

1. GENERAL REQUIREMENTS

1.1 Scope of Work

Contractor shall furnish all labor, supervision, materials, tools, equipment, and incidentals necessary to properly prepare and paint exterior window panels as identified in the project information and site walk.

Work includes, but is not limited to:

- Surface preparation
- Cleaning and power washing
- Removal and replacement of damaged caulking
- Resealing of existing caulking
- Masking and protection of adjacent surfaces
- Application of specialty exterior paint/coating
- Cleanup and disposal of all work-related materials and debris

2. SURFACE PREPARATION

Proper surface preparation is mandatory to prevent premature paint failure.

2.1 Cleaning and Power Washing

- Contractor shall sufficiently clean and/or power wash all work areas to remove grease, grime, dirt, mildew, chalking, loose paint, and contaminants.
- Cleaning agents shall be appropriate for the substrate and environmentally compliant.*
- Surfaces shall be allowed to fully dry prior to priming or painting.
- Failure to properly clean surfaces resulting in paint failure shall require correction at contractor's expense.

3. CAULKING AND SEALANTS

3.1 Removal of Damaged Caulking

- Remove all cracked, separated, deteriorated, or failing caulk.
- Remove loose material and clean joints prior to application of new sealant.

3.2 Recaulking and Filling

- Re-caulk all joints where caulk has been removed.
- Caulk all missing or previously unsealed joints.
- Sealant shall be high-performance, paintable exterior-grade elastomeric sealant compatible with substrate.
- Tool and smooth all sealant to ensure proper adhesion and watertight seal.

3.3 Resealing Existing Caulking

- Inspect existing caulking.
- Reseal where minor gaps or shrinkage are present to ensure complete moisture protection.

4. PROTECTION OF ADJACENT SURFACES

4.1 Masking and Taping

- Tape, mask, and protect all adjacent surfaces including glass, brick, metal, siding, landscaping, and walkways to prevent overspray or overpainting.
- Drop cloths (protection of adjacent surfaces) shall be used where necessary.

4.2 Removal of Protection

- Upon completion of painting, remove all tape and masking materials.
- No adhesive residue or paint bleed shall remain.

5. PAINT MATERIALS

5.1 Surface-Appropriate Coatings

- Paint shall be appropriate for the specific substrate (metal, aluminum, wood, fiberglass, etc.).
- Contractor shall verify substrate type prior to product selection.
- Primer shall be used where required by manufacturer.
- If primer is not required or used, two coatings shall be completed.

5.2 Specially Formulated Paint for Longevity

- Provide premium-grade, exterior, commercial-quality coating specifically formulated for durability, UV resistance, and weather protection.
- Coatings shall be mildew-resistant and fade-resistant.
- Minimum 10-year manufacturer performance rating preferred.
- Submit product data sheets for approval prior to application.

6. APPLICATION

- Apply coatings in strict accordance with manufacturer's written instructions.
- Apply uniform coats free of runs, drips, sags, pinholes, or brush marks.
- Minimum of two finish coats unless manufacturer requires otherwise.
- Maintain wet edge to ensure consistent finish.
- Do not apply coatings during unsuitable weather conditions (rain, high humidity, extreme temperatures, or high wind).

7. CLEANUP

- Remove all debris, materials, tape, masking, and waste daily.
- Dispose of waste in accordance with local, state, and federal regulations.
- Leave site clean and ready for occupancy.
- No paint splatter or residue shall remain on glass or surrounding surfaces.

8. SAFETY REQUIREMENTS

- Contractor shall complete all work in compliance with applicable OSHA standards.
- Contractor shall provide appropriate fall protection, PPE, barricades, and signage.
- *Safety Data Sheets (SDS) for all products shall be available onsite.
- All employees shall be properly trained and supervised.
- Contractor shall comply with all district safety requirements and site access protocols.

9. PREVAILING WAGE / DAVIS-BACON

- Contractor shall comply with all applicable prevailing wage requirements.
- If federally funded, Contractor shall comply with the Davis-Bacon Act and related regulations.
- Certified payroll documentation shall be provided if required.
- Contractor is responsible for verifying applicable wage determinations prior to bidding.

10. WARRANTY

- Provide minimum one (1) year workmanship warranty.
- Warranty shall cover peeling, blistering, cracking, or adhesion failure due to improper preparation or application.
- Manufacturer warranty documentation shall be submitted at project closeout.

11. BONDING

- Bonding, insurance, and submittal requirements aligned with Texas public procurement standards.
- o Bid bond, required 5% delivered as outlined, no later than Step 2 deadline. See instructions.
- o Payment Bond (100%), required by Chapter 2253 for public work contracts exceeding \$25,000.
- ~~o Performance Bond (100%), required by Chapter 2253 for public work contracts exceeding \$100,000.~~
- o Bonds shall be executed by a surety company authorized to do business in the State of Texas and acceptable to the Owner. Bonds must be submitted prior to issuance of Notice to Proceed.

PROJECT PHOTOS

Most of the panels to be included in this project are currently blue.

Please note, some window panels in the photos may be in more than one photo. This is not meant to capture the quantity of window panels, but to show the area in which the project work will be done and the general outline of the panels to be included.

Only the currently painted panels will be painted as part of this project.

Glass shown in photos should not be painted.

Booker T Washington Elementary











COURTYARD WINDOW PANELS



AI mockups with Royal Blue

