

# **PAINTING SERVICES SPECIFICATIONS**

## **1. GENERAL WORK REQUIREMENTS**

- The Contractor shall perform all work in accordance with applicable codes, local ordinances, and requirements of Lake County.
- The Contractor shall provide all required licenses, permits, plans, engineering, and inspections to provide a completed project.
- The term paint shall mean both paint and coatings including emulsions, enamels, stains, varnishes, sealers, and all other coatings whether organic or inorganic and whether used as prime, intermediate, or finish coats.
- All painting work shall be done in strict accordance with the paint manufacturer's recommendations.
- Do not apply paint until substrates are free of conditions that will inhibit proper coating adhesion or appearance.
- Ensure substrates' moisture content is within tolerances recommended by paint manufacturer prior to application of paint.
- Paint shall only be applied when environmental conditions recommended by the manufacturer are met.
- All surfaces to be painted shall be prepared in a workmanlike manner with the objective of obtaining a clean dry surface free from dust, dirt, debris, rust, scale, and all foreign matter. No surface shall be painted before the surface meets the requirements of the paint manufacturer.
- All surfaces shall be patched, sanded, repaired, caulked, or skim coated as needed to achieve a finished product free of imperfections, blemishes, and holidays.
- Hardware accessories, picture tracks, machined surfaces, plates, lighting fixtures, locksets, hinges, and similar items in place prior to cleaning and painting, and not intended to be painted, shall be protected or removed, as directed by the County's Designated Representative, during painting operations and shall be promptly reinstalled after painting operations.
- Paint shall be applied by experienced painters with brushes, rollers, or other applicators designed for particular applications and shall be free of runs, sags, holidays, or unacceptable marks.
- Paint may be applied by experienced painters using airless sprayers where recommended by the manufacturer. All products used for thinning must be in strict accordance with the manufacturer's instructions.
- All substrates shall receive a minimum of one (1) coat of primer as needed and two (2) finish coats of paint. Additional coats of paint shall be applied, if necessary, to obtain an aesthetically pleasing appearance and the specified thickness and coverage.
- Where manufacturer's recommended materials, surface preparation, number of coats or mil thickness exceed what is shown in the specifications, the recommendations of the manufacturer shall govern.
- Drying times between coats shall conform to manufacturer's instructions.
- The Contractor shall use tarps, drop cloths, and painter's tape to protect work wherever such covering is necessary.
- Any unwanted paint shall be carefully removed without damage to any finish or surface.
- The Contractor shall not use any plumbing fixture or waste piping for mixing of, or disposal of paint.

## **2. TREATMENT OF RUST ON IRON AND STEEL SUBSTRATES**

- All rusted surfaces shall be treated with OSPHO rust converter (or equivalent equal) which shall generate a chemical reaction to convert existing rust into a stable, black protective polymeric coating and protect against future rust and corrosion. Prior to applying OSPHO, use a wire brush or wire

wheel to remove loose paint, rust scales, dirt, oil, and anything else accumulated on the surface. Rust converter shall be compatible with all substrates and top coats.

- The Contractor shall notify the County's Project Manager 24 hours prior to the completion of rust treatments so that an inspection can be made of all areas. No primer or paint shall be applied until all rusted areas have been inspected.

### **3. PRIMER & PAINT TYPES TO BE USED** (or equivalent equal upon approval from County Project Manager)

- **Interior Office Wall, Trim & Doors:** Sherwin-Williams ProMar 200 Zero VOC Interior Latex Primer & Paint w/ Anti-microbial agents
- **Exterior Wood/Steel/Vinyl/Aluminum:** Sherwin-Williams All Surface Enamel Latex Primer
- **Exterior Wood/Steel/Vinyl/Aluminum:** Sherwin-Williams A-100 Exterior Acrylic Latex Paint
- **Exterior Masonry:** Sherwin-Williams Loxon Primer & Paint
- **Structural Steel:** Sherwin-Williams Kem Kromik Alkyd-Metal Primer

### **4. FINISH TYPES TO BE USED – Unless otherwise specified**

- **Interior Office Wall, Trim & Doors:** Walls satin – trim & doors semi-gloss
- **Exterior Wood/Steel/Vinyl/Aluminum:** Satin
- **Exterior Masonry:** Satin
- **Structural Steel:** Satin

### **5. STANDARD COLOR MATCHES – Unless otherwise specified**

- County Project Manager to approve all colors prior to installation
- Contractor shall match existing if needed or provide samples for staff to pick colors.

### **6. QUALITY OF WORK**

- **PLEASE NOTE:** The Contractor shall provide workers experienced in painting, drywall installation, repair, taping, and finishing. If the Contractor exhibits an unacceptable finished product, the Contractor, at the sole discretion of the County's Project Manager, may not be included in future efforts. Projects inspected that are found to have unacceptable workmanship by the by the County's Project Manager shall result in a \$55.00 reinspection fee per inspection. In addition, County staff shall be used to provide access and escort for work on County property. The County may assess the Contractor the sum of Two Hundred Fifty Dollars (\$250.00) per man, per day for each Saturday, Sunday, Holiday or after-hours work required as a result of the Contractor's unacceptable workmanship.

### **7. CLEAN-UP**

- The Contractor shall leave the site clean and neat. All work must be cleaned up prior to the next day of business. At no time shall the specified work interfere with the regular operating hours of Lake County. The Contractor must have ample cleaning supplies and a minimum of two (2) vacuum cleaners on-site for clean-up. At no time shall the Contractor use County cleaning supplies or equipment. **PLEASE NOTE: If at any time the Contractor fails to clean up the work area to acceptable levels the County shall retain outside cleaning services and the cost for this clean up shall be deducted from the Contractor's final payment with the minimum cost of \$50.00 to offset County labor for securing services and vehicle usage required to inspect the project.**