



PAINT SPECIFICATION

43 @ Racquet Club
316 Cheryl Ln.
Palm Springs, CA 92262
July 22, 2016

Allison Garcia
Manager, Property Services Division
allison.garcia@dunnedwards.com
Cell: (909) 486-0425



THE #1 CHOICE OF
PAINTING PROFESSIONALS®



July 22, 2016

Maryellen Hill Association Management
Cindy Anderson
canderson@mehill.com
1111 E Tahquitz Canyon Way #120
Palm Springs, CA 92262
Attention: Cindy Anderson

Job: 43 @ Racquet Club
316 Cheryl Ln.
Palm Springs, CA 92262

We appreciate the opportunity to offer our recommendations for repainting the surfaces of your property. We have observed the project and after thorough consideration, we respectfully submit the following procedures for painting.

In order to ensure equity for all parties in the bidding process, as well as, to ensure a thorough understanding of the specification, a job walk will be conducted. Any questions concerning the specification or the project can be answered at that time.

This Paint Specification relates only to the surfaces that are specified herein for this project and represents the full scope of work on which the bid shall be based; however, it may not cover all painting work that is needed at the subject property.

Improper or damaged surface conditions, as well as, surfaces not properly prepared to accept paint can adversely impact paint adherence and performance. Similarly, improper or inadequate coating applications can adversely impact paint adherence and performance.

Should you have any questions regarding this or any other project, please do not hesitate to call.

Thank you for allowing the Dunn-Edwards Corporation to be of service.

Very truly yours,

DUNN-EDWARDS CORPORATION

Allison Garcia
Manager, Property Services Division
Cell : (909) 486-0425



Scope

The work will consist of all preparation, painting, finishing work, clean up and related items necessary to complete work described in these specifications and listed in the remaining pages contained herein.

A. Definitions

1. Owner – usage of the term “Owner” shall be construed to mean the actual owner of the Property or a duly authorized representative of the owner.
2. Property – usage of the term “Property” shall be construed to mean the property identified as “Job” on page 2 of this specification at which location the subject project repaint shall occur.
3. Painting Contractor – usage of the term “Contractor” shall be construed to mean the 3rd party contractor performing the painting portion of the subject project
4. Pressure Washing
 - a. Pressure wash or water blast to remove oil, grease, dirt, loose mill scale, and loose paint with water at pressures of 2,500 - 3,500 psi at a flow of 3.0 – 3.5 gallons per minute. This is the recommended standard for optimal efficiency.
 - b. Where mildew is present, remove mildew by scrubbing with a commercial mildew remover or with a solution of one (1) part household bleach mixed in three (3) parts water by volume. The solution should be left on the surface for a minimum of twenty (20) minutes, rinsed thoroughly with clean water to remove any residue, and then allowed to dry completely prior to application of patching/ caulking / prime / finish coat systems.

B. Scope of Work

The work to be done includes furnishing all paints, labor, tools, equipment, scaffolding, and all other necessary equipment, supplies, and services to perform a complete and thorough job of repainting the designated surfaces for the above named job. Each item or area in these specifications is described by the most commonly used name, and Contractor shall inform himself of the areas that are to be painted. Note: This Paint Specification relates only to the surfaces that are specified herein for this project and represents the full scope of work on which the bid shall be based; however, it may not cover all painting work that is needed at the Property.

C. Materials

1. All materials specified shall be acquired from the Dunn-Edwards Corporation.
2. All paint shall be delivered to the job site in its original container with the manufacturer’s label fully intact.
3. The paint shall be used and applied per label and product information sheet instructions. The material shall not be thinned or modified in any manner that deviates from label and



product information sheets in any way unless specified herein. Proper surface preparation and conditioning shall be strictly adhered to for all substrates. All product information sheets on specified materials are available from your local Dunn-Edwards store or www.dunnedwards.com

4. All paint and sundries at the job site shall be available for inspection at any time upon commencement of the job by the Owner and/or the Dunn-Edwards Corporation.

D. Protection of Substrates not to be painted

1. Contractor shall protect the work at all times and shall protect all adjacent work and materials by suitable covering or other methods during progress of work. Contractor shall protect all adjacent areas not to be painted by taking appropriate measures. Areas to be protected include windows, brick, surrounding lawn, trees, shrubbery, floor, steps, and any other surfaces which are not intended to be painted and which could be damaged during the project. Upon completion of work, Contractor shall remove all paint droppings and over-spray from floors, glass, concrete and other surfaces not specified to be painted.
2. All landscape vegetation shall be covered prior to paint preparation so as not to cause damage to existing plants. It is the responsibility of the Owner, as necessary, to trim all vegetation in such a manner as to reasonably minimize its interference with preparation and painting process including removing all vines and other plants attached to the substrates to be painted.
3. Contractor shall immediately clean-up all accidental splatter, spillage, misplaced paint and restore the affected surface to its original condition.
4. Contractor shall provide and spread clean drop cloths when and where required to provide the necessary protection.

E. Product Information Standards

If instructions contained in this specification, bid documents or painting schedule vary from the paint manufacturer's instructions or the applicable standards and codes listed, surfaces shall be prepared and paint applied in accordance with the higher standard, as determined by the Owner and/or Dunn-Edwards.

F. Resolution of Conflicts

Contractor shall be responsible for requesting prompt clarification when instructions are lacking or unclear, when conflicts occur in the specifications and/or paint manufacturer's literature, or where the procedures specified are not clearly understood. Any questions concerning these specifications should be clarified prior to bidding the job. In the event that questions or clarifications arise following award of the contract, it is the Contractor's responsibility to obtain answers and/or clarifications prior to commencing work on the project or the specific area in question, as appropriate. Any changes to these specifications following bidding require written approval of the Owner.



G. Coordination of Work

Unless coordination of work is specifically assigned to a 3rd party such as a general contractor, the Contractor shall be responsible for coordination of work with the other crafts and parties working on the same job and with Owner.

H. Safety

1. All pertinent safety regulations including OSHA, Cal/OSHA, and/or other governing bodies shall be adhered to rigidly. In addition, all safety procedures noted on the manufacturer's product information sheets and labels shall be observed. Material Safety Data Sheets and Product Information Sheets are available from your local Dunn-Edwards store, www.dunnedwards.com or representative.
2. CAUTION: Scraping or sanding surfaces of older buildings (especially pre-1978) may release dust containing lead or asbestos. EXPOSURE TO LEAD OR ASBESTOS CAN BE VERY HAZARDOUS TO YOUR HEALTH. Always wear appropriate personal protective equipment during surface preparation, and finish cleanup of any residues by water-washing all surfaces. For more information, see Dunn-Edwards brochure on "Surface Preparation Safety" or call EPA's National Lead Information Hotline at 1-800-424-LEAD, or visit www.epa.gov/lead or [/asbestos](http://www.epa.gov/asbestos), or contact your state or local Health Department.

I. Jobsite Protocol

1. Contractor is responsible for the finish of his work. Should any surface be found unsuitable to produce a proper paint or sealant finish, Owner shall be notified in writing, and no materials shall be applied until the unsuitable surfaces have been made satisfactory. Commencing of work in a specific area on a specific surface shall be construed as acceptance of that surface and, thereafter, as fit and proper to receive finish. Contractor shall be fully responsible for satisfactory work.
2. Contractor shall be responsible for visiting the job site and gaining familiarity with the job and working conditions.
3. All work during application is subject to inspection by Owner.
4. It shall be the Contractor's responsibility to own and use a wet film thickness gauge to check application thickness as the work progresses.

J. Surface Preparation

1. Prior to application of prime/finish exterior coat systems, provide a clean, sound surface free of dust, dirt contaminants, mildew and efflorescence by use of a power wash and hand scraping or use of mechanical grinders where necessary. Additionally, areas are to be scrubbed with a bristle brush to insure complete removal of any residual salts. Remove all labels, stickers, price tags, etc. from surfaces before priming. Wood areas stamped with ink codes must be spot primed with blocking primers. Power wash areas to be coated when dry to ensure that new salt deposits do not occur. Failure to do so may cause adhesion issues or result in delamination and invalidate any manufacturer warranty given



or implied. After cleaning if there is still chalk evident, this condition be brought to the owner's attention in writing before any further work is done.

2. Sprinklers are to be shut-off for two days prior to application of any paints. For sprinkler heads that are spraying the walls owner should consider reorienting them or moving them at least 18" away from all walls to prevent etching.
3. All deteriorated or delaminated substrates (i.e. wood, hardboard siding, T1-11) shall be replaced. New substrates such as exterior and interior finish lumber and millwork, including doors and window frames, trim cabinet work, etc. will be fully primed on all six sides with Dunn-Edwards specified primer prior to installation to insure best possible performance.
4. Remove or replace loose or damaged caulk. Caulk joints requiring a flexible sealant with GE-Lifetime 920/or equivalent in either smooth or textured. Such joints are around windows, doors, and other substrate changes. NOTE: It is recommended to apply all primer first and then apply caulk followed by reapplying primer before topcoat is applied.
5. When preparing surfaces along coastal areas, they must be primed as soon as possible so ocean moisture does not re-contaminate the substrates.
6. Knots and pitch streaks shall be scraped, sanded and spot primed before full priming coat is applied. All nail holes or small openings shall be caulked after priming coat is applied. Any wood that is rotten, cracked, delaminated or has water damage should be replaced. Any loose or peeling paint should be removed by sanding and scraping. All hard, glossy surfaces should be sanded down to create a suitable profile for new paint to adhere. Milled wood should be sanded to remove mill glaze so primer or stain can penetrate wood. Fill nail holes, imperfections and cracks with putty (color to match primer). Edges, corners and raised grain shall be eased by sanding. Caulk all joints between wood items with an approved caulk. Address rusty nail heads, if necessary, replace with non-ferrous nails or screws, countersink all protruding nail heads.
7. Wire brush all loose and peeling paint and dust all surfaces before spot priming or applying finish coats. Industry standards apply to applications of cracks, voids, and repairs. Any areas of repair shall be patched and dried before coatings are applied. Cracks should be repaired as follows: 1. Cracks less than 1/4" wide should be filled using Dunn-Edwards Brush Grade Elastomeric Patch. 2. Cracks wider than 1/4" should be cut and scraped to a "V" shape and filled with Dunn-Edwards Trowel Grade Elastomeric Patch. Large cracks to be V-grooved out prior to filling. Large cracks and holes may require repeated applications of patching materials to bring flush with adjacent substrate. All repairs and caulking to be feathered in to blend with adjacent substrate.
8. Large holes in stucco / plaster/ concrete will be patched with Rapid Set Premium Stucco Patch or Rapid Set Wunderfixx Concrete Patching Compound in appropriate texture to blend in with existing texture. Allow stucco patch to cure to acceptable pH level (10) prior



to application of prime / finish coat systems. Caulk large cracks in stucco / plaster/ cement with GE-Life Time 920.

9. Spot prime all cracks, then stucco to match existing surface level and texture. Spot prime over all patched areas.
10. All galvanized gutters and flashing should be thoroughly cleaned to remove loose and peeling paint. Any bare galvanized metal should be wiped down with a non-petroleum solvent cleaner.
11. All ferrous metals should be thoroughly cleaned and all loose rust or mill scale be removed by wire brush, scraper and/or power tool, such as an electric drill with a wire brush attachment. Any rust spots or bare metal should receive the appropriate prime coat. Rust inhibited primer to be applied on all properly prepared surfaces in where rust is evident. Any hard, glossy surfaces should be dulled. Previously painted ferrous metal in sound condition should be washed down with a strong detergent-type cleaner such as Krud-Kutter, M1-House Wash or Simple Green.
12. Hand tool clean per SSPC-SP2 to sand all glossy surfaces to promote adhesion
13. Power tool clean per SSPC-SP3 to remove loose rust and mill scale.
14. Prior to application of primer/finish coat system, remove all dirt, grease, and all other surface contaminants that will interfere with adhesion. Failure to do so may cause adhesion issues.
15. All interior surfaces should be thoroughly cleaned and all loose or peeling paint be removed by any mechanical means as necessary. Any bare surfaces should receive the appropriate prime coat. Any hard, glossy surfaces should be dulled. Previously painted ferrous metal in sound condition should be washed down with a strong detergent-type cleaner such as Krud-Kutter, M1-House Wash or Simple Green.
16. Mildew on interior surfaces is aided in growth when there is a lack of ventilation, high moisture content in the air, and lack of sunlight. Whenever possible, addressing these conditions will help alleviate the problem in the future. To remove mildew, wash the affected areas with the appropriate EPA approved solution: such as Zinsser Jomax cleaners.
17. Water stains should be primed with a stain blocking primer to prevent bleed through. This should be done only after the source of the water has been alleviated, and the surface has thoroughly dried.
18. New plaster and masonry surfaces should be checked for alkalinity using phenolphthalein. The surface color will change to purple when excess alkaline is present. If a neutral PH balance is not achieved, consult with your Dunn-Edwards Representative for selective product solutions.
19. Patch all voids and holes with the appropriate patching material to match surrounding surfaces. Sand, dust, and spot prime with the appropriate primer or finish listed in the

Finish Schedule.

20. Any bare galvanized metal should be wiped down with a non-petroleum solvent cleaner.
21. Sand all thick edges of the remaining paint to featheredge and dust.
22. Fill all voids and holes and sand to match the surrounding substrate.
23. Spot prime all bare metal areas as well as all patched and filled areas with appropriate primer as stated in the Finish Schedule.
24. Re-set all protruding nail heads and fill with putty where necessary.
25. Spot prime all patched and filled areas as well as any new wood with the appropriate primer or sealer. Address rusty nail heads, if necessary, replace with non-ferrous nails or screws, countersink all protruding nail heads.

K. Moisture

All areas that could cause paint failure due to moisture should be addressed and eliminated, including but not limited to:

Responsible Party		
Owner	Contractor	Determined by Contract
Repair gutters and downspouts	Previous coats of paint not adhering properly	Repair or replace rotten wood
Correct areas impacted by sprinkler heads	Repair wood checking (cracks and splits in wood)	
	Replace deteriorated caulking	
	Caulk or seal gaps between substrates	
	Avoid painting in inclement weather	
	Avoid painting wet or damp substrates	

L. Application

1. Contractor shall be responsible for notification of Owner before beginning work if conditions substantially exceed Scope of Work.
2. Only skilled mechanics shall be employed. Applications may be by brush, roller or spray, upon acceptance from Owner.
3. Please provide the utmost care of communication and professionalism when communicating with Owner.
4. Contractor shall protect work at all times and shall protect all adjacent work and materials by suitable covering or other method during progress of the work. Upon completion of work, Contractor shall remove all paint, spills, and/or overspray from adjacent surfaces. Remove from premises all rubbish and accumulated materials of whatever nature not caused by others and leave the premises in a clean, orderly, and acceptable condition.



5. Protect hardware, accessories, device plates, lighting fixtures, electrical panel boxes and covers, factory finished work, and all other similar items with proper masking materials or by removal. Upon completion of scope of work, carefully replace all removed items. Whether such items were previously painted, these items should be painted as a part of this project also.
 6. Materials shall be applied under adequate illumination, evenly spread and flowed on smoothly to avoid runs, sags, holidays, brush marks, air bubbles and excessive roller stipple.
 7. All coats shall be dry to manufacturer's instructions before applying subsequent coats.
 8. Coverage and hide shall be complete as per manufacturer recommendations. When color, stain, dirt, or undercoats show through final coat of paint, surface shall be covered by additional coats until paint film is of uniform finish, color, appearance and coverage (regardless of amount of coats specified).
 9. All mottled or unsightly irregularities in plaster or concrete after application of first coat shall be touched-up to improve appearance prior to any subsequent coats.
 10. When spray painting is specified, Contractor shall finish 100 ft² by spraying a sample of finish upon request of Owner. This shall be finished with materials specified and shall be called a Mock Up.
 11. Exterior doors shall have tops, bottoms, and side edges finished same as exterior faces of doors.
 12. Building by building inspections may be made by the Owner. Dunn-Edwards may also provide periodic site visits for the purpose of extending the material warranty.
 13. All repairs, replacements, and applications are to meet or exceed all manufacturers' specifications and instructions, all applicable codes, as well as this specification.
- M. Workmanship & Application Conditions
1. Keep surfaces free of dust, dirt and debris before and during painting application.
 2. Execute work in accordance with label directions. Coating application shall be made in conformance to this specification and to the manufacturer's paint instructions on the labels and product information sheets.
 3. All work shall be accomplished by skilled workman familiar with and trained to do this type of work, and they shall be further qualified to operate or use the equipment or rigging needed to accomplish this work.
 4. All shrubbery, outside carpeting and sprinkler systems shall be fully protected against damage during each stage of the painting project.
 5. Paint all previously painted surfaces to include but not be limited to: utilities and phone boxes (if allowed by local utility companies), ground transformers, stair systems, light poles and fixtures, pool fence, electrical boxes (meter boxes and A/C main disconnects) and underside of balconies.



6. All exterior substrates designated not to receive paint coatings shall be kept free of paint residue, i.e. windows, outdoor carpeting, walkways, etc.
7. Owner shall provide, if necessary, water and electricity from existing facilities.
8. Normal safety and “wet paint” signs, necessary lighting and temporary roping off around work areas shall be installed and maintained in accordance with OSHA, Cal/OSHA and/or other governing bodies’ requirements while the work is in progress.
9. A progress schedule shall be furnished by Contractor for approval and shall be based on the contract completion date. Contractor shall advise the Owner of those areas in which work is to be performed sufficiently in advance of the work schedule to permit the Owner to prepare for the work, advise residents, move vehicles, etc.
10. Do not paint over any code required labels or any equipment identification, performance rating, name or nomenclature plates.

N. Weather

1. Surfaces must be clean and moisture free. Prime and paint as soon as possible. No painting shall be done immediately after rain or foggy weather or when the temperature is below 50 °F. Substrate temperature must be 5 °F or more above dew point temperature while painting and during the coating’s cure time. Avoid painting surfaces while they are exposed to a full, hot sun.
2. Stop exterior painting early enough to permit paint film to set up before condensation occurs (as caused by night temperature drops).

O. Color Schedule

1. Ideally, and for the most accurate bidding process, all colors should be chosen prior to submittal of bids.
2. Regardless of timing of color selection or bidding and before work begins, Contractor is responsible for obtaining a written, final color approval from Owner.
3. When the new repaint color is the same as or similar to the existing color, a spot prime effort followed by one (1) finish coat should provide sufficient coverage and hide, assuming the use of a quality product. When the new repaint color is significantly different from the existing color, one (1) coat of primer followed by two (2) finish coats may be required to provide adequate coverage and hide. Ultimately, it is the Contractor’s responsibility to determine the number of finish coats required to achieve Owner’s desired Finish.
4. Where color is selected prior to bid submittal, Contractor shall bid one (1), two (2), or more finish coats, as appropriate to the color selected, and shall expressly state number of finish and prime coats and type (full or spot) of prime coat.
5. When the final color has not been selected prior to bid submittal, Contractor may need to bid additional coats when submitting their bid. The Owner should be aware that if a color is chosen following the bid process and the color is significantly different from original color, a change order for an additional finish coat might be required.



6. Owner should be aware that certain colors, especially darker tones, potentially fade at a different rate than other colors, regardless of the product manufacturer, product type, or substrate to which the product is applied. It is advisable for Owner to consult with Dunn-Edwards early in the planning stage to assure the most durable combination of tinting formulation is used to achieve the desired color.
7. This specification is written intending for the finish coats to cover.

P. Warranty

1. In accordance with the attached specification and painting systems, the Dunn-Edwards Corporation may, upon request, issue a project warranty containing a material warranty based upon product defect. Consult your Dunn-Edwards representative prior to final approval of written specification.



Recommended Coating Systems

Thank you for the submittal of Dunn-Edwards products on the above referenced project. The Dunn-Edwards Corporation certifies that the products we intend to furnish will meet or exceed the performance requirements of the job specifications.

All products specified comply with the current air quality regulations governing architectural coatings. Regulatory changes may affect the formulation, availability, or use of specified coatings. Check with the supplier or your representative regarding such changes prior to start of painting project. The products listed in this Repaint Specification are supplied by Dunn-Edwards and cannot be changed without the express written consent of the parties responsible for the Project (HOA, MGMT., OWNERS).

Surface preparation, application methods, spreading rates, wet and dry film thicknesses will be determined by the attached specifications and our material data sheets available at www.Dunn-Edwards.com.

All surface contamination, such as mildew, chalk, grease, dirt, grime, rust, efflorescence, old loose peeling paint, rotten wood and hard glossy surfaces needs to be removed by pressure washing, prep work and hand tool clean, before a new coating system can be applied. It is your responsibility to thoroughly read the specification and product information sheets prior to project start date. If you have any questions regarding the written specification please contact the Dunn-Edwards representative listed as the originator of this specification. Any additional information gathered from any other source is deemed solely the responsibility of the contractor.



Exterior Masonry

Main Body Color Stucco

Spot Prime: EFF-STOP Select Masonry Primer/Sealer (ESSL00)
First Coat: SPARTASHIELD, Exterior 100% Acrylic Flat Paint (SSHL10)

SPECIAL NOTES AND INSTRUCTIONS:

- A. Please refer to section J. Surface Preparation (Masonry 8-10)
- B. Please refer to section N. Weather (1-2)
- C. Please refer to section L. Application (1-6)
- D. Please refer to section O. Color Schedule (1-7)
- E. Masonry that has not been previously painted should be fully primed prior to top coat. Building should be inspected for cracks and damage. For cracks, 1/16"-3/5" route the crack open to a uniform size. Clean the grout out with water and allow substrate to fully dry prior to repairing the substrate.

Perimeter Walls, Accent Color Stucco

Spot Prime: EFF-STOP Select Masonry Primer/Sealer (ESSL00)
First Coat: EVERSIELD, Exterior Flat Paint (EVSH10)
Second Coat: EVERSIELD, Exterior Flat Paint (EVSH10)

SPECIAL NOTES AND INSTRUCTIONS:

- A. Please refer to section J. Surface Preparation (Masonry 8-10)
- B. Please refer to section N. Weather (1-2)
- C. Please refer to section L. Application (1-6)
- D. Please refer to section O. Color Schedule (1-7)
- E. Masonry that has not been previously painted should be fully primed prior to top coat. Building should be inspected for cracks and damage. For cracks, 1/16"-3/5" route the crack open to a uniform size. Clean the grout out with water and allow substrate to fully dry prior to repairing the substrate.



Exterior Metal

Window Casings, Awnings, Window Frames, Garage Doors

Spot Prime: ULTRASHIELD, Galvanized Metal Primer (ULGM00-0-WH)

First Coat: ARISTOSHIELD, Interior/Exterior Semi-Gloss Paint (ASHL50)

SPECIAL NOTES AND INSTRUCTIONS:

- A. Please refer to section J. Surface Preparation (Metal 11-14)
- B. Please refer to section N. Weather (1-2)
- C. Please refer to section L. Application (1-6)
- D. Please refer to section O. Color Schedule (1-7)

Flashing, Electrical Panels, Pipes, Natural Gas Meters, Trash Enclosures

Spot Prime: ULTRASHIELD, Galvanized Metal Primer (ULGM00-0-WH)

First Coat: SPARTASHIELD, Exterior 100% Acrylic Flat Paint (SSHL10)

SPECIAL NOTES AND INSTRUCTIONS:

- A. Please refer to section J. Surface Preparation (Metal 11-14)
- B. Please refer to section N. Weather (1-2)
- C. Please refer to section L. Application (1-6)
- D. Please refer to section O. Color Schedule (1-7)
- E. Gas Meters that are not previously painted must be fully primed prior to top coat.

Balcony Railings, Stair Treads and Risers, Stair Stringers, Handrails

Spot Prime: BLOC-RUST Premium, Rust-Preventative Metal Primer (BRPR00 Series)

First Coat: ARISTOSHIELD, Interior/Exterior Semi-Gloss Paint (ASHL50)

SPECIAL NOTES AND INSTRUCTIONS:

- A. Please refer to section J. Surface Preparation (Metal 11-14)
- B. Please refer to section N. Weather (1-2)
- C. Please refer to section L. Application (1-6)
- D. Please refer to section O. Color Schedule (1-7)

***For lead safety refer to Section H # 2 on Safety and Dunn-Edwards PDS sheets under Special Instructions.**

If you have any questions regarding the specifications, please do not hesitate to contact me.

Respectfully,

Allison Garcia

Manager, Property Services Division

Cell : (909) 486-0425



THE #1 CHOICE OF
PAINTING PROFESSIONALS®

Project Condition/Substrates

43 @ Racquet Club



Project Condition/Substrates

Balconies





THE #1 CHOICE OF
PAINTING PROFESSIONALS®

Project Condition/Substrates

Gates



Project Condition/Substrates

Awnings

