



Board of Commissioners
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INVITATION TO BID

Exterior Paint

at

Rainier View I 2745 Warner Ave West, Enumclaw, WA 98022

March 26, 2024

ADDENDUM NO. 1

This addendum is used to clarify, change, delete, add to or substitute items in the original contract documents.

BID DATE: April 4, 2024 at 2:00 pm

QUESTIONS DEADLINE: Thursday, March 28, 2024 at 9:00 am

NUMBER OF PAGES: 14

ATTACHMENTS: Pre-Bid Agenda 1 page
Specifications 12 pages

CONTRACT NUMBER: DW2401031

NOTICE TO BIDDERS: Bidders are hereby notified of the following changes and/or clarifications to the Contract Documents for this project:

CHANGES/CLARIFICATIONS:

1. Per the specifications, the work consists of exterior painting of all previously painted surfaces at 5 buildings (1, 2, 3, 4 & 5) and all surfaces that are part, or are attached to the buildings including but not limited to siding, doors, fascia, trim, soffits, cement, CMU, steel supports, stairs, landings, metal and wood railings, etc. The office building is excluded from this contract.
2. Specification section 09911 – Exterior Paints and Coatings attached for clarification to include Sherwin Williams and Behr Paints as acceptable manufacturers.
3. Pre-Bid Agenda: payment terms are 30 days from date of invoice approval.
4. Color scheme to match existing.

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 1

Agenda – Pre Bid Meeting, March 20, 2024 – 2:00 PM

Items below represent some of the items involved in bidding this project. Contractors must refer to the bid documents for a complete specification. Oral statements may not be relied upon and will not be binding or legally effective.

Project	Exterior Paint at Rainier View I
Bid due date and time	Thursday, April 4, 2024 by 2:00 PM
Questions	In writing up to seven days prior to bid opening. All responses will be in the form of an addendum.
Addenda	Must be acknowledged on Bid Form; check KCHA’s website prior to submitting bids: http://www.kcha.org/business/construction/open/ .
Plan Holders List	To be added to the Plan Holders list, please go to KCHA’s website at https://www.kcha.org/business/construction/open , select the project you are interested in, provide your information, select “add me to plan holders list”, and click submit.
Bidder Qualifications	Qualifications include three years in business <u>under the same name</u> in Washington State, completed the L&I public works & prevailing wage training and have a Workers Comp Experience Factor of 1.0 or better though that may be waived after review of written explanations.
Bid Guarantee	NOT Applicable to this project
Performance and Payment Bond	100% Performance and Payment Bonds required upon Contract Award. On contracts of one hundred fifty thousand dollars (\$150,000.00) or less, at Contractors option the requirement may be waived in lieu of an additional 5% (total 10%) retainage.
Tax (included in bid price)	Retail Sales Tax does not apply to labor costs. Tax does apply to Materials as stated in WAC 458-20-17001.
Prevailing Wages	Washington State Prevailing Wages do apply to this project; residential rates may be used when available.
Permits	Contractor is responsible for all permits and costs associated.
Payment Terms	30 days from date of invoice approval.
Retainage	5% or 10% held until 45 days after final completion and release from L&I, DoR, Employment Security (above \$35K) and Affidavit of Wages Paid filed.
Occupied Buildings	Fully occupied and access must be coordinated with the Owner.
Contract Duration	45 calendar days.
Work Hours	Between 8:00 a.m.-6:00 p.m. Monday-Friday (excluding holidays).
Time Extension	Time extensions will be considered for outside delays such as review and inspections and weather days. Additional funds will not be paid for extensions.
Material Storage	Four parking spaces will be available for storage. Vehicles should be parked off site.
Scope	Work consists of, but is not limited to, exterior paint, as indicated in the plan and specifications.
Submittals	Substitution requests will be reviewed after bid opening.
Bid Documents	Available on KCHA’s website: www.kcha.org/business/construction/open/
Forms to submit with bid	Bid Form completed and signed Bidder’s Information completed and signed
Acceptable methods of Bid Submission:	Complete Bids must be received by the Due Date and Time by the following method: Email to: MichelleJ@kcha.org , or mail to: King County Housing Authority, Attn: Michelle Jackson, 600 Andover Park W., Seattle, WA 98188
Comments:	

09911- EXTERIOR PAINTS AND COATINGS

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Surface preparation and field painting of exposed exterior items and surfaces.

1.2 REFERENCES

- A. ASTM D 16 - Standard Terminology Relating to Paint, Varnish, Lacquer, and Related Products.
- B. ASTM D 3359 - Standard Test Methods for Measuring Adhesion by Tape Test.
- C. ASTM D 1653 - Standard Test Methods for Water Vapor Transmission of Organic Coating Films.
- D. ASTM E-96 - Standard Test Methods for Water Vapor Transmission of Materials.
- E. SSPC, The Society for Protective Coatings - Web Site <http://www.sspc.org>:
 - 1. SSPC-SP1 Solvent Cleaning.
 - 2. SSPC-SP2 Hand Tool Cleaning.
 - 3. SSPC-SP3 Power Tool Cleaning.
 - 4. SSPC-SP7 Brush-Off Blast Cleaning.
- F. PDCA Paint and Decorating Contractors of America - Web Site <http://www.pdca.org>:
 - 1. PDCA Standards P1 through P15

1.3 SUBMITTALS

- A. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
- B. Finish Schedule: Submit finish schedule including color information, gloss and model number for each type and color of finish specified.
- C. Verification Samples: For each finish product specified, two samples, minimum size 6 inches square, representing actual product, color, and patterns.

1.4 QUALITY ASSURANCE

- A. Manufacturer Qualifications: All primary products specified in this section will be supplied by a single manufacturer with a minimum of ten years' experience.

- B. Installer Qualifications: All products listed in this section are to be installed by a single installer with a minimum of five years demonstrated experience in installing finishes and coatings of the same type and scope as specified.
- C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques, color, sheen and application workmanship.
 - 1. Finish areas designated by Owner.
 - 2. Finish one 8' x 4' area for each color.
 - 3. Finish two exterior doors for adhesion test purposes.
 - 4. Do not proceed with remaining work until workmanship, color, and sheen are approved by Owner.
 - 5. Refinish mock-up area as required to produce acceptable work.
 - 6. Provide up to three color change mock ups.
- D. Minimum Specifications: If instructions contained in this specification, bid documents or painting schedule are at variance with the paint manufacturer's instructions or the applicable standard, and codes listed, surfaces shall be prepared and painted to suit the higher standard, as determined by Sherwin-Williams, the customer or management representative.
- E. Resolution of Conflicts: Contractor shall be responsible for stopping work and request prompt clarification when instructions are lacking, when conflicts occur in the specifications and/or paint manufacturer's literature, or the procedures specified are not clearly understood. Any questions concerning these specifications should be clarified prior to commencing the job. Any changes to these specifications would require written approval by Sherwin-Williams, the customer or customer's representative.
- F. Safety: All pertinent safety regulations shall be adhered to rigidly. In addition, all safety noted on the manufacturer's Product Data Sheets and labels shall be observed. Material Safety Data Sheets and Product Data Sheets are available from your local Sherwin-Williams store or representative or by visiting www.sherwin-williams.com.
- G. Jobsite Visitation
 - 1. The Contractor shall be responsible for visiting the jobsite and familiarizing himself with the job and working conditions.
 - 2. All work during application is subject to inspection by the owner or his representative.
 - 3. It will be the Contractor's responsibility to own and use a wet film thickness gauge to check the application thickness as he proceeds.
 - 4. Contractor has complete responsibility for ensuring that the project specifications are followed, notwithstanding periodic visits to the project by a Sherwin-Williams representative.
 - 5. Any questions concerning these specifications should be clarified prior to commencing work. Any changes to these specifications would require written approval of the Sherwin-Williams representative.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.

- B. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.
- C. Take special safety precautions against hazards from toxic and flammable materials.
- D. Place paint and solvent contaminated cloths and materials, subject to spontaneous combustion, in containers and remove from job site each day.
- E. Keep open flame, electrical and static spark, and other ignition sources from flammable vapors and materials at all times.

1.6 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.
- B. Post "WET PAINT" signs during application and curing of all coatings that may be accessed by other trades or the public.
- C. Post "NO SMOKING" signs during application and curing of solvent-based materials.

1.7 COORDINATION

- A. Coordinate Work with other operations and installation of finish materials to avoid damage to installed materials. Coordinate with the paint representative, Management Company and Owner.
- B. Do not apply coating materials until moisture or dust-producing work or other appearance or performance impairing construction activities have been completed.

1.8 WARRANTY

- A. At project closeout, provide to Owner an executed copy of the manufacturer's standard 7-10 year warranty against manufacturing defect, outlining its terms, conditions, and exclusions from coverage. Warranty shall be provided by the manufacturer specifically identifying the property and products applied.
 - 1. Include final written approval from paint manufacturer's representative that the product has been applied in accordance with the manufacturer's instructions as required to obtain manufacturer's standard limited warranty.
 - 2. Submit a coating maintenance manual, "Project Color and Product Information" report. Manual shall include an Area Summary with finish schedule, Area Detail designating where each product/color/finish was used, product data pages, Material Safety Data Sheets, care and cleaning instructions, touch-up procedures, and color samples of each color and finish used.
- B. Contractor shall submit a written warranty covering labor and materials for a period of two (2) years from the date of final completion.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. All materials specified are from The Sherwin-Williams Company.
- B.
- C. All paints shall be delivered to the job site in the original container with the manufacturer's label intact.
- D. The paint shall be used and applied per label and data sheet instructions. The material shall not be thinned or modified in any way unless specified herein. Manufacturer's recommendation for proper surface preparation shall be followed. All data sheets on specified materials are available from your local Sherwin-Williams representative or <http://www.paintdocs.com/>.
- E. All paint and sundries at the job site shall be available for inspection at any time upon commencement of the job by the owner, owner's agent, or a Sherwin-Williams representative.
- F. Unsuitability of specified products: Claims concerning unsuitability of any material specified or inability to satisfactorily produce the work will not be entertained, unless such claim is made in writing to Owner before work is started.
- G. Number of coats scheduled is minimum. Apply additional coats at no additional cost if necessary to completely hide base materials, produce uniform color, and provide satisfactory finish result.

2.2 MANUFACTURERS

- A. Acceptable Manufacturer: The Sherwin-Williams Company
 - 1. Representative – Andrew Dickson
Phone: 253-258-1560
Email: andrew.dickson@sherwin.com
- B. Alternate Acceptable Manufacturer: Behr Paint Company, Santa Ana, California 92705.
 - 1. Regional Accounts Manager: Jill Marlatt
Phone: 425.761.9077
Email: jmarlatt@behr.com

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine surfaces scheduled to receive paint and finishes for conditions that will adversely affect execution, permanence or quality of work and which cannot be put into acceptable condition through preparatory work. Notify Owner in writing of any defects or conditions which will prevent a satisfactory installation.

- B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may affect proper application.
- C. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows;
 - 1. Concrete: 12 percent
 - 2. Portland Cement Plaster and Stucco: 12 percent
 - 3. Masonry (Clay and CMU): 12 percent
 - 4. Wood: 15 percent
 - 5. Gypsum Board: 12 percent
- D. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
- E. Proceed with surface preparation and coating application only after unsatisfactory conditions have been corrected.
 - 1. Application of coating is construed as acceptance of surfaces and conditions.

3.2 PREPARATION

- A. Clean surfaces thoroughly prior to coating application.
- B. Masking: All masking over windows in occupied units shall be removed at the end of each work day.
- C. Do not start work until surfaces to be finished are in proper condition to produce finished surfaces of uniform, satisfactory appearance.
- D. Stains and Marks: Remove completely, if possible, using materials and methods recommended by coating manufacturer; cover stains and marks which cannot be completely removed with isolating primer or sealer recommended by coating manufacturer to prevent bleed-through.
- E. Remove Mildew, Algae, and Fungus using materials and methods recommended by coating manufacturer.
- F. Remove dust and loose particulate matter from surfaces to receive coatings immediately prior to coating application.
- G. Remove or protect adjacent hardware, electrical equipment plates, mechanical grilles and louvers, lighting fixture trim, fabric canopies, and other items not indicated to receive coatings.
- H. Move or protect equipment and fixtures adjacent to surfaces indicated to receive coatings to allow application of coatings.
- I. Protect adjacent surfaces not indicated to receive coatings.
- J. Prepare surfaces in accordance with manufacturer's instructions for specified coatings and indicated materials, using only methods and materials recommended by coating manufacturer.

3.3 SURFACE PREPARATION

- A. Each surface shall be cleaned, scraped, sanded and prepared as specified. Should any surface be found unsuitable to produce a proper paint or sealant finish, the paint representative 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 shall be construed as acceptance of surfaces and thereafter as fit and proper to receive finish.
- B. Pressure wash or water blast to remove oil, grease, dirt, loose mill scale and loose paint by water at pressures of 2500-3000 p.s.i. Power tool clean per SSPC-SP3 to remove loose rust and mill scale. Hand tool clean per SSPC- SP2 and sand all glossy surfaces to promote adhesion.
- C. Remove all dirt, mildew, peeling paint, chalk and any foreign materials detrimental to the new finish.
- D. Mildew: Remove before painting by washing with a solution of 1-part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Do not add detergents or ammonia to the bleach/water solution.
- E. All deteriorated or delaminated substrates shall be replaced with new materials. New substrates will be box primed (6 sides) before installation in accordance with specifications. Delaminating substrate is defined as a substrate surface that paint is being applied to lifting or peeling away from the previous coating/s or original substrate/s.
- F. Metal: Pressure wash and then sand, wire brush, or scrape as necessary to remove excess rust scale and loose/peeling paint not removed initial cleaning. Prime all bare metal as soon as possible after preparation.
- G. All other surfaces: Pressure wash and scrape to remove dirt contaminants, dust, and loose/peeling paint to provide a smooth surface for paint application. Hammer all protruding nail heads flush with surface before painting. Prime all bare wood areas before applying finish coat. Caulk any open miters or cracks in surface.
- H. Any debris or chemical residue on windows due to power wash operation will be removed by thoroughly rinsing the windows and surrounding trim. Due care is to be exercised around window seals to prevent damage. Protect all vehicles, other surfaces or plants which will not be receiving paint but which might be harmed by chemical exposure. Temporary coverings are normally the preferred method.
- I. All washed surfaces will have at least two days of continuous drying time (no rain). Surfaces to be painted must have no more than 13% moisture content before priming and painting commences. Washing one day and painting the next is not acceptable.
- J. The Owner's Representative and paint manufacturer's representative shall inspect preparation prior to the application of paint finishes. Contractor will rework surfaces not properly prepared to receive paint finishes to the satisfaction of the either.

3.4 APPLICATION - GENERAL

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- A. Weather: All materials are to be applied in accordance with the product data page in regards to weather conditions. Stop exterior work early enough in the day to permit paint film to set up before condensation caused by night temperature drops occurs. Do not begin painting until surfaces are moisture free.
- B. Remove and protect hardware, accessories, device plates, lighting fixtures, factory finished work and similar items or provide ample in-place protection. Upon completion of each space, carefully replace all removed items. Cover all electrical panel box covers and doors before painting walls. Omit if covers have been previously painted.
- C. Remove dust and other foreign materials from substrate immediately prior to applying each coat.
- D. Apply each coat to uniform coating thickness in accordance with manufacturer's instructions, not exceeding manufacturer's specified maximum spread rate for indicated surface; thins, brush marks, roller marks, orange-peel, or other application imperfections are not permitted.
- E. Allow manufacturer's specified drying time, and ensure correct coating adhesion, for each coat before applying next coat.
- F. Inspect each coat before applying next coat; touch-up surface imperfections with coating material, feathering, and sanding if required; touch-up areas to achieve flat, uniform surface without surface defects visible from 5 feet.
- G. Do not apply succeeding coat until Owner and paint manufacturer's representative has approved previous coat; only approved coats will be considered in determining number of coats applied.
- H. Where coating application abuts other materials or other coating color, terminate coating with a clean sharp termination line without coating overlap.
- I. Where color changes occur between adjoining spaces, through framed openings that are of same color as adjoining surfaces, change color at outside top corner nearest to face of closed door.
- J. Re-prepare and re-coat unsatisfactory finishes; refinish entire area to corners or other natural terminations.
- K. Contractor shall protect his/her 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, he/she shall remove all paint and varnish spots from floors, glass and other surfaces. He shall remove from premises all rubbish and accumulated materials of whatever nature not caused by others and shall leave his part of work in a clean, orderly, and acceptable condition.
- L. 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. The finished paint film should be a consistent color and sheen to provide a uniform appearance.
- M. All repairs, replacements and applications are to meet or exceed all manufacturers' and attached specifications.
- N. Coverage and hide shall be complete, through approved methods of application by airless sprayer, brush and roller cover. 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 the number of coats specified).

O. Exterior Doors

1. Exterior doors shall be painted in groups that allow a single Owner provided staff member to monitor for security.
2. Doors shall be painted open and shall include painting of the hinge side (do not paint hinges or labels).
3. Remove weatherstripping prior to painting doors to ensure that doors may be secure immediately after painting.
4. Replace weatherstripping when dry.

3.5 APPLICATION – CONDITIONS & WORKMANSHIP

- A. Keep surface dust, dirt and debris free before, during, and after painting, until paint is cured.
- B. Execute work in accordance with label directions. Coating application shall be made in conformance to this specification and to the manufacturer's paint instruction on the labels and Product Data Sheets.
- C. All work shall be accomplished by persons with the necessary skill and expertise and qualified to do the work in a competent and professional manner.
- D. All shrubbery, outside carpeting, sprinkler systems, and cars, shall be fully protected against damage during each stage of the painting project.
- E. Owner shall provide water and electricity from existing facilities.
- F. Normal safety and "wet paint" signs, necessary lighting and temporary roping off around work areas shall be installed and maintained in accordance with OSHA requirements while the work is in progress.
- G. A progress schedule shall be furnished by the contractor to the owner 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.
- H. Do not paint over any code required labels or any equipment identification, performance rating, name or nomenclature plates.
- I. Coverage and hide shall be complete. 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 the number of coats specified).

3.6 CLEANING

- A. Clean excess coating materials, and coating materials deposited on surfaces not indicated to receive coatings, as construction activities of this section progress; do not allow to dry.
- B. Re-install hardware, electrical equipment plates, mechanical grilles and louvers, lighting fixture trim, and other items that have been removed to protect from contact with coatings.

- C. Reconnect equipment adjacent to surfaces indicated to receive coatings.
- D. Relocate to original position equipment and fixtures that have been moved to allow application of coatings.
- E. Remove protective materials.

3.7 PROTECTION

- A. Protect completed coating applications from damage by subsequent construction activities.
- B. Repair to Owner's acceptance coatings damaged by subsequent construction activities. Where repairs cannot be made to Owner's acceptance, re-apply finish coating to nearest adjacent change of surface plane, in both horizontal and vertical directions.

3.8 PAINT SCHEDULE

- A. Finish surfaces in accordance with Color Schedule to be approved by Owner.
- B. Provide paint finishes of even, uniform color, free from cloudy or mottled appearance. Properly correct non-complying work to satisfaction of Owner's representative and representative of the Sherwin-Williams Company.
- C. Some colors, especially accent colors, may require multiple finish coats for adequate coverage and opacity.
- D. The specified number of primer and finish coats is minimum acceptable. If full coverage and opacity is not obtained with specified number of coats, apply additional coats as necessary to produce required finish.

3.9 EXTERIOR PAINT SCHEDULE

- A. Caulks and Sealants
 - 1. PVC, Plastic, Brick, Stone, Masonry, Marble, Stucco, Cementitious Siding, Vinyl Siding, Wood:
 - a. Exterior Acrylic Latex: SHER-MAX ULTRA Urethanized Elastomeric Sealant
 - 2. Concrete: Vertical Applications
 - a. Exterior Polyurethane:
 - b. Sherwin-Williams Loxon S1 Sealant
 - c. Alternate Acrylic Latex: SHER-MAX ULTRA Urethanized Elastomeric Sealant
 - 3. Concrete: Horizontal Applications
 - a. Exterior Polyurethane: Sherwin-Williams: Loxon SL1 Sealant

4. Gaps: Window & Door Frames
 - a. Interior/Exterior Insulating Foam: Sherwin-Williams STOP GAP! Minimal Expanding Insulating Foam
5. Gaps: Large Areas
 - a. Interior/Exterior Insulating Foam: Sherwin-Williams STOP GAP! Triple Expanding Insulating Foam
6. Glass: Glazing
 - a. Exterior Latex: Sherwin-Williams White Lightning Window & Door Siliconized Acrylic Latex Glazing Compound Alternate: Sherwin Williams C-66 Glazing Compound
7. Glass: Non-Structural Sealing
 - a. Exterior: Sherwin-Williams White Lightning Silicone Ultra
8. Metal: Ferrous and Non-Ferrous
 - a. Exterior Polyurethane: Sherwin-Williams Loxon SL1 Sealant

B. Paint and Coatings Systems

1. Stucco Masonry Surfaces (Crack Repair)
 - a. Crack Repair: Identify all cracks in the existing substrates and repair per manufacturer's recommendation.
 - 1) For hairline cracks 1/16 inch or less wide — seal with Sherwin-Williams Concrete and Masonry Elastomeric Patching Compound (smooth or textured).
 - 2) For cracks 1/16-3/5 inch, route the crack open to a uniform size by mechanical methods. Clean out crack with water and allow to completely dry. Seal with Sherwin-Williams Concrete and Masonry Elastomeric Patching Compound (smooth or textured).
 - 3) For cracks deeper than 1/2 inch or wider than 1/4inch, backer rods should be used to fill the gap and to eliminate three-point adhesions. See data sheet for additional information.
 - b. Fiber Cement Siding/Trim: Unfinished or Pre-Primed
 - 1) Prime Coat (existing siding): Loxon Conditioner (LX03 Series) (applied 200-200 sqf per gallon)
 - 2) Prime Coat (new siding): Loxon Concrete & Masonry Primer (LX02 Series) at 5.3-8 mils WFT; 2.1-3.2 mils DFT.
 - 3) Two Finish Coats: Duration Exterior Acrylic Satin Finish (K33W250 Series) at 5.3-6.4 mils WFT; 2.1-2.5 mils DFT each coat.

- c. Aluminum Gutters, Downspouts, Flashing, Vents, Panels, Utility Boxes, Conduit and other Incidentals

Note: Gutters should be cleaned inside and out and working prior to painting.

- 1) Spot / Prime Coat: Pro Industrial Pro-Cryl (B66-1310 Series) at 5-10 mils WFT; 2-4 mils DFT.
- 2) Two Finish Coats: Duration Exterior Acrylic Satin Finish (K33W250 Series) at 5.3-6.4 mils WFT; 2.1-2.5 mils DFT each coat.

- d. Wood Trim and Awning Frames

- 1) Prime Coat: Prime new or bare areas Exterior Latex Wood Primer (B42W8041) at 4 mils WFT; 1.2 mils DFT.

Note: For wood that is considered a tannin bleeding wood, use Exterior Oil Based Primer (Y24W8020).

- 2) Two Finish Coats: Duration Exterior Acrylic Satin Finish (K33W250 Series) at 5.3-6.4 mils WFT; 2.1-2.5 mils DFT each coat.

Note: Rough sawn wood surfaces must be back-rolled to ensure proper adhesion and a smooth final appearance.

- e. Fiber Cement Siding/Trim: Unfinished or Pre-Primed

- 1) Prime Coat (existing concrete): Loxon Conditioner (LX03 Series) applied at approx. 200-300 sq ft per gallon. Prime Coat (new concrete): Loxon Concrete & Masonry Primer (LX02 Series) at 5.3-8 mils WFT; 2.1-3.2 mils DFT.
- 2) Two Finish Coats: Duration Exterior Acrylic Satin Finish (K33W250 Series) at 5.3-6.4 mils WFT; 2.1-2.5 mils DFT each coat.

- f. Ferrous Metal - Posts, Railings, Entry / Service Doors Jambs, Staircase Supports

- 1) Spot / Prime Coat: Pro Industrial Pro-Cryl Universal Metal Primer (B66-1310 Series) at 5-10 mils WFT; 2-4 mils DFT. Kem Kromik Universal Metal Primer (B50-XZ Series) at 6-8 mils WFT; 3.3-4.4 mils DFT.
- 2) Finish Coat: Pro Industrial Water-Based Alkyd Urethane Semi-Gloss (B53-1050 Series) at 4-5 mils WFT; 1.4-1.7 mils DFT each coat.

- g. Non-Ferrous Metal – Garage Doors, Galvanized Metal, Roof Flashing

- 1) Spot Prime Coat: Pro Industrial Pro-Cryl Universal Metal Primer (B66-1310 Series) at 5-10 mils WFT; 2-4 mils DFT.
- 2) B. Finish Coat: Pro Industrial Water-Based Alkyd Urethane Semi-Gloss (B53-1050 Series) at 4-5 mils WFT; 1.4-1.7 mils DFT each coat

- h. Ferrous Metal – Awnings, Awning Framing, Trellis

- 1) Spot / Prime Coat: Kem Kromik Universal Metal Primer (B50-XZ Series) at 6-8 mils WFT; 3.3-4.4 mils DFT.

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- 2) Finish Coat: Pro Industrial Urethane Alkyd Enamel Semi-Gloss (B54W00150 Series) at 3.5-7.0 mils WFT; 2.0-4.0 mils DFT each coat.

i. Non-Ferrous Metal – Roofing

- 1) Full Prime Coat: Pro Industrial Pro-Cryl Universal Metal Primer (B66-1310 Series) at 5-10 mils WFT; 2-4 mils DFT.
- 2) Finish Coat: Pro Industrial Sher-Cryl HPA Gloss (B66-350 Series) at 6-10 mils WFT; 2.0-3.3 mils DFT each coat.

3.10 COLORS

A. Color Scheme

1. Color scheme attached.

END OF SECTION 09911