



## **Ruth Tinsman Pavilion**

6545 W 24<sup>th</sup> Avenue  
Hialeah, Florida 33016

# **REPAINT SPECIFICATION**

**10 Year Labor & Material Warranty**

**SPECIFICATION #030867/2722**

**SPECIFICATION DATE 9/25/22**

**Prepared For:**

Hialeah Housing Authority  
Attn: Miguel Hernandez

**Prepared By:**

**BEHR PROCESS CORPORATION**

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# Part I. General

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## 1.01 General Conditions

- A. The Painting Contractor shall provide all paints, labor, tools, and supplies to perform a complete repaint of all exterior surfaces of the above project as specified in this document.
- B. The Contractor must perform all his functions and activities in compliance to established industry practices and in a manner to produce finished work of top quality appearance and durability.
- C. The Painting Contractor shall cooperate with the **Hialeah Housing** representative in every way, which shall include conducting the work to schedule (weather permitting) as agreed upon.
- D. Damage to existing property caused by the Painting Contractor shall be repaired to the satisfaction of **Hialeah Housing** at the Painting Contractor's expense.

## 1.02 Scope of Work INCLUDED

- **Paint all previously painted exterior stucco, masonry & concrete walls**
- **Paint all previously painted trim (Includes trim on roof elevations)**
- **Paint all previously painted piping, conduit and electrical boxes**
- **Paint all previously painted exterior mechanical doors & frames**
- **Paint all previously painted floors**

## 1.03 Scope of Work EXCLUDED

- **Any surface not mentioned in the above scope of work, specifically...**
- **Fixtures and light poles**
- **All roofs**
- **All unpainted utility boxes**
- **All community signs**
- **All wood fences**

# Part II. Materials and Handling

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## 2.01 Colors

- A. Final color selections will be provided by the **Hialeah Housing** Representative.
- B. The owner's representative must choose, approve, and sign-off all colors prior to application.
- C. Color Chips, Paint outs, and/or drawdowns of selected colors to be provided by the awarded contractor and signed off prior to commencement of work.
- D. If a color change is decided upon, the awarded contractor should be prepared to provide materials and labor free of charge for application of up to five gallons of paint for color selection. Additional samples will be at the discretion of the contractor and may be billed to the Project. Significant changes to existing colors or schemes typically result in additional coats being required to provide a finish with proper hide, uniformity and color representation. Prior to award of contract, a "mock-up" of the selected color scheme is recommended to determine the number of coats required to attain satisfactory results. Should additional coats be required, the Document must be amended to address the necessary changes.
- E. Unless otherwise specified, bids are to be submitted for a same or similar color re-paint. If a significant color change is decided upon, additional coats may be required at additional cost unless otherwise noted in this specification.
- F. After contract award, any revisions to established color schemes that necessitate additional coats are considered "extra work". Under these circumstances, a written "WORK CHANGE ORDER" by the owner confirming approval and acceptance of the additional work and expense must be issued before the Contractor can proceed and receive just compensation.

## 2.02 Materials

- A. Materials shall be delivered to the project in original packaging bearing the manufacturers name and product number. All materials shall be from Behr Paint and The Home Depot.
- B. Material shall comply with all current requirements of the Environmental Agency, the appropriate Air Pollution Control District, and all other local, state, or Federal agencies.
- C. Unless otherwise noted, all paint materials scheduled for use on this project shall be the products of Behr Paint and purchased through The Home Depot. Orders will be placed through the Behr Pro Sales Representative. Paint purchased at other retailers regardless of similarities may void warranties and is not permitted within this specification or scope of work.
- D. Returned material must be returned in salable condition. Material must not be tinted, container label must be in good condition (no paint splatter, tears, faded or worn), and paint container must not be rusted, dented, chipped or cracked.

## Part II. Materials and Handling (continued)

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### 2.03 Product Handling

- A. Paint mixing and thinning if necessary shall be according to the manufacturer's instruction. Any mixing required shall be done in the specified work and storage area. All mixing and/or thinning material such as paint thinners, tools, rags, and partially filled containers shall be returned to the storage area at the completion of each day's work.
- B. Materials in five-gallon containers shall be stacked no more than three-high and put in a categorized area as defined in 2.02 C.
- C. Onsite storage of equipment and/or materials to be approved through the owner or owner's representative prior to commencement of work. All storage must comply with local health and fire regulations.
- D. Disposal of all waste water and unused materials shall be in compliance with current A.Q.M.D. and local legal requirements and regulations.
- E. New federal regulations regarding lead safety are effective April 22, 2011. These regulations require "lead safe" work practices for remodeling, renovation, and painting activities, and were adopted by the U.S. Environmental Protection Agency (USEPA) as mandated by Congress. USEPA requires that at least one contractor (per job) working on a pre-1978 residential building or child-care facility is "certified". Businesses that renovate, remodel, and paint must be certified by USEPA. Bidding contractors to submit certification documentation with proposals for applicable projects.
- F. If the property is pre-1978, lead testing as required by law is to be conducted independently and as per current regulations at the expense of the property owner. If lead is found to be present, contractors are to revise all bids appropriately. Lead presence may significantly increase the cost of all previously submitted bids.
- G. Painting and preparation of any existing coatings or substrates containing lead to be conducted in full compliance with current regulations as defined by the U.S. Environmental Protection Agency (USEPA).

# Part III. Execution

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The awarded contractor shall execute all work in accordance with the specification, product label directions, and manufacturer's technical product data sheets.

## 3.01 Scheduling of Work

- A. Painting Contractor shall coordinate the commencement of all work with the **Hialeah Housing** Representative so as not to cause inconvenience to the residents.
- B. Painting Contractor shall post notices in conspicuous places, at least three to five days in advance informing residents of the date that work will commence.
- C. A pre-commencement meeting is recommended to coordinate all details with painting contractor, owner/owners representative and any other contractor or vendor affected by work to be performed.
- D. **Please Consult Hialeah Housing regarding the scheduling of the project to coincide with the removal of the advertising banners attached to the building.**

## 3.02 Condition of Surfaces

- A. Painting contractor to examine all surfaces. Any surfaces that are in question or that will affect the execution or quality of work must be brought to the attention of the property representative before painting commences.
- B. Thoroughly examine the specification at the site, in similar conditions under which work will be performed, before submitting a proposal. Clarify any questions or conditions with the property representative and the Behr Paint Representative prior to proposal submission. No allowance for lack of knowledge of obvious existing conditions will be made after bids have been accepted.
- C. Submittal of a bid or proposal by the contractor constitutes acknowledgement and acceptance of this document in its entirety unless so noted in the proposal.

## Part III. Execution (continued)

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### 3.03 Workmanship

- A. Provide best quality workmanship performed by skilled mechanics in compliance with this specification.
- B. Perform work under conditions best suited to the production of acceptable work and as per manufacturer recommendations.
- C. All work will be subject to approval by the property representative. Correct all work, which does not comply with the intent of the specification. Contractor will allow unrestricted access for inspection of work. After satisfactory completion of required provisions and subsequent approval granted by the owner/owners representative, the project is considered complete and subject to the terms of any guarantees and approved for final payment.
- D. Protect all adjacent areas and surfaces from damage from misplaced paint and preparation work. (I.e. automobiles, sidewalks, asphalt, concrete, plants, etc.)
- E. Protect all landscaping during the painting period. Coordinate with property representative for regulation of sprinkler and/or irrigation equipment during the painting process.
- F. Ensure that hardware is removed and protected before painting is started and replaced/uncovered when painting in that area is completed.
- G. When surfaces to receive paint come into contact with earthen areas, trench these areas to a depth of four inches. Thoroughly clean these surfaces from all dirt and grime prior to application of prime/finish coat systems. Replace trenched earth at completion of painting. Repair of substrates below weep screeds is excluded from this specification unless otherwise noted.
- H. Noise control: Coordinate with the property representative before using noisy, motorized equipment. The operation of noisy equipment is limited to normal working hours unless otherwise agreed upon before job commencement.
- I. Do not apply paint in rain, fog, mist, or when rain is imminent within 24 hours. Apply all specified materials when surface temperature is as recommended in manufacturer product data sheets.
- J. Immediately clean up all accidental spatters, spillage, and misplaced paint, and restore the affected surface to its original condition.
- K. Work area to be clean, orderly, and liability-free.
- L. The Painting Contractor shall take all necessary steps to protect the public and all property concerned.
- M. Coverage: the number of coats specified is the minimum number acceptable. If full coverage is not obtained with the specified number of coats, apply additional number of coats as necessary to produce the required finish.
- N. The property representative will coordinate to have all trimming or removal of trees and vegetation from on or around surfaces to be painted to allow for easy access of men and equipment prior to commencement of work.
- O. If applicable, the removal of patio furniture, barbeques, wall hangings, and personal property to be removed by the resident. Awarded contractor to notify resident of requirements with a minimum of five days notice.
- P. All previously painted surfaces and items not specifically listed that form a part, or are in connection with, the indicated work, shall be painted. Patch and repair as necessary to provide a sound substrate.
- Q. Clean-up: At completion of work each day, remove all materials, supplies, debris and rubbish caused by Painting Contractor and leave work spaces and paint storage areas in a clean, acceptable condition.
- R. Materials applied must be well adhered, properly feathered, with the proper opacity and film thickness, without runs, sags, holidays, pinholes, skips, unacceptable stroke marks or other defects as reasonable within industry standards. Paint coatings will be cut-in neatly around all edges, trim, and other areas of demarcation.

### 3.04 Surface Preparation

1. Prepare surfaces in an expert manner to produce completed work of a top quality appearance and durability.
2. All surfaces must be made free of contamination (dust, dirt, chalk, soot, salt spray, grease, oil, wax, mildew, etc.) that may adversely affect the adhesion of scheduled primers, sealants, patching compounds, paints, coatings, etc. Utilize the appropriate solvent or biodegradable detergent solution to clean, remove, or neutralize surfaces so that they may readily receive repair, sealing, and coating materials.
3. When using chemicals or solvents to prepare surfaces, special care is to be taken to insure all chemicals or solvents used are completely removed from the substrate prior to application of primer and finish coat systems.
4. Whenever possible pressure wash surfaces to be painted utilizing appropriate PSI so as not to damage the substrate. Where pressure washing is not possible, legal, or practical, hand wash with a biodegradable detergent and clean water, sponge, or broom to thoroughly clean areas to be painted.
5. After surfaces have been cleaned and allowed to dry, remove any loose or peeling paint using hand tools or power tools in accordance with SSPC-SP2 (Hand Tool Cleaning) and SSPS-SP3 (Power Tool Cleaning) Methods. Feather-sand all repair edges and dust clean.
6. Excavate blisters in existing paint film, feather-sand edges and dust clean.
7. Thoroughly scuff-sand glossy surfaces scheduled for painting to insure proper adhesion; and use a phosphate-free TSP solution or chemical de-glosser where necessary and permissible.
8. Avoid using patching and repair materials with high lime concentrations on cementitious surfaces.
9. All repairs and or patching to be feathered and blended to match the adjacent substrate.
10. Remove any existing deteriorated patching and caulking materials and repair or replace as specified below.
11. Test unpainted and repaired concrete, concrete block and stucco surfaces to verify that the pH of the surface is suitable for the application of the specified primer or paint finish.
12. Prime or spot prime new or repaired and patched surfaces with a suitable primer.
13. It is the contractors' responsibility to determine if the surface or substrate is in sound condition prior to commencement of any work including but not limited to washing, preparation, painting, coating, or staining of any surface or substrate.

# Part III. Execution (continued)

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## A. Metal Substrates:

1. Dust, dirt, rust, scale, oil/grease, contaminants, peeling or loose paint to be removed by high pressure power washing, scraping, sanding, hand/power tool scraping, and wire brushing as necessary to insure a clean sound substrate for application of prime/finish coat systems. Scrape and sand smooth all areas to receive finish.
2. De-gloss all glossy/slick surfaces prior to application of finish coat systems.
3. Remove all oils and or contamination from metal and etch substrates with appropriate cleaner/etcher/degreaser as per manufacturer recommendations, wash and rinse thoroughly prior to application of prime/finish coat systems.
4. All metal to be free of moisture prior to application of prime/finish coat systems.
5. Prime all bare metal within three hours of preparation. Top coat all primed areas immediately upon cure.
6. Special Instructions: \_\_\_\_\_  
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## B. Masonry Substrates:

1. Prior to application of prime/finish coat systems provide a clean, sound surface free of dust, dirt, contaminants, and efflorescence by use of a high pressure power wash and hand scraping or use of mechanical grinders where necessary. Where excessive efflorescence is present, wash substrate with Behr 991 Concrete & Masonry Cleaner and Etcher as per manufacturer recommendations and rinse thoroughly until a pH neutral substrate is achieved.
2. Where mildew is present, remove by cleaning with Behr 990 Concrete & Masonry Cleaner and Degreaser as per manufacturer recommendations or with a solution of one part household bleach to three parts water shortly before painting. Cleaned areas to be thoroughly rinsed and allowed to dry completely prior to application of patching/caulking/prime/finish coat systems.
3. Multiple coats of paint that are in an advanced state of deterioration, and/or prior applications of cement based paint, must be removed by power wash, blasting or by use of mechanical grinder.
4. Large cracks to be beveled out prior to filling. Large cracks and holes may require repeated applications of patching materials to bring flush with adjacent substrate. All repairs and caulking to be feathered in to blend with adjacent substrate.
5. Large holes in stucco/plaster/cement to be patched with stucco patch in appropriate texture. Allow stucco patch to cure to acceptable Ph level prior to application of prime/finish coat systems. Large cracks in stucco/plaster/cement to be caulked with Dap Elastomeric Caulking /Home Depot SKU#284697.
6. Special Instructions: \_\_\_\_\_  
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## Part III. Execution (continued)

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### C. Wood Substrates:

1. Clean all surfaces from dirt, dust, contaminants, and loose, peeling paint prior to application of prime/finish coat systems by pressure wash. Care to be taken to use correct pressure so as not to score substrate.
2. Scrape and sand smooth all areas to receive paint, sanding all remaining paint material to a feathered edge. Remove mildew with a solution of chlorine bleach, TSP, and water.
3. All glossy or slick surfaces to be de-glossed by sanding or chemical de-glosser as necessary to insure best possible adhesion.
4. Prime all raw wood areas as specified in section 4.01.
5. Fill holes, cracks, and imperfections as specified during bid process, repeated application of patching/caulking materials may be necessary to bring repaired areas flush with adjacent substrate. Caulk with Dap Elastomeric Caulking /Home Depot SKU#284697
6. Raw wood areas to be primed prior to patching/caulking, re-prime patched/caulked areas after repairs are fully cured.
7. If wood repair is to be performed in addition to the painting contract, awarded contractor to full prime all six sides of any new wood as defined in the Finish Schedule prior to installation to insure best possible performance. The repair of dry-rotted, delaminating, moisture, or termite damaged wood or compositional wood surfaces and the treatment of nails rendered ineffective and unstable due to extensive corrosion is not included in this scope of work. Repair to these areas should be completed prior to painting by a properly licensed contractor to insure the integrity of new coating systems.
8. All wood substrates to have no more than 12% moisture content prior to application of prime/finish coat systems.
9. When painting substrates subject to excessive tannin bleed such as redwood or cedar, prime as specified and apply additional primer as necessary to insure complete hold out prior to application of finish coat systems.
10. Special Instructions: \_\_\_\_\_  
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## Part IV. Finish Schedule

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### 4.0 Paint Finish Schedule

- A. Finish surfaces in accordance with the following procedure(s) for the surface and finish desired.
- B. All products to be applied according to their recommended mils of wet film (WFT) and dry film (DFT) thicknesses to achieve full coverage. Refer to Technical Data Sheets.
- C. Product names and numbers refer to products manufactured and/or distributed by Behr Paint through The Home Depot with no substitutions, unless otherwise noted or amended in writing.
- D. Refer to Preparation Section 3.04 Preparation and 4.02 Substrate Checklists for additional information regarding the scope of work to be performed and required preparation.
- E. All paint products for this project must be ordered from Behr Paint through the Behr Pro Sales Representative and purchased through The Home Depot.

## 4.01 Exterior Painting System

### Exterior Substrates

- A. **Previously painted exterior stucco, masonry & concrete walls, soffits, trim and accents, etc.**

Product /Preparation	Spread Rate	Wet Film Thickness	Dry Film Thickness
Pressure clean (see section 3.04-B)	N/A	N/A	N/A
First Coat (Repaint of same color) – Prime all surfaces with KILZ KLEAR #L2201 Sealer	300-400 sq ft per gallon	4.8 – 6.4 Mils	0.8 – 1.1 Mils
First Coat (Color change) – Prime all surfaces with BEHR #436 Water Based Primer & Sealer	250-400 sq ft per gallon	4.0 – 6.4 Mils	1.7 – 2.7 Mils
Treat all cracks, voids and cavities as specified (see section 3.04-B)	N/A	N/A	N/A
Second Coat – BEHR Premium Plus Exterior Satin Finish 9000 Series – Unthinned	250-400 sq ft per gallon	4.0 – 6.4 Mils	1.5 – 2.4 Mils

- B. **Previously painted exterior entry door & frames**

Product /Preparation	Spread Rate	Wet Film Thickness	Dry Film Thickness
Prepare metal surfaces as per specification (see sections 7.8)	N/A	N/A	N/A
First Coat – Spot prime any bare/rusted areas with Hammerite #48301 Rust Cap Primer	350-400 sq ft per gallon	4.0 – 4.6 Mils	1.7 – 2.0 Mils
Second and Third Coat – BEHR Premium Direct To Metal #3200 Series Semi-Gloss Finish – Unthinned	250-400 sq ft per gallon	4.0 – 6.4 Mils	1.5 – 2.4 Mils

- c. **Previously Painted Floors**

Product /Preparation	Spread Rate	Wet Film Thickness	Dry Film Thickness
Prepare floor surfaces as per specification	N/A	N/A	N/A
First Coat – Behr Premium Porch and Floor Paint	350-400 sq ft per gallon	4.0 – 4.6 Mils	1.7 – 2.0 Mils
Second Coat – BEHR Premium Porch and Floor Paint	250-400 sq ft per gallon	4.0 – 6.4 Mils	1.5 – 2.4 Mils

## 5.0 Observations of Substrates and Conditions

These observations are based solely on visual observations of the property and are provided solely for your convenience. Any recommendations contained herein are based on [the enclosed Technical Data Sheets or the Behr Repaint Specification]. Neither Behr Process Corporation nor its parent, affiliated or subsidiary entities nor any of their respective agents or employees makes any representations or warranties, express or implied, as to the accuracy or completeness of these observations. Neither Behr Process Corporation or its parent, affiliated or subsidiary entities nor any of their respective agents or employees will be liable for any damages, including but not limited to special or consequential damages that may result from the observations contained herein. Neither the recipient nor any third party is entitled to rely on any of the contents hereof. Behr Process Corporation recommends that you engage a duly authorized building inspector and/or general contractor to review in detail any concerns you may have regarding this property. Refer to the [Behr Repaint Specification] from detailed surface preparation and product application information.