



April 22, 2025

SCOPE OF WORK
Campus Wide Exterior Painting 2025

SCOPE OF WORK: Work will consist of furnishing all labor, materials, abatement, disposal, equipment, and warranties to complete the exterior painting/sealing of various Buildings on Ventura College campus. Work will comply with the Dunn Edwards Paint Specifications attachment and include surface preparation, abatement, crack sealing of concrete walls, and priming and painting of various substrates.

All work shall comply with trade standards and current applicable codes.

BACKGROUND: Ventura College provides educational instruction and various administrative services in the buildings to be painted. This project will provide the necessary weather protection and aesthetic address of the buildings on campus that are experiencing deterioration of protective weather barriers. The Construction Manager for this project will be Jesse J. Sluder or his designated appointee. The CM can be reached at (805) 289-6235.

All costs associated with special removal, handling or cleanup 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.

LOCATION: Work site will be the following Buildings Athletic Event Center (AEC), Extended Opportunities Programs & Services (EOPS), Bookstore & Campus Services (BCS), Campus Student Center (CSC), Student Services Center (SSC), and Administration (ADM) at Ventura College, 4667 Telegraph Rd. Ventura, CA. 93003.

PRINCIPAL FEATURES: The work to be performed will include the following items:

1. Principle Features

1.1 Work will consist of furnishing all labor, materials, abatement, disposal, equipment, and warranties to complete the exterior painting/sealing of various Buildings on Ventura College campus. Work will comply with the Dunn Edwards Paint Specifications and Safety Data Sheets (SDS) and include surface preparation, abatement, crack sealing of concrete walls, and priming and painting of various substrates. Work will be performed at Ventura College Campus and include the following buildings: Athletic Event Center (AEC), Extended Opportunities Programs & Services (EOPS), Bookstore and Campus Services (BCS), Campus Student Center (CSC), Student Services Center (SSC), and Administration (ADM) buildings.

****NOTE** The Athletic Event Center (AEC) will have the cracks sealed with a trowel-in sealant Dunn Edwards Flexible Patching Compound (sanded smooth) then painted with Dunn Edwards "Enduralastic-10" paint coating system.**

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



- a. Concrete
- b. Concrete masonry units (CMU)
- c. Steel
- d. Galvanized metal
- e. Wood
- f. Plastic trim fabrications
- g. Exterior Portland cement (stucco)
- h. Brick (clay)
- i. Gypsum board (drywall)

1.3 Paint exposed surfaces, except surfaces as noted herein. 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. If there is a surface in question at any time, submit an RFI to prevent recoating.

1.3.1 Do not paint prefinished items, concealed surfaces, finish metal surfaces, operating parts, or labels. Prefinished items not to be painted include but is not limited to 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

1.3.2 Concealed surfaces include walls or ceilings in the following generally inaccessible areas:

- a. Furred areas
- b. Ceiling plenums
- c. Pipe spaces
- d. Duct shafts

1.3.3 Finished metal surfaces include the following:

- a. Stainless Steel
- b. Anodized Aluminum, unless otherwise noted
- c. Chromium plate



d. Copper

e. Bronze and brass

1.3.4 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

1.3.5 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.

1.3.6 Abate asbestos or lead containing paints or coatings in accordance with applicable laws and regulations. For buildings and/or surfaces containing hazardous materials, see the Lead and Asbestos report included.

2. SUBMITTALS

2.1 Product Data: For each type of product.

2.2 Samples for Verification: For each type of paint system and each color and gloss of topcoat indicated.

a. Submit Samples on rigid backing, 8 inches

b. Step coats (base/primer then 1st coat of finish followed by subsequent coat of finish) on Samples to show each coat required for system.

c. Label each coat of each Sample

d. Label each Sample for location and application area

e. Product List: For each product indicated, include the following:

3. QUALITY ASSURANCE

3.1 Dunn Edwards (DE) Standards:

3.1.1 Products: Complying with DE standards indicated and listed in the associated documents attached.

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

3.1.3 In-Place Mockups: Apply benchmark samples (on the building) 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.



3.1.4 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 25 sq. ft.
- b. Other Items: College will designate items or areas required.

3.1.5 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 the District.

4. DELIVERY, STORAGE, AND HANDLING

4.1 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.

- 4.1.1 Maintain containers in clean condition, free of foreign materials and residue.
- 4.1.2 Remove rags and waste from storage areas daily.

5. PROJECT CONDITIONS

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

5.2 Do not apply paints in snow, rain, fog, or mist; when relative humidity exceeds 85 percent; at temperatures less than .5 deg F

- 5.2.1 Project site is near the ocean and is often subject to a marine layer/fog. above the dew point; or to damp or wet surfaces.
- 5.2.2 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.

6. REMAINING MATERIALS

6.1 At completion of painting, label all remaining unopened paint containers and deliver to Facilities, Maintenance, & Operations on-site storage area as directed.

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

7. PRODUCTS

MANUFACTURERS

7.1 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:

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

- 1. Dunn-Edwards Corporation (Basis of Specification)



2. Sherwin-Williams Company
3. Benjamin Moore & Co.
4. Kelly-Moore Paints

8. PAINT, GENERAL

Material Compatibility:

8.1 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. Note apply a DE compatible base/primer with the Elastomeric coating.

8.2 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.

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

9. EXECUTION

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

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

- 9.2.1 Concrete: 12 percent.
- 9.2.2 Masonry (Clay and CMU): 12 percent.
- 9.2.3 Wood: 15 percent.
- 9.2.4 Plaster: 12 percent.

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

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

9.5 "Beginning" the coating application constitutes the Contractor's acceptance of substrates and surface ability to promote adherence of new coatings.

10. PREPARATION

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

10.2 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.



10.3 After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.

10.4 Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.

10.5 Removal of existing building and room signs if necessary to apply paint, shall be reinstalled as part of this contracted effort.

10.6 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.

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

10.8 Apply Dunn Edwards Smooth modified acrylic co-polymer patching compound to wall cracks. Trowel and sand to provide for a smooth surface prior to priming walls. All surfaces are to be inspected by DFMO prior to primer application.

11. APPLICATION

11.1 Apply paints according to manufacturer's written instructions. Apply one coat primer/base and two (2) finish coats. Inspection by DFMO prior to second coat is required.

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

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

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

11.5 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.

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

12. FIELD QUALITY CONTROL

12.1 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:

12.1.1 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.

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



12.1.3 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.

13. CLEANING AND PROTECTION

13.1 At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from the project site.

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

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

13.4 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.

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

13.6 At no time shall any cleaning product (including wastewater) be dumped in any storm drain on campus or otherwise.

14. PAINTING SCHEDULE (as applicable)

14.1 Provide for review and acceptance, a schedule that will enable completion of the project prior to the commencement of the Fall 2025 semester beginning August 11,2025.

~~~~~**END OF SCOPE**~~~~~