

Scope of Work

Exterior Painting of County Building

1. Project Overview

The County is seeking proposals from qualified painting contractors to provide all labor, materials, equipment, supervision, tools, transportation, protection, cleanup, and incidentals necessary to prepare and paint the exterior surfaces of the designated County building. The work shall result in a clean, sound, properly prepared surface and a complete exterior coating system suitable for long-term adhesion, appearance, and durability.

2. Scope of Work

The contractor shall inspect all exterior surfaces included in the project limits and complete all preparation and painting necessary for a finished, uniform, professional appearance. Surfaces may include, but are not limited to, exterior walls, trim, doors, frames, fascia, soffits, vents, railings, exposed metal components, masonry, previously painted surfaces, and other physical items identified by the County before bidding.

3. Surface Preparation

Surface preparation is a critical part of this scope. The contractor shall prepare all areas to be painted so that surfaces are clean, dry, sound, and free of contaminants that may interfere with coating adhesion, including dirt, mildew, mold, chalking, loose paint, peeling paint, rust, oil, grease, dust, cobwebs, nests, vegetation residue, and other debris.

3.1 Power Washing and Cleaning

- Power wash all exterior surfaces scheduled to receive paint or primer to remove dirt, mildew, mold, algae, chalking, cobwebs, insect nests, loose surface contamination, and other debris.
- Use appropriate cleaning solutions, mildew treatment, pressure settings, spray tips, and procedures for each substrate to avoid damaging wood, masonry, metal, sealants, windows, doors, roofing, landscaping, or adjacent surfaces.
- Rinse all cleaned surfaces thoroughly to remove cleaning residue.
- Allow surfaces to dry completely before scraping, sanding, priming, caulking, patching, or painting.

- Cleaning shall be sufficient to expose peeling, failing, damaged, or deteriorated paint and foundation areas requiring scraping, sanding, repair, spot priming, or other preparation.

3.2 Scraping, Sanding, and Removal of Loose Coatings

- Scrape all loose, peeling, flaking, blistered, cracked, or otherwise unsound paint to a firm edge.
- Feather-sand scraped edges as needed to reduce ridges and provide a sound transition between existing coatings and bare or exposed substrate.
- Remove all sanding dust and loose particles before applying primer or finish coats.
- Do not paint over loose, peeling, chalky, damp, mildew-contaminated, or otherwise unsound surfaces.

4. Repairs, Caulking, and Substrate Conditions

- Notify the County in writing of any damaged, rotten, rusted, deteriorated, wet, loose, or unsafe substrate conditions discovered during preparation.
- Minor surface patching, filling of small cracks or holes, and preparation of existing painted surfaces shall be included unless specifically excluded by the bidder.
- Caulk open joints, gaps, cracks, seams, and penetrations where appropriate using high-quality, exterior-grade, paintable sealant compatible with the coating system.
- Replacement of rotten wood, major substrate repairs, structural repairs, masonry reconstruction, or concealed damage repair shall be identified separately as an allowance, unit price, or change order item unless included in the bidder's proposal.

5. Priming

- Spot-prime all bare, scraped, patched, repaired, rust-treated, stained, chalky, or otherwise exposed substrate areas with primer appropriate for the surface and finish coating.
- Prime surfaces in accordance with the paint manufacturer's written recommendations.
- Use rust-inhibitive primer on properly prepared ferrous metal surfaces where required.
- Primer shall be dry and properly cured before finish coats are applied.

6. Paint Materials and Application

- Provide premium-quality, exterior-grade paint and primer suitable for the existing substrate, exposure, and building conditions.
- Paint brand, product line, colors, and sheen shall be submitted by the County to the Contractor.
- Apply paint by brush, roller, or spray methods appropriate for the surface and manufacturer's recommendations.
- Apply a minimum of **two finish coats**
- Finished surfaces shall be uniform in color, coverage, sheen, and texture and shall be free of runs, sags, lap marks, holidays, overspray, peeling, blistering, or visible missed areas.

7. Protection of Property and Public Areas

- Protect windows, doors, signage, lighting, cameras, landscaping, sidewalks, parking areas, roofing, gutters, vehicles, public entrances, and adjacent property from cleaning solution, paint, dust, overspray, and debris.
- Provide drop cloths, masking, coverings, barricades, signage, and other protective measures as needed.
- Maintain safe pedestrian and staff access to the County building unless temporary access restrictions are approved in advance. The County will work with the Contractor to ensure that parking is restricted near the painting area.
- Contractor shall be responsible for damage caused by its operations and shall clean, repair, or replace affected areas at no additional cost to the County.

8. Weather and Site Conditions

- Do not apply coatings during rain, fog, excessive wind, freezing conditions, or when surface or air temperatures are outside the coating manufacturer's recommended range.
- Do not paint damp surfaces or surfaces that have not fully dried after washing or weather exposure.
- Schedule work to minimize disruption to County operations and coordinate staging, parking, access, and working hours with the County representative.

9. Cleanup and Disposal

- Remove all paint chips, scraping debris, masking materials, empty containers, cleaning residue, and project-related waste from the site daily and at project completion.
- Dispose of all waste materials in accordance with applicable local, state, and federal requirements.
- Leave the work area clean, orderly, and safe at the end of each workday.

10. Inspection, Touch-Up, and Acceptance

- Upon completion, the contractor shall inspect all painted surfaces and correct deficiencies, missed areas, thin coverage, drips, overspray, damaged coating, or other unacceptable conditions.
- The contractor shall participate in a final walkthrough with the County representative and complete all punch-list items before final acceptance.
- Final acceptance shall be based on proper surface preparation, complete coverage, uniform finish, clean edges, protected adjacent surfaces, and site cleanup.

11. Bid Requirements

- Bid shall include all labor, materials, equipment, lifts, scaffolding, safety equipment, mobilization, surface preparation, primer, paint, protection, cleanup, and closeout necessary to complete the work.
- Bidder shall provide what they propose for the paint manufacturer, product line, primer, finish coat, number of coats (minimum two), sheen, and warranty.
- Bidder shall state any exclusions, assumptions, alternates, unit prices, allowances, or conditions affecting the bid.
- Bidder is responsible for field-verifying measurements, access conditions, substrate conditions, and quantities before submitting a bid.
- Any work not specifically excluded shall be considered included if reasonably necessary to provide a complete exterior painting project.

12. Specific Paint Requirements

- **Concrete Section:** Paint shall be Sherwin-Williams or equivalent and match the existing paint colors. Apply two coats.
- **Red Trim Areas:** Paint shall be Sherwin-Williams or equivalent and match the existing trim paint colors. Apply two coats.
- **Railing and Hand Rails:** Paint shall be Sherwin-Williams (Sher-Cryl) or equivalent and match the existing railing and hand rails. Apply two coats.
- **Exterior Faces of Entry doors: Qty of 5** - Paint: shall be Sherwin-Williams (Sher-Cryl) or equivalent and match the existing exterior faces of entry doors. Apply two coats.
- **Garage Doors (Overhead Doors) on West Side of Building: Qty of 4** – Paint: shall be Sherwin-Williams or equivalent and match the existing red trim.
- **2 Round Pipe Bollards: Qty of 2.** Paint: shall be Sherwin-Williams (Sher-Cryl) or equivalent and match the existing pipe bollard color.

END OF SCOPE OF WORK