PART 0 DESIGN STANDARDS

0.01 GENERAL DESIGN GUIDELINES

A. The DPS Project Manager will coordinate reviews and inspections with the DPS Protective Coatings Shop and the DPS QA/QC office.

B. Murals and graphics: Consult with the DPS Project Manager regarding protecting or painting over murals, graphics, and logos.

1. The DPS Project Manager will consult with the Planning Manager regarding murals that may be considered historic or otherwise noteworthy.

C. Paint color selections

1. Generally, ceiling color shall be “ceiling white” only.
2. Refer to DPS Finish Color Standards.
3. Prepare color boards for review by the DPS Project Manager and specified advisory committees. Final color approvals must be reviewed through the DPS Project Manager prior to presentation to color committees..

D. Include in the Contract Documents statements required for the bidding of multiple-colored areas.

1. Identify accent walls.
2. Identify soffits, fascias, coffers, and other areas where change of color is planned. Frequent color changes and complex painting schemes are discouraged.
3. Specify the maximum number of colors used in the project as a whole and in individual spaces.

E. Provide anti-graffiti sealer at the following surfaces

1. Interior ground-face concrete block (CMU)
2. Interior exposed brick
3. Exterior exposed brick, at locations coordinated with the DPS Project Manager

F. Inspect prepared surfaces prior to application of finish coats.

1. Require the Contractor to notify the A/E, DPS Project Manager prior to application of finish coats.
2. Inspections by others do not relieve the A/E of contract responsibilities.
3. Ensure that minimum one primer coat and two finish coats are applied per specifications.

G. Repainting of existing facilitites:

1. Generally, include repainting of acoustic ceilings in building repainting projects.
2. Consider replacement of damaged ceiling panels and tiles in preparation for painting of acoustic ceilings. Typical acoustic ceilings may include lay-in acoustic panels, adhered 12” x 12” acoustic tiles, and Tectum panels.
3. Include signage replacement in repainting projects, including panel signs and vinyl lettering. Include all types of signage, including but not limited to room numbers, accessibility signage, and door and frame signs.
   a) Refer to DPS Signage Standards.
4. Include painting of exposed fire sprinkler pipe in public and finished areas. Color shall match adjacent colors.

PART 1 GENERAL

1.01 SCOPE OF WORK

A. Interior and exterior exposed surfaces shall be painted except as follows and except as allowed otherwise by the DPS Project Manager.
   1. Pre-finished or factory-finished items
   2. Ductwork, conduit, hangers, etc. when concealed above finished ceilings or within walls
   3. Code-required labels
   4. Operating parts such as dampers, sprinkler heads, etc.
   5. Galvanized finished metals, except in interior public finished areas

1.02 QUALITY ASSURANCE

A. Among other standards, follow recommendations of the Architectural Specifications Manual by the Painting & Decorating Contractors of America.

B. Primers and other undercoat paint shall be produced by the same manufactuer as finish coats.

1.03 SUBMITTALS

A. Technical specifications for each paint to be used on each substrate

B. Operation and maintenance information
   1. Color finish schedule
   2. Color draw-downs
   3. Color formula for each color used on the project
   4. Paint manufacturer
   5. Paint subcontractor
   6. Maintenance instructions

PART 2 MATERIALS

2.01 ACCEPTABLE MANUFACTURERS

A. Paints
   1. Devoe
   2. Benjamin Moore
   3. Sherwin-Williams
   4. Kwal Howells, Inc.
   5. Old Western

B. Wood Stain and Wood Finish
   1. Benjamin Moore
   2. Sherwin-Williams
   3. Minwax
   4. Devoe

C. Block Filler
   1. Devoe
   2. Benjamin Moore
   3. Sherwin-Williams
   4. Kwal Howells, Inc.

5. Old Western

D. Gypsum board PVA Primer

1. Devoe
2. Benjamin Moore
3. Sherwin-Williams
4. Kwal Howells, Inc.
5. Old Western

E. Anti-graffiti sealer for masonry

1. American Polymer Corp.
2. ProSoCo, Inc.
3. Tamms Industries

2.02 MATERIALS

A. Interior paints shall be alkyd enamel products.

1. Ceiling areas may be finished with latex or alkyd enamel.

B. Exterior paints shall be alkyd enamel products.

C. CMU and painted brick shall receive block filler prior to paint.

D. Galvanized metals shall receive a prep primer.

E. Stains shall have a clear urethane varnish overcoat finish.

F. Sheen

1. Interior and exterior painted surfaces shall be finished with a semi-gloss finish.
2. Sheen for ceiling paints
   a) Interior ceiling areas shall be painted with semi-gloss sheen on all hard lid (non-acoustic) ceilings such as gypsum board and plaster.
   b) Flat sheen is acceptable for painting acoustic ceiling materials.
3. Urethane varnish shall be semi-gloss.

G. Material for repainting lockers and metal toilet partitions: Electrostatic finish or industrial enamel

PART 3 EXECUTION

3.01 PREPARATION

A. General

1. Materials receiving paint, stain, and other liquid-applied finish shall have all grease, dirt and other foreign materials removed.
2. Patch and fill cracks and holes of all sizes.
3. Touch up primers, etc.
4. Fill gaps and transitions at trim, woodwork, cabinets, baseboards, windows, door frames, etc., with sealant or caulk, to provide smooth, uniform surfaces for painting.
5. Provide a smooth, clean substrate for painting.

B. Substrate preparation for specific materials

1. Primed steel: Remove rust, touch up shop primer.
2. Galvanized steel: Chemical phosphate etch, solvent clean.

3. Wood (painted): Fill, sand, seal knots with shellac, putty nail holes.
4. Wood (stained): Fill and sand.
5. Gypsum board: Clean and remove dust and dirt.
6. Acoustic ceilings: Remove and replace damaged acoustic materials.

C. Repainting of existing painted surfaces

1. Remove tape, staples, and loose paint.
2. Fill nail holes, staple holes, holes of any size, cracks, and voids.
3. Fill, sand and finish to provide uniform substrate and to match existing surfaces.
4. Texture or skim coat if necessary.

3.02 APPLICATION

A. All surfaces shall receive a minimum of three (3) coats of paint, varnish, etc.

1. Gypsum board and plaster: Primer and two (2) finish coats
2. Masonry: Filler and two (2) finish coats
3. Metals: Primer and two (2) finish coats

B. Paint shall be applied by brush or roller. Spraying with backrolling is allowed.

3.03 VENTILATION AND SAFETY

A. Application of alkyd enamel in interior spaces must be performed during non-occupied building hours or; positive ventillation must be provided to assure that fumes from painting operations are exhausted directly to the exterior of the building.

B. Application of alkyd enamel in interior spaces shall not occur less than 4 hours prior to the scheduled occupancy of the building.

3.04 EXTRA MATERIAL

A. One gallon or a minimum of a 3/4 draw down of finish paint of each color and type used.

B. Furnish from same production run as materials applied.-

C. Containers shall be clearly labeled describing contents, color, and formula.

D. Identify using the same designation as found on the finish schedule in the operations and maintenance manual.

END OF SECTION 09900