



Financial Management Department  
Purchasing Division  
1112 Manatee Avenue West, Ste 803  
Bradenton, FL 34205

January 13, 2016

TO: All Interested Bidders

SUBJECT: **Invitation for Bid# 16-0607-DS**  
**Waterproofing and Sealing Manatee County Administration Building**  
**(1112 Manatee Avenue West, Bradenton FL 34205)**

**ADDENDUM #2**

**Bidders are hereby notified that this Addendum shall be acknowledged on page Bid Form- 1 of the Bid Form and made a part of the above named bidding and contract documents. Bids submitted without acknowledgement of the Addendum will be considered incomplete.**

The following items are issued to add to, modify, and clarify the bid and contract documents. These items shall have the same force and effect as the original bidding and contract documents, and cost involved shall be included in the bid prices. Bids to be submitted on the specific bid date, shall conform to the additions and revisions listed herein.

The deadline for clarification of questions had been extended to **January 12, 2016 at 3:00 pm**. This deadline has been established to maintain fair treatment of all potential bidders. Questions received after this date and time shall not be considered.

**Clarification:**


- 1.) A public records request was made for the engineers estimate. The provided Option # 1 estimate is \$170,000.00. The provided Option #2 estimate is an additional \$84,000.00.
- 2.) All sealants are to be included in the option to include the garage painting as listed in the Section 01150, Bid Item 11 in Option # 2.
- 3.) Section 0990, 1.09A.2, delete the phrase "ordinary wear and tear and".
- 4.) Section 0990, 2.01 B, the millage may be reduced to 1.5 mil, provided the 10 year warranty is kept.
- 5.) Section 09900, 3.02, M.1, seal and surface conditioner will not be required at the architectural panels.
- 6.) Section 0990, 2.03, A.4, Remove Finish Coat: Sherwin Williams Super Paint # 4 Series Exterior Acrylic Latex Satin. Replace with Finish Coat: Sherwin-Williams Resilience Exterior Latex Coating Satin.

Bidders are to discard Section 0990 (13 pages) previously submitted with the original solicitation, replacing with Section 0990 (13 pages dated January 12, 2016 attached) in its entirety.

The deadline for submitting sealed Bids at the Manatee County Purchasing Division, 1112 Manatee Avenue West, Suite 803, Bradenton, FL 34205 remains at January 19, 2016 at 3:00 PM.

**END OF ADDENDUM # 2**

Sincerely,

 for  
Melissa M. Wendel, CPPO  
Purchasing Official  
/ds  
(Attachment—13 pages)

**SECTION 09900**  
**PAINTS and COATINGS**  
Revised January 12, 2016

**PART 1 – GENERAL**

**1.01 Summary**

- A. This Section specifies materials and procedures for installation of paint coatings.
- B. The intent of this specification is to provide a premium level paint coating system for this project. Should Contractor or the coating manufacturer determine that the coating system is below the standard as intended by this specification, Contractor shall notify Engineer in writing prior to submitting bid.
- B. The procedures specified in this Section shall constitute minimum requirements. Where manufacturer's required procedures are more stringent than those contained within this Section, notify Engineer for further direction.
- C. "Paint" as used herein means all coating systems materials, including primers, emulsions, enamels, stains, sealers and fillers, and other applied materials whether used as prime, intermediate or finish coats.
- D. Paint all exposed surfaces whether or not colors are designated in "schedules", except where the natural finish of the material is specifically noted as a surface not to be painted. Where items or surfaces are not specifically mentioned, paint these the same as adjacent similar materials or area. If color or finish is not designated, the Owner will select these from standard colors available for the material systems specified.

**1.02 Related Documents**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions, apply to this Section.
- B. Section 07900 – Joint Sealants

**1.03 References**

- A. ASTM D4258/05 – Surface Cleaning Concrete for Coating
- B. ASTM D4259/06 – Abrading Concrete
- C. ASTM D4261/05 – Surface Cleaning Concrete Unit Masonry for Coating

**1.04 Areas to be Coated**

- A. Inclusions: including but not limited to the exterior and/or exposed surfaces of walls, architectural panels, exterior columns, connecting bridge (sky walk), copings, flashings, service doors, planters, penthouse, ceilings, etc. The Intent of this section is to paint the entire exterior of the building and structures.

- 1. All concrete masonry/stucco to include roof top projections, previously painted.
- 2. All concrete masonry/ stucco areas, previously painted.
- 3. All service doors and frames.

Alternate: include Garage Exterior

- B. Exclusions:

- 1. Interior Spaces
- 2. The garage interior areas, piping, floors, columns, walls and ceilings.
- 3. Stairwells
- 4. Other Areas if listed by owners at time of Pre-Bid Conference.

**1.05 Project Conditions**

- A. Follow manufacturer's recommendations regarding ambient weather conditions and other additional installation information.

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- B. Provide adequate ventilation, lighting, and other safety equipment as well as a clean, potable water supply as required by current OSHA standards.
- C. Maintain disposal area, preventing run-off into water supply, waterways or adjacent properties. Remove waste materials from site and dispose of according to applicable laws and regulations.

**1.06 Quality Assurance**

- A. A Pre-construction Conference will be held with the Owner's Representative, Engineer, Contractor, Job Superintendent, Subcontractors and Paint Manufacturer's Representative.
- B. The application of paint or coating to any surface shall constitute full acceptance of that surface by the Contractor. If any surface, both on the exterior or interior of this project, cannot be put in proper condition for finishing by customary pressure washing, sanding, cleaning and puttying operation, Contractor shall immediately notify the Engineer in writing or assume responsibility for substrate and rectify any unsatisfactory finish resulting in such application.
- C. Paint/Coatings Applicator: Company specializing in commercial painting and finishes with five (5) years documented experience. Contractor is to provide a reference list for verification.
  - 1. Weatherproofing Applicator: Company specializing in envelope weatherproofing paint/coating systems installation of vertical walls and includes the expertise in the removal/installation of high-performance sealants composed of moisture-cured urethanes, silyl-terminated polyether or structural grade silicone sealants.
  - 2. There shall be no one on this project that has less than three (3) years verifiable experience in their specific discipline, i.e., sealant mechanics, crack repair mechanics, concrete repair mechanics, paint/coatings applicators, surface preparation(s) mechanics, etc... Un-skilled labor may clean-up extraneous materials from stripping procedures only. If we find un-skilled workers performing any task other than clean-up, we will ask contractor to remove them from the project immediately.
- D. Follow manufacturer's recommendations regarding curing considerations and other additional quality control information.
- E. Products shall be installed exclusively by manufacturer-approved applicators who have demonstrated satisfactory completion of projects similar in scope to the Project.
- F. **MANDATORY: Job Standard:** Install a panel measuring approximately 100 square feet or as directed by Owner/Owner's Representative to establish a project standard of the specified primer/surface conditioner, (primer/surface conditioner may be tinted but must be lighter than the finish coat to an appreciable degree) and the finish coat(s). Project Standard must be observed and accepted in writing by Owner and Engineer before proceeding with the remainder of the application. Dry Film Thickness of the "Standard" will be verified by the Engineer, via ASTM D-4138. The Project Standard will be the basis for acceptance of the "system" for remainder of application. The Job Standard may include representative crack repair(s), specific procedure(s) determined by width/depth and an installed sealant joint installation with the correct width-to-depth ratio illustrated by the install.
- G. Protect adjacent surfaces and landscaping against damage.

**1.07 Delivery, Storage and Handling**

- A. Deliver products in original unopened containers with the manufacturer's name, labels, product identification, printed instructions, lot numbers and expiration dates of each component.
- B. Store and condition the specified products as recommended by the manufacturer.
- C. Products shall remain in unopened containers until ready for use.

**1.08 Submittals**

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- A. Submittals by Contractor to Engineer shall be made in a timely manner so as to cause no delay in the work.
- B. Submittals shall be made in Accordance with Section 01300.
- C. Submittals shall bear a stamp indicating review and approval by Contractor.
- D. Any deviations in the submittals from the requirements of the Project Manual shall be clearly identified in writing by Contractor.
- E. Approval by Engineer is required before beginning work affected by submittals.
- F. Submittals required by this Section include the following:
  - 1. **Manufacturer's current Data Sheets, Specifications and Material Safety Data Sheets** for products used under this section.
  - 2. Finish and material schedules and installation locations, including all products to be installed under this Section.
  - 3. **Statement of Manufacturer's recommended surface preparation procedure and Contractor's proposed surface preparation procedure.**
  - 4. **Provide a copy of the Contractor's Warranty that will be issued upon completion of the work.**
  - 5. **Provide an Original signed copy of the Manufacturer's Intent to Warrant and a copy of the Manufacturer's Warranty that will be issued at the balance of the work, prior to the commencement of the work. The intent to Warrant and the Manufacturer's Warranty shall list the specific products and the specific warranty for each product.**
  - 6. **Included in the Intent to Warrant shall be a statement that the Manufacturer or Manufacturer's Representative has read and understands the Project Specifications. The Manufacturer shall provide any discrepancies or additions in the Specifications to the Engineer in writing prior to the commencement of the work. Failure of the Manufacturer to do so shall constitute full acceptance of the work and shall in no way constitute a breach of warranty to be provided.**

**1.09 Special Guarantees**

- A. Provide a minimum ten year (10), non-prorated labor and materials warranty, issued by Contractor and product Manufacturer for coatings on all substrates except ferrous metals and aluminum, which shall be warranted for three (3) years minimum.
  - 1. Warranty shall include blistering, peeling, loss of adhesion, un-uniform fade, excessive chalking, (ASTM) Guidelines and moisture intrusion due.
  - 2. Warranty must cover ~~ordinary wear and tear of elements~~ and defects due to faulty materials and workmanship.
  - 3. Make warranted repairs and/or replacements at no expense to the Owner.
- B. Other than the duration of the warranty, correction of defective items shall be as contained in Article 13 of the General Conditions.
- C. Paint Manufacturer: Furnish a ten-year (10) **Manufacturer's Warranty** against water intrusion and defects in materials and workmanship. Warranty shall cover all repairs required to maintain the building envelope in a watertight condition. Repairs shall be non-prorated. Owner reserves the right to repair should the damage occur due to acts of God or vandalism, without affecting the terms of the Guarantee.
- D. In conjunction with issuance of the above guarantee, include instructions detailing preventive maintenance required to maintain the guarantee, a list of substances which may damage the coatings, and specifications on repair of the coatings as may be accomplished by the Owner as specified above.
- E. **Notify Manufacturer's authorized representative at least two weeks before start of work. Schedule minimum of three (3) job site visits by Manufacturer's authorized representative, first scheduled before application of product.**

**PART 2 – PRODUCTS**

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**2.01 Manufacturers**

- A. Allowable manufacturers of products under this section include the following:
1. Benjamin Moore
  2. Scott Paint
  3. Porter/PPG Paints
  4. Sherwin Williams
  5. Evonik Protectosil
- B. In every instance the products chosen and submitted for approval for this specific project shall be installed to meet or exceed, (see below) the written recommendations included in the specific product's instructional data sheets. The vertical wall areas that are scheduled to be stripped shall receive a "high-build" non-elastomeric coatings system. All other areas that are not scheduled to be stripped shall conform to the standards listed below:
- At no time will any concrete masonry/stucco or wood finish coat be installed at less than 2.0 1.5 mils dry film thickness over the specified primer/sealer. Metal primers and finishes shall be installed as directed in the specific data sheets for that product. At no time will any primer or finish coat's DFT fall below the specified/recommended dry film thickness minimum. Clear sealers are not to be used on concrete masonry/stucco on any KEG projects. Pigmented sealers shall be used and the tints added to the sealer shall not constitute a match to the finish coat color. There must be a discernable difference in the sealer and the finish coat color.
- C. Manufacturer's representatives shall visit the site prior to Contractor's bid submittal to review the condition of the building's existing coatings system and unpainted substrates, determine surface preparation procedures and verify compatibility of existing and adjacent systems with specified systems.
- D. Manufacturer's representatives shall visit the site periodically (but not less than once per week) during coating installation to verify compliance with the manufacturer's recommendations.

**2.02 Materials**

- A. Provide manufacturer recommended products for the following applications that are compatible with the specified system and existing finishes as necessary:
1. Surface Conditioners.
  2. Primers.
  3. Primers for Ferrous Metals: All Manufacturers: If the Ferrous or Non-Ferrous Metal is in a Corrosion Cycle the Substrate Shall be Coated with a High-Build Surface Tolerant Epoxy Based Primers Installed to Achieve a Minimum of 5.0-10.0 mils DFT. The Specific Primer Shall be Compatible with Standard Acrylic/Solvent Borne Top Coats.
  4. Etching Primers for aluminum.
  5. Stain Killer for tannin acid bearing woods.
  6. Rust Stain Remover.
  7. Wood Filler, interior or exterior grade depending on application.
  8. Patching Compound, suitable for interior or exterior applications.
  9. Sealants: High-performance urethanes, Silyl-Terminated Polyether, or Construction Grade Silicone Sealants.
  10. Acrylic Coatings, High-Build Acrylics
  11. (Specialty Coatings) PPG Amercoat PSX 1001 Single Pack Acrylic Polysiloxane Coating for Substrates as Listed

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12. Clear penetrating water repellent (Architectural Panels)
13. Solvent Cleaners.
14. Bond Breaker/Backer rod as necessary.

**2.03 Finish Schedules:**

**A. Vertical Concrete Masonry/Stucco and Architectural Panels**

1. Scott Paint:
  - a. Primer: Scott Paint # 692 Aquaseal Latex Surface Conditioner Pigmented.
  - b. Finish Coat: One coat of Scott Paint # 420 Ultra 100% Acrylic Velvet Supercoat.
2. Benjamin Moore:
  - a. Primer: Benjamin Moore Acrylic Masonry Conditioner 066-01 pigmented (one coat)
  - b. Finish: Benjamin Moore Super Spec Acrylic Low Luster N185 (One Coat)
3. Porter Paint:
  - a. Primer: PPG/ Porter Paints #4-808 Perma-Crete Interior/Exterior Acrylic Masonry Sealer Pigmented
  - b. Finish coat: PPG/Porter Paints #3939 PORTERSEPT Exterior Satin Acrylic House and Trim Paint (Seven Year Mold Mildew and Algae Warranty)
4. Sherwin Williams:
  - a. Primer: SW: Loxon Guide Coat Pigmented
  - b. ~~Finish Coat: SW Super Paint/# 04 Series Exterior Acrylic Latex Satin.~~
  - c. Finish Coat: Sherwin-Williams Resilience Exterior Latex Coating Satin is approved.
5. Evonik, Protectosil:
  - a. CHEM-TRETE BSM 40 VOC penetrating water repellent (Architectural Panels)

**B. Ferrous Metals: "Utility Type Doors/Frames", Pipes Without Pitting; NOTE: Any Ferrous Metals In An Advanced Corrosion Cycle (See Section 2.02, A.3 Above for Primer Requirements) All Miscellaneous Ferrous Metals Scheduled:**

1. Benjamin Moore:
  - a. Primer: Benjamin Moore Super Spec HP Alkyd Metal Primer P06 (One Coat)
  - b. Finish: Benjamin Moore Super Spec HP Alkyd P22 Gloss or P24 Semi-Gloss (One Coat)
- 1a. Benjamin Moore:
  - a. Primer: Benjamin Moore Super Spec HP Acrylic Metal Primer P04 (One Coat)
  - b. Finish: Benjamin Moore Super Spec HP Acrylic DTM P28 Gloss or P29 Semi-Gloss (One Coat)
2. Scott Paint:
  - a. Primer: Scott Paint # 931 Encapsulon Industrial Surface Tolerant Epoxy Mastic Primer.
  - b. Finish Coat: One coat of Scott Paint # 7500 Scott-Thane Acrylic Aliphatic Gloss Enamel.
3. PPG/ Porter Paints:

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- a. Primer: Ferrous Metal: PPG/Porter Paints # 6-208/#6-209 Speed Interior /Exterior Rust Inhibitive Steel Primer
  - b. Finish Coat: PPG/Porter Paints # 2749 Fast Dry Alkyd Commercial Industrial Enamel.
4. Sherwin Williams:
- a. Primer: SW Kem Kromik Universal Metal primer.
  - b. Finish Coat: SW Industrial Enamel HS Alkyd Gloss
- C. Service Door Frames, etc: System (1)
- 1. Scott Paint:
    - a. Primer: Scott Paint # 690 Aquaseal Latex Surface Conditioner Clear.
    - b. Finish Coat: One coat of Scott Paint #490 DTM Acrylic Urethane High Performance Satin Coating.
  - 2. Benjamin Moore:
    - a. Primer: Benjamin Moore Super Spec HP Acrylic Metal Primer P04 (One Coat)
    - b. Finish: Benjamin Moore Super Spec HP Acrylic DTM P28 Gloss or P29 Semi-Gloss (One Coat)
  - 3. PPG/Porter Paints:
    - a. Primer: PPG/Porter #94-258 MULTIPRIME Fast Dry 2.8 VOC
    - b. Finish Coat: PPG/Porter Paints #95-5000 Silicone Alkyd Enamel
  - 4. Sherwin Williams:
    - a. Primer: DIM 400W NT White Primer Bonder
    - b. Finish Coat: SW Industrial Urethane Alkyd Enamel
- D. Service Door Frames, etc: System (2)
- 1. PPG
    - a. Primer: Bare Metal: Amercoat #185HS
    - b. Finish: Amercoat PSX 1001 Single Pack Acrylic Polysiloxane Coating or Equal.

**2.04 Colors**

- A. Colors shall be as selected by Owner from Manufacturer's standard colors.

**PART 3 – EXECUTION**

**3.01 Inspection**

- A. Examine the areas and conditions under which painting work is to be applied and notify the Owner in writing of conditions detrimental to the proper and timely completion of the work. Do not proceed with the work until unsatisfactory conditions have been corrected.
- B. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions otherwise detrimental to the formation of a durable paint film.

**3.02 Surface Preparation**

- A. Prepare all surfaces in strict accordance with the manufacturer's written recommendations.



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- B. Contractor shall be responsible for completing testing necessary to determine necessary and/or unusual surface preparation requirements prior to submitting its Bid. Costs for all surface preparation, coating application, other work and materials under this Section shall be included in the Base Bid.
- C. Independent laboratory or other testing that may be required under this Section shall be at the Contractor's expense.
- D. Temporarily remove or protect items that are not to be coated under this Section including but not limited to switches, cover plates, receptacles, light fixtures, fans, emergency equipment, etc. Replace all removed items as Work is completed.
- E. Protect landscaping and areas below work that are susceptible to paint spillage or spatter.
- F. Power Washing:
  - 1. Wash surfaces with a high volume, high pressure 2500-3000 p.s.i. commercial grade water blasters with a minimum of 4.5 gallons per minute delivery.
  - 2. Use appropriate nozzle tip as recommended by Coating Manufacturer.
  - 3. Start at top and work down.
  - 4. Divide surfaces into smaller areas.
  - 5. Thoroughly spray each area horizontally and vertically, overlapping spray passes.
  - 6. Check surface for loose, peeling or flaking paint. If a standard (15/25 degree tip removes existing in-service paint/coatings, stop and switch tips to an oscillating tip and continue to prepare surfaces. Under no circumstance shall the contractor attempt to strip an area without letting the Engineer/Materials Technician know at the time of the procedure. No stripping allowance will be entertained unless the procedures outlined are followed.
  - 7. Repeat pressure washing procedure until sound, tight, surface remains. After the pressure washing procedures the existing in-service paint film(s) may curl up after dry cycle takes place. There shall be no curled edges remaining after preparations; no exceptions.
  - 8. Scrape and sand if necessary as per SSPC SP-3.
- G. Mildew Treatment:
  - 1. Remove mildew using household bleach solution and/or as recommended by the Coatings Manufacturer.
  - 2. Solution concentration and application method varies with degree of contamination, as follows:
    - a. No apparent contamination:
      - a) Apply one part household strength chlorine bleach to four parts water solution with low pressure spray.
      - b) Rinse and allow drying.
    - b. Light to moderate contamination:
      - a) Increase solution strength to one part household strength chlorine bleach to two or three parts water.
      - b) Allow solution to work for several minutes, rinse and allow drying.
    - c. Heavy contamination (i.e. hardier fungus varieties which appear as pink, yellow, etc., growth):
      - a) Apply either one part household strength chlorine to one part water, or one part swimming pool strength chlorine to three parts water.
      - b) Work solution into cracks, joints and textured surfaces with clean, stiff-bristle scrub brush.

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- c) Rinse and allow drying.
  - d) Re-apply solution, but do not rinse, maintaining sterile surface.
  - e) Workers should wear rubber gloves and safety goggles. Avoid skin contact and wash with soap and water when through.
- H. Sealing Chalk and Efflorescence:
- 1. Seal chalk and efflorescence using surface conditioner as recommended by the coatings manufacturer.
  - 2. Verify powder residue on surface is chalking due to weathering, alkalinity, efflorescence, or laitance. Localized powdery spots on cementitious surfaces usually indicate efflorescence or high alkalinity. A few drops of muriatic acid applied to the powdery surface will react to efflorescence by bubbling; no reaction to chalk.
  - 3. After pressure washing, mildew treatment, crack and joint repair; check several areas of each surface for chalk and efflorescence.
  - 4. Apply surface conditioner solution concentration and application method appropriate to degree of chalk remaining; determined as follows:
    - a. Light Chalk (#8, ASTM D4214-98, Test Method D659/Photographic Reference) trace amounts of black velvet or wet fingertips after rubbing.
    - b. Moderate Chalk (#6, ASTM D4214-98, Test Method D659/Photographic Reference) moderately covered with chalk after. Black velvet or wet fingertips after rubbing.
    - c. Heavy Chalk (#4 or #2 D4214-98 Test Method D659/Photographic Reference) with extraordinary amounts of chalk remaining. Black velvet or wet fingertips after rubbing.
  - 5. Apply surface conditioner solution with brush, roller, airless or pressure sprayer. For heavy chalk, work surface conditioner thoroughly into surface with brush.
  - 6. Allow to dry according to label directions before proceeding.
  - 7. Recheck for chalk after surface conditioner is dry.
  - 8. Topcoat surface conditioner within 7 days after overnight dry.
- I. Sealants:
- 1. Install in accordance with Section 07900.
  - 2. Weatherproof building exterior wall envelope from air and moisture infiltration by removing and replacing all existing sealants according to SWRI (Sealant Waterproofing Restoration Institute) and ASTM C1521-09, Standard Practice for Evaluating Adhesion of Installed Weatherproofing Sealant Joints: New sealant installs shall be tested for compliance.
  - 3. Install specified sealant at all transitions listed and to all transitions where they have been omitted previously, unless specifically excluded by Owner or Owner's representative in writing. This includes, but is not limited to: door, window and fixture penetrations and perimeters; windowsills, joints and perimeters of decorative stucco bands, quoins, joints at wall to wall, wall to floor and wall to ceiling junctures (i.e., inside corners created by changes in direction of joining surfaces); flashing details; control joints and between separating dissimilar materials at expansion joints, etc.; and work provided by others including attachments or intrusions when penetrating exterior coating system (i.e., downspouts, lightning protection systems, railings attached to sidewalls, etc.). "New" "Band-Aid" sealant installed over existing sealant is strictly forbidden.
  - 4. Prior to sealant application:
    - a. Cut old sealant with a electric caulk cutter only using caution not to damage the substrate and brush clean all residuals from the joint. Dispose of all

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cleaning residuals/old sealant, etc. in accordance with all local and state EPA/city/county requirements.

- b. Fit with backer rod or bond breaker (where necessary to control maximum depth of 1/2" and/or to prevent three (3) sided adhesion.
- 5. Install specified sealant. Sealant must be installed according to the manufacturer's directions. All sealant must be installed to maintain the proper width to depth ratio. All sealant will maintain a minimum of 1/2" width and have a minimum of 1/4" intimate contact with the prepared substrate(s).
- 6. All sealant will be no more than 1/2" in depth or 1" in width except for multi-component high-performance sealant. Transitions that have anticipated movement or where sealant depth may exceed 1/2" will have bond breaker tape or backer rod installed to prevent three (3) sided adhesion.
- 7. Expansion joints will use specified two part urethane sealants and will be installed only after proper mixing procedures. If color pack is used the Engineer will approve the color prior to installation. All sealant details will be tooled immediately after installation with the correct sized sealant tool.

**J. Crack Treatment**

- 1. Concrete Block and Stucco:
  - a. Hairline cracks:
    - a) Following cleaning and preparation of chalky surfaces, apply detail coat of elastomeric patching compound.
    - b) Allow drying in accordance with manufacturer's instructions; should unexpected weather or surface changes occur, delay top coating until the patching compound has achieved thorough cure.
  - b. Cracks - 1/16" to 1/8":
    - a) Rake-out with knife and clean.
    - b) Seal with surface conditioner.
    - c) Bridge with elastomeric patching compound, forming and maintaining a slight crown over the center of the crack and running the full length. Feather patching compound into the existing texture 2" on either side of the crack. Stipple or texture to blend with adjacent surfaces.
    - d) Allow drying in accordance with manufacturer's instructions; should unexpected weather or surface changes occur, delay top coating until the patching compound has achieved through cure.
  - c. Cracks - 1/8" to 1/4":
    - a) Saw-Cut a V-groove following the configuration of the crack to accept application of the specified one-part urethane sealant.
    - b) Rake-out with knife and clean.
    - c) Seal with surface conditioner.
    - d) Install sealant.
    - e) Allow sealant to dry in accordance with manufacturer's instructions until sealant has achieved through cure.
    - f) Apply specified elastomeric patching compound over the cured sealant, forming a slight crown over the center of the sealant, and maintaining the crown the full length. Feather patching compound into the existing texture 2" on either



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- c. Fill with patching compound blending with adjacent surfaces.
  2. Deteriorating stucco areas greater than 2 square inches in size and 1/4" deep:
    - a. Sound out and remove loose stucco.
    - b. Prime substrate with appropriate surface conditioner.
    - c. Replace with new stucco and blend with adjacent surfaces.
    - d. After proper cure time, seal with surface conditioner.
- M. Concrete:
  - ~~1. Seal with surface conditioner. Not Required~~
  2. Waterproofing of Pre-Cast Concrete Panels
    - a) Pressure wash panels to remove existing dirt and contaminants.
    - b) Apply CHEM-TRETE BSM 40 VOC penetrating water repellent in accord with manufacturer's published instructions. . Manufacturer and/or CONTRACTOR shall perform testing as necessary to verify suitability of existing pre-cast concrete prior to installation and to verify efficacy following installation. Provide manufacturer's 10 year warranty for installation.
- N. Existing Stucco:
  1. Deteriorating stucco area less than 2 square inches in size and 1/4" deep:
  2. Sound out and remove loose stucco.
  3. Seal with surface conditioner.
  4. Fill with patching compound blending with adjacent surfaces.
- O. New Stucco Repairs/Stripped to Bare Stucco:
  1. All concrete masonry stucco surfaces must be dry, ("Safe Reading/Qualitative" on a Delmhorst BD-21 Moisture Meter) and cured; pH test readings need to be 10 or below on the Micro Essential Laboratory pHydriion scale or a pre-approved pH resistant primer must be used.
  2. The stucco substrates will be broomed to remove all loose stucco particles. Extraneous slag will also be removed. All dust, dirt, efflorescence, and any surface contaminants will be removed prior to the sealer coat application. If stucco is coated prior to cure, moisture will be trapped and the hydration process necessary for curing will be negated.
  3. If shrinkage cracks are found in the stucco substrate, the cracks will be opened with a crack repair or similar tool to expose two firm edges. Brush all residuals from the crack prior to applying the exterior acrylic latex surface conditioner.
  4. Allow the surface conditioner to dry for 4-6 hours prior to the application of patching compound. The shrinkage cracks, (cracks of 1/32") or less will be opened with a crack tool, filled with patching compound, and then textured to match existing finish prior to any finish coat application.
  5. All patching compound materials must dry by direction prior to any other procedure.
  6. Apply by direction one full-bodied coat of an approved exterior acrylic latex surface conditioner pigmented as specified. The spread rate may vary greatly depending on the smoothness and porosity of the substrate, method of application and conditions under which product is applied. The objective of the applicator should be to apply Surface Conditioner in sufficient amount to satisfy the surface porosity and create an effective seal.
  7. When adequately sealed, the surface should show a uniform low angular sheen. Apply by brush, roller, or airless spray if allowed by the Owner.
- P. Wood:
  1. After pressure washing and mildew treatment, tool clean remaining loose paint.

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2. Repair or replace deteriorating wood as necessary.
  3. Fill holes, imperfections and cracks with exterior grade wood filler.
  4. Sand edges, corners and raised grain.
  5. Wood moisture content must be 15% or below as measured with a Delmhorst/Moisture Encounter meter.
  6. Prime bare wood.
  7. Lock-in resinous wood pitch and extractives after solvent wiping and the solvent flashes-off with touch-up coat of stain killer prior to finish coat.
  8. Apply Surface Conditioner as necessary to previously coated chalking surfaces.
  9. Install sealant at joints, seams, and gaps if there is an adequate reveal.
- Q. All Ferrous Metals Previously Painted-Not in an Advanced Corrosion Cycle, (Note: See 7. Below):
1. After pressure washing, mildew treatment and chloride (salts) removal, ferrous metal must be solvent cleaned in accordance with the Society of Protective Coatings Standard, SSPC SP-1. Change cleaning rags often. Dispose of all rags in accordance with local, county, state and EPA regulations.
  2. Any existing rust or loose and failed coatings will be removed by conscientious power tool cleaning, according to SSPC-SP 3/Power Wire Brush. Power sand any/all existing gloss surfaces in order to promote the adhesion of the specified primer/finish. Remove all sanding residuals.
  3. All residue produced by grinding and chipping will be completely removed from the surface and surrounding area prior to any other procedure.
  4. Any area that presents difficulty in reaching will be treated with a pre-approved rust conversion primer, applied by label direction. In most instances, rust must be present for the converter to perform as formulated by converting ferrous oxide (rust) to a stable iron complex.
  5. Pay particular attention to back-to-back angles, bolt configurations and all welds. "Stripe Coat" all welds/bolt configurations and allow primer to dry by direction prior to complete prime coat installation.
  6. Surface temperature must be 5° F above critical dew point prior to any coatings procedure.
  7. If corrosion remains after a conscientious effort as outlined above, install the manufacturers surface tolerant epoxy primer by directions; no exceptions.
- R. All Aluminum Previously Painted-Not in a Corrosion Cycle; (Note: See 5. Below):
1. After pressure washing, mildew treatment and chloride (salts) residuals remaining oxidized or deteriorated aluminum coating will be removed by power tool sanding.
  2. SSPS-SP3/ Power Tool Sanding to remove existing gloss and ensure primary bond of the specified coatings system.
  3. Remove all sanding residuals. SSPC-SP1/ Solvent Wiping, Clean all surfaces to be painted by solvent wiping and allow solvent to flash-off for a minimum of three, (3) hours and a maximum of six (6) hours prior to any other procedure.
  4. Prime any bare aluminum with the specified primer as directed.
  5. If corrosion remains after a conscientious effort as outlined above, install the manufacturers surface tolerant epoxy primer by directions; no exceptions.
- S. All Galvanized Metals Previously Painted– Not in a Corrosion Cycle: (See Note 5 Below):
1. After pressure washing, mildew treatment and the removal of chloride (salts) residuals any remaining oxidized or deteriorated coating will be removed by power tool sanding or wire brushing.
  2. Lightly sand to remove existing gloss and ensure primary bond of the specified coatings system.

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3. Clean all surfaces to be painted by solvent wiping and allow solvent to flash-off prior to any other procedure. Remove all sanding residuals.
  4. Prime any bare galvanized metal. Convert any rust – see "Ferrous Metals."
  5. If corrosion remains after a conscientious effort as outlined above, install the manufacturers surface tolerant epoxy primer by directions; no exceptions.
- T. Miscellaneous Equipment - Roof fixtures, Fireboxes, Hurricane Shutter Boxes, Mechanical/Electrical Fixtures, Boxes and Piping Not in an Advanced Corrosion Cycle.
1. After pressure washing and mildew treatment, sand, scrape and wire brush to remove corrosion and any remaining, loose paint.
  2. Replace corroded fasteners as approved by Owners/Owners Representative.
- U. Polyvinyl Chloride (PVC) Components:
1. Pressure wash to remove surface contaminants.
  2. Solvent wipe with clean cloths damp with Xylene. Allow Xylene to "flash-off" prior to any other procedure.
  3. Lightly sand to roughen finish to insure good primary bond of primer/finish coat.

**3.03 Application**

- A. Apply all products in strict accordance with manufacturer's directions.
- B. Before coating, verify that surfaces are dry and free of dirt, dust, moisture, oil, or other substances that may impede the bond or performance of the coating system.
- C. Apply each coat to film thickness as recommended by the manufacturer.
- D. Allow each coat to cure according to the manufacturer's recommendations before proceeding with subsequent coats.

**3.04 Clean-up**

- A. Promptly remove any paint spills, spatter, etc.
- B. Maintain the Project site in a clean, workmanlike manner, preventing the unnecessary accumulation of tools, equipment and debris.
- C. Remove waste materials, equipment, trash and empty containers daily.
- D. Protect all existing surfaces and plants against damage from paint. All surfaces shall be returned to their pre-project condition or replaced at Contractor's expense.

**END OF SECTION 09900**