

QSP MHA 2021-07
EXTERIOR PAINT
STATEMENT OF WORK

Function: To perform exterior paint on buildings and exterior fences located at 131 Mace St. in the city of Madera, Ca AMP1. The work includes re-painting the exterior – excluding roofs - of the following buildings; 131 Mace St complex, apartments 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21 The Contractor shall furnish and install all materials required by this contract.

Location: 131 Mace St. Madera, CA units 1-21

Contracting Officer: Jorge Almeida Maintenance Services Manager

Requirements: All exterior areas to be painted with two coats of Sunproof Flat on all stucco. If undercoats, stains, or other conditions show through final coat of paint, apply additional coats until paint film is of uniform finish, color and appearance.

Areas to be painted

- Cement plaster finished areas of buildings' exterior (Walls).
- Any Columns exterior.
- Wood railings. (Balustrades and Support Frame) if applicable
- Exposed metal beams
- Exposed wood beams
- Exterior wood fences
- Trim and gutters
- Exterior fence metal cap
- Facia boards

Areas not to be painted

- Window metal shades
- Glass in window and doors

- Aluminum finished surfaces
- Interior of building
- Roofs
- Foliage
- Walkways/roadways

Products

- Use Pittsburgh, Behr, or Glydden, satin Sunproof on all wood trim and doors.
- Metal security doors color white use appropriate metal satin paint to match existing
- Use Pittsburgh, Behr, or Glyden paint Sunproof flat on all stucco surfaces
- Use Valspar, Behr, water proof exterior semitransparent stain and sealer for all exterior of wood fences
- Paint metal cap on fencing using a direct to metal water proof satin to match existing color, it could be Pittsburgh, Behr, or Glydden

Preparation/Application

- Pressure wash entire buildings' exterior
- Apply primer coat before painting
- Pressure wash all patio exterior fencing to where it is a clean look then apply a semitransparent protective stain coat
- Paint metal cap on fencing using a direct to metal satin to match existing
- Repair hairline fractures in stucco around the buildings
- Cover and protect floors and all adjacent surfaces from paint smear, splatters and droppings. Use drop cloths of adequate size to protect adjacent areas.
- Mix and prepare painting in accordance with manufacturer's recommendations.
- Remove hardware, hardware accessories, machined surfaces, plates, lighting fixtures and similar items in place not to be painted or provide surface applied protection. Reinstall remove items when final coat is thoroughly dry.
- Do not paint over dirt, rust, scale, grease, moisture, voids and blemishes or other condition detrimental to formation of a durable paint film. Clean surfaces to be free of dust, dirt, oil, grease or other foreign matter.
- Repair all minor voids, nicks, cracks, dents and joint caulking as necessary with suitable patching materials and finish flush to adjacent surfaces. If any surface be found unsuitable to produce a proper paint and sealant finish, the Contracting Officer (CO) shall be notified in writing and no material shall be applied until the unsuitable surfaces have been made satisfactory.
- Paint only in dry weather when surfaces are moisture free.
- Execute work in accordance with label directions. Coating applications shall be made in conformance to this specification and to the manufacturer's paint instructions on the labels and product data sheets.

- Apply paint evenly to be free from sags, runs, crawls and defects. Mix to proper consistency, brush out smoothly leaving a minimum of brush marks.
- All work shall be accomplished by skilled workmen familiar with and trained to do this type of work; moreover, they shall be qualified to operate or use equipment and rigging needed to accomplish this work.
- All equipment shall be in sound working condition and must meet all OSHA Safety Standards. All workmen shall be aware of and trained in the operation of all safety equipment required for this project.

Estimated Cost: Bid must be submitted using the QSP form attached. For questions please send to jorge@maderaha.org Date due: February 28, 2022. Point of contact: Jorge Almeida – Maintenance Services Manager 559-871-4068