

Project Specifications

Project: Wayne Brown Correctional Facility Exterior Repairs and Painting

Project Address: 925 Maidu Ave., Nevada City, CA 95959

Scope: Replacement of all vertical wide joint caulking, patching of all damaged Exterior Insulation Finishing System (EIFS), surface areas to blend with the existing finish, surface crack repairs and sealing, and caulk sealing of all cap flashing joints and ends, as well as all penetrations. Alternate bid for the complete elastomeric painting of all vertical exterior surfaces including roof parapets and walls, acrylic latex painting of horizontal exterior surfaces, metals, etc., of all previously painted surfaces. Areas of work to include but not limited to the entire building exterior, recreation yard ceilings and walls, doors and window frames, roof structures, and roofing metals and flashings. Work not included: metal posts and beams within the sally port and recreation yards. Submittals for EIFS repairs, wide joint caulking, and caulking will be required with submission of bid.

Part 1 - WIDE JOINT CAULKING

1.01 Summary: Complete removal and replacement of all vertical wide joint caulking.

1.02 Product: Paintable polyurethane sealant that meets or exceeds the requirements of ASTM 920, Type S, Grade NS, and Class 25. Choose a standard color that best matches the new paint colors.

1.03 Preparation: Remove all existing wide joint vertical caulking. Adequately clean surfaces for proper adhesion per manufactures recommendations and requirements. Prime surfaces per manufactures recommendations. If backer rod was previously used, replace any sections that are either missing or do not provide the proper depth for the sealant. Backer rod diameter should exceed joint width by 25-33% for closed-cell rods and 40-50% for open-cell rods. Remove any loose or flaking surfacing material. Repair any damaged EIFS prior to the installation of the caulking.

1.04 Installation: Do not install sealant in adverse weather conditions or temperatures per manufactures recommendations. Sealant depth should be one-half the joint width but no greater than ½ inch. Install sealant per manufactures requirements and immediately tool joints to a uniform concave finish ensuring contact with the sides of the joint. Excess sealant and smears are to be removed immediately.

Part 2 - GENERAL CAULKING

2.01 Summary: Removal and installation of caulking at doors and window openings, roof flashings and metals, and joints of dissimilar surfaces on the building exterior, roof parapets, and roof structures.

2.02 Product: Paintable nonsag polyurethane sealant that meets or exceeds ASTM C 920, Type S, Grade NS, Class 25. Choose a standard color that best matched the new paint colors.

2.03 Preparation: Remove all loose, weather, damaged, or failing caulking. Repair any damaged surfaces as required prior to caulking. Adequately clean surfaces for proper adhesion per manufactures recommendations and requirements.

2.04 Installation: Do not install sealant in adverse weather conditions or temperatures per manufactures recommendations. Apply sealant in a manner to provide a minimum of ¼" of bearing area on each surface. Immediately tool to a uniform finish ensuring contact with each surface. Excess sealant and smears are to be removed immediately.

Part 3 - EIFS REPAIRS

3.01 DAMAGED AREAS

- A. Summary:** Make repairs to damaged surfacing or puncture damage to the EIFS.
- B. Product:** Manufactures material for a complete Exterior Insulation Finishing System. The manufacturer of the existing EIFS is unknown. Color match is not important in that the facility will be painted.
- C. Preparation:** Per manufacturers recommendations, clean area to be repaired or patched, remove all loose or flaking materials. Using a water-based gel type paint remover on the finish, remove a 5 inch area immediately adjoining the area to be repaired or patched. Alternatively, a hand held grinder can be used to remove the finish, taking care not to grind or deteriorate the mesh layer. Leave a sharp finished edge.
- D. Installation:** Replace damaged insulation material as required using manufactures recommended procedures. Install mesh, base coat and surfacing finish to match and blend with existing finish.

3.02 LARGE CRACKS

- A. Summary:** For cracks greater than 1/8", chips, or spalls that do not penetrate beyond the EIFS base coat and in which the EIFS mesh is not severed.
- B. Preparation:** Scrape or brush away loose finish or base coat material. Clean if necessary to remove surface dirt.
- C. Installation:** Use a small stiff bristle paint brush to apply base coat into the crack. Use a wet brush to remove excess material. Allow to dry. Fill the crack with texture matched to the existing finish. Allow to dry.

3.03 SMALL CRACKS

- A. Summary:** For surface cracks less than 1/8".
- B. Product:** Acrylic-based flexible weatherproofing crack filler. Single component water-based acrylic, non-say crack filler, containing premium grade acrylic resins. At roof parapet and roof structures, paintable nonsag polyurethane sealant that meets or exceeds ASTM C 920, Type S, Grade NS, Class 25.

- C. **Preparation:** Remove loose, deteriorated materials and debris from crack. Clean surfaces of bond inhibiting materials. Surfaces must be dry.
- D. **Installation:** Comply with manufacturer's printed instructions. Apply using a cartridge sealant gun. Tool surface of material to seat against the sides of the crack. Remove excess material.

Part 4 - PAINTING

4.01 Summary: Cleaning and painting of all exterior surfaces.

4.02 Products:

- A. Vertical Surfaces :
 - First Coat: 295 Kel-Bond Universal Primer
 - Second and Third Coat: Kelly-Moore 1119 Elastakote 100% Low Sheen Elastomeric Coating
- B. Horizontal Surfaces:
 - First Coat: 295 Kel-Bond Universal Primer
 - Second and Third Coat: 1240 Acry-Shield 100%Acrylic Exterior Flat Paint
- C. Metal Surfaces:
 - First Coat: Sierra Performance Rust-Oleum S30 Griptec
 - Second and Third Coat: Sierra Performance Rust-Oleum S37 Metalmax DTM Semi-Gloss

Or approved equal manufacturer and product.

Colors: Per Scheme "A" prepared by Wallis Design Studio dated 05/14/2014

- Color "A" Accent Color PPG 454-5 Baritone
- Color "B" Wall Color, Lower PPG 314-5 Jute
- Color "C" Wall Color, Upper PPG 316-4 Golden Ecru

4.03 Preparation:

- A. Cleaning
 - a. If a generic cleaning solution is needed, apply a trisodium phosphate cleaning solution consisting of 1-2 cups trisodium phosphate to 1 gallon of warm water. Add ½ to 1 quart of bleach to remove algae or mildew. Apply the solution to the wall surface by brush or spray and allow to soak for a period of 15-20 minutes. For heavy deposits, lightly scrub the affected area with a soft-medium bristle scrub brush. If a pressure washer is used, keep the pressure at approximately 200-500 psi (1.4-3.4 MPa), and keep the nozzle several feet from the surface. Higher pressure can destroy the integrity of the EIFS surface. Add ½ -1 quart of bleach to remove algae or mildew. After the cleaning solution has soaked the surface, rinse thoroughly with clean water and allow to dry.
 - b. All surfaces to be painted are to be washed down to remove dirt and allowed to dry prior to painting.

- B. General: Mask all items not to be painted and which cannot be removed. Protect adjacent areas against overspray, splatter, etc.

4.04 Application:

- A. Apply materials by spray, roller or brush in accordance with manufacturers written recommendations. If sprayed, back rolling is required.
- B. For the paint on the north side of the building, add a fungicide to inhibit future algae growth.
- C. Clean any spills or overspray.
- D. Provide owner with two gallons of each wall color and paint type, and 1 gallon of DTM.