

LAKE COUNTY PAINTING SPECIFICATIONS

1. GENERAL WORK REQUIREMENTS

- The Contractor shall perform all work in accordance with applicable codes, local ordinances, and requirements of Lake County.
- The Contractor shall provide all required licenses, permits, plans, engineering, and inspections to provide a completed project.
- The term paint shall mean both paint and coatings including emulsions, enamels, stains, varnishes, sealers, and all other coatings whether organic or inorganic and whether used as prime, intermediate, or finish coats.
- All painting work shall be done in strict accordance with the paint manufacturer's recommendations.
- Do not apply paint until substrates are free of conditions that will inhibit proper coating adhesion or appearance.
- Ensure substrates' moisture content is within tolerances recommended by paint manufacturer prior to application of paint.
- Paint shall only be applied when environmental conditions recommended by the manufacturer are met.
- All surfaces to be painted shall be prepared in a workmanlike manner with the objective of obtaining a clean dry surface free from dust, dirt, debris, rust, scale, and all foreign matter. No surface shall be painted before the surface meets the requirements of the paint manufacturer.
- All surfaces shall be patched, sanded, repaired, caulked, or skim coated as needed to achieve a finished product free of imperfections, blemishes, and holidays.
- Hardware accessories, picture tracks, machined surfaces, plates, lighting fixtures, locksets, hinges, and similar items in place prior to cleaning and painting, and not intended to be painted, shall be protected or removed, as directed by the County's Designated Representative, during painting operations and shall be promptly reinstalled after painting operations.
- Paint shall be applied by experienced painters with brushes, rollers, or other applicators designed for particular applications and shall be free of runs, sags, holidays, or unacceptable marks.
- Paint may be applied by experienced painters using airless sprayers where recommended by the manufacturer. All products used for thinning must be in strict accordance with the manufacturer's instructions.
- All substrates shall receive a minimum of one (1) coat of primer and two (2) finish coats of paint. Additional coats of paint shall be applied, if necessary, to obtain an aesthetically pleasing appearance and the specified thickness and coverage.
- Where manufacturer's recommended materials, surface preparation, number of coats or mil thickness exceed what is shown in the specifications, the recommendations of the manufacturer shall govern.
- Drying times between coats shall conform to manufacturer's instructions.
- The Contractor shall use tarps, drop cloths, and painter's tape to protect work wherever such covering is necessary.
- Any unwanted paint shall be carefully removed without damage to any finish or surface.
- The Contractor shall not use any plumbing fixture or waste piping for mixing of, or disposal of paint.

2. TREATMENT OF RUST ON IRON AND STEEL SUBSTRATES

- All rusted surfaces shall be treated with OSPHO rust converter (or equivalent equal) which shall generate a chemical reaction to convert existing rust into a stable, black protective polymeric coating and protect against future rust and corrosion. Prior to applying OSPHO, use a wire brush or wire wheel to remove loose paint, rust scales, dirt, oil, and anything else accumulated on the surface. Rust converter shall be compatible with all substrates and top coats.

- The Contractor shall notify the County's Project Manager 24 hours prior to the completion of rust treatments so that an inspection can be made of all areas. No primer or paint shall be applied until all rusted areas have been inspected.

3. PRIMER & PAINT TYPES TO BE USED (or equivalent equal upon approval from County Project Manager)

- **Interior Office Wall, Trim & Doors:** Sherwin-Williams ProMar 200 Zero VOC Interior Latex Primer & Paint
- **Exterior Wood/Steel/Vinyl/Aluminum:** Sherwin-Williams All Surface Enamel Latex Primer
- **Exterior Wood/Steel/Vinyl/Aluminum:** Sherwin-Williams A-100 Exterior Acrylic Latex Paint
- **Exterior Masonry:** Sherwin-Williams Loxon Primer & Paint
- **Structural Steel:** Sherwin-Williams Kem Kromik Alkyd-Metal Primer

4. FINISHES

- **Interior Office Wall, Trim & Doors:** Walls satin – trim & doors semi-gloss
- **Exterior Wood/Steel/Vinyl/Aluminum:** Satin
- **Exterior Masonry:** Satin
- **Structural Steel:** Satin

5. STANDARD COLOR MATCHES (County Project Manager to approve all colors prior to installation)

- **Interior/ Office Wall Paint:** Sherwin-Williams SW6105 "Divine White" – Satin finish
- **Trim & Door Frame Paint:** Colorwheel CL3257N – 4/L33 "Eclipse" – semi-gloss finish
- **Common Area Wall Paint:** Colorwheel "Old Washer" – Satin Finish

6. CLEAN-UP

- All unusable materials and debris shall be removed from the premises at the end of each workday, and disposed of in an appropriate manner. Upon final completion, the Contractor shall thoroughly clean up all areas where work has been involved as mutually agreed with the County's Designated Representative.

7. COMPLIANCE WITH FEDERAL STANDARDS

- All items to be purchased under this contract shall be in accordance with all governmental standards, to include, but not be limited to, those issued by the Occupational Safety and Health Administration (OSHA), the National Institute of Occupational Safety Hazards (NIOSH), and the National Fire Protection Association (NFPA).

8. LABOR, EQUIPMENT, & MATERIALS SHALL BE SUPPLIED BY THE CONTRACTOR

- Unless otherwise stated in this solicitation the Contractor shall furnish all labor, equipment, and materials necessary for satisfactory contract performance. When not specifically identified in the technical specifications, such materials and equipment shall be of a suitable type and grade for the purpose. All material, workmanship, and equipment shall be subject to the inspection and approval of the County's Designated Representative.

9. QUALITY ASSURANCE

- At the completion of all projects the Contractor shall supply Lake County with a report from the paint manufacturer providing verification that all materials were installed and all preparation was completed per the manufacturer's specifications.

10. FINAL REPAIR AND CLEAN-UP

- The Contractor shall repair any areas of the site damaged as a result of the work at his own expense.

Remove surplus material, equipment, and debris from the site. Leave the site clean and neat. All work must be cleaned up prior to the next day of business. At no time shall the specified work interfere with the regular operating hours of Lake County. The Contractor must have ample cleaning supplies and a minimum of two (2) vacuum cleaners on-site for clean-up. At no time shall the Contractor use County cleaning supplies or equipment.

11. WARRANTY

- The contractor shall provide a **one (1) year** warranty to include all materials and labor. Defects shall be made good promptly, within the warranty period.