

TECHNICAL SPECIFICATIONS

FOR

**MOORPARK COLLEGE
TECHNOLOGY/BUSINESS TB
PAINT EXTERIOR**

**VENTURA COUNTY COMMUNITY COLLEGE DISTRICT
Bid No.**

FOR

**MOORPARK COLLEGE
7075 CAMPUS ROAD
MOORPARK, CA 93021**



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SEPTEMBER 23, 2026

**TECHNICAL SPECIFICATIONS
FOR
MOORPARK COLLEGE - TB REPAIR EXTERIOR**

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SUMMARY OF WORK

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. The furnishing of all labor, materials, equipment, services, and incidentals necessary for Work of the **TECHNOLOGY/BUSINESS TB EXTERIOR REPAIR** located at **7075 Campus Road, Moorpark, California 93021**, as set forth in the Construction Documents which include, but are not limited to, the Drawings, Addenda and Specifications.

1.02 RELATED REQUIREMENTS:

PART 2 - PRODUCTS (Not used)

PART 3 - EXECUTION

3.01 USE OF PREMISES

- A. CONTRACTOR shall coordinate Work of all trades, Subcontractors, utility service providers, with OWNER and/or Separate Work Contract. CONTRACTOR shall sequence, coordinate, and perform the Work to impose minimum hardship on the operation and use of the existing facilities and/or Project site. CONTRACTOR shall install all necessary protection for existing improvements, Project site, property, and new Work against dust, dirt, weather, damage, vandalism, and maintain and relocate all protection to accommodate progression of the Work.
- B. CONTRACTOR shall confine entrance and exiting to the Project site and/or facilities to routes designated by the OWNER.
- C. Within existing facilities, OWNER will remove portable equipment, furniture, and supplies from Work areas prior to the start of Work. CONTRACTOR shall cover and protect remaining items in areas of the Work.
- D. CONTRACTOR is advised school may be in session during performance of the Work. CONTRACTOR shall utilize all available means to prevent generation of unnecessary noise and maintain noise levels to a minimum. When required by the OWNER, CONTRACTOR shall immediately discontinue noise-generating activities and/or provide alternative methods to minimize noise generation. CONTRACTOR shall

install and maintain air compressors, tractors, cranes, hoists, vehicles, and other internal combustion engine equipment with mufflers, including unloading cycle of compressors. CONTRACTOR shall discontinue operation of equipment producing objectionable noise as required by the OWNER.

- E. CONTRACTOR shall furnish, install, and maintain adequate supports, shoring, and bracing to preserve structural integrity and prevent collapse of existing improvements and/or Work modified and/or altered as part of the Work.
- F. CONTRACTOR shall secure building entrances, exits, and Work areas with locking devices as required by the OWNER.
- G. CONTRACTOR assumes custody and control of OWNER property, both fixed and portable, remaining in existing facilities vacated during the Work.
- H. CONTRACTOR shall cover and protect surfaces of rooms and spaces in existing facilities turned over for the Work, including OWNER property remaining within as required to prevent soiling or damage from dust, dirt, water, and/or fumes. CONTRACTOR shall protect areas adjacent to the Work in a similar manner. Prior to OWNER occupancy, CONTRACTOR shall clean all surfaces including OWNER property.
- I. CONTRACTOR shall not use or allow anyone other than OWNER employees to use facility telephones and/or other equipment, except in an emergency. CONTRACTOR shall reimburse OWNER for telephone toll charges originating from the facility except those arising from emergencies or use by OWNER employees.
- J. CONTRACTOR shall protect all surfaces, coverings, materials, and finished Work from damage. Mobile equipment shall be provided with pneumatic tires.
- K. CONTRACTOR is advised OWNER may award Separate Work Contracts at this Project site.
- L. CONTRACTOR shall not permit the use of portable and/or fixed radio's or other types of sound producing devices including walkmans and similar devices.

3.02 PROPERTY INVENTORY

- A. Property, OWNER intends to remove; will be removed by OWNER before a room or space is vacated for the Work. Before performing Work in each room or space, OWNER and CONTRACTOR shall prepare a detailed initial written inventory of OWNER property remaining within, including equipment and telephone instruments and the condition thereof. OWNER and CONTRACTOR shall retain a signed copy of the inventory dated and signed by both parties. Prior to subsequent OWNER occupancy of each such room or space, OWNER and CONTRACTOR shall perform a

final inventory of OWNER property and all discrepancies between the initial inventory and final inventory shall be the responsibility of CONTRACTOR.

3.03 FURNITURE, FIXTURES AND EQUIPMENT (MATERIALS) OWNER FURNISHED CONTRACTOR INSTALLED (OFCI)

- A. Certain materials identified in the Contract Documents as OWNER Furnished CONTRACTOR Installed, OFCI, will be delivered to the Project site by the OWNER.
- B. If designated in the Contract Documents to be OWNER furnished CONTRACTOR installed, (OFCI), CONTRACTOR shall unload, store, uncrate, assemble, install, and connect OWNER supplied materials.
- C. Sixty days before the date the CONTRACTOR needs to have the OFCI materials on site, CONTRACTOR shall notify OWNER of the scheduled date for needed OFCI materials. Upon delivery to Project site, CONTRACTOR shall store OFCI materials inside rooms and/or protected spaces and will be responsible for security of OFCI materials until Substantial Completion. OWNER will sign receipt or bill of lading as applicable.
- D. CONTRACTOR shall, within ten days after delivery, uncrate and/or unpack OFCI materials in presence of OWNER who shall inspect delivered items. OWNER shall prepare an inspection report listing damaged or missing parts and accessories. OWNER shall transmit one copy of the report to CONTRACTOR. OWNER will procure and/or replace missing and or damaged OFCI materials, as indicated in inspection report.
- E. CONTRACTOR shall install OFCI materials in the locations and orientation as indicated in the Contract Documents. CONTRACTOR shall verify exact locations with OAR before final installation of OFCI materials.
- F. If required, ONWER will furnish setting and or placement drawings for OFCI materials.
- G. CONTRACTOR shall install OFCI materials by proper means and methods to ensure an installation as recommended by the manufacturer. CONTRACTOR shall furnish and install all necessary fasteners and required blocking to properly install OFCI materials.
- H. CONTRACTOR shall install OFCI materials with manufacturer recommended fasteners for the type of construction to which the OFCI materials are being fastened and/or anchored.
- I. CONTRACTOR shall provide final connections of any electrical, signal, gas, water, waste, venting and/or similar items to OFCI materials. CONTRACTOR shall, prior to

final connection, verify the operating characteristics of OFCI materials are consistent with the designated supply.

3.04 FURNITURE, FIXTURES AND EQUIPMENT (Materials) - OWNER furnished, OWNER installed (OFOI)

- A. Certain materials are identified in the Contract Documents as OWNER Furnished, OWNER Installed (OFOI)
- B. On dates and during times designated by OWNER, CONTRACTOR shall provide clear off-loading, receiving, protected storage, and OWNER'S dumpster space areas for the use of OWNER or OWNER'S third party OFOI installation contractors. At such times, CONTRACTOR shall also make clear routes and access available to all rooms and spaces to receive OFOI materials.
- C. On dates and during times designated by OWNER, CONTRACTOR shall provide access to the elevators for use of OWNER or OWNER'S third party OFOI installation contractors.
- D. CONTRACTOR shall cooperate fully with OWNER or OWNER'S third part OFOI installation contractors.
- E. CONTRACTOR may be requested by OWNER to provide supplemental labor and equipment to support OFOI activities. Such requests must be submitted in accordance with the change order clauses of Contract.
- F. Immediately prior to mobilization of OWNER or OWNER'S third party OFOI installation contractors, OWNER shall document the condition of the Work in areas to be utilized for OFOI activities.
- G. CONTRACTOR shall not be responsible for damage caused by OWNER or OWNER'S forces. OWNER shall document the condition of the Work and report to CONTRACTOR any damage in areas utilized for OFOI activities.

END OF SECTION

SECTION 01 3113

PROJECT COORDINATION

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. This Section specifies administrative and procedural requirements necessary for coordinating Work operations including, but not limited to, the following:
 - 1. General coordination procedures.
 - 2. Coordination drawings.

1.02. RELATED REQUIREMENTS

- A. Section 01 3300: Submittal Procedures.
- B. Section 01 7700: Contract Closeout.

PART 2 - PRODUCTS (Not used)

PART 3 - EXECUTION

3.01 COORDINATION

- A. CONTRACTOR shall coordinate operations included in various sections of Contract Documents to assure efficient and orderly installation of each part of Work. Coordinate Work operations included under related sections of Contract Documents that depend on each other for proper installation, connection, and operation of Work, including but not limited to:
 - 1. Schedule construction operations in sequence required where installation of one part of Work depends on installation of other components, before or after its own installation.
 - 2. Coordinate installation of different components to assure maximum accessibility for required maintenance, service, and repair.
 - 3. Provide provisions to accommodate items scheduled for later installation.
 - 4. Prepare and administer provisions for coordination drawings.

- B. Where necessary, prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required in notices, reports, attendance at meetings, and:
 - 1. Prepare similar memoranda for OWNER and Separate Work Contract where coordination of their Work is required.
- C. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities to avoid conflicts and assure orderly progress of Work. Such administrative activities include, but are not limited to, following:
 - 1. Preparation of schedules.
 - 2. Installation, relocation, and removal of temporary facilities.
 - 3. Delivery and processing of submittals.
 - 4. Progress meetings.
 - 5. Project closeout activities.
- D. Conservation: Coordinate Work operations to assure operations are carried out with consideration given to conservation of energy, water, materials, and:
 - 1. Salvage materials and equipment involved in performance of, but not actually incorporated into Work.

3.02 SUBMITTALS

- A. Coordination Drawings: CONTRACTOR shall prepare coordination drawings to coordinate the installation of products and materials fabricated, furnished and installed by separate entities, under different parts of the Contract. CONTRACTOR shall notify OAR and ARCHITECT of all major conflicts in writing in a timely manner so that the design team can respond without construction delays. Coordination drawings shall address the following at a minimum:
 - 1. Limitations in available space for installation or service. CONTRACTOR shall overlay plans of each trade and verify space requirements and conflicts between trades. Minor changes and adjustments that do not affect design intent shall be made by CONTRACTOR and shall be highlighted for ARCHITECT'S review.

2. Incompatibility between items provided under different trades (such as difference in voltage between equipment specified under Divisions 22 and 23 and electrical power provided under Division 26.)
3. Inconsistencies between drawings, specifications and codes (between trades and within each trade).
4. Additional items required for existing facilities construction projects shall be designed and prepared from available as-built drawings that are verified through non-invasive and non-destructive, visual observation only. CONTRACTOR shall field verify actual existing conditions during and upon completion of demolition work and incorporate findings into preparation of co-ordination drawings. Minor changes and adjustments that do not affect design intent shall be made by Sub-Contractor and shall be highlighted for OAR and ARCHITECT'S reviews.

END OF SECTION

SECTION 01 3300

SUBMITTAL PROCEDURES

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. Administrative and procedural requirements for submittals required for the Work, including but not limited to; Shop Drawings, Product Data, Samples, material lists, and quality control items.
- B. Throughout the Contract Documents, the minimum acceptable quality of materials, fabrication, and execution have been defined by the name and catalog number of a manufacturer and by reference of recognized industry standards.
- C. To ensure that specified products are furnished and installed in accordance with the design intent, procedures have been established for submittal of design data and for its review by ARCHITECT, OWNER and others.

1.02 RELATED REQUIREMENTS

- A. Section 01 3113: Project Coordination.
- B. Section 01 7700: Contract Closeout.

PART 2 – PRODUCTS (Not used)

PART 3 - EXECUTION

3.01 PROCEDURES

- A. CONTRACTOR is required to review and approve every submittal and shop drawing prior to transmittal and delivery to ARCHITECT. Should CONTRACTOR determine a submittal contains errors, or does not meet the requirements of the contract, CONTRACTOR shall immediately return the submittals and shop drawings to the producer and expedite the corrections prior to transmitting the submittal to ARCHITECT. Submittals shall not be used by CONTRACTOR to request clarifications or submit questions. CONTRACTOR will affix stamp to each submittal certifying CONTRACTOR has performed, at minimum, the following:
 - 1. Verified the submittal is complete in all respects and follows the requirements of the Contract Documents without variance.

2. Confirmed that no substitutions have been included. If substitutions are included, CONTRACTOR shall eliminate them from the submittal and process them in accordance with Section 00 7000 General Conditions Article 6.14.
 3. Identified any variances from the requirements of the Contract Documents and confirmed that the identified variance meets, but does not exceed the allowable limitations or tolerances as defined in these specifications.
 4. Verified that all submitted materials, dimensions and tolerances are compatible with existing or planned conditions of the Work in order to erect, fabricate, or install the submitted assembly in conformance with the requirements of the Contract Documents.
 5. Coordinated and verified that the dimensions match CONTRACTOR measured field or installation conditions.
 6. Coordinated and verified that the products of separate manufacturers required within any field produced assembly are compatible in all respects for such assembly.
 7. Packaged together all related submittals or shop drawings where such is necessary for a comprehensive ARCHITECT review.
- B. CONTRACTOR shall package each submittal appropriately for transmittal and handling. Transmittal format shall be as required by OWNER. CONTRACTOR shall transmit one PDF format set of each submittal or re-submittal to ARCHITECT, which shall be returned to CONTRACTOR. CONTRACTOR shall provide the OWNER additional copies as specified or as requested by OWNER. ARCHITECT will not accept submittals received from sources other than from CONTRACTOR.
- C. After ARCHITECT'S review, ARCHITECT will transmit submittals to OWNER, CONTRACTOR, INSPECTOR and others as required. Work shall not commence, unless otherwise approved by OWNER, until approved submittals are transmitted to CONTRACTOR.
- D. CONTRACTOR shall clearly identify any deviations from the Contract Documents on each submittal. Any deviation not so noted even though stamped reviewed is not acceptable.
- E. CONTRACTOR shall coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities requiring sequential activity.
- F. Timing of Submittals:

1. In accordance with General Conditions, CONTRACTOR shall submit to ARCHITECT, with copy of transmittal to the OWNER, those Shop Drawings, Product Data, diagrams, materials lists, Samples and other submittals required by the Contract Documents.
2. The scheduling of submittals shall be sequenced to support the progress of the Work, and shall be:
 - a. Submitted sufficiently in advance of construction, fabrication or installation in order to allow time for transmittal, review, modification, correction, (and resubmission and re-review when required.)
 - b. Phased with adequate time between submittals in order to allow for proper review by the ARCHITECT without negative impact to the Milestones Schedule.
3. CONTRACTOR shall coordinate submittal of related items and ARCHITECT reserves the right to withhold action on a submittal requiring coordination with other submittals until all related submittals are received by ARCHITECT.
4. CONTRACTOR shall revise, update and submit submittal schedule to ARCHITECT and OWNER on the first of each month, or as required by OWNER.
5. CONTRACTOR shall allow in the Construction Schedule, at least sixteen days for ARCHITECT review following ARCHITECT receipt of submittal. For mechanical, plumbing, electrical, low voltage, fire sprinklers, door and hardware, and other submittals requiring joint review with OAR, CONTRACTOR shall allow a minimum of eighteen days following ARCHITECT receipt of submittal.
6. No adjustments to the Contract Time or Milestones will be authorized because of a failure to transmit submittals to ARCHITECT sufficiently in advance of the Work to permit review and processing or where CONTRACTOR fails to provide ARCHITECT submittals on related items.
7. In case of product substitution, Shop Drawing preparation shall not commence until such time as OWNER accepts or rejects the proposed substitution in accordance with the procedures described in the General Conditions.

- G. If required, resubmit submittals in a timely manner. Resubmit as specified for initial submittal but identify as such. Review times for re-submitted items shall be as per the time frames for initial submittal review.
- H. Shop Drawing preparation shall not commence until such time as CONTRACTOR receives Product Data acceptance.
- I. ARCHITECT will stamp each submittal with a uniform, action stamp. ARCHITECT will mark the stamp appropriately to indicate the action taken, as follows:
 - 1. Final Unrestricted Release: When ARCHITECT marks a submittal “Reviewed” the Work covered by the submittal may proceed provided it complies with requirements of the Contract Documents. Final payment depends on that compliance.
 - 2. Final-But-Restricted Release: When ARCHITECT, or authorized agent, marks a submittal “Reviewed as Noted,” the Work covered by the submittal may proceed provided it complies with notations or corrections on the submittal and requirements of the Contract Documents. Final payment depends on that compliance.
 - 3. Returned for Re-submittal: When ARCHITECT, or authorized agent, marks a submittal “Rejected, Revise and Resubmit,” do not proceed with Work covered by the submittal, including purchasing, fabrication, delivery, or other activity. Revise or prepare a new submittal according to the notations; resubmit without delay. Repeat as necessary to obtain different action mark. In case of multiple submittals covering same items of Work, CONTRACTOR is responsible for any time delays, schedule disruptions, out of sequence Work, or additional costs due to multiple submissions of the same submittal item. Do not use, or allow others to use, submittals marked “Rejected, Revise and Resubmit” at the Project site or elsewhere where Work is in progress.
 - 4. Other Action: Where a submittal is for information or record purposes or special processing or other activity, ARCHITECT, or authorized agent, will return the submittal marked “Action Not Required “.

3.02 SHOP DRAWINGS

- A. Shop Drawings are original drawings prepared by CONTRACTOR, Sub-contractor, supplier, or distributor illustrating some portion of Work by showing fabrication, layout, setting, or erection and shall not be based on reproduced Contract Documents or copied standard information.

- B. Produce Shop Drawings to an accurate scale that is large enough to indicate all pertinent features and methods. Except for templates, patterns, and similar full-size drawings, submit Shop Drawings on sheets at least 8-1/2 by 11 inches but no larger than 24 by 36 inches.
- C. Shop Drawings shall include fabrication and installation drawings, setting diagrams, schedules, patterns, templates, and similar drawings. Include the following information:
 - 1. Dimensions.
 - 2. Identification of products and materials included by sheet and detail number.
 - 3. Compliance with specified standards.
 - 4. Notation of coordination requirements.
 - 5. Notation of dimensions established by field measurement.
- D. Each submittal shall bear the following information:
 - 1. Project name and VCCD Bid Number.
 - 2. Date.
 - 3. Name and address of ARCHITECT.
 - 4. Name and address of CONTRACTOR.
 - 5. Name and address of Subcontractor.
 - 6. Name and address of supplier.
 - 7. Name and address of manufacturer.
 - 8. Name and title of appropriate Specification section.
 - 9. Drawing number and detail references, as appropriate.

3.03 PRODUCT DATA

- A. Collect Product Data into a single submittal for each element of Work or system. Product Data includes printed information, such as manufacturer's installation instructions, catalog cuts, standard color charts, roughing-in diagrams and templates, wiring diagrams, schedules, illustrations, or performance curves.
1. Mark each copy to show or delineate pertinent materials, products, models, applicable choices, or options. Where Product Data includes information on several products that are not required, clearly mark copies to indicate the applicable information. Include the following information:
 - a. Manufacturer's printed recommendations.
 - b. Compliance with trade association standards.
 - c. Compliance with recognized testing agency standards.
 - d. Application of testing agency labels and seals.
 - e. Notation of dimensions verified by field measurement.
 - f. Notation of coordination requirements.
 - g. Notation of dimensions and required clearances.
 - h. Indicate performance characteristics and capacities.
 - i. Indicate wiring diagrams and controls.
 2. Do not submit Product Data until compliance with requirements of the Contract Documents has been confirmed by CONTRACTOR.

3.04 SAMPLES

A. Procedure:

1. Submit Samples of sufficient size, quantity, cured and finished and physically identical to the proposed product or material. Samples include partial or full sections or range of manufactured or fabricated components, cuts or containers of materials, color range sets, and swatches denoting color, texture, and/or pattern.
 - a. Mount or display Samples in the manner to facilitate review of qualities indicated. Include the following:

- 1) Specification section number and reference.
 - 2) Generic description of the Sample.
 - 3) Sampling source.
 - 4) Product name or name of manufacturer.
 - 5) Compliance with recognized standards.
 - 6) Availability and delivery time.
 2. Submit Samples for review of size, kind, color, pattern, and texture. Submit Samples for a final check of these characteristics with other elements and a comparison of these characteristics between the final submittal and the actual component as delivered and installed.
 - a. Where variations in color, pattern, texture, or other characteristic is inherent in the material or product represented, submit at least three (3) multiple units that show the approximate limits of the variations.
 - b. Refer to other Specification sections for requirements for Samples that illustrate materials, fabrication techniques, assembly details, connections, operation, and similar construction characteristics.
 - c. Refer to other sections for Samples to be returned to CONTRACTOR for incorporation into the Work. Such Samples must be undamaged at time of installation. On the transmittal indicate special requests regarding disposition of Sample submittals.
 - d. Samples not incorporated into the Work, or otherwise not designated as Owner property, remain the property of CONTRACTOR and shall be removed from the Project site prior to Substantial Completion.
 3. Color and Pattern: Whenever a choice of color or pattern is available in a specified product, submit accurate color chips and pattern charts to OWNER for review and selection.
 4. Number Required: Submit six, minimum, of each. Two will be returned to CONTRACTOR.
- B. When specified, erect field Samples and mock-ups at the Project site to illustrate products, materials, fabrications, or execution and to establish standards by which completed Work shall be judged.

- C. Maintain sets of Samples, as returned, at the Project site, for quality comparisons throughout the course of the Work. Sample sets may be used to obtain final acceptance of the Work associated with each set.

3.05 QUALITY CONTROL SUBMITTALS

- A. Submit quality control submittals, including design data, certifications, manufacturer's field reports, and other quality control submittals as required under other sections of the Contract Documents.
- B. When other sections of the Contract Documents require manufacturer's certification of a product, material, or installation complies with specified requirements, submit a notarized certification from the manufacturer certifying compliance with specified requirements.
- C. Certification shall be signed by an officer of the manufacturer or other individual authorized to sign documents on behalf of the represented company.
- D. Requirements for submittal of inspection and test reports are specified in other sections of the Contract Documents.

END OF SECTION

SECTION 01 7700

CONTRACT CLOSEOUT

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. This Section includes administrative and procedural requirements for Contract Closeout, including but not limited to, the following:
 - 1. Inspection procedures.
 - 2. Project record documents submittal.
 - 3. Operation and maintenance manual submittal.
 - 4. OWNER orientation and instruction.
 - 5. Final cleaning.

1.02 RELATED REQUIREMENTS:

- 1. Section 01 3300 - Submittal Procedures.
- 2. Section 01 7836 - Warranties.

PART 2 – PRODUCTS (Not used)

PART 3 - EXECUTION

3.01 SUBSTANTIAL COMPLETION

- A. Inspection Procedures: On receipt of the Request For Certificate of Substantial Completion, OWNER will authorize commencement of inspection. INSPECTOR, OWNER, CONTRACTOR and ARCHITECT will inspect the Work.
 - 1. If after inspection of the Work, OWNER does not consider the Work substantially complete, OWNER will notify CONTRACTOR.

2. If after inspection, OWNER considers the Work substantially complete, INSPECTOR shall prepare a comprehensive Punch List of items to be corrected.
 - a. INSPECTOR may repeat inspection to assure the Work is corrected.
 - b. Results of the completed inspection will form a partial basis of the requirements for Release of Retention.

3.02 ADMINISTRATIVE CLOSEOUT

- A. Re-inspection Procedures: INSPECTOR, OWNER, CONTRACTOR and ARCHITECT may inspect the Work upon notice, including final inspection of Punch List items from earlier inspections, has been corrected, except for items whose completion is delayed under circumstances acceptable to OWNER.
 1. OWNER has the right to preclude CONTRACTOR from Punch List correction and documents submittals after the Contract Completion date; unless OWNER elects to authorize CONTRACTOR to extend Administrative Contract duration. CONTRACTOR will be assessed actual cost for the unsettled items. Withholds amounts exceeding actual costs to correct or to obtain deliverable will be released.
 2. If allowed by the OWNER, re-inspection will be repeated, but may be assessed against CONTRACTOR if OWNER is subject to additional professional service and or additional costs of inspection.

3.03 PROJECT RECORD DOCUMENT SUBMITTAL

- A. General: Do not use project record documents for construction purposes. Protect record documents from deterioration and loss. Provide access to record documents for ARCHITECT, INSPECTOR and OWNER reference during normal working hours. Project record document shall be updated on a weekly basis. Prior to submitting each application for payment, secure INSPECTOR and ARCHITECT approval of project record documents.
- B. Record Drawings: Maintain a clean, undamaged set of prints of Drawings and Shop Drawings. Mark the set to show the actual installation where the installation varies substantially from the Work as originally shown. Mark the Drawing that is most capable of showing conditions fully and accurately. Where Shop Drawings are used, record a cross-reference at the corresponding location on the Drawings. Provide detailed and accurate field dimensions for concealed elements that would be difficult to measure and record at a later date.
 1. Mark record sets with red erasable pencil. Use other colors to distinguish between variations in separate categories of the Work. Date and number

entries in the same format as submitted. Call attention to entry by a “cloud” around the affected areas.

2. Mark new information important to OWNER but was not shown on Drawings or Shop Drawings.
3. Utility location and depth below finished grade and above ceilings and attic spaces shall be fully dimensioned and indicated on record drawings. Dimensions shall be measured from building lines or permanent landmarks and shall be triangulated to those features.
4. Note related Change Order or Construction Directive numbers where applicable. RFC submissions shall be referenced on each affected sheet, Drawing and Shop Drawing.
5. Organize record drawing sheets into manageable sets. Bind sets with durable-paper cover sheets; print suitable titles, dates, and other identification on the cover of each set.
6. Prior to Contract Completion of the Work, review of the project record drawings by ARCHITECT; prepare a final set of project record drawings using reproducible vellum. Submit final set of transparencies to ARCHITECT.

C. Record Specifications: Maintain two complete copies of the Specifications, including Addenda. Include with the Specifications two copies of other written Contract Documents, such as Change Orders or Construction Directives issued during construction.

1. Mark these record documents to show substantial variations in actual Work performed in comparison with the text of the Specifications and modifications.
2. Give particular attention to substitutions and selection of options and information on concealed Work that cannot otherwise be readily discerned later by direct observation.
3. Note related record document information with Product Data.
4. Prior to Contract Completion of the Work, submit record Specifications to ARCHITECT for OWNER records.

D. Record Product Data: Maintain two copies of each Product Data submittal. Note related Change Orders and Construction Directives and mark-up of record drawings and Specifications.

1. Mark these documents to illustrate significant variations in actual Work performed in comparison with information submitted. Include variations in products delivered to the Project site and from the manufacturer's installation instructions and recommendations.
 2. Provide detailed and accurate information regarding concealed products and portions of Work that cannot otherwise be readily discerned later by direct observation.
 3. Prior to Contract Completion, submit complete set of record Product Data to ARCHITECT for OWNER records.
- E. Record Samples: Immediately prior to Substantial Completion, CONTRACTOR shall meet with ARCHITECT and OWNER at the Project site to determine which Samples are to be transmitted to OWNER for record purposes. Comply with OAR instructions regarding delivery to OWNER storage area.
- F. Miscellaneous Records: Refer to other Specification sections for requirements of miscellaneous record keeping and submittals in connection with actual performance of the Work. Prior to the date of Contract Completion, complete and compile miscellaneous records and place in good order. Identify miscellaneous records properly and bind or file, ready for continued use and reference. Submit to Architect for OWNER records.
- G. Maintenance Manuals: Prior to Substantial Completion, organize operation and maintenance data into suitable two sets of manageable size. Bind properly indexed data in individual, heavy-duty, two to three-inch 3-ring, vinyl-covered binders, with pocket folders for folded sheet information. Mark appropriate identification on front and spine of each binder. Submit to ARCHITECT for OWNER records. Include the following types of information.
1. Emergency instructions.
 2. Spare parts list.
 3. Copies of warranties.
 4. Wiring diagrams.
 5. Recommended "turn-around" cycles.
 6. Inspection procedures.
 7. Shop Drawings and Product Data.
 8. Fixture lamping schedule.

- H. Verified Reports: Construction progress of the Work shall be reported to DSA via a duly verified report as per Title 24, Part 1, Sections 4-336 and 4-343.c of the California Building Standards Commission's, California Administrative Code.

3.04 OPERATION AND MAINTENANCE:

- A. Operation and Maintenance Instructions: Prior to Substantial Completion, arrange for each installer of equipment that requires regular operation and maintenance to meet with designated OWNER personnel to provide instruction in proper operation and maintenance. Provide instruction by manufacturer's representatives if installers are not experienced in operation and maintenance procedures. Include a detailed review of the following items:
1. Maintenance manuals.
 2. Spare parts and materials.
 3. Tools.
 4. Lubricants.
 5. Fuels.
 6. Identification systems.
 7. Control sequences.
 8. Hazards.
 9. Cleaning.
 10. Warranties and bonds.
 11. Maintenance agreements and similar continuing commitments.
- B. As part of instruction for operating equipment, demonstrate the following procedures:
1. Start-up.
 2. Shutdown.
 3. Emergency operations.
 4. Noise and vibration adjustments.
 5. Safety procedures.

6. Economy and efficiency adjustments.
7. Effective energy utilization.

3.05 FINAL CLEANING

- A. General: Related sections of the Contract Documents specify general cleaning during performance of the Work. General cleaning is included in Division 01 Section "Construction Facilities and Temporary Controls".
- B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to the condition expected in a normal, commercial building cleaning and maintenance program. Comply with manufacturer's instructions.
 1. Complete the following cleaning operations before requesting inspection for a certificate of Substantial Completion.
 - a. Remove labels that are not permanent labels.
 - b. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other substances that are noticeable vision-obscuring materials. Replace chipped or broken glass and other damaged transparent materials.
 - c. Clean exposed exterior and interior hard-surfaced finished to a dust-free condition, free of stains, films, and similar foreign substances. Restore reflective surfaces to their original condition. Leave concrete floors broom clean. Vacuum carpeted surfaces.
 - d. Wipe surfaces of mechanical and electrical equipment. Remove excess lubrication and other substances. Clean plumbing fixtures to a sanitary condition. Clean light fixtures and lamps.
 - e. Clean the Project site, including landscape development areas, of rubbish, litter, and other foreign substances. Sweep paved areas broom clean; remove stains, spills, and other foreign deposits. Rake grounds that are neither paved nor planted to a smooth, even-textured surface.

END OF SECTION

SECTION 01 7836

WARRANTIES

PART 1 - GENERAL

1.01 SECTION INCLUDES

- A. This Section includes administrative and procedural requirements for warranties, including manufacturers and installer's standard warranties on products and special product warranties.
 - 1. Refer to the General Conditions for terms of the guarantee period for the Work.

1.02 RELATED REQUIREMENTS

- A. Section 01 7700 - Contract Closeout.

PART 2 - PRODUCTS (Not applicable)

PART 3 - EXECUTION

3.01 WARRANTY REQUIREMENTS

- A. Disclaimers and Limitations: Manufacturer's disclaimers and limitations on product warranties shall not relieve CONTACTOR of the warranty of the Work incorporating such materials, products, and equipment. Manufacturer's disclaimers and limitations on warranties do not relieve suppliers, manufacturers, installers, and Subcontractors of the requirement to countersign special warranties with CONTRACTOR.
- B. Standard warranties are preprinted written warranties published by individual manufacturers for particular products and are specifically endorsed by the manufacturer to OWNER.
- C. Special warranties are written warranties required by or incorporated in the Contract Documents, either to extend time limits provided by standard warranties or to provide greater rights for OWNER.
- D. Related Damages and Losses: When correcting failed or defective warranted Work, remove and replace Work that has been damaged as a result of such failure or which must be removed and replaced to provide access for correction of warranted Work.

- E. Reinstatement of Warranty: When Work covered by a warranty has failed and been corrected by replacement or rebuilding, reinstate the warranty by written endorsement with the reinstated warranty equal to the original warranty.
- F. Replacement Cost: Upon determination the Work covered by a warranty has failed and/or is defective, replace or rebuild the Work to an acceptable condition complying with requirements of the Contract Documents. CONTRACTOR is responsible for the cost of replacing or rebuilding defective Work regardless of whether OWNER has benefited from use of the Work through a portion of its anticipated useful service life.
- G. OWNER Recourse: Expressed warranties made to OWNER are in addition to implied warranties and shall not limit the duties, obligations, rights, and remedies otherwise available under the law. Expressed warranty periods shall not be interpreted as limitations on the time in which OWNER can enforce such other duties, obligations, rights, or remedies.
- H. Rejection of Warranties: OWNER reserves the right to reject warranties and to limit selection to products with warranties not in conflict with requirements of the Contract Documents.
- I. Where the Contract Documents require a special warranty, or similar commitment on the Work or part of the Work, OWNER reserves the right to refuse to accept the Work until CONTRACTOR presents evidence the entities required to countersign such commitments have done so.

3.02 SUBMITTALS

- A. Submit written preliminary warranties prior to Substantial Completion and final warranties prior to Contract Completion. If the certificate of Substantial Completion designates a commencement date for warranties other than the date of Substantial Completion for the Work, submit written warranties as set forth in the certificate of Substantial Completion.
 - 1. When a designated portion of the Work is partially used and/or occupied by OWNER, submit properly executed warranties to ARCHITECT within fifteen days of the Partial Use or Occupancy of the designated portion of the Work.
- B. When the Contract Documents require CONTRACTOR, or CONTRACTOR and a Subcontractor, installer, supplier or manufacturer to execute a special warranty, prepare a written document containing appropriate terms and identification, ready for execution by the required parties. Submit a draft to OWNER, and ARCHITECT, for approval prior to final execution.

1. Refer to Divisions 02 through 49 for specific content requirements and particular requirements for submitting special warranties.
- C. Form of Submittal: Prior to Contract Completion, compile two copies of each required final warranty properly executed by CONTRACTOR, or by CONTRACTOR and Subcontractor, installer, supplier, or manufacturer. Organize the warranty documents into an orderly sequence based on the Specifications.
- D. Bind warranties and bonds in heavy-duty, commercial-quality, durable three ring, vinyl-covered loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8½ by 11 paper.
1. Provide heavy paper dividers with celluloid covered tabs for each separate warranty. Mark the tab to identify the item or installation. Provide a typed description of the product or installation, including the name of the product, and the name, address, and telephone number of the installer.
 2. Identify each binder on the front and spine with the typed or printed title “WARRANTIES,” Project title and/or name, and name of CONTRACTOR.
 3. When warranted Work requires operation and maintenance manuals, provide additional copies of each required warranty, as necessary, for inclusion in each required manual.

END OF SECTION

SECTION 07 9200

JOINT SEALANTS

PART 1 - GENERAL

1.01 SUMMARY

A. Section Includes:

1. Joint sealants.
2. Preparation for application of sealants.

B. Related Requirements:

1. Division 01 - General Requirements.
2. Section 06 4000 – Architectural Woodwork.
3. Section 07 6000 - Flashing and Sheet Metal.
4. Section 07 8413 - Penetration Firestopping.
5. Division 08 - Openings.
6. Division 09 - Finishes.
7. Section 10 2813 - Toilet Accessories.

1.02 SUBMITTALS

- A. Shop Drawings: Submit Shop Drawings indicating sealant joint locations, with full-size sealant joint details.
- B. Product Data: Submit manufacturer's literature for each sealant material.
- C. Material Samples: Submit Samples indicating color range available for each sealant material intended for installation in exposed locations.
- D. Certifications: Submit manufacturer's certification materials comply with requirements specified.
- E. Site Samples: At locations required, provide a Sample of sealant for each typical installation, approximately 24 inches long, including joint preparation, backing, sealant and tooling. Allow backing to extend 6 inches beyond end of sealant for inspection of substrate.
- F. Test Reports: Submit manufacturer's adhesion compatibility test reports according to ASTM C794 for each substrate.

1.03 QUALITY ASSURANCE

- A. Qualifications of Installer: The Work of this section shall be installed by a firm which has been in the business of installing similar materials for at least five consecutive years; and can show evidence of satisfactory completion of five projects of similar size and scope. Installer shall have applicators trained and approved by manufacturer for performing this Work.

1.04 DELIVERY, STORAGE AND HANDLING

- A. Store in accordance with manufacturer's recommendations. Provide a uniform ambient temperature between 60 and 80 degrees F.

1.05 WARRANTY

- A. Manufacturer: five year material warranty.
- B. Installer: two year installation/application warranty.

PART 2 - PRODUCTS

2.01 GENERAL

- A. Furnish sealants meeting following in-service requirements:
 - 1. Normal curing schedules are permitted.
 - 2. Non-staining, color fastness (resistance to color change), and durability when subjected to intense actinic (ultraviolet) radiation are required.
- B. Furnish the products of only one manufacturer unless otherwise required, sealant colors as selected to match the adjoining surfaces.

2.02 MATERIALS

- A. Sealants:
 - 1. Sealant 1: Acrylic latex, one-part, non-sag, mildew resistant acrylic emulsion compound complying with ASTM C834, Type S, Grade NS, formulated to be paintable.
 - a. Tremco Inc., Acrylic Latex Caulk.
 - b. Pecora Corporation, AC-20.
 - c. Equal.
 - 2. Sealant 2: Butyl sealant, one-part, non-sag, solvent-release-curing sealant complying with ASTM C1311, gun grade and formulated with a minimum of 75 percent solids.
 - a. Tremco Inc., Tremco Butyl Sealant.
 - b. Pecora Corp., BC-158.

- c. Equal.
- 3. Sealant 3: Silicone sealant, one-part non-acid-curing silicone sealant complying with ASTM C920, Type S, Grade NS, Class 25.
 - a. Dow Corning Corp., Dow Corning 790, 791, 795.
 - b. General Electric Co., Silpruf.
 - c. Tremco, Inc., Spectrem 1.
 - d. Pecora Corp., 864.
 - e. Equal.
- 4. Sealant 4: One-part mildew-resistant silicone sealant, complying with ASTM C920, Type S, Grade NS, Class 25.
 - a. Dow Corning Corp., Dow Corning 786.
 - b. General Electric Co., Sanitary 1700.
 - c. Tremco, Inc., Proglaze White.
 - d. Equal.
- 5. Sealant 5: One-part non-sag urethane sealant, complying with ASTM C920, Type S, Grade NS, Class 25.
 - a. Sika Corporation, Sikaflex -221e.
 - b. Equal.
- 6. Sealant 6: Multi-part pouring urethane sealant, complying with ASTM C920, Type M, Grade P, Class 25.
 - a. Sika Corporation, Sikaflex 2C NS/SL.
 - b. Equal.
- 7. Sealant 7: Acoustical sealant, non-drying, non-hardening permanently flexible conforming to ASTM D217.
 - a. Pecora Corp., BA-98 Acoustical Sealant.
 - b. Equal.
- B. See 07 8413 - Penetration Firestopping for rated sealants.
- C. .Joint Backing: ASTM D1056; round, closed cell Polyethylene Foam Rod; oversized 30 to 50 percent larger than joint width, reticulated polyolefin foam.
- D. Primer: Non-Staining Type. Provide primer as required and shall be product of manufacturer of installed sealant.

- E. Bond Breaker: Pressure sensitive tape recommended by sealant manufacturer.
- F. Sealants shall have normal curing schedules, shall be nonstaining, color fast and shall resist deterioration due to ultraviolet radiation.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Verify that joint openings are ready to receive Work and field tolerances are within the guidelines recommended by sealant manufacturer.

3.02 SURFACE PREPARATION

- A. Joints and spaces to be sealed shall be completely cleaned of all dirt, dust, mortar, oil, and other foreign materials which might adversely affect sealing Work. Where necessary, degrease with a solvent or commercial degreasing agent. Surfaces shall be thoroughly dry before application of sealants.
- B. If recommended by manufacturer, remove paint and other protective coatings from surfaces to be sealed before priming and installation of sealants.
- C. Preparation of surfaces to receive sealant shall conform to the sealant manufacturer's specifications. Provide air pressure or other methods to achieve required results. Provide masking tape to keep sealants off surfaces that will be exposed in finished Work.
- D. Etch concrete or masonry surfaces to remove excess alkalinity, unless sealant manufacturer's printed instructions indicate that alkalinity does not interfere with sealant bond and performance. Etch with 5 percent solution of muriatic acid; neutralize with dilute ammonia solution, rinse thoroughly with water and allow to dry before sealant installation.
- E. Perform preparation in accordance with ASTM C804 for solvent release sealants, and ASTM C962 for elastomeric sealants.
- F. Protect elements surrounding Work of this section from damage or disfiguration.

3.03 SEALANT APPLICATION SCHEDULE

	<u>Location</u>	<u>Type</u>	<u>Color</u>
A.	Exterior and Interior joints in horizontal surfaces of concrete; between metal and concrete masonry and mortar.	Sealant 6	To match adjacent material
B.	Exterior door, entrance and window frames. Exterior and interior vertical joints in concrete and masonry metal flashing.	Sealant 3 or 5	To match adjacent material

C.	Joints within glazed curtain wall system. Skylight framing system. Aluminum entrance system glass and glazing.	Sealant 3	Translucent or Black
D.	Interior joints in ceramic tile and at plumbing fixtures.	Sealant 4	Translucent or White
E.	Under thresholds.	Sealant 2	Black
F.	All interior joints not otherwise scheduled	Sealant 1	To Match Adjacent Surfaces
G.	Heads and sills, perimeters of frames and other openings in insulated partitions	Sealant 7	Match Adjacent Surfaces

3.04

APPLICATION

- A. Provide sealant around all openings in exterior walls, and any other locations indicated or required for structure weatherproofing and/or waterproofing.
- B. Sealants shall be installed by experienced mechanics using specified materials and proper tools. Preparatory Work (cleaning, etc.) and installation of sealant shall be as specified and in accordance with manufacturer's printed instructions and recommendations.
- C. Concrete, masonry, and other porous surfaces, and any other surfaces if recommended by manufacturer, shall be primed before installing sealants. Primer shall be installed with a brush that will reach all parts of joints to be filled with sealant.
- D. Sealants shall be stored and installed at temperatures as recommended by manufacturer. Sealants shall not be installed when they become too jelled to be discharged in a continuous flow from gun. Modification of sealants by addition of liquids, solvents, or powders is not permitted.
- E. Sealants shall be installed with guns furnished with proper size nozzles. Sufficient pressure shall be furnished to fill all voids and joints solid. In sealing around openings, include entire perimeter of each opening, unless indicated or specified otherwise. Where gun installation is impracticable, suitable hand tools shall be provided.
- F. Sealed joints shall be neatly pointed on flush surfaces with beading tool, and internal corners with a special tool. Excess material shall be cleanly removed. Sealant, where exposed, shall be free of wrinkles and uniformly smooth. Sealing shall be complete before final coats of paint are installed.
- G. Comply with sealant manufacturer's printed instructions except where more stringent requirements are indicated on Drawings or specified.

- H. Partially fill joints with joint backing material, furnishing only compatible materials, until joint depth does not exceed 1/2 inch joint width. Minimum joint width for metal to metal joints shall be 1/4 inch. Joint depth, shall be not less than 1/4 inch and not greater than 1/2 inch.
- I. Install sealant under sufficient pressure to completely fill voids. Finish exposed joints smooth, flush with surfaces or recessed as indicated. Install non-tracking sealant to concrete expansion joints subject to foot or vehicular traffic.
- J. Where joint depth prevents installation of standard bond breaker backing rod, furnish non-adhering tape covering to prevent bonding of sealant to back of joint. Under no circumstances shall sealant depth exceed 1/2 inch maximum, unless specifically indicated on Drawings.
- K. Prime porous surfaces after cleaning. Pack joints deeper than 3/4 inch with joint backing to within 3/4 inch of surface. Completely fill joints and spaces with gun applied compound, forming a neat, smooth bead.

3.05 MISCELLANEOUS WORK

- A. Sealing shall be provided wherever required to prevent light leakage as well as moisture leakage. Refer to Drawings for condition and related parts of Work.
- B. Install sealants to depths as indicated or, if not indicated, as recommended by sealant manufacturer but within following general limitations:
 - 1. For joints in concrete walks, slab and paving subject to traffic, fill joints to a depth equal to 75 percent of joint width, but not more than 3/4 inch deep or less than 3/8 inch deep, depending on joint width.
 - 2. For building joints, fill joints to a depth equal to 50 percent of joint width, but not more than 1/2 inch deep or less than 1/4 inch deep.

3.06 CLEANING

- A. Remove rubbish, debris, and waste materials and legally dispose of off the Project site.

3.07 CURING

- A. Sealants shall cure in accordance with manufacturer's printed recommendations. Do not disturb seal until completely cured.

3.08 PROTECTION

- A. Protect the Work of this section until Substantial Completion.

END OF SECTION

SECTION 09 9013

PAINTING OF EXISTING FACILITIES

PART 1 - GENERAL

1.01 SUMMARY

A. Section Includes:

1. Exterior painting.

B. Related Requirements:

1. Division 01 - General Requirements.
2. Section 06 1813 – Glue-Laminated Beams.
3. Section 06 2501 – Wood Repair.
4. Section 07 9200 - Joint Sealants.

1.02 REGULATORY REQUIREMENTS

- A. Workers shall be trained in EPA's (Environmental Protection Agency); Renovation, Repair and Painting (RRP), the lead-related construction course that satisfies the requirements specified in 40 CFR, Part 745, Section 745.90.
- B. Paint materials shall comply with Food and Drug Administration's (FDA) Lead Law and current rules and regulations of local, state and federal agencies governing use of paint materials.
- C. Paint color requirements for CALOSHA: CALOSHA requires the following items be painted as prescribed:
1. Gas Mains and Valves shall be painted "gun metal gray" (medium gray).
 2. Fire Valves and Raisers shall be painted OSHA's "safety red".

1.03 SUBMITTALS

A. Submit in accordance with Section 01 3300: Submittal Procedures.

1. Submit a complete list of materials to be furnished stating supplier and distributor's names with product recommendations.

2. Submit manufacturer's standard color samples for each type of paint specified. Once colors have been selected, submit six samples of each color selected for each type of paint, on standard 8 ½ by 11 spray-out panel.
3. Before any coating is applied, submit to Project Inspector samples of each color to be used on contract. If more than one batch of material and color is to be used, samples from each batch shall be submitted.

B. Paint and Enamel Spray-Outs:

1. Samples of Paint and Enamel shall be submitted on standard 8 ½ by 11 Leneta Opacity-Display Charts. Each display chart shall have color in full coverage. Sample shall be prepared using material from batch to be used on actual job. Identify school on which paint is to be used, batch number, color number, type of material, name of manufacturer and name of CONTRACTOR.
2. Furnish samples of colors to Project Inspector. Samples shall be kept on the job until painting is completed.
3. CONTRACTOR shall be responsible for finish color on surface to be painted; where different materials of same color are specified to be applied on same, or adjoining surfaces, final color match shall match color sample on those surfaces.

C. Provide the current SCAQMD permit for each HEPA Vacuum and Portable Mechanical Ventilation System before they are brought onto the Project site.

D. Materials and color samples shall be approved before a job start meeting will be scheduled.

1.04 QUALITY ASSURANCE

A. Certification of Materials: With every delivery of paint materials manufacturer shall certify, on form supplied by OWNER that materials comply with requirements of this Section.

B. Paint materials shall comply with applicable requirements of Food and Drug Administration's (FDA) Lead Law and South Coast Air Quality Management District (SCAQMD).

C. Painters working on Lead related work shall be trained at a minimum, in EPA's Renovation, Repair and Painting (RRP) Rule.

D. Pre-Construction Meeting: Prior to start of Work of this section and after approval of submittals, schedule an onsite meeting between CONTRACTOR, OWNER, Project Inspector, representatives of the paint manufacturer, and painting subcontractor to review construction conditions and to discuss conformance to the requirements of this Section prior to paint application.

1.05 DELIVERY, STORAGE AND HANDLING

- A. Materials shall be delivered to project site in original unbroken containers bearing manufacturer's name, brand number, batch number, and Safety Data Sheets.
- B. Open and mix ingredients on premises in presence of Project Inspector. Immediately remove rejected materials from premises.

1.06 METAL STORAGE CONTAINER

- A. Storage and Mixing of Materials: Store materials and mix only in spaces designated for purpose by OWNER. Keep such spaces clean and take necessary precautions to prevent fire. Hang out oily rags singly in open air. Stack paint containers so that manufacturer's labels are clearly displayed.

1.07 ENVIRONMENTAL CONDITIONS

- A. Temperature: Do not apply exterior paint in damp, rainy weather or until surface has dried from effects of such weather. Do not apply paint, interior or exterior, when temperature is below 55 degrees F., humidity is above 80%, or above manufacturer's stated recommended temperature, or when dust conditions are unfavorable to proper workmanship.

1.08 WARRANTY

- A. Manufacturer shall provide a three year material warranty from date of Substantial Completion.
- B. CONTRACTOR warrants work executed and materials furnished under Contract shall be free from defects of materials and application for a period of three years from date of Substantial Completion.

1.09 PROTECTION

- A. Fire alarm boxes, fire sprinkler heads, smoke detectors and intrusion alarm systems shall be uncovered and available to perform function that it was designed for each and every night.
- B. Pressure relief grilles with barometric damper leading to a corridor or an exterior shall be masked off before spraying and then uncovered immediately after spraying.
- C. Conspicuously post sufficient "Wet Paint" signs continuously to alert public and school personnel to existing conditions until paint is completely dried.
- D. Provide and maintain barriers, guards, lights, warning signs, etcetera for complete protection and as directed by the Project Inspector.
- E. Do not impede emergency egress.

1.10 MISCELLANEOUS

- A. Provide and maintain barriers, guards, lights, warning signs, etcetera for complete protection and as directed by the OWNER. Provide access to doors and openings. Do not store equipment or material near openings or traffic lanes that could be hazardous during an emergency.

1.11 DEFINITION OF TERMS

- A. Work shall include labor, material, equipment and scaffolding required for cleaning and preparation of surfaces to receive painters finish and for painting and varnishing, as herein specified. Perform work unless specifically noted otherwise.
- B. Painting shall include complete preparation and finish or refinishing in accordance with requirements specified herein.
- C. Wherever woodwork is specified to be refinished, it will include wood finish member (trim).
- D. Whenever "Paint or Enamel" is referred to in these specifications, it shall be taken to mean types of waterborne materials and water reducible materials.
- E. Whenever "edges" are referred to in these specifications, it shall be taken to mean every edge (which include tops and bottoms).
- F. Work shall be done by skilled and experienced painters in a professional manner. Painters must wear presentable white uniforms consistent with industry standard and personal ID Badges.
 - 1. Provide ID badges identifying the following:
 - a. Employee's name.
 - b. Employee's photo.
 - c. Company Position (i.e. apprentice, journeyman, foreman).
 - d. Company name and logo.
 - e. Company phone number.

1.14 SCAFFOLDING

- A. Scaffolding and aerial lifts shall be made available to OWNER, without cost, to allow inspection of work. OWNER will coordinate its inspections with that of CONTRACTOR's to avoid delays to the work.

1.15 SCHEDULING OF WORK

- A. Schedule work through the OWNER.

PART 2 - PRODUCTS

2.01 PAINT MATERIALS

- A. Factory mix paint materials to correct color, gloss, and consistency for installation to maximum extent feasible.
- B. Paint materials shall be by one manufacturer.
- C. Paint materials shall be “Premium Plus or Ultra Premium Grade”.
- D. Acceptable manufacturers, unless otherwise noted:
 - 1. Dunn-Edwards Corporation Paints.
 - 2. Vista Paints.
 - 3. Behr Paint Company
 - 4. Sherwin Williams.
 - 5. PPG Paints.
 - 6. Benjamin Moore
 - 7. Ever-Gard Paint: a subsidiary of Shilpark Paint
 - 8. Equal.
- E. Gloss degree standards shall be as follows:

High Gloss	70 and above	Eggshell	30 to 47
Semi-Gloss	48 to 69	Satin	15 to 29

PART 3 – EXECUTION

3.01 GENERAL PREPARATION OF EXISTING PAINTED SURFACES

- A. Previously painted surfaces will be assumed to contain lead.
- B. For stucco/masonry repair, apply an exterior patching material, bringing the surface flush with the existing finish while matching the existing building textured finish.
- C. Glass, fiberglass and polycarbonate on exterior shall be traced neat and clean with approximately, but no more than 1/16 inch overlay. Paint specks, smears or splatters shall be immediately removed and surface cleaned.

- D. Examine surfaces to receive paint finish. Surfaces which are not properly prepared and cleaned or which are not in condition to receive finish specified, shall be corrected before paint is applied. Painting shall not be done on existing painted surfaces until surfaces are approved by the Project Inspector.
- E. Remove items fastened to existing painted surfaces and patch holes with a material and re-fasten in original location upon completion of painting work.
- F. Existing painted surfaces indicated to be painted, shall be prepared as follows:
 - 1. Wood, plaster and metal surfaces shall be washed with TSP (tri-sodium phosphate) substitute to remove dirt, grease and other foreign materials and rinsed with clean water and then sand papered and dusted off. Surfaces shall have wax completely removed before washing, which includes base, shoe base, and concrete base.
 - 2. Checked, cracked, blistered, scaled, peeling, and alligatored paint on wood and metal surfaces shall have paint removed down to original finished surface, then hand-sanded and dusted clean.
 - a. Surfaces shall then be considered as new work.
 - b. Woodwork shall be hand sanded smooth after each and every coat, except last coat. Coats shall be free from dust, dirt or other imperfections.
 - c. Steel sash and aluminum sash to be painted must be steel-wooled and dusted off. Sash putty shall be hand sanded smooth and dusted off.
 - d. Remove lint and grease from screens, vents, hoods, et cetera that are to be painted.

3.02 OTHER SURFACE PREPARATION REQUIREMENTS

- A. Existing painted surfaces shall be prepared and made ready to receive new coat of paint or other finish coating materials by any of following methods:
 - 1. Checked, cracked, blistered, scaled loose, and alligator paint on wood and metal surfaces on exterior or interior of facilities shall be wet scraped and wet sanded to a smooth solid surface, H.E.P.A. vacuumed, wet wiped as specified per EPA RRP and then painted as specified. Wet scraping and or wet sanding shall be performed only when school is not in session, and students and staff are not on site.
 - 2. Pressure washing shall not be allowed without prior approval from the OWNER. Only low pressure hydro-washing, below 750 psi, shall be allowed on all exterior surfaces.
 - 3. Hydro-washing: Exterior masonry and plaster on buildings, and appurtenances must be washed with a cleaner using hydro-washing equipment, or as directed by Project Inspector, to remove grease, dirt and foreign materials and then rinsed with clean water to remove residue.

Surfaces must be allowed to dry for at least five days or as determined by Project Inspector. Care shall be taken to prevent water from entering buildings through vents, et cetera. Immediately following hydro-washing, areas surrounding buildings must be rinsed down. Ensure no rinse water enters storm drains.

3.05 CRACKS AND VOIDS

- A. Voids between wall and ceiling surfaces and wood or metal trim or scribed edges where finish exists or is specified to be applied and including picture molding, must be filled with putty, filler or latex sealing compound.
- B. Areas where finish plaster coat is loose must have that portion removed to a solid surface. Surfaces that are broken, cracked, or damaged and areas where finish plaster coat has been removed must be coated with compatible bonding agent. Surface will then be given a cement plaster finish coat consisting of one-part Plastic Portland Cement to three parts sand to match existing finish. Cracks shall be “V-eeed” out, filled, finished flush with and textured to match adjoining surfaces, per OWNER Representative’s approval.
- C. Neutralize walls showing effects of alkali.

3.06 FILLER ON SIDING AND WOODWORK

- A. Checked and cracked portions of siding and woodwork (after surrounding areas have been prepared as specified above) shall be primed, smoothed with an exterior filling compound and then sanded smooth when dry. Filled areas must be spot primed.

3.07 SEALING SASH, DOOR FRAMES

- A. Sealant that will interfere with proper application of coatings shall be removed. Seal around door and window frames, flashing, vents, separations between masonry or plaster and adjoining surfaces, etcetera, with a sealant compound recommended by manufacturer of coating to be used. Sealing and filling shall be done with sufficient pressure to force material to base of opening.

3.08 REPAIR OF PLASTER

- A. Exterior areas, where finish plaster coat is loose, shall have that portion removed to a solid surface. Surfaces that are broken, cracked, or damaged and areas where finish plaster coat has been removed shall be coated with compatible bonding agent. Surface will then be given a cement plaster finish coat consisting of one-part Plastic Portland Cement to three parts plaster sand to match existing finish. Cracks shall be “veed-out”, filled, finished flush with and textured to match adjoining surfaces, per Project Inspector’s approval.
 - 1. If existing plaster was a machine applied, dash coat, apply final application of finish coat over patched areas by machine to match existing adjacent machine texture. Use a finish plaster material with a bonding admixture mixed according to manufacturer's recommendation.

2. Cracks, holes, and damaged spots larger than ½ inch, see Article Mastic Repair and Elastomeric Repair.
- B. Exterior plaster designated to be painted shall receive three coats. First coat shall be sealer. Second and third coats shall 100 percent acrylic gloss enamel unless otherwise indicated.

3.09 REPAIR OF SPALLING CONCRETE

- A. Remove surface contamination, broken and spalled concrete to a sound concrete base. Concrete shall be removed to a depth of one-half inch minimum around rebar. Sides of areas to be repaired shall be straight, not tapered or sloped.
- B. Spalled or loose concrete shall be removed using an electric or compressed air chipping hammer.
- C. Clean exposed rebar by sand/media blasting, remove debris and dust and treat steel with a sealant compatible to patching materials same day. Project Inspector shall approve sealant application prior to any patching materials being applied.
- D. Repair concrete to match existing concrete surfaces using Sika Top 123 Gel Mortar, DAP Concrete Patch, Quikrete Fast-Setting Concrete, or equal.
- E. Sealant and patching materials shall be applied by qualified applicator.

3.10 SPRAYING MASONRY/CEMENT PLASTER

- A. Masonry/plaster material must be a 100 percent acrylic flat paint, color as directed. Material must be applied in strict conformity to manufacturer's directions. There must be at least 24 hours drying time between first coat which shall be factory tinted 10 percent to 15 percent lighter (or darker) in color than finish coat. Manufacturer shall be acquainted with conditions of surfaces to be refinished and provide written specifications for the job including special primers or additives needed for adhesion sealing of first coat of paint and general performance of materials. Finished surface must be uniform and free of imperfections. Each coat applied to surface must be sprayed using "Cross-Off" method of application by spraying horizontally with a 50 percent overlap on returns and doubling back with a vertical stroke with a 50 percent overlap on returns.

3.11 SASH PUTTY

- A. Loose sash putty must be removed and replaced. Rough, uneven or otherwise deteriorated sash putty shall be sanded smooth or re-puttied.
- B. Sash putty and sealing compound shall be painted with same number of coats as specified for woodwork.

3.12 PUTTY

- A. Holes, open joints of siding, woodwork and sash glazing shall, after surrounding areas have been prepared as specified above, be knife puttied. On stained

woodwork, putty must be colored to match stain. Puttying shall be done after first coat of paint or varnish has been applied. Latex sealant may be used on open joints and woodwork. Putty and/or sealant shall be spot primed before finish coat is applied. Putty or latex sealant shall not be used on handball walls or basketball backstops.

3.13 FILLER ON SIDING AND WOODWORK

- A. Checked and cracked portions of siding and woodwork (after surrounding areas have been prepared as specified above) shall be primed, smoothed with an exterior filling compound and then sanded smooth when dry. Filled areas must be spot primed.
- B. Glue-laminated beams that require extensive restoration shall be prepared, filled and finished [er Specification Section 06_2501 Wood Repair.

3.14 MIXING AND APPLICATION

- A. Colors of coatings shall be as directed by Project Inspector.
- B. Three coats of paint shall be applied as follows:
 - 1. First coat: primer or undercoat, shall be white or may be tinted up to 50% lighter or darker than the finish coat at the discretion of the installer.
 - 2. Second coat shall be factory tinted in range of 10 percent to 15 percent lighter or darker than finish coat.
 - 3. Third coat shall be factory tinted to color selected but allowing for tint variations in more than one color for application to different surfaces. Color combinations in rooms and for surfaces shall be varied in accordance with color samples.
- C. Various colors may require additional coats of paint complete coverage. No additional allowances will be made. CONTRACTOR is responsible for consulting color samples and knowing color and coverage.
- D. Surfaces to be finished and each coating shall be separately inspected by Project Inspector and checked for mill thickness. The requirements are two mils each coat wet and three mils dry after three coats. Notice that such work is ready for inspection shall be given to Project Inspector. Should such notice not be given before succeeding coat is put on, finish applied shall be removed or an additional coat shall be applied, as directed by Project Inspector. Allow at least one day drying time between coats for exterior work or as directed by Project Inspector for proper drying.

3.15 PAINT ROLLERS, BRUSH AND SPRAY

- A. Paint rollers or spray may be used on masonry, stucco and wood surfaces. Where rollers are used, nap shall not exceed 1/2 inch in length. To ensure proper coverage when rolling, a metal bucket screen/grid must be used.

- B. First coat on wood overhangs and ceilings must have material applied by roller and then must be brushed out in a professional manner to leave surface free of imperfections. Finish coat may be sprayed.

3.16 PRIMING

- A. Surfaces from which paint finish have been removed down to original wood or metal surfaces shall be primed as follows:
 - 1. Wood shall be sealed or primed with a non-water borne material on both sides and edges. Wood completely sealed with a non-water borne material shall be top coated with a water borne material as specified herein. Finish material (water borne) shall be compatible with non-water borne primer per manufacturer's recommendations. Hardwood shall be filled and stained to an even color.
 - 2. Galvanized Metal: Clean oil and foreign material from surfaces. Apply a metal clean and etch pretreatment coating. Follow manufacturer's instructions for drying time, and then prime with one coat of metal primer.
 - 3. Ferrous and non-ferrous metal: Use a primer for ferrous and non-ferrous metal.

3.17 FIRE AND LIFE SAFETY EQUIPMENT

- A. Cal-OSHA requires the following equipment be painted as follows:
 - 1. Gas Mains and Valves shall be painted "gun metal gray" (medium gray).
 - 2. Fire Valves and Raisers shall be painted OSHA's "safety red".

3.18 DOORS

- A. Painted or refinished exterior wood or metal doors must be finished on both sides and edges with three coats of paint consisting of first coat of primer, second coat and third coat of exterior high gloss enamel.
- B. Where doors open into rooms or spaces having different finishes, communicating doors must have edges finished according to industry standard or as directed by Project Inspector.
 - 1. Strike edge of door shall be same color as inside face of door.
 - 2. Hinged edge of door shall be same finish as outside face of door.

3.19 EXTERIOR WOODWORK

- A. Wood surfaces shall be prepared to receive new finish as specified under Articles Preparation of Surfaces and Priming. Wood surfaces (with the exception of wood classrooms and offices walls which shall be painted in a semi-gloss finish) shall be painted with three coats of paint consisting of first coat of primer, second coat and third coat of exterior high gloss enamel.

3.20 UNPAINTED METAL

- A. Unpainted bronze, brass, copper work, window grilles, stairways, handrails, chain-link fences, stainless steel, open metal shelving, porcelain metal faced cabinets and aluminum will not be painted, unless otherwise specified.

3.21 PAINTED METAL

- A. Exposed structural steel, miscellaneous/ornamental iron, sheet metal work, guards, steel sash, gates, painted aluminum, etcetera shall have surfaces cleaned and prepared as specified. The areas from which original painter's finish has been removed shall be spot primed with metal primer to match adjoining surfaces and then surfaces shall be given a prime coat of metal primer, second and third coats as specified. Copper pipe shall be painted with one coat of enamel undercoat per manufacturer's recommendation, a second and third coat of enamel as specified.

3.22 LIGHT FIXTURES

- A. Exterior/interior light fixtures (other than plated or bronzed) and bells to be primed and then painted with two coats of an enamel to match adjoining surface. Bell identification plates must have paint removed and be kept clean.

3.23 FLAG AND LIGHT POLES

- A. Clean by wire-brushing and sanding to remove foreign debris, loose paint, rust, etcetera from pole, platform, steps, cage area and mechanical fixtures related to those areas. After removing loose paint, feather-edge sand surrounding areas of existing finish. Remove dust. Exclude electrical fixtures.
- B. Spot-prime with a quick-dry metal primer.
- C. Apply by brushing first and second coat of aluminum paint per manufacturer's time recommendation for re-coating.
- D. Rolling or airless spraying is not permitted on flag and light poles.

3.24 METAL SURFACES

- A. Clean by wire-brushing and sanding to remove foreign debris, loose paint, rust, etcetera. After removing loose paint, feather-edge sand surrounding areas of existing finish. Remove dust.
- B. Exterior bare metal surfaces shall be primed with a metal primer then painted with a first coat of enamel undercoat, then a second coat and third coat of exterior gloss enamel.
- C. Hardware having a painted finish shall have paint removed. Doors closers shall be finished with a leather brown or aluminum paint. Aluminum paint shall be applied in sanitary areas such as cafeterias, dining rooms and toilet rooms. Leather brown (N-2501) paint shall be used in other areas.

3.25 ELECTRICAL CABINETS

- A. Front side of doors and exposed lip around doors to electrical cabinets in finished areas must be finished same as walls.

3.26 LETTERING

- A. Lettering and numerals on glass, fiberglass, plaster, and surfaces to be refinished shall be reproduced in original locations and will be of size, color and design as directed by Project Inspector and OWNER. An experienced sign painter shall do lettering.

3.27 HARDWARE AND AUTOMATIC DOOR CLOSERS

- A. Hardware having a painted finish must have paint removed. Doors closers must be finished with a leather brown or aluminum paint.

3.28 CLEANING

- A. Glass, polycarbonate and fiberglass on interior and exterior where painting has been done shall be cleaned of paint and varnish. Glass, fiberglass and polycarbonate that are scratched or damaged by painting work, shall be replaced with material to match original.
- B. Finished bronze, copper, brass fittings, plated work, name plate and fusible links and chains shall be cleaned of paint.
- C. Before applying finish coat of material to exterior sash with security grilles, CONTRACTOR shall clean window panes with a cleaner.
- D. Dispose of debris, waste or unused materials, off site. Use of school dumpsters is strictly prohibited.
- E. Remove paint from hardware, including paint from previous painting.
- F. CONTRACTOR shall free sash and leave it in an easy operating condition.
- G. Glass, fiberglass and polycarbonate on exterior shall be traced neat and clean with no more than 1/16 inch overlay. Paint specks, smears or splatters shall be immediately removed and surface cleaned.
- H. Building must be cleaned of paint debris, including dust caused by painting project to approval of Project Inspector and OWNER.

END OF SECTION