

## SPECIFICATIONS FOR PAINTING

### 1. **GENERAL SCOPE PAINTING**

- 1.1. Contractor shall furnish all labor, materials, paint, tools, equipment, transportation and supplies necessary to paint interior walls, ceiling and doors, exterior doors and screen doors at the designated sites in accordance with the specifications, provisions and conditions contained herein. ACHA shall furnish all utilities including water and electricity needed to complete the work. No utilities are to be borrowed, purchased from or otherwise bartered from another resident or resident unit.
- 1.2. The work required under this specification includes at a minimum the patching and painting of all painted surfaces including walls, ceilings, shelving, doors, jambs, baseboards, molding, casing, window sills, etc. unless otherwise specified.
- 1.3. Replacement of interior doors on an as needed basis.
- 1.4. Please see item #8 "Paint and Paint Products" on page 16 for paint specifications.
- 1.5. See unit listing for additional information regarding the dwelling units that may be painted as part of this IDIQ contract. This shows the square footage of the walls and ceilings for estimating. The actual quantity of units to be painted varies according to need. Not all units will be painted, just vacant units as available.

### 2. **DELIVERY, STORAGE, AND HANDLING**

- 2.1. Contractor shall deliver materials to job site in new, original, and unopened containers bearing manufacturer's name, trade name, and label analysis.
- 2.2. Contractor shall be responsible for storage.
- 2.3. Contractor shall store paint products in accordance with the manufacturer's instructions.
- 2.4. Contractor shall be fully responsible at all times for securing any and all equipment and property belonging to the Contractor.
- 2.5. The Contractor shall confine the storage of any materials and/or equipment on site to the unit being painted.

### 3. **GENERAL PREPARATION AND PAINTING**

- 3.1. Contractor shall inspect surfaces to be finished to determine that the finish will satisfactorily adhere and perform as intended.
- 3.2. Contractor shall remove existing loose scaling, peeling or cracking paint; scrape, wire brush sand paper smooth and feather surfaces smooth enough and/or texture to receive finish. (NOTE: NO SANDBLASTING)! Edges shall be feathered into sound adjoining surfaces and dust clean. Such treated surfaces are to receive paint preparation treatment (sealer, primer, etc.) and paint to cover surface.
- 3.3. Preparations, applications and workmanship shall be performed by Contractor in accordance with manufacturer's recommendations and best trade practices.
- 3.4. Remove and clean (or replace as directed) all outlet, switch plate, cable/phone covers and light fixtures.
- 3.5. Prior to all surface preparation and painting operations, Contractor shall completely mask, remove or otherwise adequately protect all hardware, accessories, floor or other

surfaces, plates, lighting fixture and similar items in contact with painted surfaces but not scheduled to receive paint. Including glass, cabinetry, baseboards, furniture, appliances, and finished surfaces adjacent to painted surfaces.

- 3.6. Contractor shall maintain a folder of MSDS sheets for each product used
- 3.7. Contractor shall be responsible for providing in-place, adequate, and clean cover and protection.
- 3.8. All over painted items of work shall be cleaned by Contractor to the satisfaction of the Alachua County Housing Authority.
- 3.9. Contractor shall fill all nail holes, dimples, cracks, open joints, and other defect with matching material.
- 3.10. All walls shall be properly prepared and, as needed, primed by Contractor to ensure full coverage of paint specified in scope of work.

**4. SURFACE PREPARATION (ALL SURFACES)**

- 4.1. Contractor shall clean all dirt, dust, grease, blistered paint, chipped, peeling, loose or scaling paint and all other foreign matter from wall, ceiling, drywall, masonry, and wood surfaces and any other surfaces to be repainted. Contractor shall not paint over un-scraped, chipped, blistered, peeling paint or improperly prepared surfaces. Surfaces which cannot be adequately covered with one coat shall be painted with additional coats at the discretion of the ACHA representative.
- 4.2. Contractor shall remove projecting nails, screws or hooks then fill all holes, cracks and defects. Patch cracks and holes, prime and paint all patched holes. Large holes will be repaired using replacement pieces of sheet rock. Caulk all cracks around windows, doors, walls, etc., by using acrylic latex paintable caulk and by re-puttying at window sashes and painting where needed.
- 4.3. Contractor shall remove any stickers or foreign objects from surfaces to be finished or painted.
- 4.4. Contractor shall remove and protect any blinds prior to painting and re-hang after painting.
- 4.5. Spot repair: In addition to priming bare new surfaces, be sure to feather-in repairs so that surface differences don't show through. Apply two coats to the entire area to lessen color variation.
- 4.6. Contractor shall treat/clean mildew and dirt as follows:
  - 4.6.1. Treat mildew on any surface with a solution of one-part bleach to three parts water before you start painting. (Note: Always add water to the bucket first, and then carefully pour in the bleach. Wear eye and skin protection.)
  - 4.6.2. Leave the bleach-and-water solution on the surface for 20 minutes, then rinse thoroughly.
  - 4.6.3. Next, wash off mildew and any remaining dirt with a detergent solution. Let surface dry thoroughly.
  - 4.6.4. Contractor shall apply all materials per manufactures specifications.
- 4.7. Contractor shall paint all pantries, laundry or hall closets including top and bottom of shelves including any cleaning or prep work as previously specified.

**5. INTERIOR DOORS**

- 5.1. Contractor shall prepare and paint all non-stained interior doors with SW7757 Highly Reflective White in semi-gloss.
- 5.2. The contractor shall clean all soiled areas on doors, jambs, and trim.
- 5.3. Dents and scratches are to be filled to achieve smooth surface prior to painting.
- 5.4. Interior doors that have been stained and sealed need to be lightly sanded and re-sealed with polyurethane.
- 5.5. Interior painted doors that need replacement will be replaced, primed and painted to match existing with at least two coats of paint
- 5.6. Interior stained doors that need replacement will be replaced, stained and sealed with two coats of poly.

**6. COVERAGE**

- 6.1. The reference "paint to cover" is defined as follows:
  - 6.1.1. If one (1) coat can properly cover, then it will be considered adequate.
  - 6.1.2. If one (1) coat does not properly cover, then additional coats will be required, until the surface is covered and protected.
  - 6.1.3. The ACHA representative will be the sole judge of this requirement.
- 6.2. Painting preparation and paint application shall be carried out in accordance with the manufacturer's printed specifications. The awarded contractor should keep a copy of these specifications on the job site at all times.
- 6.3. Each coat shall be thoroughly dry before the application of the succeeding coat.

**7. PAINT AND PAINT PRODUCTS**

- 7.1. All paint products used shall be of best quality. Acceptable paints include Sherwin Williams Pro Mar 400, KILZ Pro-X NO.170, Richards Rich-Air Zero VOC Acrylic Latex Interior or another approved acceptable alternate.
  - 7.1.1. The ACHA representative shall be the sole judge of an alternate's acceptability.
  - 7.1.2. Contractors wishing to use an alternate must provide the documentation showing the equivalence with their proposal including a full technical data sheet and MSDS sheet for evaluation; otherwise the ACHA specified paint is to be used.
  - 7.1.3. Quote will not be adjusted or allowance/disallowance given for an approved/disapproved paint. See minimum paint specifications below.
- 7.2. Paint and other similar surface coating materials containing lead in any percentage shall not be used.
- 7.3. The interior paint minimum specifications follow:
  - 7.3.1. Solvent Type – Waterborne
  - 7.3.2. Resin Type – Modified Co-polymer or Vinyl Acrylic
  - 7.3.3. Finish – 25 – 35 units @ 60°
  - 7.3.4. Solids by weight 41 to 53%
  - 7.3.5. Solids by volume 30 to 38%
  - 7.3.6. Weight per gallon – 10-12 lbs
  - 7.3.7. Pigment – 30 to 35%

- 7.3.8. VOC - <50gl
  - 7.3.9. Film thickness – range from 6.4 mils Wet, 2.01 mils Dry @ 250SFPG to 4.0 mils wet, 1.3 mils dry @ 400SFPG
  - 7.3.10. Coverage 250–400 cubic feet per gallon
  - 7.3.11. Color for all walls and ceilings – SW7028 Incredible White Eggshell
  - 7.3.12. Color for interior doors SW7757 High Reflective White Semi-Gloss
  - 7.4. All paint colors shall be store or factory mixed in large enough batches so that dye lots are not changed on any one interior building surface. On-site mixing will not be allowed.
  - 7.5. The ACHA reserves the right to reject bids offering paint products which cannot meet the warranty conditions stated herein. Because of limited ACHA storage space, inspection of paint may take place at the Contractor's location.
  - 7.6. Color sampling may be required.
  - 7.7. “M-1 Advanced Mildewcide” liquid paint additive (AM 1.5B) or equivalent shall be included in the paint.
  - 7.8. **Product Compatibility:** Contractor shall provide written approval from the manufacturer of replacement materials indicating its compatibility with the encapsulating material to be used.
  - 7.9. **Extra Paint if Approved Equal is used:** Contractor shall provide ACHA with 2 (two) gallons of paint if using an approved equal for housing staff to use for touch ups, repairs, etc. Cost of this paint shall be included in the bid price.
  - 7.10. **Exterior Doors and Screen Doors:** Exterior Doors will be painted using Sherwin Williams A100 Latex Gloss Ultra “Burgundy Royal Housing” or an approved acceptable alternate. Exterior Screen Doors are to be painted with All Surface Enamel Oil Based Low Luster Ultra Deep Brown Rust oleum or an approved acceptable alternate.
8. **WARRANTY**
- 8.1. All paint products furnished shall be warranted against any defect, including chipping, peeling, cracking, blistering, flaking, running, and/or significant fading for a period of two (2) years.
  - 8.2. All workmanship provided shall be warranted for a minimum two (2) year period of time.
9. **SPECIAL PROVISIONS**
- 9.1. Contractor shall supply all "wet paint" signs, equipment, plastic covers, barricades and any other specialty items that may be required and should include these costs in the bid price.
  - 9.2. Contractor shall proceed with painting work to be performed in accordance with manufacturer's recommendations and warranty requirements.
10. **DELIVERY, STORAGE, AND HANDLING**
- 10.1. Contractor shall deliver materials to job site in original containers bearing manufacturer's name, trade name, and label analysis.
  - 10.2. Contractor shall be responsible for storage.

- 10.3.** Contractor shall store products in accordance with the manufacturer's instructions
- 10.4.** Contractor shall be fully responsible at all times for securing any and all equipment and property belonging to the Contractor.
- 10.5.** The Contractor shall confine the storage of any materials and/or equipment on site to the unit being cleaned.
- 10.6.** Contractor shall maintain a folder of MSDS sheets for each product used