

**EXHIBIT A**  
**SCOPE OF WORK & SPECIFICATION**

**BID NO. 2024-25-03**  
EXTERIOR PAINTING AT SAN DIMAS HIGH SCHOOL

**Part I. General**

**1.01 General Conditions**

- A. The contractor shall provide all paint, labor, tools and supplies to perform a complete repaint of all exterior/interior surfaces of the building, except as noted in Section 3.04.
- B. The contractor shall cooperate with the property owner's representative in every way, which shall include conducting the work and at a time as agreed upon.
- C. Damage to existing property, of any nature, caused by the Contractor shall be repaired to the satisfaction of the owner at the Contractor's expense.

**1.02 Colors**

- A. Color selections will be provided by the owner.
- B. The owner must approve final colors furnished prior to application.

**Part II. Products and Handling**

**2.01 Materials**

- A. Materials shall be pure, unadulterated, first quality and shall be delivered to the project in original unbroken packages bearing the makers name and brand number. Material shall be from Dunn Edwards only.
- B. Materials shall comply with all current requirements of the Environmental Protection Agency, the appropriate Air Pollution Control District, and all other local, state, or Federal agencies.

**2.02 Product Handling**

- A. Contractor shall provide for owner to have on-site material storage container or room. The storage areas, rooms, or containers will be moved as directed by the owner.
- B. Paint mixing and thinning if necessary, shall be according to the manufacturer's instructions.
  - 1. 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.
- C. Material shall be stacked no more than three-high in five-gallon containers and put in categorized area.

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**Part III. Execution**

**3.01 Scheduling of Work**

- A. Contractor shall coordinate the commencement of all work with owners so as not to cause inconvenience to the facility.

**3.02 Inspection**

- A. Closely 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 owner's 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 owner.
  - 1. No allowance for lack of knowledge of obvious existing conditions will be made after bids have been opened.

**3.03 Workmanship**

- A. Provide best quality workmanship, performed by skilled mechanics.
- B. Perform work under conditions best suited to the production of acceptable work.
- C. All work will be subject to approval by the owner. Correct all work which does not comply with the intent of the specification.
- D. Protect all adjacent areas and surfaces from damage from misplaced paint and preparation work.
- E. Cover all unpainted brick or block completely on all buildings to be painted.
- F. Protect all landscaping during the painting period.
- G. Dust control: provide continuous dust control as required to protect adjacent areas.
- H. Noise control: coordinate with the owner before using noisy, motorized equipment.
- I. Apply no paint in rain, fog, or mist, or when surface temperature is below 50 degrees Fahrenheit.
- J. Immediately clean up all accidental spatters, spillage, and misplaced paint, and restore the affected surface to its original condition.
- K. Provide a clean and liability-free work area.

**3.04 Surfaces To Be Painted**

- A. All previously painted surfaces and items not specifically listed that form a part of, or are in connection with, the above indicated work, shall be painted, except for the surfaces specifically noted as not receiving paint.

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**3.05 Surface Preparation**

- A. Prepare surfaces in a skillful manner to produce finish work of first class appearance and durability.
1. Stucco (plaster): Water blast, cleaning all dirt, dust, and contaminants. Remove mildew with a solution of chlorine bleach, TSP, and water. Rinse the treated areas thoroughly. Allow the treated areas to dry completely, leaving an uncontaminated, clean surface for paint.
  2. Crack and stucco repair: Use Elastomeric Patch and Elastomeric Caulking Compounds, Stucco Patch, etc. and match surface so surface is concurrent with surrounding areas.
  3. Metal: Clean surfaces from dirt, contaminants, rust, or oxides. Scrape and feather edges, sand all surfaces smooth for paint. Etch all new galvanized metal and then primer all bare metal immediately upon completion of surface prep. Spot prime any rusting areas. Prime with Zinsser Cover Stain Oil Base or XIM Oil Base primer only. **Caulk any open areas around conduits that go into the buildings.**
  4. Wood: Clean all surfaces from dirt, contaminants, and loose peeling paint. Scrape and sand smooth all areas to receive paint, sanding all remaining paint material to a featheredge. Remove mildew with a solution of chlorine bleach, TSP, and water. Caulk all areas adjacent to plaster with **Elastomeric Caulking** and then spackle all areas. Prime or spot prime all raw wood with Cover Stain Oil Base or XIM Oil Base.
  5. Concrete, Concrete Block And Brick: Remove all loose and flaking paint by water blasting and wire brush. If a lime condition exists, wash with a solution of 20% muriatic acid and water and rinse thoroughly. If moisture penetration is obviously a problem, apply one coat of UGL Drylock to all exposed surfaces.
  6. REGLAZE METAL AND WOOD WINDOWS WHERE NEEDED WITH DAP 1012 GLAZING COMPOUND.
  - 7.
- B. Preparation shall be inspected by the owners representative prior to the application of paint finishes. Rework surfaces not properly prepared to receive paint finishes to the satisfaction of the owner.**

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**3.06 Application**

- A. Prepare, paint, and finish all surfaces specified and agreed upon.
- B. Apply material evenly, free from sags, runs, crawls, holidays, or defects. Mix to proper consistency, and brush out smooth, leaving a minimum of brush marks. Enamel and varnish must be uniformly flowed on.
- C. Apply by brush, roller, or spray.
- D. The number of coats specified is the minimum number acceptable. If full coverage is not obtained with the specified number of coats, apply additional coats as necessary to produce the required finish.
- E. Properly correct all non-complying work to satisfaction of the owner.
- F. **Remove any overspray each day from all surfaces.**

**3.07 Paint Schedule**

Finish surfaces in accordance with the following procedure for the surface and finish desired. All colors will be made from Dunn Edwards only.

**A. STUCCO, CONCRETE, BLOCK AND BRICK SURFACES ONLY PAINT  
BLOCK AND BRICK SURFACES IF ALREADY PAINTED:**

- 1. "TWO COATS" of Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base Primer.
- 2. "FIRST COAT" of Zinsser 1-2-3 Primer is to be white in color. Sprayed and back rolled.
- 3. "SECOND COAT" must be tinted close to final color.
- 4. Zinsser 1-2-3 Primer must be dry 24 hours before applying finish coat.
- 5. FINISH COAT TWO (2) coats Evershield gloss. Last coat back rolled.
- 6. Owner representative will check each coat of material and must be satisfied before next coat is applied.

**B. EXTERIOR METAL:**

- 1. (AC units that can be seen from the ground), all roof flashing, electrical panels, roof ladders, storage bins, painted handrail and gates, trash bin doors, vents, etc. All painted yellow poles, basketball metal poles, brackets, backboards, etc. Do Not paint plastic backboards.
- 2. PRIME COAT: Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base Primer only. One (1) Coat only.
- 3. FINISH COAT: Electrical panels, AC units, roof flashing, roof ladders, storage bins, vents. All painted yellow poles, basketball metal poles, brackets, backboards, etc. Do Not paint plastic backboards.
- 4. TWO COATS: Gloss can be sprayed. All painted yellow poles, basketball metal poles, brackets, backboards, etc. Synlusto High Visibility Yellow Water Base Product W10-14
- 5. FOUR OR SIX FOOT WROUGHT IRON FENCE: PRIME COAT: Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base primer only. Spot prime rusted areas with Zinsser oil base or XIM Oil Base primer. FINISH COAT: Two (2) Coats. W10 Water Base Synlusto Gloss.

**C. DOORS AND JAMS IN AND OUT:**

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1. Sand doors and jams and clean with No Rinse TSP liquid prior to priming and remove any stickers, tape, etc.
2. PRIME COAT: cover stain Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base primer. One (1) Coat
3. FINISH COAT: One Coat Evershield Only

**D. EXTERIOR WINDOWS:**

1. Clean with No Rinse TSP liquid prior to priming.
2. PRIME COAT: Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base primer only.
3. FINISH COAT: Two (2) Coats Evershield Gloss.

**E. ALL WHITE CANOPY'S (for sites with canopies):**

1. PRIME COAT: Zinsser 1-2-3 Water Base or Zinsser 1-2-3 Deep Tint Waterbase Primer flat surface top and underside and also steel framing. One Coat.
2. FINISH COAT: Two (2) Coats gloss. Flat surfaces, top and underside, water based gloss. Finish with W10 Water base Gloss Synlusto.
3. FINISH COAT: Two (2) Coats water based gloss. Steel framing.
4. WHITE CANOPIES ON ROOF: Prime and paint "same" top side and framing around sky light areas only. Block Rust Primer.

**F. PORTABLE CLASSROOMS, WOOD AND STUCCO:**

1. Two (2) Coats of Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base Primer only. Second Coat must be Tinted.
2. PRIME COAT: All flashing top and bottom on all exposed steel to be Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base Primer only.
3. USE 100% ENDURA PATCH: patch all horizontal and vertical cracks metal to wood/ wood to wood/ metal to metal, etc.
4. SPRAY AND BACK ROLL: First coat of Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base Primer all wood T-1-11 surfaces must be completely coated when back rolling.
5. Zinsser 1-2-3 Deep Tint Water Base Primer must be dry 24 hrs. before applying finish coat.
6. Second coat can be sprayed.
7. FINISH COAT: TWO COATS water based Evershield gloss. Last coat back rolled.

**G. PORTABLE CLASSROOMS, METAL:**

1. TWO COATS: Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base Primer.
2. PRIME COAT: Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base. Primer only. Second coat of Primer **MUST** be tinted. Prime all rusted areas with Zinsser Oil Base or XIM Oil Base Primer or Block Rust Primer.
3. FINISH COAT: Two (2) coats water based Evershield gloss.

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**H. SAFETY DOOR ARCHES, CONCRETE OR ASPHALT**

1. PRIME COAT: Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base Primer only. One (1) Coat Only.
2. FINISH COAT: Two (2) coats Synlusto water base High Visibility Yellow. Brush or roll only.

**I. LUNCH TABLES AND BENCHES, FIBERGLASS OR WOOD SURFACES:**

1. Scrape and sand as necessary.
2. Clean surfaces with liquid TSP, no rinse and let dry.
3. PRIME COAT: Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base Primer only. Rolled only.
4. FINISH COAT: Two (2) coats Evershield gloss or coats to cover, color to be determined by school colors. Rolled only.

**J. MURAL WALL:**

1. Mural, do not paint.
2. Paint around the mural.
3. Refer to previous sections above for surfaces that apply to walls.

**3.08 Clean-Up**

A. At completion of work each day, remove all materials, ladders, machinery, supplies and dispose of all dirty rags, empty buckets, spray cans, dirty water and thinner, etc. and leave work spaces and paint storage areas in a clean, acceptable condition.

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**Part I. General**

**1.03 General Conditions**

- D. The contractor shall provide all paint, labor, tools and supplies to perform a complete repaint of all exterior/interior surfaces of the building, except as noted in Section 3.04.
- E. The contractor shall cooperate with the property owner's representative in every way, which shall include conducting the work and at a time as agreed upon.
- F. Damage to existing property, of any nature, caused by the Contractor shall be repaired to the satisfaction of the owner at the Contractor's expense.

**1.04 Colors**

- C. Color selections will be provided by the owner.
- D. The owner must approve final colors furnished prior to application.

**Part II. Products and Handling**

**2.03 Materials**

- C. Materials shall be pure, unadulterated, first quality and shall be delivered to the project in original unbroken packages bearing the makers name and brand number. Material shall be from Dunn Edwards only.
- D. Materials shall comply with all current requirements of the Environmental Protection Agency, the appropriate Air Pollution Control District, and all other local, state, or Federal agencies.

**2.04 Product Handling**

- D. Contractor shall provide for owner to have on-site material storage container or room. The storage areas, rooms, or containers will be moved as directed by the owner.
- E. Paint mixing and thinning if necessary, shall be according to the manufacturer's instructions.
  - 1. 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.
- F. Material shall be stacked no more than three-high in five-gallon containers and put in categorized area.

**Part III. Execution**

**3.09 Scheduling of Work**

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- B. Contractor shall coordinate the commencement of all work with owners so as not to cause inconvenience to the facility.

**3.10 Inspection**

- C. Closely 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 owner's representative before painting commences.
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  - 1. No allowance for lack of knowledge of obvious existing conditions will be made after bids have been opened.

**3.11 Workmanship**

- L. Provide best quality workmanship, performed by skilled mechanics.
- M. Perform work under conditions best suited to the production of acceptable work.
- N. All work will be subject to approval by the owner. Correct all work which does not comply with the intent of the specification.
- O. Protect all adjacent areas and surfaces from damage from misplaced paint and preparation work.
- P. Cover all unpainted brick or block completely on all buildings to be painted.
- Q. Protect all landscaping during the painting period.
- R. Dust control: provide continuous dust control as required to protect adjacent areas.
- S. Noise control: coordinate with the owner before using noisy, motorized equipment.
- T. Apply no paint in rain, fog, or mist, or when surface temperature is below 50 degrees Fahrenheit.
- U. Immediately clean up all accidental spatters, spillage, and misplaced paint, and restore the affected surface to its original condition.
- V. Provide a clean and liability-free work area.

**3.12 Surfaces To Be Painted**

- B. All previously painted surfaces and items not specifically listed that form a part of, or are in connection with, the above indicated work, shall be painted, except for the surfaces specifically noted as not receiving paint.

**3.13 Surface Preparation**

- C. Prepare surfaces in a skillful manner to produce finish work of first class appearance and durability.
  - 1. Stucco (plaster): Water blast, cleaning all dirt, dust, and contaminants. Remove mildew with a solution of chlorine bleach, TSP, and water. Rinse the treated areas thoroughly. Allow the treated areas to dry completely, leaving an uncontaminated, clean surface for paint.



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2. Crack and stucco repair: Use Elastomeric Patch and Elastomeric Caulking Compounds, Stucco Patch, etc. and match surface so surface is concurrent with surrounding areas.
3. Metal: Clean surfaces from dirt, contaminants, rust, or oxides. Scrape and feather edges, sand all surfaces smooth for paint. Etch all new galvanized metal and then primer all bare metal immediately upon completion of surface prep. Spot prime any rusting areas. Prime with Zinsser Cover Stain Oil Base or XIM Oil Base primer only. **Caulk any open areas around conduits that go into the buildings.**
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6. **REGLAZE METAL AND WOOD WINDOWS WHERE NEEDED WITH DAP 1012 GLAZING COMPOUND.**

**D. Preparation shall be inspected by the owners representative prior to the application of paint finishes. Rework surfaces not properly prepared to receive paint finishes to the satisfaction of the owner.**

### **3.14 Application**

- G. Prepare, paint, and finish all surfaces specified and agreed upon.
- H. Apply material evenly, free from sags, runs, crawls, holidays, or defects. Mix to proper consistency, and brush out smooth, leaving a minimum of brush marks. Enamel and varnish must be uniformly flowed on.
- I. Apply by brush, roller, or spray.
- J. The number of coats specified is the minimum number acceptable. If full coverage is not obtained with the specified number of coats, apply additional coats as necessary to produce the required finish.
- K. Properly correct all non-complying work to satisfaction of the owner.
- L. **Remove any overspray each day from all surfaces.**

### **3.15 Paint Schedule**

Finish surfaces in accordance with the following procedure for the surface and finish desired. All colors will be made from Dunn Edwards only.

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**C. STUCCO, CONCRETE, BLOCK AND BRICK SURFACES ONLY PAINT  
BLOCK AND BRICK SURFACES IF ALREADY PAINTED:**

7. "TWO COATS" of Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base Primer.
8. "FIRST COAT" of Zinsser 1-2-3 Primer is to be white in color. Sprayed and back rolled.
9. "SECOND COAT" must be tinted close to final color.
10. Zinsser 1-2-3 Primer must be dry 24 hours before applying finish coat.
11. FINISH COAT TWO (2) coats Evershield gloss. Last coat back rolled.
12. Owner representative will check each coat of material and must be satisfied before next coat is applied.

**D. EXTERIOR METAL:**

1. (AC units that can be seen from the ground), all roof flashing, electrical panels, roof ladders, storage bins, painted handrail and gates, trash bin doors, vents, etc. All painted yellow poles, basketball metal poles, brackets, backboards, etc. Do Not paint plastic backboards.
2. PRIME COAT: Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base Primer only. One (1) Coat only.
3. FINISH COAT: Electrical panels, AC units, roof flashing, roof ladders, storage bins, vents. All painted yellow poles, basketball metal poles, brackets, backboards, etc. Do Not paint plastic backboards.
4. TWO COATS: Gloss can be sprayed. All painted yellow poles, basketball metal poles, brackets, backboards, etc. Synlusto High Visibility Yellow Water Base Product W10-14
  
5. FOUR OR SIX FOOT WROUGHT IRON FENCE: PRIME COAT: Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base primer only. Spot prime rusted areas with Zinsser oil base or XIM Oil Base primer. FINISH COAT: Two (2) Coats. W10 Water Base Synlusto Gloss.

**C. DOORS AND JAMS IN AND OUT:**

4. Sand doors and jams and clean with No Rinse TSP liquid prior to priming and remove any stickers, tape, etc.
5. PRIME COAT: cover stain Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base primer. One (1) Coat
6. FINISH COAT: One Coat Evershield Only

**G. EXTERIOR WINDOWS:**

1. Clean with No Rinse TSP liquid prior to priming.
2. PRIME COAT: Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base primer only.
3. FINISH COAT: Two (2) Coats Evershield Gloss.

**H. ALL WHITE CANOPYS (for sites with canopies):**

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5. PRIME COAT: Zinsser 1-2-3 Water Base or Zinsser 1-2-3 Deep Tint Waterbase Primer flat surface top and underside and also steel framing. One Coat.
6. FINISH COAT: Two (2) Coats gloss. Flat surfaces, top and underside, water based gloss. Finish with W10 Water base Gloss Synlusto.
7. FINISH COAT: Two (2) Coats water based gloss. Steel framing.
8. WHITE CANOPIES ON ROOF: Prime and paint “same” top side and framing around sky light areas only. Block Rust Primer.

**I. PORTABLE CLASSROOMS, WOOD AND STUCCO:**

8. Two (2) Coats of Zinsser 1-2-3 or Zinsser1-2-3 Deep Tint Water Base Primer only. Second Coat must be Tinted.
9. PRIME COAT: All flashing top and bottom on all exposed steel to be Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base Primer only.
10. USE 100% ENDURA PATCH: patch all horizontal and vertical cracks metal to wood/ wood to wood/ metal to metal, etc.
11. SPRAY AND BACK ROLL: First coat of Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base Primer all wood T-1-11 surfaces must be completely coated when back rolling.
12. Zinsser 1-2-3 Deep Tint Water Base Primer must be dry 24 hrs. before applying finish coat.
13. Second coat can be sprayed.
14. FINISH COAT: TWO COATS water based Evershield gloss. Last coat back rolled.

**G. PORTABLE CLASSROOMS, METAL:**

1. TWO COATS: Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base Primer.
2. PRIME COAT: Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base. Primer only. Second coat of Primer **MUST** be tinted. Prime all rusted areas with Zinsser Oil Base or XIM Oil Base Primer or Block Rust Primer.
3. FINISH COAT: Two (2) coats water based Evershild gloss.

**H. SAFETY DOOR ARCHES, CONCRETE OR ASPHALT**

1. PRIME COAT: Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base Primer only. One (1) Coat Only.
2. FINISH COAT: Two (2) coats Synlusto water base High Visibility Yellow. Brush or roll only.

**I. LUNCH TABLES AND BENCHES, FIBERGLASS OR WOOD SURFACES:**

1. Scrape and sand as necessary.
2. Clean surfaces with liquid TSP, no rinse and let dry.
3. PRIME COAT: Zinsser 1-2-3 or Zinsser 1-2-3 Deep Tint Water Base Primer only. Rolled only.

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4. FINISH COAT: Two (2) coats Evershield gloss or coats to cover, color to be determined by school colors. Rolled only.

**J. MURAL WALL:**

1. Mural, do not paint.
2. Paint around the mural.
3. Refer to previous sections above for surfaces that apply to walls.

**3.16 Clean-Up**

- A. At completion of work each day, remove all materials, ladders, machinery, supplies and dispose of all dirty rags, empty buckets, spray cans, dirty water and thinner, etc. and leave work spaces and paint storage areas in a clean, acceptable condition.