 - b. Wood Substrates: Do not use wire brushes.
 2. Spray Equipment: Use spray equipment that provides controlled application at volume and pressure indicated, measured at nozzle. Adjust pressure and volume to ensure that spray methods do not damage surfaces.
 - a. Equip units with pressure gages.
 - b. Unless otherwise indicated, hold spray nozzle at least 6 inches (150 mm) from surface and apply material in horizontal, back-and-forth sweeping motion, overlapping previous strokes to produce uniform coverage.
 - c. For chemical spray application, use low-pressure tank or chemical pump suitable for chemical indicated, equipped with nozzle having a cone-shaped spray.
 - d. For water-spray application, use fan-shaped spray tip that disperses water at an angle of 25 to 50 degrees.
 - e. For heated water-spray application, use equipment capable of maintaining temperature between 140 and 160 deg F (60 and 71 deg C) at flow rates indicated.
- B. Paint Removal with Hand Tools: Remove paint manually using hand-held scrapers, wire brushes, sandpaper, and metallic wool as appropriate for the substrate material.
- C. Paint Removal with Low-Odor, water based paste paint remover:
1. Apply thick coating of paint remover to dry, painted surface with natural-fiber cleaning brush, deep-nap roller, or large paintbrush. Apply in one or two coats according to manufacturer's written instructions.
 2. Allow paint remover to remain on surface for period recommended in writing by manufacturer or as determined by preconstruction testing.
 3. Rinse with water applied by low-pressure spray to remove chemicals and paint residue.
 4. Use mechanical methods recommended in writing by manufacturer to remove chemicals and paint residue.
 5. Repeat process if necessary to remove all paint.

3.5 SUBSTRATE REPAIR

- A. General: Repair substrate surface defects that are inconsistent with the surface appearance of adjacent materials and finishes.
- B. Wood Substrate:
 - 1. Repair wood defects including dents and gouges more than 1/8 inch (3 mm) in size and all holes and cracks by filling with wood-patching compound and sanding smooth. Reset or remove protruding fasteners.
 - 2. Where existing paint is allowed to remain, sand irregular buildup of paint, runs, and sags to achieve a uniformly smooth surface.
- C. Cementitious Material Substrate:
 - 1. General: Repair defects including dents and chips more than 1/4 inch (6 mm) in size and all holes and cracks by filling with cementitious patching compound and sanding smooth. Remove protruding fasteners.
 - 2. New and Bare Plaster: Neutralize surface of plaster with mild acid solution as recommended in writing by paint manufacturer. In lieu of acid neutralization, follow manufacturer's written instruction for primer or transition coat over alkaline plaster surfaces.
 - 3. Concrete, Cement Plaster, and Other Cementitious Products: Remove efflorescence, chalk, dust, dirt, grease, oils, and release agents. If surfaces are too alkaline to paint, correct this condition before painting.
- D. Metal Substrate:
 - 1. Preparation: Treat repair locations by wire-brushing and solvent cleaning. Use chemical or mechanical rust removal method to clean off rust.
 - 2. Defects in Metal Surfaces: Repair non-load-bearing defects in existing metal surfaces, including dents and gouges more than 1/8 inch (3 mm) deep or 1/2 inch (13 mm) across and all holes and cracks by filling with metal-patching compound and sanding smooth. Remove burrs and protruding fasteners.
 - 3. Priming: Prime iron and steel surfaces immediately after repair to prevent flash rusting. Stripe paint corners, crevices, bolts, welds, and sharp edges. Apply two coats to surfaces that are inaccessible after completion of the Work.

3.6 PAINT APPLICATION, GENERAL

- A. Prepare surfaces to be painted according to the Surface-Preparation Schedule and with manufacturer's written instructions for each substrate condition.
- B. Apply a transition coat over incompatible existing coatings.
- C. Metal Substrate: Stripe coat corners, crevices, bolts, welds, and sharp edges before applying full coat. Apply two coats to surfaces that are inaccessible after completion of the Work. Tint stripe coat different than the main coating and apply with brush.

- D. Blending Painted Surfaces: When painting new substrates patched into existing surfaces or touching up missing or damaged finishes, apply coating system specified for the specific substrate. Apply final finish coat over entire surface from edge to edge and corner to corner.

3.7 FIELD QUALITY CONTROL

- A. Manufacturer's Field Service: Engage paint-remover manufacturer's factory-authorized service representative for consultation and Project-site inspection and to provide on-site assistance when requested by Architect.

3.8 CLEANING AND PROTECTION

- A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.
- B. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.
- C. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.9 SURFACE-PREPARATION SCHEDULE

- A. General: Before painting, prepare surfaces for painting according to applicable requirements specified in this schedule.
 - 1. Examine surfaces to evaluate each surface condition according to paragraphs below.
 - 2. Where existing degree of soiling prevents examination, preclean surface and allow it to dry before making an evaluation.
 - 3. Repair substrate defects according to "Substrate Repair" Article.
- B. Surface Preparation for MPI DSD 0 Degree of Surface Degradation:
 - 1. Surface Condition: Existing paint film in good condition and tightly adhered.
 - 2. Paint Removal: Not required.
 - 3. Preparation for Painting: Wash surface by detergent cleaning; use solvent cleaning where needed. Roughen or degloss cleaned surfaces to ensure paint adhesion according to paint manufacturer's written instructions.
- C. Surface Preparation for MPI DSD 1 Degree of Surface Degradation:
 - 1. Surface Condition: Paint film cracked or broken but adhered.
 - 2. Paint Removal: Scrape by hand-tool cleaning methods to remove loose paint until only tightly adhered paint remains.
 - 3. Preparation for Painting: Wash surface by detergent cleaning; use other cleaning methods for small areas of bare substrate if required. Roughen, degloss, and sand the cleaned

surfaces to ensure paint adhesion and a smooth finish according to paint manufacturer's written instructions.

D. Surface Preparation for MPI DSD 2 Degree of Surface Degradation:

1. Surface Condition: Paint film loose, flaking, or peeling.
2. Paint Removal: Remove loose, flaking, or peeling paint film by hand-tool or chemical paint-removal methods.
3. Preparation for Painting: Wash surface by detergent cleaning; use solvent cleaning where needed. Use other cleaning methods for small areas of bare substrate if required. Sand surfaces to smooth remaining paint film edges. Prepare bare cleaned surface to be painted according to paint manufacturer's written instructions for substrate construction materials.

E. Surface Preparation for MPI DSD 3 Degree of Surface Degradation:

1. Surface Condition: Paint film severely deteriorated.
2. Paint Removal: Completely remove paint film by hand-tool or chemical paint-removal methods. Remove rust.
3. Preparation for Painting: Prepare bare cleaned surface according to paint manufacturer's written instructions for substrate construction materials.

F. Surface Preparation for MPI DSD 4 Degree of Surface Degradation:

1. Surface Condition: Missing material, small holes and openings, and deteriorated or corroded substrate.
2. Substrate Preparation: Repair, replace, and treat substrate according to "Substrate Repair" Article.
3. Preparation for Painting: Sand substrate surfaces to smooth remaining paint film edges and prepare according to paint manufacturer's written instructions for substrate construction materials. Remove rust.
4. Painting: Paint as required for MPI DSD 2 degree of surface degradation.

3.10 EXTERIOR MAINTENANCE REPAINTING SCHEDULE

A. Cementitious Substrates Horizontal:

1. Latex System: **MPI REX 3.1** system:
 - a. Prime Coat: For MPI DSD 1 degree of surface degradation, touch up with topcoat.
 - b. Prime Coat: For MPI DSD 2 degree of surface degradation, spot prime with Primer, Alkali Resistant, Water Based, **MPI #3**.
 - c. Prime Coat: For MPI DSD 3 degree of surface degradation, fully prime coat with Primer, Alkali Resistant, Water Based, **MPI #3**.
 - d. Intermediate Coat: Latex, exterior, matching topcoat.
 - e. Topcoat: Floor Paint, Latex, exterior, low sheen (Gloss Level 3), **MPI #60**.
 - f. Color: Match colors indicated on Drawings.

B. Cementitious/composite Substrates Vertical:

1. Latex System: **MPI REX 3.2** system:
 - a. Prime Coat: For MPI DSD 1 degree of surface degradation, touch up with topcoat.
 - b. Prime Coat: For MPI DSD 2 degree of surface degradation, spot prime with Primer, Alkali Resistant, Water Based, **MPI #3**.
 - c. Prime Coat: For MPI DSD 3 degree of surface degradation, fully prime coat with Primer, Alkali Resistant, Water Based, **MPI #3**.
 - d. Intermediate Coat: Latex, exterior, matching topcoat.
 - e. Topcoat: Latex, Exterior, low sheen (Gloss Level 3), **MPI #15**.
 - f. Color: Match colors indicated on Drawings.

- C. Ferrous Metal Substrates::
 1. Latex System: **MPI REX 5.1** system **over a transition coat** where required.
 - a. Prime Coat: For MPI DSD 1 degree of surface degradation, touch up with topcoat.
 - b. Prime Coat: For MPI DSD 2 degree of surface degradation, spot prime with Primer, Rust-Inhibitive, Water Based, **MPI #107**.
 - c. Prime Coat: For MPI DSD 3 degree of surface degradation, fully prime coat with Primer, Rust-Inhibitive, Water Based, **MPI #107**.
 - d. Intermediate Coat: Latex, exterior, matching topcoat.
 - a. Topcoat: Latex, Exterior, low sheen (Gloss Level 3), **MPI #15**.
 - b. Color: Match colors indicated on Drawings.

- D. Galvanized Ferrous Metal Substrates::
 1. Latex System: **MPI REX 5.3** system **over a transition coat** where required.
 - a. Prime Coat: For MPI DSD 1 degree of surface degradation, touch up with topcoat.
 - b. Prime Coat: For MPI DSD 2 degree of surface degradation, spot prime with Primer, Galvanized, Water Based, **MPI #134**.
 - c. Prime Coat: For MPI DSD 3 degree of surface degradation, fully prime coat with Primer, Galvanized, Water Based, **MPI #134**.
 - d. Intermediate Coat: Latex, exterior, matching topcoat.
 - a. Topcoat: Latex, Exterior, low sheen (Gloss Level 3), **MPI #15**.
 - b. Color: Match colors indicated on Drawings.

- E. Wood Paneling and Plywood:
 1. Latex System: **MPI REX 6.4** system.
 - a. Prime Coat: For MPI DSD 1 degree of surface degradation, touch up with topcoat.
 - b. Prime Coat: For MPI DSD 2 degree of surface degradation, spot prime with Primer, Latex for Exterior Wood, **MPI #6**.
 - c. Prime Coat: For MPI DSD 3 degree of surface degradation, fully prime coat with Primer, Latex for Exterior Wood, **MPI #6**.
 - d. Intermediate Coat: Latex, exterior, matching topcoat.
 - a. Topcoat: Latex, Exterior, low sheen (Gloss Level 3), **MPI #15**.
 - b. Color: Match colors indicated on Drawings.

F. Dimensional Wood:

1. Latex System: **MPI REX 6.3A** system.
 - a. Prime Coat: For MPI DSD 1 degree of surface degradation, touch up with topcoat.
 - b. Prime Coat: For MPI DSD 2 degree of surface degradation, spot prime with Primer, Latex for Exterior Wood, **MPI #6**.
 - c. Prime Coat: For MPI DSD 3 degree of surface degradation, fully prime coat with Primer, Latex for Exterior Wood, **MPI #6**.
 - d. Intermediate Coat: Latex, exterior, matching topcoat.
 - e. Topcoat: Latex, Exterior, low sheen (Gloss Level 3), **MPI #15**.
 - f. Color: Match colors indicated on Drawings.

G. Portland Cement Plaster:

1. Latex System: **MPI REX 9.1** system:
 - a. Prime Coat: For MPI DSD 1 degree of surface degradation, touch up with topcoat.
 - b. Prime Coat: For MPI DSD 2 degree of surface degradation, spot prime with Primer, Alkali Resistant, Water Based, **MPI #3**.
 - c. Prime Coat: For MPI DSD 3 degree of surface degradation, fully prime coat with Primer, Alkali Resistant, Water Based, **MPI #3**.
 - d. Intermediate Coat: Latex, exterior, matching topcoat.
 - a. Topcoat: Latex, Exterior, low sheen (Gloss Level 3), **MPI #15**.
 - b. Color: Match colors indicated on Drawings.

END OF SECTION 090190.52