

OXNARD COLLEGE TECHNICAL SPECIFICATIONS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

B. Project Scope:

1. Exterior of the Oxnard College Campus Letters & Science (LS) Building Complex, including seat walls, as well as stairwells and ADA access ramp(s), if any.
2. Interior Corridor Walls of the Oxnard College LS-"A" Building.

1.2 SUMMARY

A. This Section includes surface preparation and the application of paint systems on the following substrates (as applicable):

1. Concrete.
2. Concrete masonry units (CMU).
3. Steel.
4. Galvanized metal.
5. Wood.
6. Plastic trim fabrications.
7. Exterior Portland cement (stucco).
8. Brick (clay)
9. Gypsum board (drywall)

B. Paint exposed surfaces, except where the paint schedule indicates that a surface or material is not to be painted or is to remain natural. If the paint schedules do not specifically mention an item or surface, paint the item or surface the same as similar adjacent materials or surfaces whether or not schedules indicate colors. If the schedules do not indicate color or finish, the College will select from standard colors and finishes available.

C. Do not paint prefinished items, concealed surfaces, finish metal surfaces, operating parts, or labels.

1. Prefinished items not to be painted include the following components:
 - a. Finished mechanical and electrical equipment, unless indicated otherwise
 - b. Light fixtures
 - c. Distribution cabinets

- d. Hose bibs or hose bib cabinets
 - e. Prefinished switch and cover plate
 - f. Door hardware, including hinges
2. Concealed surfaces include walls or ceilings in the following generally inaccessible areas:
- a. Furred areas
 - b. Ceiling plenums
 - c. Pipe spaces
 - d. Duct shafts
3. Finished metal surfaces include the following:
- a. Stainless Steel
 - b. Anodized Aluminum, unless otherwise noted
 - c. Chromium plate
 - d. Copper
 - e. Bronze and brass
4. Operating parts include moving parts of operating equipment and the following:
- a. Valve and damper operators
 - b. Linkages
 - c. Sensing devices
 - d. Motor and fan shafts
5. Labels: Do not paint over Underwriters Laboratories (UL), Factory Mutual (FM), or other code-required labels or equipment name, identification, performance rating, or nomenclature plates.

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples for Verification: For each type of paint system and each color and gloss of topcoat indicated.
 - 1. Submit Samples on rigid backing, 8 inches
 - 2. Step coats on Samples to show each coat required for system.
 - 3. Label each coat of each Sample.
 - 4. Label each Sample for location and application area.
- C. Product List: For each product indicated, include the following:

1. Cross-reference to paint system and locations of application areas. Use same designations indicated on Drawings and in schedules.

1.4 QUALITY ASSURANCE

A. Sherwin-Williams (SW) Standards:

1. Products: Complying with SW standards indicated and listed in the associated documents attached.

2. Preparation and Workmanship: Comply with requirements listed in the SW standards for products and paint systems indicated.

B. Mockups: Apply benchmark samples of each paint system indicated and each color and finish selected to verify preliminary selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.

1. College will select one surface to represent surfaces and conditions for application of each paint system specified in Part 3.

a. Vertical and Horizontal Surfaces: Provide samples of at least 100 sq. ft.

b. Other Items: College will designate items or areas required.

2. Final approval of color selections will be based on benchmark samples.

a. If preliminary color selections are not approved, apply additional benchmark samples of additional colors selected by College at no added cost to Owner.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F

1. Maintain containers in clean condition, free of foreign materials and residue. .

2. Remove rags and waste from storage areas daily.

1.6 PROJECT CONDITIONS

A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F

B. Do not apply paints in snow, rain, fog, or mist; when relative humidity exceeds 85 percent; at temperatures less than .

5 deg F

1. Project site is near the ocean and is often subject to fog. above the dew point; or to damp or wet surfaces.

2. Painting may continue during inclement weather if surfaces and areas to be painted are enclosed and heated within temperature limits specified by the manufacturer during application and drying periods.

C. All costs associated with special removal, handling or clean up of paint or coatings, including costs associated with observation or monitoring and/or reporting of such removal, shall be included in the bid price for each listed building.

D. No asbestos or lead containing paint or coatings are believed to be present on the LS Building. Should the painter encounter lead or asbestos containing materials during performance of the Work, immediately notify the Director of Facilities, Maintenance and Operations. Discontinue work on lead or asbestos containing materials and move personnel to other work on the building until lead or asbestos containing materials are removed.

1.7 REMAINING MATERIALS

A. At completion of painting, label all paint containers with remaining material and deliver to Owner's on-site storage area as directed.

1. Label containers with color name and code, date, and readable manufacturer's label describing material.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Sherwin-Williams Company. (Basis of Specification)
2. Dunn-Edwards Corporation.
3. Benjamin Moore & Co.
4. Kelly-Moore Paints.

2.2 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: Provide color consultation to baseline a new color schedule. To be finalized after award, but prior to commencement of work.

C. Mildew Treatment Additive: all paint shall have a non-mercurial, non-TBTO (Tri-Butyl-Tin) mildew preventative additive, equivalent to Sherwin-Williams "M-1". Add per manufacturer's recommendations.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of work.

B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:

1. Concrete: 12 percent.
2. Masonry (Clay and CMU): 12 percent.
3. Wood: 15 percent.
4. Plaster: 12 percent.

C. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.

D. Begin coating application only after unsatisfactory conditions have been corrected and surfaces are dry.

1. Beginning coating application constitutes Contractor's acceptance of substrates and conditions.

3.2 PREPARATION

A. Comply with manufacturer's written instructions and recommendations in "SW Product Submittal" as applicable to each individual substrate.

B. Remove plates, machined surfaces, and similar items already in place that are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.

1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.
2. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.

C. Remove all existing building and room signs, return to Owner, and patch/prepare underlying surfaces for painting. The Owner will reinstall or install new under a separate contract which may or may not cover the previous sign location. Contractor is to assume that new signs will NOT cover the old locations and patch surfaces so that old sign installation is not readily detectible after painting.

D. Clean substrates of substances that could impair bond of paints, including dirt, oil, grease, rust and incompatible paints and encapsulants by power washing with a mild detergent. Remove all flaking, peeling, and/or blistered paint. Remove release agents, curing compounds, efflorescence, and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces to be painted exceeds that permitted in manufacturer's written instructions.

1. Remove incompatible primers and re-prime substrate with compatible primers as required to produce paint systems indicated.

3.3 APPLICATION

A. Apply paints according to manufacturer's written instructions.

1. Use applicators and techniques suited for paint and substrate indicated.

2. Paint surfaces behind movable items same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed items with prime coat only.

B. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.

C. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

3.4 FIELD QUALITY CONTROL

A. Testing of Paint Materials: Owner reserves the right to invoke the following procedure at any time and as often as Owner deems necessary during the period when paints are being applied:

1. Owner will engage the services of a qualified testing agency to sample paint materials being used. Samples of material delivered to Project site will be taken, identified, sealed, and certified in presence of Contractor.

2. Testing agency will perform tests for compliance of paint materials with product requirements.

3. Owner may direct Contractor to stop applying paints if test results show materials being used do not comply with product requirements. Contractor shall remove noncomplying-paint materials from Project site, pay for testing, and repaint surfaces painted with rejected materials. Contractor will be required to remove rejected materials from previously painted surfaces if, on repainting with complying materials, the two paints are incompatible.

3.5 CLEANING AND PROTECTION

A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.

B. Remove all paint chips and flakes from the surrounding areas and dispose of in a proper and lawful manner.

C. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.

D. 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 College, and leave in an undamaged condition.

E. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.6 PAINTING SCHEDULE (as applicable)

Follow all applicable Specifications as listed in the attached "SW Product Submittal".