



**NOTICE OF HGMD BOARD OF DIRECTORS REGULAR MEETING  
May 19, 2022, at 1:00 PM**

Pursuant to Section 24-6-402(2)(c), C.R.S., the Board of Directors of the Heather Gardens Metropolitan District, hereby gives notice that it will hold a regular meeting at the Heather Gardens Clubhouse via Zoom videoconference at **1:00 PM on May 19, 2022**. The business meeting will be held for the purpose of conducting such business as may come before the Board. This meeting is open to the public.

**Join Zoom Meeting**

**<https://us06web.zoom.us/j/87489707234?pwd=R2MzUHZuZWIRdk5NMk5FenFxK0Y0UT09>**

**Meeting ID: 874 8970 7234**

**Password: 217699**

**or**

**Dial-In Number: +1 346 248 7799 US**

**AGENDA**

1. Determine quorum present
2. Call meeting to order
3. Oath of Officers
  - a. Signing Ceremony
4. Election of Officers
  - a. President
  - b. Vice President
  - c. Secretary
  - d. Treasurer
5. Incoming President's Comments
6. Approval of/additions to/deletions from agenda
7. Approval of Minutes
  - a. Consider Approval of Minutes of April 21, 2022, Regular Meeting
8. Reports of Directors, committees, and professional consultants
  - a. President's Report (Funk)
  - b. CEO (Rea) – May 17, 2022, Report
  - c. Clubhouse/Restaurant Committee (Mines) – May 9, 2022, Report
  - d. Foundation Committee (Laubach) – May 11, 2022, Report
  - e. Golf Committee – No Meeting
  - f. Property Policy Committee (Funk) – No Meeting
  - g. Joint Long Range Planning Committee (Funk) – May 18, 2022, Update
  - h. Treasurer's Report (Archambault) – May 2022
  - i. Joint Budget and Finance Committee (Archambault) – May 16, 2022, Update
9. Unfinished Business
10. New Business
  - a. Consider Approval of the Paint Exterior for the Clubhouse, Rendezvous Restaurant, and Golf Clubhouse (\$44,275)
11. Open Forum – Public comment (time limit-3 minutes per person)
12. Adjournment

**Note:** HGMD regular Board meetings, when held, are on the third Thursday of each month at 1:00 PM. Residents wishing to speak on agenda items will be given the opportunity at the time the item is discussed (time limit-3 minutes per person).

**The regular June 16 meeting is canceled. The next meeting will be a special meeting held Thursday, June 23, 2022, at 1:00 PM.**

**HEATHER GARDENS METROPOLITAN DISTRICT  
REGULAR MEETING  
Thursday, April 21, 2022**

The regular meeting of the Board of Directors of the Heather Gardens Metropolitan District was held via Zoom/Telephone in the Heather Gardens Clubhouse at 2888 S. Heather Gardens Way, Arapahoe County, Colorado, on Thursday, April 21, 2022, at 1:00 P.M.

**CALL TO ORDER:** President Funk called the meeting to order at approximately 1:00 P.M. on Thursday, April 21, 2022. A quorum was present.

**BOARD MEMBERS PRESENT:** President David Funk, Vice President Michael George, Secretary/Treasurer William Archambault, Directors Eloise Laubach, and Maria Mines.

**BOARD MEMBERS ABSENT:** None.

**STAFF PRESENT:** Chief Executive Officer (CEO) Jon Rea, Chief Financial Officer, (CFO) Jerry Counts, and Board Assistant Evelyn Ybarra.

**GUESTS PRESENT:** Jennifer L. Ivey, Icenogle Seaver Pogue, P.C., 4 members of the Heather Gardens Association Board, Lynn Donaldson with Heather 'n Yon, and approximately 31 members of the public were present.

**APPROVAL OF MINUTES:** Motion made by Director Laubach and seconded by Secretary/Treasurer Archambault and passed unanimously to approve the minutes of March 17, 2022, Regular Meeting as written.

**REPORTS OF DIRECTORS, COMMITTEES, AND PROFESSIONAL CONSULTANTS:**

**President's Report:** No report.

**Chief Executive Officer (CEO) Report:** The Board received a copy of the CEO's Statement of Work and the end of the First Quarter Reports. There were no questions or comments.

**Clubhouse/Restaurant Committee:** The Board received a copy of the Clubhouse/Restaurant Report. Director Mines reported that the Committee had a good meeting in the board room. They received positive reports from the managers in the Clubhouse and Restaurant. There were no questions or comments.

**Foundation Committee:** The Board received a copy of the Foundation Report. Director Laubach reported that the fundraiser concert held on March 16, 2022, was a big success and there were over 100 attendees. Director Laubach will meet with the Clubhouse

manager next week to find out how much of the proceeds will be donated to the Foundation. There were no questions or comments.

**Golf Committee:** The Board received a copy of the Golf Report. There were no questions or comments.

**Property Policy Committee:** No meeting.

**Joint Long Range Planning Committee (JLRPC):** President Funk reported the committee met yesterday April 20, 2022. The committee will be moving forward with the mission vision statements and working on a structure that will be an ongoing planning process to support the JLRPC for this year and future years. There were no questions or comments.

**Treasurer's Report:** The Board received a copy of the Treasurer's Report. Secretary/Treasurer Archambault commented that both the Golf Course and the Restaurant did well last month. There were no questions or comments.

**Joint Budget and Finance Committee:** The Board received a copy of the Joint Budget and Finance Report. Secretary/Treasurer Archambault reported the committee met on Monday, April 18, 2022, and two items from that meeting will be discussed later in this meeting. The Insurance Subcommittee is meeting on Friday, April 22, 2022, at 10:00 a.m. in the board room to discuss and review Association insurances policies. There were no questions or comments.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

- a) **Motion to Accept and Approve the 2021 Heather Gardens Metropolitan District Audit of the December 31, 2021, Financial Statements:** Motion made by Secretary/Treasurer Archambault and seconded by Director Mines and passed unanimously.

Text of Motion: Based upon the recommendation of the Joint Budget and Finance Committee, I move that the Heather Gardens Metropolitan District Board of Directors accept and approve the 2021 Heather Gardens Metropolitan District Audit of the December 31, 2021, Financial Statements.

Explanatory Comment: The audit states that on December 31, 2021, the Financial Statements of the Heather Gardens Metropolitan District present fairly, in all material aspects, the financial position of the District on December 31, 2021.

Note: It was a "clean" opinion, and this is the best opinion to receive. CFO Counts confirmed he will file the audit.

- b) **Motion to Approve the request to increase the CEO's discretionary spending authority for Operating Expenditures to \$20,000:** Motion made by Secretary/Treasurer Archambault and seconded by Director Laubach and passed unanimously.

Text of Motion: Based on the recommendation of the Budget and Finance Committee, I move that the Heather Gardens Metropolitan District Board of Directors approve the request to increase the CEO's discretionary spending authority for Operating Expenditures from the current \$10,000 limit to \$20,000.

Explanatory Comments: Approval of this motion will help expedite necessary purchases and expenditures that come before HGMD, which will lower the costs of doing business while helping to keep the current and future budgets within a reasonable range. It will also maintain the staff's workflow more effortlessly without having to experience delays caused by needing approval before acquiring supplies or authorizing a vital expenditure.

**OPEN FORUM:**

President Funk announced that Vice President George did not run for another term and today was Vice President George's last meeting with the Board. President Funk, on behalf of the Board, thanked Vice President George for his dedicated services to the Board and the community of Heather Gardens. President Funk presented a certificate to Vice President George as a token of appreciation that he will deliver to his home.

A resident asked if there were any applicants for the open appointed position. President Funk commented that they have not begun that process since Vice President George's term ends on May 3, 2022.

**ADJOURNMENT:** Upon motion by Director Laubach and seconded by Secretary/Treasurer Archambault and passed unanimously the meeting adjourned at 1:17 P.M.

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William Archambault, Secretary/Treasurer

CEO Department Report  
Statement of Work (SOW)  
May 17, 2022

**End of Month Statement of Work Report - April 2022**

**HGMD**

**Clubhouse**

**Project Status & Objectives**

Project Name	Objective	% Comp	On-Time	Late	Goal for Completion
Functional Equipment	Ensure all equipment can be used	95	X		5/12/2022
Memorial Day Event	Ensure we are prepared	90	X		5/10/2022
Class Registration	Get feedback from instructors	80	X		5/20/2022
Empower Staff	ability serve more / Learn Activnet	60	X		5/31/2022
Resource Fair	Generate Vendor List	20	X		7/8/2022
Pool Table Maintenance	update quality of tables	10	X		5/20/2022

**Golf**

**Project Status & Objectives**

Project Name	Objective	% Comp	On-Time	Late	Goal for Completion
Perform Spring Aeration	Maintenance	100	X		4/30/22
Order Products for hitting net	Maintenance	100	X		4/30/22
Host School Girls Event	Customer service	100	X		4/21/22
Order Products for 2022	Yearly Planning	100	X		4/15/22
Get old website removed from HGA	Maintenance	100	X		4/30/22
Start Men's League on Fridays	Customer service	100	X		4/15/22
Start Ladies League on Wednesdays	Customer service	100	X		4/20/22

**Restaurant**

**Project Status & Objectives**

Project Name	Objective	% Comp	On-Time	Late	Goal for Completion
Mothers day dinner planning & Execution		100	X		5/1/22
Create new menus for banquets and cost out for pricing		100	X		4/30/22
Marketing and social media with golf		75		X	4/30/21
Server training and volunteer training		75	X		5/31/22
Pricing for special events		33		X	4/30/22
Hire staff. May will be busy and we need more help	ongoing server training	20	X		5/31/22
Train our cook to be the lead cook/kitchen manager		0	X		9/30/22

**CEO/General**

**Project Status & Objectives**

Project Name	Objective	% Comp	On-Time	Late	Goal for Completion
Census 2022	Communicate & Review Compliancy (Staff Completing Final Tally/#'s)	100	X		5/1/22
Review Org/Structure/Backfill Mgr. Position & Misc.	Based on Recent Staff Changes/Open Positions	100	X		3/31/22
Comcast Addendum	Waiting on Feedback from Comcast (sent info to comcast - final pass - board re	99	X		ASAP
Starry Phase 3 Addendum	Assemble Addendum w/ Feedback (Info sent to Starry, waiting on Feedback)	80	X		ASAP
CP4 Supplement/Closeout	Close Out Final Project	75	X		TBD
L/J Misc. Contract Renewal	2 years remaining/Vet Vendors (PPD)	60	X		PPD
CP4 Q&A Responses Back to Counsel	Provide Additional Insight to Inquiry/Questions	50	X		5/15/22
Uniform/Identification Project/Program	Review Current/Establish New (PPD)	50	X		PPD
CAPEX Database Unit/Components	Update and Add Components not currently part of	30	X		5/31/22
Hire Operations Manager	Source/Vet/Hire Process (PPD)	20	X		TBD
OPEX Budgeting	Build & Mgr. Build/Feedback	0	X		6/30/22

**CFO/Accounting**

**Project Status & Objectives**

Project Name	Objective	% Comp	On-Time	Late	Goal for Completion
2021 Audit	Complete 2021 audit by March/April 2022	100	X		4/18/22
AR/Billing/Prop Mgt in Jenark	General cleanup	90		X	4/15/22
Review each direct report processes	Sit down and review with each team member	80		X	4/30/22
Update Capital Reserve report	Review formulas and review hard coding	20		X	4/30/22

**CHRO/Human Resources**

**Project Status & Objectives**

Project Name	Objective	% Comp	On-Time	Late	Goal for Completion
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PEO Admin Review	Renewal/Vet/Research Etc.	90	X		1/1/2023
Customer Service Training Course-to be held in June	Improve & Enhance CS	90		X	6/1/2022
work on uniform change/color	more transparency easy to spot (PPD)	75	X		TBD
Update all Forms new titles etc.		75		X	3/1/2022
Hire new Custodial Manager-	Source/Vet/Hire Process	75	X		ASAP
Misc. Dept Hiring - R&G, Maint., Restaurant, Security, a	Source/Vet/Hire Process	75	X		ongoing
Employee/Insurance/Docs Update	Create with COO Spanish Versions of Important Docs	75	X		ongoing
Specific Dept. Benchmarking	Ensure Meeting Market Salaries/retain employees	75	X		4/1/2022
Employee Reviews including CEO with the PPC	Ensure meeting deadlines and maintaining high level of accuracy as well as fair	75	X		ASAP
EEO1 filing	Compliance with the state mandated reporting	75	X		5/17/2022
Insurance Renewals	Twice yearly for the employees benefits	75	X		6/3/2022
Plan the Employee Monthly Engagement -next one Mer	Boost Morale	75	X		ongoing
Create New Dept Job Descriptions	Consistency within the departments	75	X		4/1/2022
Employee recognition/reward program	Enhance Morale & Recognize (PPD)	25	X		PPD

#### COO/Operations

#### Operations Manager Goals & Projects Currently on Hold to Fill Position and/or Evaluate Position Needs

#### Communications/Business Office Manager

#### Project Status & Objectives

Project Name	Objective	% Comp	On-Time	Behind	Goal for Completion
HG Association Tip of the Week/Month Cadence	Create schedule of comms	100	X		4/29/2022
Communication Calendar/Cadence	Create schedule of comms	100	X		3/31/2022
Brochure/Property Brochure	Update old brochure with new information.	95	X		TBD
Social Media Accounts	Create a business account for Facebook / Instagram	90	X		5/6/2022
Google	Work w/ Google to update profile and maintain reviews	85	X		6/6/2022
Clean up Website	Archive old information/add updated information/ make corrections	50	X		5/13/2022
S:/ Drive Clean-Up	Retention & File Removal/Clean	0	X		TBD
Intranet/SharePoint Development	Internal Comms Development	0	X		TBD
Communications SOP/PM Development	Work with PRC External & Team for Internal Process	0	X		TBD

#### Contracts

#### Project Status & Objectives

Project Name	Objective	% Comp	On-Time	Late	Goal for Completion
HG Vendor/ Contractor - Contact List	List all vendors - for ease of access	99	X		ASAP
2022 FPE Replacement Project for CP 4, 5, and 6	Update existing FPE electrical panels to meet current NEC and City of Aurora Code	85	X		7/1/22
2022 Project Planning	Plan for the upcoming projects based on the approved budget.	80	X		
RV Parking Lot	Resurfacing and re-designing the layout of the RV Parking lot to better serve the users	75		X	7/1/22
Parking Structure - Security Enhancement Project	To help relieve community safety concerns	35	X		ASAP
CP 4 Road Sealcoat	Asphalt Sealcoat/ Parking Stripe the area to give a finished look	5	X		9/1/22
2022 Clubhouse Paint Project	Paint Clubhouse Exterior - to maintain an attractive appearance	5			7/1/22
2022 - Carpet Replacement Project	Replace Building Corridor Carpet on 10 different floors throughout the community.	5	X		7/1/22
2022 - Elevator Jack Replacement Project; B243, 244 and 250	Replace Elevator Jacks to meet City and State Code Regulations.	5	X		10/1/22
Maintenance Shop - Concrete/ Asphalt	Repair drainage issues by adding drain pans and remove and replacing curb and gutters	5	X		9/1/22
Seville - Sealcoat/ Drainage; B231-236	Add Drain Pans the the existing asphalt drive lanes to help positive water flow and drainage.	5	X		9/1/22
2022 Roof Replacement	Replace an HG 6-story building roof. To maintain the building being water tight	1	X		10/1/22
PSAC - Parking Structure Maintenance Plan - Year 1 Scope, RFP and Vendor Selection and Performance	To have a professional engineer conduct and conditions test and generate a report describing the current state of the parking structures.	1		X	5/1/22

#### Custodial

#### Project Status & Objectives

Project Name	Objective	% Comp	On-Time	Behind	Late	Comp Date
Trash Chutes		100	X			
Wax	Maint Shop	100	X			
Wash Sides of Stairs (4 Story Bldgs.)		100	X			
Restaurant Cleaning	Carpet, Kitchen, Windows, DF	100	X			
Clubhouse Cleaning	Carpet, windows, lockers	100	X			
Carpet Replacement WO's		90	X			
Carpet Cleaning		80		X		

Hire Custodial Supervisor	Hiring Process	75	X			ASAP
Wax (Center Stairs, Laundry, Storage & Trash Chute Rooms)	Doing laundry room and storage rooms first in the 4 story buildings	50	X			

**Maintenance**

**Project Status & Objectives**

Project Name	Objective	% Comp	On-Time	Late	Goal for Completion
safety vehicle inspections books	safety	100	X		5/1/22
April reviews	reviews	100	X		4/30/22
May reviews	reviews	90	X		5/31/22
training 2022 / service techs	training of different process	50	X		12/31/2022
asbestos training	training	50	X		6/30/22
Dry Vent cleaning 2022	224 231 232 233 234 235	25	X		6/1/22

**Maintenance Facilities Engineer**

**Project Status & Objectives**

Project Name	Objective	% Comp	On-Time	Late	Goal for Completion
<b>TOP 3 - 5 PROJECTS</b>					
Buildings 244 fire alarm bell replacement	Parts on order	30	X		6/30/22
2022 Cap Res requests	Building 243 boiler re-tubing	25	X		7/15/22
2022 Cap Res requests	Railing increase approval	25	X		7/15/22
14205-14207 sewer pipe replacement in the basements	Remedy for Continuous drain backups	25	X		6/30/22
<b>MID-LEVEL PROJECTS</b>					
Inspect CP pillars to obtain a list and count of pillars that need to be either removed or straightened.	For budgetary purposes.	40	X		5/30/22
Building 244 Unit 209 floor repair/replacement after	Water floor damage	20	X		6/30/22
Starry equipment electric	Upgrade wiring and outlets at all 35 multi-story Buildings	25		X	7/29/22
Building 209 Unit 103 floor repair/replacement after leak	Floor replacement scheduled for 5/16-5/19	25	X		5/30/22
<b>LONG TERM PROJECTS</b>					
Research PS Security	PS Security	90	X		5/30/22
Building 216 Roof Safety Rails	Researching Options (Safety)	30	X		5/30/22

**Roads & Grounds**

**Project Status & Objectives**

Project Name	Objective	% Comp	On-Time	Late	Goal for Completion
Spring Aeration/Fertilization	fert. Being applied	100	X		4/15/22
Yale spurge removal	re-seed weed filled turf	100	X		5/1/22
2022 Stump Grinding List	Removes stumps from property	95	X		6/1/22
Plant List for 2022	where and what to plant	40	X		5/31/22
Replace Chipper	investigate (new/used)	15		X	3/1/22
2022 asphalt list	Repair driveway lifting/cracks	10		X	4/1/22

**Security**

**Project Status & Objectives**

Project Name	Objective	% Comp	On-Time	Late	Goal for Completion
Realtor access "TEST" Policy	Building Safety	100	X		4/30/22
Emergency Contact Policy		100	X		4/15/22
Work with SEC on Lgl 6	Updating Governing Documents	100	X		4/30/22
Purchase new Radios ( By end of April)	Communication (Purchased, waiting on Delviery from Vendor)	75		X	2/1/22
Employee Key Audit	Building Safety	0	X		7/31/22



## Heather Gardens Clubhouse/Restaurant Committee Meeting

May 9, 2022

Chair, Maria Mines opened meeting at 10:00 AM with a quorum present. New time and date for Restaurant/Clubhouse committee meetings was announced being the second Monday of each month at 10:00 AM, and will be held in the Board Room and on Zoom. Report of April 12, 2022 meeting was approved, as written.

**Report from Clubhouse Manager.** Montrell Anthony reported the following:

- The Spring Craft Fair was well attended, both by buyers and vendors.
- The music event featuring Retro Music Group (a fundraiser for the HG Foundation) was well attended, with residents asking for a repeat program.
- The Spring Dance had 20 walk-ins, which boosted the attendance.
- Clubhouse Hours: Closing hour of 10:00 PM was dropped as attendance during that time did not warrant the clubhouse being open. The opening hour of 6:00 AM is still popular, so that schedule will be maintained.
- Room rentals for private events remain stable.
- Montrell wanted to express thanks to Cormac Ronan for his help providing support with Clubhouse activities.

Question was asked by committee member regarding the use of more volunteers at special events to reduce the need for paid overtime staff. Montrell said that, at this time, he feels the high quality of customer service needs to be maintained and the staff has that experience; he hopes to incorporate more volunteers as he and they become more familiar with events. Committee member asked Montrell to contact Mountain Man Nuts and Candy Co. and see if they can come back once a month for sales. Non-resident fees were discussed; Montrell is taking steps to identify non-resident users both at the tennis courts and at the front desk.

Pool summer hours and family time hours will be announced as pool opens. Suggestion that pool area be open for residents to sit before pool is filled, was addressed by Jon Rea as being too much of an insurance liability and would not be an option if the pool is empty. Family swimming hours during the summer in the indoor pool and issue of more shade around pool (shade umbrellas) were also mentioned and will be handled by Montrell.

**Report from Restaurant Manager.** Cormac Ronan reported the following:

- April was a busy month, and budgeted sales were exceeded.
- A Mother's Day brunch had 150 people attending
- Volunteers are helping with the Sunday brunches.
- Cormac is working with Human Resources to hire a cook and wait staff. Staffing is still a problem, but several interviews have been scheduled.

When asked about marketing, he reported that at this time, the HG website is being maintained and used regularly. The loyalty program has not been implemented yet because the lack of kitchen staff keeps him too busy to start that project.

**New Business.** Ron Hileman, speaker from the audience and chair of the new Pickle Ball Club, informed the committee that they now have a website and 130 members on their roster. He asked for some funding from clubhouse budget for items such as nets, storage boxes, etc. Comment from HGA President, Jill Bacon, stated that there may be access to Lottery money that could be used for that purpose.

Being no further business or questions, meeting was adjourned at 11:03 pm. Next scheduled meeting will be on 13 June 2022.

Lenora Tracy, Secretary

## HEATHER GARDENS METROPOLITAN DISTRICT

### Foundation Committee Report of May 11, 2022 Meeting

Committee: Eloise Laubach, Chair, Charlane Plucheck, Becky Cole, Terry Schumacher, Mavis Richardson. and Vicki Spillane (new member).

The meeting was called to order at 1:02. A quorum was present. Mavis did not attend.

Chair Comments: Introductions were made for our new member and the chair reported on the meeting with the AROs.

We reviewed the notes of the April meeting and the Financial Report.

Unfinished Business: The Fund Raiser was discussed. Other than two communications glitches the event was a success. (It appears a handful of residents thought the concert started at 6:30 pm instead of 6:00 pm and the cost of beer and wine was posted as costing \$5.00 but that evening the price was \$7.00). Montrell, Julie, the Clubhouse Staff, and Volunteers did a great job of helping with this event. A big thank you to them.

New Business: The Committee has noticed the Foundation Donation form has some outdated information. We will be working on an update with new pictures and updated Foundation projects.

The Committee would like an update on 2 funded projects: The ordering of the bench for which we received a refund and the landscape/bench project on Marina Drive. Former COO Jason was our contact person, so we need to know who to contact for updates.

The meeting ended at 1:40 pm. There will be no meeting held in June. The next meeting will be on July 13 at 1:00 pm.

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**Heather Gardens Metropolitan District  
Board Action  
Date: May 19, 2022**

**Motion: To approve to paint the exterior of the Clubhouse, Rendezvous Restaurant, and Golf clubhouse**

I move that the Heather Gardens Metropolitan District Board of Directors approve the contract with HG's preferred vendor Denver Commercial Coating to paint the exterior of the Clubhouse, Rendezvous Restaurant, and Golf Clubhouse. The contract amount is \$38,500 with a 15% change order in the amount of \$5,775 for a total cost of \$44,275. This is under the budgeted amount of \$52,672.

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Outcome of vote:

For: \_\_\_\_\_ Against: \_\_\_\_\_ Absent/Abstaining: \_\_\_\_\_

\_\_\_ The motion has a majority and is adopted.

\_\_\_ The motion does not have a majority and is not adopted.

\_\_\_\_\_  
David Funk, President  
HGMD Board of Directors

Explanation: See the attached request for Capital Expenditure and accompanying bids.

## HEATHER GARDENS METROPOLITAN DISTRICT REQUEST FOR CAPITAL EXPENDITURE

PROJECT: Paint the Exterior of Clubhouse, Rendezvous Restaurant, and Golf Clubhouse.

DEPT: Contracts

DATE: 4/18/22

<b>BUDGET</b>	Budget Amount: \$ 52,672	Contract Amount: \$ 38,500
Year: 2022	Expended YTD: \$ _____	Change Order Res.: \$ 5,775
Tab: _____	Unexp. Balance: \$ _____	Total Project Cost: \$ 44,275
Pg: _____		Add. Funds Request: \$ _____

**DESCRIPTION:** This project is to paint the exterior of the HG Clubhouse, Rendezvous Restaurant, and Golf Clubhouse per the attached Sherwin Williams Paint Specifications. The project includes repairing, re-attaching, and caulking all damaged cement board siding where gaps are shown. The vendor will also pressure wash all dirt and debris, scrape loose/ peeling coating to hard edge, spot prime bare surfaces before applying Sherwin Williams Super Paint Exterior Satin Finish Acrylic to all siding, trim and soffits. This project also includes applying a finish coat of Sherwin Williams Shercryl Semi-Gloss to all previously painted metal doors and railings.

**JUSTIFICATION:** (Attach backup material as required)

Periodic building paint is necessary to maintain the exterior aesthetics of the building as well as provide protection from the elements. The HG clubhouse was last painted in 2012 when construction of the clubhouse was completed. The industry standard is to paint buildings every 10 years.

**BID COMPARISON:** (If required, summarize or attach separate schedule.)

Denver Commercial Property Services: \$35,855.66  
 Denver Commercial Coatings: \$38,500.00  
 Platte Capital Projects: \$68,865.00

**RECOMMENDATION:**

The recommendation is to contract with Heather Gardens preferred vendor Denver Commercial Coatings to paint the exterior of the HG Clubhouse, Rendezvous Restaurant, and Golf Clubhouse per the attached specifications provided by Sherwin Williams. The contract amount for this project is Thirty-Eight Thousand Five-Hundred Dollars and Zero Cents (\$38,500). The HG Contracts Department has added a 15% change order reserve in the amount of Five-Thousand Seven-Hundred and Seventy-Five Dollars (\$5,775) to cover the cost of unforeseen added work necessary to complete the project. This project is not to exceed Forty-Four Thousand Two Hundred and Seventy-Five Dollars without prior HGMD Board approval.

1. Department Head	2. Controller	3. General Manager	4. Department Comm. Chair	5. Budget & Fin. Committee	6. HGA President	7. HGMD President
<input checked="" type="checkbox"/> Concur <input type="checkbox"/> Non-concur 	<input checked="" type="checkbox"/> Concur <input type="checkbox"/> Non-concur <input type="checkbox"/> Concur with Justification 	<input checked="" type="checkbox"/> Concur <input type="checkbox"/> Non-concur 	<input type="checkbox"/> Concur <input type="checkbox"/> Non-concur	<input type="checkbox"/> Concur <input type="checkbox"/> Non-concur	<input type="checkbox"/> Concur <input type="checkbox"/> Non-concur	<input type="checkbox"/> Concur <input type="checkbox"/> Non-concur

Check concur, non-concur or concur with justification, then initial. Attach comment sheet if you like.

\*Capital expenditures, except emergency replacements and weatherproofing performed by HGA labor, are approved/ revised as follows:  
 All Items require Block 1, 2 (when needed), and 3 through 8 completed.

# WORK ORDER CONTRACT

## HEATHER GARDENS METROPOLITAN DISTRICT

1. **CONTRACTOR.** The Heather Gardens Metropolitan District (the "District") hereby retains **Denver Commercial Coatings, Inc (DCC)** (the "Contractor") to perform the Work (as defined in paragraph 3) for the District. The Contractor hereby agrees to perform such Work, pursuant to the terms and conditions set forth herein as an independent contractor of the District.

2. **TERM.** The Contractor shall commence the Work on     TBD     or when otherwise advised by the District. The Contractor shall complete all the Work by     TBD    .

3. **SCOPE OF WORK.** The "Work" contracted for pursuant to this Work Order shall consist of the following:  
This project is to paint the exterior of the HG Clubhouse, Rendezvous Restaurant and Golf Clubhouse per the attached Sherwin Williams Paint Specification. The project includes repairing, re-attaching, and caulking all damaged cement board siding where gaps and damage are shown. DCC will also pressure wash all dirt and debris, scrape loose/ peeling coating to hard edge, spot prime bare surfaces before applying specified Sherwin Williams Super Paint Exterior Satin Finish Acrylic to all siding, trim and soffits. DCC will also apply a finish coat of Sherwin Williams Shercryl Semi-Gloss to all previously painted metal doors and railings.

Or check here  if a scope of work is attached to this Work Order and incorporated herein by this reference.

In performing the Work the Contractor shall: (a) comply with all applicable federal, state and local laws (b) be responsible for providing, at its cost and expense, all management, supervision, labor, materials, administrative support, supplies and equipment necessary to perform the Work and (c) warrant the Work for one year after completion of the Work, as applicable.

4. **COMPENSATION.** The Contractor shall be paid an amount not to exceed **\$38,500** by the District for Work satisfactorily performed either (a)  in a **30% payment at commencement of work, additional 30% when the project hits the 50% completion mark, another 30% when the project hits the 90% completion mark and the remaining 10% balance will be paid upon 100% project completion.** or (b)  in a lump sum upon completion [**Check (a) or (b)**]. The Contractor shall be solely responsible for all expenses it incurs in performance of the Work and shall not be entitled to any reimbursement or compensation except as set forth herein. As applicable, for certain contracts over \$50,000, the performance and payment bond provisions of Section 38-26-105, C.R.S. are hereby incorporated by this reference into this Work Order as though fully set forth herein, and shall hereinafter bind the District and the Contractor accordingly.

5. **INDEMNIFICATION.** Subject to the provisions of Section 13-50.5-102(8), C.R.S., to the extent applicable to this Work Order, the Contractor shall indemnify, defend and hold harmless the District and each of its directors, employees, agents and consultants (collectively the "Indemnitees"), from and against any and all claims, demands, suits, actions, proceedings, judgments, losses, damages, injuries, penalties, costs, and expenses (including reasonable attorneys' fees), and liabilities of, by or with respect to, third parties to the extent they arise from or may be alleged to arise, directly or indirectly, in whole or in part, from the intentional or negligent acts or omissions of the Contractor or any of its subcontractors, agents representatives or employees, or the agents or employees of any subcontractors, in connection with this Work Order and/or the Work provided hereunder or which causes or allows to continue a condition or event which deprives the Indemnitees, as applicable, of its sovereign immunity under the Colorado Governmental Immunity Act, Sections 24-10-101, *et seq.*, C.R.S., as amended from time to time. Provided, however, that such Contractor shall not be liable for any claim, loss, damage, injury or liability arising out of the negligence of the Indemnitees. The obligations this paragraph shall survive termination or expiration of this Work Order.

6. **INSURANCE.** The Contractor shall secure and maintain for the term of this Work Order adequate statutory workers' compensation insurance coverage, comprehensive general liability insurance and excess liability coverage, from companies licensed in the State of Colorado, as will protect itself and the Indemnitees from claims for bodily injuries,

death, personal injury or property damage, which may arise out of or result from the Contractor's acts, errors or omissions. Such insurance coverage shall be acceptable to the District in its sole discretion. To provide evidence of the required insurance coverage, copies of certificates of insurance shall be furnished to the District.

7. **ILLEGAL ALIENS.** As applicable, the provisions of Sections 8-17.5-101 *et seq.*, C.R.S. are hereby incorporated by this reference into this Work Order as though fully set forth herein, and shall hereinafter bind the Contractor accordingly. Prior to the execution of this Work Order the Contractor shall complete the certification to the District attached hereto as **Exhibit A** and incorporated herein by this reference. If the Contractor participates in the Department Program the Contractor shall notify the Department and the District of such participation. The Contractor shall, within twenty (20) days after hiring an employee who is newly hired for employment to perform work under the Work Order, affirm that the Contractor has examined the legal work status of such employee, retained file copies of the documents required by 8 U.S.C. Sec. 1324a, and not altered or falsified the identification documents for such employees. The Contractor shall provide the District a written, notarized copy of the affirmation, similar to **Exhibit B** attached hereto and incorporated herein by this reference.

8. **CONFIDENTIALITY.** During the performance of this Work Order the Contractor may have access to confidential information and hereby agrees that the Contractor will not to use or disclose to anyone, except as required in the performance of this Work Order or by law, or as otherwise authorized by the District, any or all confidential information given to the Contractor by the District, developed by the Contractor as a result of the performance of this Work Order or accessed by the Contractor as a result of this Work Order. The Contractor agrees that, if the District so requests, it will execute a confidentiality agreement, in a form acceptable to the District. The obligations of this paragraph shall survive termination or expiration of this Work Order.

9. **MISCELLANEOUS.**

A. **Subject to Annual Budget and Appropriation/Governmental Immunity.** The performance of those obligations of the District hereunder requiring budgeting and appropriation of funds are subject to annual budgeting and appropriations. As applicable, the provisions of Section 24-91-103.6, C.R.S. are hereby incorporated by this reference into this Work Order as though fully set forth herein, and shall hereinafter bind the District and the Contractor accordingly. Nothing in this Work Order or in any actions taken by the District pursuant to this Work Order shall be deemed a waiver of the District's sovereign immunity under the Colorado Governmental Immunity Act.

B. **Integration/Modification/Assignment/Termination.** This Work Order contains the entire agreement between the parties, and no statement, promise or inducement made by either party or the agent of either party that is not contained in this Work Order shall be valid or binding. This Work Order may be modified, amended or changed only by an agreement in writing duly authorized and executed by both parties. The Contractor shall not assign this Work Order or any interest hereunder, in whole or in part, without the prior written consent of the District, which consent may be withheld for any reason or for no reason. The District may assign this Work Order or any interest hereunder, in whole or in part, at any time. The District may terminate this Work Order at any time for convenience or for cause, in whole or in part, by delivery to the Contractor of a written notice of termination at least five (5) days prior to the effective date.

C. **Severability/Non-Waiver/Governing Law and Venue.** The invalidity or unenforceability of any portion or previous version of this Work Order shall not affect the validity or enforceability of any other portion or provision. Any invalid or unenforceable portion or provision shall be deemed severed from this Work Order and the balance of this Work Order shall be construed and enforced as if this Work Order did not contain such invalid or unenforceable portion or provisions. No waiver of any of the provisions of this Work Order shall be deemed to constitute a waiver of any other provision of this Work Order, nor shall such waiver constitute a continuing waiver unless otherwise expressly provided herein, nor shall the waiver of any default hereunder be deemed to be a waiver of any subsequent default hereunder. This Work Order shall be governed by and construed in accordance with the laws of the State of Colorado, and venue for any dispute hereunder shall lie in the in the state courts of the State of Colorado.

This Work Order may be executed in one or more counterparts, each of which shall be deemed an original and together shall constitute one and the same instrument. By signature of its representatives below, each party affirms it has taken all necessary action to authorize said representative to execute this Work Order.

**DISTRICT:**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

**CONTRACTOR:**

Denver Commercial Coatings, Inc

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

**EXHIBIT A**

**Certification Regarding Illegal Aliens**

I, \_\_\_\_\_, as \_\_\_\_\_ of Denver Commercial Coatings, Inc., the prospective "Contractor" for that certain contract for services to be entered into with the District, do hereby certify on behalf of said Contractor that, as of the date of this certification, the Contractor does not knowingly employ or contract with an illegal alien who will perform work under this Work Order and that the Contractor will participate in either the E-Verify Program administered by the U.S. Department of Homeland Security and the Social Security Administration, or in the Colorado Department of Labor and Employment's Employment Verification Program pursuant to Section 8-17.5-102(5)(c), C.R.S., in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under this Work Order.

**CONTRACTOR:**

Denver Commercial Coatings, Inc

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_







**SHERWIN-WILLIAMS.**

# Paint Specification

## *Heather Gardens Clubhouse Exterior*

Prepared For:  
Don O'Gorman  
Heather Gardens  
don.ogorman@heathergardensmail.com

Presented By:  
**Sincerely,**

**Tyler Christy**  
**Sherwin-Williams Sales**  
**Senior Representative**

(720) 982-9852  
tyler.r.christy@sherwin.com



March 10, 2022



**DENVER COMMERCIAL COATING**  
*Heather Gardens Clubhouse Exterior*  
*March 10, 2022*

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## Exterior Repaint

### Previously Painted Hardie Siding

**Caulking:** W30000010 - White Lightning Pristine

*Notes: Trim to siding, Hardie siding butt joints do not have the Hardie flashing underneath. Per the old Hardie spec for non flashed butt joints these need caulked.*

**Finish Paint:** A89W01151 - SuperPaint® Exterior Latex Satin

### Previously Painted Soffits/Panels

**Finish Paint:** A89W01151 - SuperPaint® Exterior Latex Satin

### Previously Painted Metal Doors & Rails

**Primer:** B66W01310 - Pro Industrial ProCryl Primer

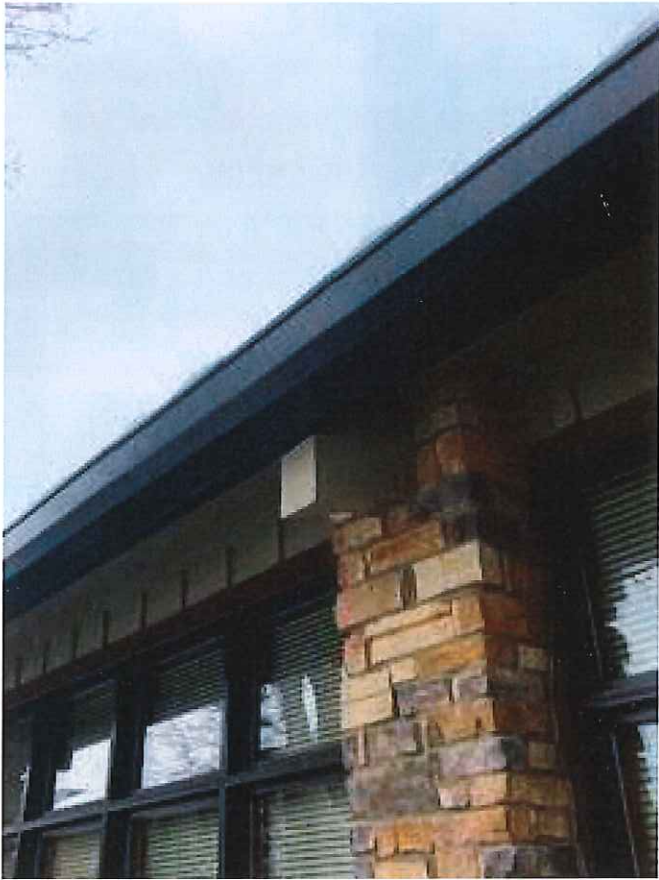
**Finish:** B66W00351 - Sher-Cryl HPA High Performance Acrylic Semi-Gloss Coating



Hardie:Hardie Butt joints per their old specification required these joints to be caulked. There is evidence that these were previously caulked and the caulking has failed. The new spec for Hardie asks for these to be flashed behind them, there is no flashing behind them currently, only the tyvek paper. I would recommend defaulting to the Hardie mfg old spec to keep these caulked.



Rust present on rails needs abraded and grinded to remove rust per SSPC-SP3 prior to applying specified primer



Do not paint any prefinished metal flashing or gutters/downspouts.

**WHITE  
LIGHTNING®**



# PRISTINE™

Premium Acrylic Sealant

White Lightning® Pristine™ is a premium acrylic sealant with a stay-clean formula that resists dirt and stains. It has excellent mold and mildew resistance upon curing. White Lightning Pristine prevents flashing when painted after one hour. For use on: wood, metal, concrete, brick, plaster, glass, masonry, drywall, ceramic tile and most exterior substrates.

- Stay-Clean Formula
- Resists dirt and stains
- Excellent mold and mildew resistance
- Prevents flashing when painted
- Paintable in 1 hour



WATERPROOF



PAINTABLE



INTERIOR/  
EXTERIOR



GREENGUARD

PRODUCT CERTIFIED FOR  
LOW CHEMICAL EMISSIONS  
UL.COM/MCG  
UL-2818

GOLD

PART #	UPC	COLOR	SIZE
W310000010	0-23275-004214	White	10 fl. oz.

WHITE

**WHITE  
LIGHTNING®**

PRISTINE™

**PREMIUM  
ACRYLIC  
SEALANT**

*Stay-Clean  
Formula*

- Resists dirt and stains
- Prevents flashing when painted
- Excellent mold and mildew resistance on cured sealant
- Paintable in 1 hour



WATERPROOF



PAINTABLE



INTERIOR/  
EXTERIOR

ASTM C-920,  
Class 25

10 FL. OZ (295 mL)



APPLICATOR: Use with a caulking gun. Do not use with a standard hand-applied applicator. For best results, use a caulking gun. See the back of the box for more information. © 2009 White Lightning Products. All rights reserved. White Lightning is a registered trademark of White Lightning Products.



**WHITE  
LIGHTNING®**

**PRISTINE™**  
Premium Acrylic Sealant

### Physical Properties:

**Type:** Acrylic

**Color:** White

**Shelf Life:** 24 months

**Flash Point:** n/a (water-based)

**Flammability:** n/a (water-based)

**Full Cure Time:** 5-7 days at 75 °F

**Tack-Free Time:** 25 minutes at 75 °F

**Application Temperature:** Above 40 °F

**Service Temperature:** -30 °F to 140 °F

**Vehicle:** Water

**Solids by Weight:** 75.9% +/-0.2%

**Weight/Gallon:** 12.0 +/- 0.7

**Paintable:** Yes

**Primers:** Not Required

**Mildew Resistance:** Excellent

**Water Resistant:** Good

**Odor:** Low

**Shrinkage:** Low

### Performance Data:

**Joint Size:** 1/8" x 1/8" to 1/2" x 1/2"

**Freeze/Thaw Stability:** Passes through 5 Cycles

**Cleanup:** Water; promptly clean tools and excess sealant with water or damp cloth

**Flexibility:** Excellent; 50% Total Joint Movement

**Linear Coverage:** 10 oz. cartridge 24 ft. at 1/4" wide by 1/4" deep bead

**Painting:** A minimum of 1 hour dry time is required before painting with latex or oil-based paint. Allow extra dry time during periods of high humidity and/or cool temperatures.

### ASTM:

Meets performance requirements of ASTM C-920, Class 25.

**White Lightning® Pristine™ has achieved GREENGUARD Gold Certification.**

### Application:

1. Remove all existing caulk.
2. Clean thoroughly to remove all loose material, grease, dirt, oil, wax, loose paint, dust and soap film.
3. Remove mold/mildew with bleach (4:1 mix, water to bleach) and detergent that does not contain ammonia. Rinse surfaces and allow to dry.

### 10 oz. Cartridge

- Cut cartridge tip at a 45° angle.
- Load cartridge into caulk gun.
- Squeeze trigger to start flow of caulk and work caulk into joint.
- Smooth caulk with proper tool.

### Cleanup:

Water; promptly clean tools and excess sealant with water or a damp cloth.

### Cautions:

See SDS.

### Limitations:

For best results, apply at temperatures above 40 °F and allow 24 hours to cure before exposing to moisture. Do not apply to frozen or frost-covered surfaces. Not for use below grade, on aquariums or for marine use below the water line.

### LIMITED WARRANTY:

This warranty is made to you, the property owner purchaser, and is only transferable by a contractor, if the contractor purchased and applied the product to the property for you. If the product fails to perform in accordance with applicable product literature for as long as you own the property, White Lightning shall, either replace an equivalent quantity of product free of charge or refund the original purchase price upon presentation of proof of purchase. For a replacement or a refund please visit the store where the product was purchased or contact customer service at 1-800-241-5295. This warranty shall not apply to any defect, damage or product failure resulting from improper surface preparation, structural defects, environmental damage, failure of a previous product, deterioration or defect in the underlying substrate, or improper application of the product. Your exclusive remedy, and White Lightning's sole liability under this warranty is the replacement of product or refund by White Lightning and does not include labor or costs associated with the application or removal of any product. **IN NO EVENT SHALL WHITE LIGHTNING BE LIABLE FOR ANY TYPE OF INCIDENTAL, CONSEQUENTIAL, SPECIAL, EXEMPLARY, PUNITIVE, OR INDIRECT DAMAGES WHETHER OR NOT PURCHASER IS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. ALL IMPLIED WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE LIMITED TO A ONE-YEAR PERIOD FROM THE DATE OF PURCHASE.** Some states do not allow limitations on how long an implied warranty lasts or limitations on incidental or consequential damages, so portions of the limitations above might not apply to you. This warranty gives you specific legal rights, and you may have other rights, which vary from state to state. [wlcaulk.com](http://wlcaulk.com)

For more information, please call or write:

White Lightning Products 101 W Prospect Ave., Cleveland, OH 44115

1-800-241-5295 Option 1 Customer Service • 1-800-241-5295 Option 2 Technical Service

[wlcaulk.com](http://wlcaulk.com)

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WL45

# SuperPaint® Exterior Latex Satin

A89W01151


**SHERWIN  
WILLIAMS.**

## CHARACTERISTICS

**SuperPaint Exterior Latex**, with resistance to early dirt pick up, provides outstanding performance on properly prepared aluminum and vinyl siding, wood, hardboard, masonry, cement, brick, block, stucco, and metal down to a surface and air temperature of 35°F.

**VinylSafe™** paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping or buckling when applied to a sound, stable vinyl substrate.

**Color:** Most Colors

**Coverage:** 350-400 sq. ft. per gallon  
@ 4 mils wet; 1.5 mils dry

**Drying Time, @ 50% RH:**

@ 35-45°F @ 45°F +

Touch: 2 hours 2 hours

Recoat: 24-48 hours 4 hours

Drying and recoat times are temperature, humidity, and film thickness dependent

**Finish:** 10-20 units @ 60°

**Tinting with CCE only:**

**Base:** oz per gallon **Strength:**  
Extra White 0-6 SherColor

**Extra White A89W01151**  
(may vary by color)

**VOC (less exempt solvents):**

less than 50 grams per litre; 0.42 lbs. per gallon

As per 40 CFR 59.406

**Volume Solids:** 38 ± 2%

**Weight Solids:** 49 ± 2%

**Weight per Gallon:** 10.19 lbs

**Flash Point:** N/A

**Vehicle Type:** 100% Acrylic

**Shelf Life:** 36 months unopened

**WVP Perms (US)** 26.14 grains/(hr ft<sup>2</sup> in Hg)

### Mildew Resistant

This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

## COMPLIANCE

As of 03/24/2020, Complies with:

OTC	Yes
OTC Phase II	Yes
SCAQMD	Yes
CARB	Yes
CARB SCM 2007	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N/A
LEED® v4 & v4.1 VOC	Yes
EPD-NSF® Certified	N/A
MIR-Manufacturer Inventory	N/A
MPI®	Yes

## APPLICATION

When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.

Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

No reduction necessary.

**Brush:** Use a nylon-polyester brush.

**Roller:** Use a high quality 3/8-3/4 inch nap synthetic roller cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide.

**Spray—Airless** 2000 p.s.i.  
**Pressure** .015-.019 inch  
**Tip**

## APPLICATION TIPS

Make sure product is completely agitated (mechanically or manually) before use.

Thoroughly follow the recommended surface preparations. Most coating failures are due to inadequate surface preparation or application. Thorough surface preparation will help provide long term protection.

## SPECIFICATIONS

**SuperPaint Exterior Latex** can be self-priming when used directly over existing coatings, or bare drywall, plaster and masonry (with a cured pH of less than 9). The first coat acts like a coat of primer and the second coat provides the final appearance and performance. Please note that some specific surfaces require specialized treatment.

Use on these properly prepared surfaces:

**Aluminum & Aluminum Siding<sup>1</sup>,**

**Galvanized Steel<sup>1</sup>**

2 coats SuperPaint Exterior Latex

**Concrete Block, CMU, Split face Block**

1 coat Loxon Acrylic Block Surfer

2 coats SuperPaint Exterior Latex

**Brick, Stucco, Cement, Concrete**

1 coat Loxon Concrete and Masonry Primer<sup>3</sup>  
or

Loxon Conditioner<sup>2</sup>

2 coats SuperPaint Exterior Latex

**Cement Composition Siding/Panels**

1 coat Loxon Concrete and Masonry Primer<sup>3</sup>  
or

Loxon Conditioner<sup>2</sup>

2 coats SuperPaint Exterior Latex

**Plywood**

1 coat Exterior Latex Primer

2 coats SuperPaint Exterior Latex

**\*Vinyl Siding**

2 coats SuperPaint Exterior Latex

**Wood (Cedar, Redwood)<sup>4</sup>**

1 coat Exterior Oil-Based Wood Primer<sup>2</sup>

2 coats SuperPaint Exterior Latex

<sup>1</sup> On large expanses of metal siding, the air, surface, and material temperatures must be 50°F or higher.

<sup>2</sup> Not for use at temperatures under 50°F. See specific primer label for that product's application conditions.

<sup>3</sup> Not for use at temperatures under 40°F. See specific primer label for that product's application conditions.

<sup>4</sup> Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. For best results on these woods, use a coat of Exterior Oil-Based Wood Primer.

Other primers may be appropriate. Standard latex primers cannot be used below 50°F. See specific primer label for that product's application conditions.

When repainting involves a drastic color change, a coat of primer will improve the hiding performance of the topcoat color.



# SuperPaint®

## Exterior Latex Satin

### SURFACE PREPARATION

**WARNING!** Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer/sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

#### **Aluminum and Galvanized Steel:**

Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method.

#### **Cement Composition Siding/Panels:**

Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. If the surface is new, test it for pH, if the pH is higher than 9, prime with Loxon Concrete & Masonry Primer.

#### **Caulking:**

Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.

#### **Masonry, Concrete, Cement, Block:**

All new surfaces must be cured according to the supplier's recommendations—usually about 30 days. Remove all form release and curing agents. Rough surfaces should be filled to provide a smooth surface. If painting cannot wait 30 days, allow the surface to cure 7 days and prime the surface with Loxon Concrete & Masonry Primer/Sealer. Cracks, voids, and other holes should be repaired with an elastomeric patch or sealant. Concrete masonry units (CMU) - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Loxon Acrylic Block Surfer. The filler must be thoroughly dry before topcoating.

#### **Previously Painted Surfaces:**

If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

### SURFACE PREPARATION

#### **Mildew:**

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

#### **Wood, Plywood, Composition Board:**

Clean the surface thoroughly then sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All new and patched areas must be primed. Knots and some woods, such as redwood and cedar, contain a high amount of tannin, a colored wood extract. If applied to these bare woods, it may show some staining. If staining persists, spot prime severe areas with 1 coat of Exterior Oil-Based Wood Primer prior to using.

#### **Steel:**

Rust and mill scale must be removed using sandpaper, wire brush, or other abrading method. Bare steel must be primed the same day as cleaned.

#### **Stucco:**

Remove any loose stucco, efflorescence, or laitance. Allow new stucco to cure at least 30 days before painting. If painting cannot wait 30 days, allow the surface to dry 7 days and prime with Loxon Concrete & Masonry Primer. Repair cracks, voids, and other holes with an elastomeric patch or sealant.

#### **\*Vinyl or other PVC Building Products:**

Clean the surface thoroughly by scrubbing with warm, soapy water. Rinse thoroughly, prime with appropriate white primer. Do not paint vinyl with any color darker than the original color or having a Light Reflective Value (LRV) of less than 56 unless VinylSafe® Colors are used. If VinylSafe colors are not used the vinyl may warp. Follow all painting guidelines of the vinyl manufacturer when painting. Only paint properly installed vinyl siding. Deviating from the manufacturer's painting guidelines may cause the warranty to be voided.

### CAUTIONS

For Exterior use only  
Protect from freezing.  
Non-photochemically reactive.

Not for use on floors.

Before using, carefully read **CAUTIONS on label**

**ZINC:** Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately.

**WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 03/24/2020 A89W01151 43 39

### CLEANUP INFORMATION

Clean spills, splatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

# Pro Industrial™ Pro-Cryl® Universal Primer

B66-1300 Series


**SHERWIN  
WILLIAMS.**

## CHARACTERISTICS

Pro Industrial Pro-Cryl® Universal Primer is an advanced technology, self cross-linking acrylic primer. It is rust inhibitive and was designed for both construction and maintenance applications. It can be used as a primer under water-based or solvent-based high performance topcoats.

### Features:

- Rust inhibitive, corrosion resistant
- Single component
- Early moisture resistant
- Fast dry
- Lower temperature application 40°F
- Interior and exterior use
- Suitable for use in USDA inspected facilities

### For use on properly prepared:

Steel, Galvanized &amp; Aluminum, wood

**Finish:** Low Sheen

**Color:** Off White, Medium Grey, and Red Oxide

### Recommended Spreading Rate per coat:

Wet mils: 5.0-10.0

Dry mils: 1.9-3.8

Coverage: 160-320 sq.ft. per gallon

**Theoretical Coverage:** 609 sq. ft. per gallon @ 1 mil dry

Approximate spreading rates are calculated on volume solids and do not include any application loss.

**Note:** Brush or roll application may require multiple coats to achieve maximum film thickness and uniformity of appearance.

### Drying Schedule @ 6.0 mils wet, @ 50% RH:

Drying, and recoat times are temperature, humidity, and film thickness dependent.

	@40°F	@77°F	@120°F
To touch	2 hours	40 minutes	20 minutes
Tack free	8 hours	2 hours	1 hour
To recoat	16 hours	4 hours	2 hours

**Tinting:** DO NOT TINT

**Off White B66W01310**

(may vary by base)

### V.O.C. (less exempt solvents):

less than 50 grams per litre; 0.42 lbs. per gallon

As per 40 CFR 59.406

**Volume Solids:** 38 ± 2%

**Weight Solids:** 49 ± 2%

**Weight per Gallon:** 10.09 lb

**Flash Point:** N/A

**Shelf Life:** 36 months, unopened

## COMPLIANCE

As of 10/11/2021, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	Yes
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	Yes
LEED® v4 & v4.1 V.O.C.	Yes
EPD-NSF® Certified	Yes
MIR-Manufacturer Inventory	Yes
MPI®	Yes

## APPLICATION

**Temperature:**  
 minimum 40°F  
 maximum 120°F  
 air, surface, and material  
 At least 5°F above dew point

**Relative humidity:** 85% maximum  
 The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

**Reducer:** Water

**Airless Spray:**  
 Pressure 2000 p.s.i.  
 Hose 1/4 inch I.D.  
 Tip .015 - .019 inch  
 Filter 60 mesh

**Conventional Spray:**  
 Gun Binks 95  
 Fluid Nozzle 66  
 Air Nozzle 63 PB  
 Atomization Pressure 60 p.s.i.  
 Fluid Pressure 25 p.s.i.  
**Reduction:** as needed up to 5 % by volume  
**Brush** Nylon-polyester  
**Roller Cover** 3/8 inch woven

If specific application equipment is listed above, equivalent equipment may be substituted.

Apply paint at the recommended film thickness and spreading rate as indicated. Application of coating above maximum or below minimum recommended spreading rate may adversely affect coating performance.

Stripe coat crevices, welds, and sharp angles to prevent early failure in these areas. For best results on rusty surfaces, always apply first coat by brush. When using spray application, use a 50% overlap with each pass of the gun to avoid holidays, bare areas, and pinholes. If necessary, cross spray at a right angle.

No painting should be done immediately after a rain or during foggy weather.

For optimal performance, this primer should be topcoated.

For exterior exposure, this primer should be topcoated within 14 days. If 14 days is exceeded remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Finish with appropriate topcoat.

## SPECIFICATIONS

### Acceptable Water Based topcoats:

1-2 coats Pro Industrial Acrylic Coating or Pro Industrial Acrylic Dryfall  
 Pro Industrial DTM Acrylic  
 Pro Industrial Multi-Surface Acrylic  
 Pro Industrial Pre-Catalyzed Epoxy  
 Pro Industrial Pre-Catalyzed Urethane  
 Pro Industrial Water Based Acrolon 100  
 Pro Industrial Water Based Alkyd Urethane  
 Pro Industrial Water Based Catalyzed Epoxy  
 Sherwin-Williams Architectural Coatings

### Acceptable Solvent Based topcoats:

Pro Industrial High Performance Epoxy  
 Pro Industrial Series  
 Industrial Enamels  
 Steel Master 9500 Silicone Alkyd  
 Tile-Clad HS Epoxy  
 Water Based Catalyzed Epoxy

The finishes listed above are representative of the product's use, other finishes may be appropriate.

# Pro Industrial™ Pro-Cryl® Universal Primer

## SURFACE PREPARATION

**WARNING!** Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

### **Do not use hydrocarbon solvents for cleaning.**

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

**Iron & Steel** - Minimum surface preparation is Hand Tool Cleaning per SSPC-SP2. Remove all oil and grease from the surface per SSPC-SP1. For better performance, use Commercial Blast Cleaning per SSPC-SP6. Prime the area the same day as cleaned. Self priming

**Aluminum** - Remove all oil, grease, dirt, oxide and other foreign material per SSPC-SP1. Self priming.

**Galvanizing** - Allow to weather a minimum of six months prior to coating. Solvent Clean per SSPC-SP1. When weathering is not possible, or the surface has been treated with chromates or silicates, first Solvent Clean per SSPC-SP1 and apply a test patch. Allow paint to dry at least one week before testing adhesion. If adhesion is poor, brush blasting per SSPC-SP16 is necessary to remove these treatments. Rusty galvanizing requires a minimum of Hand Tool Cleaning per SSPC-SP2, prime the area the same day as cleaned. Self priming.

**Previously Painted Surfaces** - If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

**Wood** - Surface must be clean, dry and sound. Prime with recommended primer. No painting should be done immediately after a rain or during foggy weather. Knots and pitch streaks must be scraped, sanded and spot primed before full coat of primer is applied. All nail holes or small openings must be properly caulked.

## SURFACE PREPARATION

**Mildew**- Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach/water solution.

## PERFORMANCE

**System Tested:** (unless otherwise indicated)

**Substrate:** Steel  
**Surface Preparation:** SSPC-SP10  
**Finish:** 1 coat Pro Industrial Pro-Cryl Off White  
1 coat Pro Industrial Acrylic Coating

**Adhesion:**  
**Method:** ASTM D4541  
**Result:** 500 p.s.i.

**Corrosion Weathering:**  
**Method:** ASTM D5894, 10 cycles,  
3360 hours  
**Result:** Passes

**Direct Impact Resistance:**  
**Method:** ASTM D2794  
**Result:** greater than 140 inch lb.

**Dry Heat Resistance:**  
**Method:** ASTM D2485  
**Result:** 200°F

**Flexibility:**  
**Method:** ASTM D522, 180° bend,  
1/4 inch mandrel  
**Result:** Passes

**Moisture Condensation Resistance:**  
**Method:** ASTM D4585, 100°F,  
1250 hours  
**Result:** Passes

**Pencil Hardness:**  
**Method:** ASTM D3363  
**Result:** B

**Salt Fog Resistance:**  
**Method:** ASTM B117, 1250 hours  
**Result:** Passes

Provides performance comparable to products formulated in Lieu of federal specification: AA50557 and Paint Specification: SSPC-Paint 23.

## SAFETY PRECAUTIONS

Before using, carefully read **CAUTIONS** on label. Refer to the Safety Data Sheets (SDS) before use. **FOR PROFESSIONAL USE ONLY.**

Published technical data and instructions are subject to change without notice. Contact your Sherwin-Williams representative for additional technical data and instructions.

## CLEANUP INFORMATION

Clean spills, splatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

HOTW	10/11/2021	B66W01310	04 40
HOTW	10/11/2021	B66A01320	05 39
HOTW	10/11/2021	B66N01310	05 40
FRC			

# Sher-Cryl™ HPA

## High Performance Acrylic

B66-300 Series Gloss, B66-350 Series Semi-Gloss


**SHERWIN  
WILLIAMS.**

### CHARACTERISTICS

SHER-CRYL HPA is a higher performing ambient cured, one component acrylic coating with excellent performance properties.

#### Features:

- Chemical Resistant
- Outstanding humidity resistance
- Outstanding application characteristics
- Flash rust-early rust resistant
- Corrosion resistant
- Fast dry
- Suitable for use in USDA inspected facilities

#### Recommended for use in:

- Buildings & Warehouses
- Equipment & Machinery
- Storage Tanks & Piping & Structural Steel
- Manufacturing Facilities & New Construction
- Interior or Exterior

#### For use on properly prepared:

Steel, Galvanized & Aluminum, Concrete and Masonry, Wood, Previously Painted & Zinc rich primers

**Finish:** 80°+@60° Gloss  
35-45°@60° Semi-Gloss  
Most colors

**Color:** Most colors  
**Recommended Spreading Rate per coat:**  
Extra White B66W00311 (may vary by base)

Wet mils: 6.0-10.0

Dry mils: 2.0-3.3

Coverage: 160-264 sq.ft. per gallon

**Theoretical Coverage:** 529 sq. ft. per gallon

@ 1 mil dry

Approximate spreading rates are calculated on volume solids and do not include any application loss.

**Note:** Brush or roll application may require multiple coats to achieve maximum film thickness and uniformity of appearance.

#### Drying Schedule @ 7.0 mils wet, @ 50% RH:

Drying, and recoat times are temperature, humidity, and film thickness dependent.

	@50°F	@77°F	@110°F
To touch	1 hour	30 minutes	5 minutes
To handle	8 hours	5 hour	15 minutes
To recoat	8 hours	5 hour	15 minutes
To cure	30 days	30 days	30 days

#### Tinting with CCE only:

Base	oz. per gallon	Strength
Extra White	0-4	SherColor
Ultra-deep base	10-12	SherColor

#### Extra White B66W00311

(may vary by base)

**V.O.C. (less exempt solvents):** As mixed  
239 grams per litre; 1.99 lbs. per gallon

As per 40 CFR 59.406

**Volume Solids:** 33 ± 2%

**Weight Solids:** 42 ± 2%

**Weight per Gallon:** 9.44 lb

**Flash Point:** N/A

**Vehicle Type:** Acrylic

**Shelf Life:** 36 months, unopened

### COMPLIANCE

As of 04/09/2021, Complies with:

OTC	Yes
OTC Phase II	Yes
S.C.A.Q.M.D.	No
CARB	Yes
CARB SCM 2007	Yes
CARB SCM 2020	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	No
LEED® v4 & v4.1 V.O.C.	No
EPD-NSF® Certified	No
MIR-Product Lens Certified	No
MPI-(Gloss)	Yes

### APPLICATION

**Temperature:** air, surface, and material  
minimum 50°F / 10°C  
maximum 120°F / 49°C

At least 5°F above dew point

**Relative humidity:** 85% maximum

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

**Reducer:** Water  
R8K10 - WB Hot Weather Reducer up to 10%

**Airless Spray:**  
Pressure 1500 p.s.i.  
Hose 1/4 inch I.D.  
Tip .017 - .021 inch  
Filter 60 mesh

**Conventional Spray:**  
Gun Binks 95  
Fluid Nozzle 66  
Air Nozzle 63 PB  
Atomization Pressure 50 p.s.i.  
Fluid Pressure 15-20 p.s.i.  
Reduction: As needed up to 12.5% by volume

**Brush** Nylon-polyester  
**Roller Cover** 3/8 inch woven

If specific application equipment is listed above, equivalent equipment may be substituted.

Apply paint at the recommended film thickness and spreading rate as indicated on front page. Application of coating above maximum or below minimum recommended spreading rate may adversely affect coating performance. Spreading rates are calculated on volume solids and do not include an application loss factor due to surface profile, roughness, or porosity of the surface, skill, and technique of the applicator, method of application, various surface irregularities, material lost during mixing, spillage, over thinning, climatic conditions, and excessive film build.

Application temperature above 95°F (35°C) may cause dry spray, uneven sheen, and poor adhesion. Application temperature below 50°F (10°C) may cause poor adhesion and lengthen the drying and curing time.

Mix paint thoroughly to a uniform consistency with slow speed power agitation prior to use.

Stripe coat crevices, welds, and sharp angles to prevent early failure in these areas.

When using spray application, use a 50% overlap with each pass of the gun to avoid holidays, bare areas, and pinholes. If necessary, cross spray at a right angle.

During the early stages of drying, the coating is sensitive to rain, dew, high humidity and moisture condensation. Plan painting schedules to avoid these influences during the first 16-24 hours of curing.

### SPECIFICATIONS

#### Steel:

1 coat Pro Industrial Pro-Cryl Primer or Pro Industrial DTM Primer/Finish or Kem Bonds HS or Zinc Clad XI  
2 coats Sher-Cryl HPA

#### Aluminum:

2 coats Sher-Cryl HPA

#### Aluminum:

1 coat Pro Industrial Pro-Cryl Primer  
2 coats Sher-Cryl HPA

#### Concrete Block (CMU):

1 coat Pro Industrial Heavy Duty Blockfiller or Loxon Acrylic Block Surfacer  
2 coats Sher-Cryl HPA

#### Concrete-Masonry:

1 coat Loxon Concrete & Masonry Primer or Loxon Conditioner  
2 coats Sher-Cryl HPA

#### Drywall:

1 coat ProMar 200 Zero V.O.C. Primer  
2 coats Sher-Cryl HPA

#### Galvanizing:

2 coats Sher-Cryl HPA

#### Pre-Finished Siding: (Baked-on finishes)

1 coat DTM Bonding Primer  
2 coats Sher-Cryl HPA

#### Previously Painted:

2 coats Sher-Cryl HPA

#### Wood, exterior:

1 coat Exterior Wood Primer  
2 coats Sher-Cryl HPA

#### Wood, interior:

1 coat Premium Wall & Wood Primer  
2 coats Sher-Cryl HPA

The systems listed above are representative of the product's use, other systems may be appropriate. Other primers may be appropriate.

# Sher-Cryl™

## High Performance Acrylic

### SURFACE PREPARATION

**WARNING!** Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (NIOSH approved) and proper containment and cleanup. For more information, call the National Lead Information Center at 1-800-424-LEAD (in US) or contact your local health authority.

When cleaning the surface per SSPC-SP1, use only an emulsifying industrial detergent, followed by a water rinse. Do not use hydrocarbon solvents for cleaning.

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer/sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

**Iron & Steel** - Minimum surface preparation is Hand Tool Clean per SSPC-SP2. Remove all oil and grease from surface per SSPC-SP1. For better performance, use Commercial Blast Cleaning per SSPC-SP6. Primer recommended for best performance. Prime any bare steel within 8 hours or before flash rusting occurs.

**Aluminum** - Remove all oil, grease, dirt, oxide and other foreign material per SSPC-SP1.

**Galvanizing** - Allow to weather a minimum of six months prior to coating. Solvent Clean per SSPC-SP1. When weathering is not possible, or the surface has been treated with chromates or silicates, first Solvent Clean per SSPC-SP1 and apply a test patch. Allow paint to dry at least one week before testing adhesion. If adhesion is poor, brush blasting per SSPC-SP16 is necessary to remove these treatments. Rusty galvanizing requires a minimum of Hand Tool Cleaning per SSPC-SP2, prime the area the same day as cleaned.

**Concrete Block** - Surface should be thoroughly clean and dry. Air, material and surface temperatures must be at least 50°F (10°C) before filling. Use Pro Industrial Heavy Duty Block Filler or Loxon Acrylic Block Surfacer. The filler must be thoroughly dry before topcoating.

**Masonry** - All masonry must be free of dirt, oil, grease, loose paint, mortar, masonry dust, etc. Clean per SSPC-SP13-Nace 6-ICRI No. 310.2R, CSP 1-3. Poured, troweled, or tilt-up concrete, plaster, mortar, etc. must be thoroughly cured at least 30 days at 75°F. Form release compounds and curing membranes must be removed by brush blasting. Brick must be allowed to weather for one year prior to surface preparation and painting. Prime the area the same day as cleaned. Weathered masonry and soft or porous cement board must be brush blasted or power tool cleaned to remove loosely adhering contamination and to get to a hard, firm surface. Apply one coat Loxon Conditioner, following label recommendations. Primer required.

**Wood** - Surface must be clean, dry, and sound. Prime with recommended primer. No painting should be done immediately after a rain or during foggy weather. Knots and pitch streaks must be scraped, sanded and spot primed before full coat of primer is applied. All nail holes or small openings must be properly caulked. Sand to remove any loose or deteriorated surface wood and to obtain a proper surface profile.

### SURFACE PREPARATION

**Prefinished Siding (baked-on finishes)**- Remove oil, grease, dirt, oxides, and other contaminants from the surface by cleaning per SSPC-SP1 or water blasting per NACE Standard RP-01-72. Always checks for compatibility of the previously painted surface with the new coating by applying a test patch of 2 - 3 square feet. Allow to dry thoroughly for 1 week before checking adhesion. DTM Bonding Primer is required.

**Previously Painted Surfaces** - If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Apply a test area, allowing paint to dry one week before testing adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

**Mildew**- Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

### PERFORMANCE

Sher-Cryl HPA Gloss— 2 coats @ 3.0 mills D.F.T per coat  
(unless otherwise noted)

<b>Abrasion Resistance:</b>	
Method:	ASTM D4060, CS17 Wheel, 1000 cycles, 1 kg load
Results:	59.1 mg loss
<b>Adhesion:</b>	
Method:	ASTM D4541
Results:	947 psi
<b>Corrosion Weathering<sup>1</sup>:</b>	
Method:	ASTM D5894, 7 cycles
Results:	Corrosion 8, Blistering 10
<b>Direct Impact Resistance:</b>	
Method:	ASTM D2794
Results:	greater than 176 in. lb
<b>Dry Heat Resistance:</b>	
Method:	ASTM D2485 Method A
Results:	300°F/149°C
<b>Flexibility:</b>	
Method:	ASTM D522, 180° bend, 1/8" mandrel
Results:	Pass
<b>Humidity Resistance<sup>1</sup>:</b>	
Method:	ASTM D4585, 2186 hours
Results:	Corrosion 10, Blistering 10
<b>Pencil Hardness:</b>	
Method:	ASTM D3363
Result:	4B

<sup>1</sup> 1 coat Sher-Cryl HPA over 1 coat Pro Industrial Pro-Cryl Universal Primer  
Provides performance comparable to products in lieu of the Federal Specification: AA50570, and Paint Specification: SSPC-Paint 24.

### SAFETY PRECAUTIONS

Before using, carefully read **CAUTIONS** on label. Refer to the Safety Data Sheets (SDS) before use.

#### **FOR PROFESSIONAL USE ONLY.**

Published technical data and instructions are subject to change without notice. Contact your Sherwin-Williams representative for additional technical data and instructions.

### CLEANUP INFORMATION

Clean spills, splatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

HOTW	04/09/2021	B66W00311	24 239
HOTW	04/09/2021	B66T00304	21 224
HOTW	04/09/2021	B66W00351	24 235
HOTW	04/09/2021	B66T00354	24 241
FRC			



Denver Commercial Coatings, Inc.

4/11/2022  
Don O'Gorman  
Heather Gardens

## PROPOSAL

### **PROJECT: Heather Gardens Clubhouse Exterior Paint**

Denver Commercial Coatings Inc. will provide all the necessary labor, equipment and material for the completion of preparing and painting of the above project.

### **AREAS INCLUDED: Main Clubhouse, Restaurant, Golf Clubhouse**

- All cement board siding
- All trim boards
- All soffits
- All previously painted metal personnel doors
- All previously painted handrails

### **SCOPE OF WORK:**

- Pressure wash as needed to remove dirt & debris
- Scrape loose/peeling coatings to a hard edge
- Mask all adjacent surfaces to protect from overspray
- Spot prime bare surfaces
- Caulk all open gaps between trim and siding, as well as in siding board butt joints
  - As per Sherwin Williams Spec- Sherwin Williams White Lighting Pristine
- Attach loose siding boards with existing or new nails
- Apply finish coat of Sherwin Williams Super Paint Exterior Satin Finish Acrylic to all siding and trim
- Apply finish coat of Sherwin Williams Super Paint Exterior Satin finish to all soffits
- Apply finish coat of Sherwin Williams Shercryl Semi-Gloss to all previously painted metal doors and railings

**\*\*All work to be done in accordance with provided Sherwin Williams scope of work\*\***

**\*\*DCC will provide mockups for color approval by owners\*\***

**\*\*DCC will coordinate all necessary traffic and safety control\*\***

**EXCLUSIONS:** Unfinished surfaces, stone, window mullions, pool perimeter fencing

**APPLICATION:** Spray, Brush, Roll

**JOB DURATION:** 2-3 weeks (Weather Permitting)

**JOB CLEAN UP:** Daily

**CONDITIONS/PRICE:** Any alterations from the above specifications, including design/color changes will be executed only upon written orders and may result in additional charges. Pricing for work completed in 2022 may be revised based on unforeseen changes in material, labor or equipment rental costs prior to contracting. Standard insurance coverages will be provided upon request, additional coverages may be obtained at additional cost as required. Surface imperfections or repairs may be visible following coating. This proposal may be withdrawn after 30 days. The specified work will be completed for the sum of:

**COST: LABOR, EQUIPMENT & MATERIALS = \$ 38,500**

With payment as follows: 30% at commencement of work, 30% with project 50% complete, 30% with project 90% complete and the balance due upon completion of all specified work.

**ACCEPTANCE: THE PRICES, SPECIFICATIONS AND CONDITIONS ARE HEREBY ACCEPTED.**

**ACCEPTED BY:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

DENVER COMMERCIAL PROPERTY SERVICES

# YOUR TRUSTED EXPERTS FOR PAINT & CONSTRUCTION SERVICES



**PAINT &  
CONSTRUCTION**





Denver Commercial Property Services has leveraged unparalleled customer service to become the largest, privately owned provider of facility services to commercial property owners and managers across Colorado.



## Our Loyal Clients

**Raytheon**

  
**COMCAST**

 **Griffis Residential**

**S I  
T E**

 **eastwest**  
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 **COLORADO PERA**

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**GREYSTAR**  
The Global Leader in Rental Housing

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PROPERTY GROUP

**AMLI**  
RESIDENTIAL

## OVERVIEW

## WHY US?

**WHETHER IT'S NEWLY CONSTRUCTED OR AN AGING PROPERTY, WE GUARANTEE HIGH-QUALITY WORKMANSHIP FOR YOUR PAINTING, CONSTRUCTION, AND RESTORATION NEEDS.**



### SUPERIOR QUALITY

Most of our crews have been painting for over 20 years and understand and exceed the expectations of discerning commercial property owners and managers. Thorough preparation - power washing, scraping, caulking and wood replacement - is the prerequisite for a durable, lasting paint job.



### ONE-STOP SHOP CAPABILITIES

Our broad service offering, - painting, stucco, roofing, siding, drywall, carpentry, decks and miscellaneous repairs - means that you can make one call to handle all of your needs.



### VALUE PRICING

Our lean operating structure and purchasing power with our suppliers lets us provide our customers with the highest quality work at a low price point. We work hard to be as efficient as possible, and pass the savings onto you!



### UNPARALLELED COMMUNICATION

Our project managers are on-site daily communicating with the crew and other stakeholders - tenants, owners and managers. They keep our customers updated regularly, with job-site photos and narrative on job progress and what's upcoming. Our job is to do our job... so that you can focus on yours!



### LARGE PROJECT EXPERTISE

We specialize in large, high and otherwise difficult projects that require detailed planning, specialized equipment and highly capable crews and managers. Our job is to do our job... so that you can focus on yours!

Our projects are supported by:

**A DEDICATED RELATIONSHIP  
MANAGER**

**DEGREED PROJECT  
MANAGERS**

**AN AVERAGE OF 10+ YEARS  
CONSTRUCTION EXPERIENCE**

**DEDICATED LOYAL PAINT  
CREWS**

**15+ YEARS PAINT EXPERIENCE**

**ON-SITE, WORKING,  
CREW LEADS**



*In a recent survey, **nearly 90%** of our employees called our company a **"Great Place to Work"***

OUR TEAM

# Local Active Ownership

WE ARE LOCALLY OWNED AND OPERATED



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# Scope & Pricing



Paint & Construction Division

Phone: 720-575-3277

# Heather Gardens Club House and Pro Shop

03/24/2022

Exterior repaint of previously painted surfaces on the club house, and pro shop including the pool fence and pool equipment building

**Don O'Gorman**  
**Heather Gardens Association**  
2888 South Heather Gardens Way  
Aurora, CO 80014  
(410) 501-4940

## Painting Exterior Section

### SCOPE:

- Paint all previously painted surfaces matching the current color pattern (up to three colors) including Siding, Trim, Fascias, Soffits as applicable.
- Remove damaged caulk and replace it with new commercial-grade caulk, as necessary.
- Application will be a combination of brush/roll with spray being used on larger open areas.

### STRUCTURES INCLUDED:

- Clubhouse.
- Pro Shop Building.
- Pool Equipment Building.
- Pool Fence.

### PRODUCTS & COLORS:

- Use Sherwin-Williams products or equivalent, based on availability.
- Body: Super Paint Exterior Acrylic Latex.
- Trim: Super Paint Exterior Acrylic Latex.
- Fascia: Super Paint Exterior Acrylic Latex.
- Gutters and Downspouts: NOT TO BE PAINTED
- Railings: Pro Industrial DTM Acrylic.

### SURFACE PREPARATION DETAILS:

- Pressure wash the entire building to remove dirt, loose mill scale, and loose paint by water at pressures of 2500 to 3500 p.s.i.
- Sand and scrape wood surfaces as necessary to remove loose paint dislodged by the pressure wash.
- Apply a primer coat to any bare surfaces, wood, or metal to provide adhesion and durability.
- Full prime on the bottom edge of the three bottom siding boards around the entire structure and at the roof to wall transitions.
- Pound in all loose nails.
- Use commercial grade caulking to seal cracks, seams, and nail heads.

### MASK & TAPE:

- Cover all windows with painter's plastic and tape.
- Cover all areas/elements exposed to overspray with plastic/tarps as needed.

### CREW & DURATION:

- A Project Manager will oversee production and communicate via email twice a week providing narrative and photo updates.
- 1 Crew Lead with 6 Person Crew for approximately 6 days on-site (Monday-Saturday). We will paint consecutive days until the completion of the project, weather permitting.

### CONDITIONS:

- Work Hours: Monday-Friday (7:00 AM -7:00 PM). Saturday (8:00 AM through 5:00 PM).
- DCPS is responsible for keeping all tools in specified staging areas.
- Job site will be cleaned daily and debris removed from the property during and after job completion.
- Price includes all labor, materials, and taxes.

### OWNERS RESPONSIBILITY:

- Provide paint colors.
- Provide access to water & electrical hookups.
- Remove breakable & hanging items.
- Trim bushes and trees.
- Remove blocking vehicles parked near the painting zones.
- Move any obstacles away from the elevation(s) that are going to be painted.

- Provide parking spaces for lift, equipment trailer and 2 crew vehicles.
- Coordinate with the project manager ensuring appropriate parking spaces are blocked off

**ADDITIONAL NOTES:**

- If access equipment is needed, we will need a place to store it.
- Our estimate does not include winter conditions work.
- Our estimate includes up to 1 mobilization charge. Any additional mobilizations due to delays by the owner will be charged at \$250 EA.
- If lead paint is found, depending on the type of containment needed we will charge additional handling and disposal of hazardous materials.
- Lead paint testing is not included within our estimate.
- If the side/elevation was impacted by hail, we must paint the entire side/elevation.
- In order to restore the structure back to a pre-hail condition we must paint and seal the surfaces.
- Color and sheen will appear different on newly painted sides/elevations.
- Woodwork: We will walk the property with the owner to determine their wood replacement

**EXCLUSIONS:**

- Price does not include painting masonry, brick, concrete, gutters or down spouts.
- Pricing does not include repair to carpentry, If damaged woodwork is found, the option to replace it will be presented @ \$60/hour + materials + 20% billed to the owner at the completion of the project.

**SCHEDULE:**

- Approximate starting date Spring 2022 weather permitting.

	Qty	Unit
<b>Caulks &amp; Sealants</b>		
Sherwin-Williams 950A Siliconized Acrylic Latex Caulk	120.00	EA
<b>Primer</b>		
Sherwin Williams All Purpose Primer	2.00	EA
A general-utility primer ideal for both interior and exterior applications. Its wide versatility and strong adhesion properties make it a universal favorite. Meets the most stringent VOC regulations.		
Sherwin-Williams Pro Industrial Pro-Cryl Universal Acrylic Primer	1.00	EA
Pro Industrial Pro-Cryl Universal Primer is an advanced technology, self cross-linking acrylic primer. It is rust inhibitive and designed for commercial, new construction and maintenance applications. It can be used as a primer under water-based or solvent-based high performance topcoats.		
<b>Exterior Paint</b>		
Sherwin-Williams SuperPaint Exterior Acrylic Latex (1 gal)	135.00	EA
<b>Exterior Paint Direct To Metal</b>		
Sherwin-Williams Pro Industrial DTM Acrylic (1gal)	3.00	EA
<b>Exterior Paint Labor</b>		
Painting Crew/per job	1.00	EA
Please add here painter bid # for reference		
<b>Equipment &amp; Miscellaneous</b>		
<b>Lifts</b>		
Lifts - Monthly 65'	1.00	EA
<b>Porta Potty</b>		
Porta Polty	1.00	EA
<b>Sundries, Taxes, Colorado's PaintCare Recycling/ Disposal Fee</b>		
Sundries add this cost per Gallon	135.00	EA
Taxes	142.00	EA
<b>Management</b>		



Project Manager

1.00 EA

**Carpentry Section**

Carpentry Allowance

Qty Unit

1.00 EA

Allowance only. If allowance is exceeded project manager will contact customer rep for change order. Re-anchor siding as needed, replace damaged pieces, priming and caulking.

**TOTAL**

**\$35,855.66**

TERMS AND CONDITIONS:

- All work will be performed in a workmanlike manner and in accordance with industry-standard practices.
- Color choices to be similar to existing. Major color changes may incur additional costs.
- Due to volatility in materials and labor costs, this quote is valid only for 14 days, after which values may be subject to change.
- Due to chain supply issues, we reserve the right to substitute the quoted materials with equivalent materials of equivalent tier from other manufacturers (if deemed necessary, change orders will be provided).
- DCPS shall not be liable for delays caused by acts of God, weather conditions, strikes, war, riots, shortages, lack of specialty contractors' labor, inability to secure adequate materials, public authorities, or other causes beyond its control.
- The owner is responsible for providing access to water and electricity.
- If this is a painting job we will only paint all previously painted surfaces unless special specifications/provisions are made in this agreement.
- Painting, stucco, plaster, aggregate, and drywall finishes are composed of material that may have inherent shading and/or color variation which is normal and should not be construed as a defect.
- Due to environmental factors such as humidity, temperature, etc. during the installation process, normal color variation within a surface may appear. These variations may be more pronounced on a cloudy day or at night with the light on. These conditions are beyond the contractor's control and should not be considered a failure of workmanship or material defect "construction defect".
- Color and sheen might appear different on newly painted areas.
- Pricing is based on the award of the entire project unless specific requests/arrangements were made known to our estimators at the "Request for Proposal" stage.
- Pricing breakdown is provided for review purposes only.

EXCLUSIONS:

- Costs and work arising from "Acts of God".
- Unexpected hazardous materials removal.
- Damages and penalties for delays.
- Unforeseen or concealed site conditions.
- Off-hours work.
- Multiple mobilizations / demobilizations.
- Warranty for work that is not ours.
- Warranty for painting over vinyl substrates against buckling, warping, or peeling.
- Fixing damage to our work done by others (other trades damaging our finished work).
- Any/all work not indicated in this agreement or on the Project Plans.
- Pricing includes a maximum of one mock-up. Additional mock-ups will be completed on a change order basis.

GET TO KNOW OUR COMPANY:

- DCPS team: <https://denvercps.com/our-team/>
- Excel Capital Projects: <https://excelcapitalprojects.com/>
- Painting Portfolio: <https://excelcapitalprojects.com/portfolio/>
- Facebook: <https://www.facebook.com/denvercommercialpropertyservices/>
- LinkedIn: <https://www.linkedin.com/company/denver-commercial-property-services/mycompany/>
- YouTube: <https://www.youtube.com/channel/UCqFWFPOJ7F6Rmiaxoj-kuFg>

\_\_\_\_\_  
Company Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

Jim Carlson

Denver Commercial Property Services

3/24/2022 | 24 Photos



# Heather Gardens

# Section 1

1



Do not paint down spouts  
caulk gaps in siding

Project: Heather Gardens  
Date: 3/15/2022, 10:25am  
Creator: Jim Carlson

2



clean failing joints and caulk

Project: Heather Gardens  
Date: 3/15/2022, 10:25am  
Creator: Jim Carlson

3



paint hand rails

Project: Heather Gardens  
Date: 3/15/2022, 10:26am  
Creator: Jim Carlson

4



paint soffit

Project: Heather Gardens  
Date: 3/15/2022, 10:26am  
Creator: Jim Carlson

5



re-anchor siding

Project: Heather Gardens  
Date: 3/15/2022, 10:26am  
Creator: Jim Carlson

6



Project: Heather Gardens  
Date: 3/15/2022, 10:27am  
Creator: Jim Carlson

7



Project: Heather Gardens  
Date: 3/15/2022, 10:28am  
Creator: Jim Carlson

8



Project: Heather Gardens  
Date: 3/15/2022, 10:28am  
Creator: Jim Carlson

9



Paint rails and stringers

Project: Heather Gardens  
Date: 3/15/2022, 10:29am  
Creator: Jim Carlson

10



paint railing

Project: Heather Gardens  
Date: 3/15/2022, 10:30am  
Creator: Jim Carlson

11



Project: Heather Gardens  
Date: 3/15/2022, 10:30am  
Creator: Jim Carlson

12



Paint pool fence

Project: Heather Gardens  
Date: 3/15/2022, 10:30am  
Creator: Jim Carlson

13



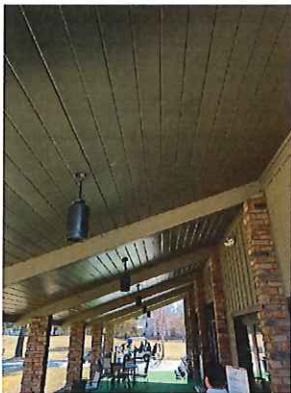
Project: Heather Gardens  
Date: 3/15/2022, 10:31am  
Creator: Jim Carlson

14



Project: Heather Gardens  
Date: 3/15/2022, 10:32am  
Creator: Jim Carlson

15



Project: Heather Gardens  
Date: 3/15/2022, 10:33am  
Creator: Jim Carlson

16



Replace damaged piece

Project: Heather Gardens  
Date: 3/15/2022, 10:34am  
Creator: Jim Carlson



17



Project: Heather Gardens  
Date: 3/15/2022, 10:35am  
Creator: Jim Carlson

18



Project: Heather Gardens  
Date: 3/15/2022, 10:35am  
Creator: Jim Carlson

19



Project: Heather Gardens  
Date: 3/15/2022, 10:35am  
Creator: Jim Carlson

20



paint rails, stringers and stilts

Project: Heather Gardens  
Date: 3/15/2022, 10:36am  
Creator: Jim Carlson

21



Don't paint meter

Project: Heather Gardens  
Date: 3/15/2022, 10:37am  
Creator: Jim Carlson

22



Project: Heather Gardens  
Date: 3/15/2022, 10:37am  
Creator: Jim Carlson

23



re-anchor down spout

Project: Heather Gardens  
Date: 3/15/2022, 10:38am  
Creator: Jim Carlson

24



Project: Heather Gardens  
Date: 3/15/2022, 10:39am  
Creator: Jim Carlson

# SERVING PROPERTIES. FACILITATING SUCCESS.

(303) 900-2444

[dale.heims@denvercps.com](mailto:dale.heims@denvercps.com)

[www.denvercps.com](http://www.denvercps.com)



**PAINT &  
CONSTRUCTION**

**PROPOSAL  
PRESENTED BY:**



2485 W. Main Street, Suite #207  
Littleton, CO 80120  
303-339-0729

[platteprojects@gmail.com](mailto:platteprojects@gmail.com)

[www.plattecapitalprojects.com](http://www.plattecapitalprojects.com)



**HEATHER GARDENS  
Clubhouse Exterior Re-Paint Proposal**



## *Professional Services*

Types of Properties: Multi-Family, Apartments, HOA Communities/Townhomes & Condos, Community Clubhouses, Commercial, Hotel/Resort & New Construction.

### *Painting Services*

- Exterior/Interior
- All Applications
- Textures

### *Carpentry Services*

- Siding/Trim
- Decking
- Fencing
- Stair Systems  
(Wood & Metal)

### *Stucco Services*

- Repairs/New
- Hard/Dry Coat

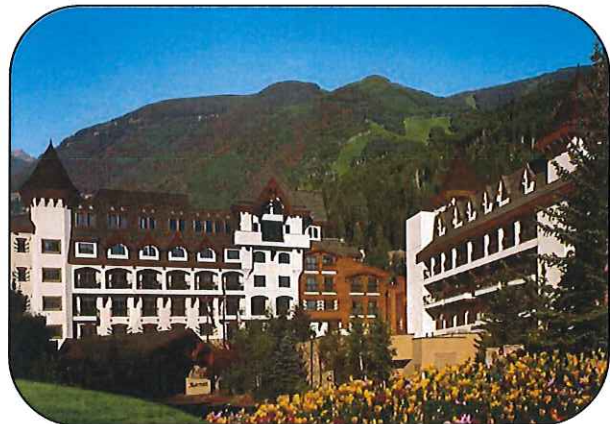
### *Other Services*

- Doors
- Windows
- Gutters



**Sunchase Apartments**  
Aurora, CO

**Full Exterior Siding Replacement & Paint**



**Vail Marriott Mountain Resort**  
Vail, CO

**Full Exterior Repair**



**Hunters Ridge Apartments  
Denver, CO  
Full Exterior Siding Replacement and Paint**



**Remington Post HOA  
Boulder, CO  
Full Exterior Siding Replacement & Paint**



**Raintree HOA  
Denver, CO  
Full Exterior Siding Replacement & Paint**



**Talon Hill Apartments  
Colorado Springs, CO  
Full Exterior Repair**



**Winridge Apartments  
Aurora, CO  
Siding Replacement/ Full Exterior Repair**



**Watch Hill Condominiums  
Silverthorne, CO  
Full Exterior Repair**



2485 W. Main Street Suite 207 • Littleton, CO 80120 • Phone: 303.339.0729 Fax: 303.459.7943

## PROPOSAL

**DATE:** March 28, 2022

**TO:** Don O'Gorman  
Heather Gardens  
[don.ogorman@heathergardensmail.com](mailto:don.ogorman@heathergardensmail.com)

**PROJECT:** **HEATHER GARDENS – CLUBHOUSE EXTERIOR**

**SUBJECT:** **EXTERIOR REPAINT OF SPECIFIED SURFACES ON 3 CLUBHOUSE BUILDINGS**

Platte Capital Projects, Inc. (the Contractor) is very pleased to provide you (the Owner's Representative) with the following bid proposal regarding the above referenced project. Included in the pages following is an outline of procedures, materials and estimated costs to complete the project.

### **1. GENERAL DETAILS:**

All labor is by skilled mechanics in and above the standard practice and in a manner acceptable to the owner / owner's representative. Any work not conforming to these specifications shall be corrected to the reasonable satisfaction of the owner / owner's representative. Contractor shall furnish all labor, materials, and equipment necessary to faithfully perform and complete the "Summary of Work" as set forth following.

All products to be used shall be carefully selected to meet your unique requirements. The Contractor hereby undertakes that all applications will be done in a professional and timely manner, based on the amount of work necessary to complete the specified project. This Bid Proposal is exclusively for the project named **HEATHER GARDENS**. If any changes or errors are discovered subsequent to the date of this Proposal, Contractor and Owner hereby agree to address and make any and all necessary modifications to this Proposal.

### **2. SCOPE FOR PAINTING:**

Please read carefully. The items listed below are areas designated to receive labor under this bid proposal. Items not listed below, or which are specifically identified as excluded, are not included in the bid proposal.

**Preparation:**

- All exterior surfaces to receive paint will be power washed while maintaining a maximum spray head distance of 6 feet whether surfaces are at ground level or are elevated. Ladders and/or scaffolding will be used to reach elevated surfaces.
- Loose paint will be hand scraped and/or sanded as necessary to ensure proper paint and/or stain adhesion. Exposed wood from scrapping and/or sanding shall be primed prior to paint and/or stain application.
- Previously-installed caulk that has failed will be re-caulked utilizing 35 year paintable caulking.
- All paint will be applied in accordance with the manufacturer's recommendations.

**Scope of Exterior Paintable Areas:**

- Areas *included* to be painted include (per SW Specification dated 3/10/22) all previously painted trim, siding, soffits, metal doors and railings.
- Areas to be *excluded* are any hot vents, horizontal deck surfaces (top and bottom), unpainted brick/concrete, concrete foundations, windows, stair treads, prefinished gutters/downspouts, prefinished fascia, water faucets, hot vents and any and all other surfaces not previously painted or stained.

**Product Application Specifications:**

- Paint/stain will be applied to siding in two (2) application coats of specified paint. Application of paint/stain will be at a spread rate of approximately 250 square feet to achieve 3 mils of dry film thickness with the proper tip per manufacturer's specifications.
- Paint will be applied on body by sprayer and back rolled for a two (2) coat "wet on wet" application and brushed and rolled on all trim surfaces also with a two (2) coat "wet on wet" application.
- All paint/stain products will be applied only during periods when temperatures have attained the manufacturers specified level suitable for application.

**Protection:**

- Areas not to be painted will be appropriately masked.
- Contractor will notify homeowners/residents whose automobiles or other vehicles may be in proximity of overspray of stain and/or paint. In the event the vehicle owner cannot be reached or is unable to move their vehicle, the contractor will cover the vehicle in question with a tarp.
- Protect all areas exposed to overspray with painter's plastic/tarp to limit this possibility.
- Cover all other Common Elements from possible staining from paint operations.

**3. CONDITIONS FOR ALL SCOPES:**

- **Work Hours:** Monday-Friday (8:00 a.m.-6:30 p.m.) Saturday (9:00 a.m. - 5:30 p.m.)
- **Paint Colors:** Contractor agrees to provide sample area of paint colors selected to be approved by owner's representative prior to paint being applied.
- **Time Line:** Contractor agrees to work continuously on the project until full scope of work is completed. Start and completion dates are to be strictly adhered to.
- **Notice:** Contractor will provide notices to residents 48 hours prior to beginning work on a building. Notice tags will be provided by management of contractor.
- **Staging:** Contractor will contain all operations in the area specified by a representative of management.
- **Trash:** Contractor is responsible for having waste related to project contained and removed on a daily basis.
- **Site:** The job site is to be left in an organized and clean condition throughout, and at the end of each work day.
- **Tools:** The contractor is responsible for stowing all tools and materials to limit visibility and protect from theft or vandalism.
- Contractor shall request regular on-site meetings with property management and/or maintenance department for progress and quality control inspections



**4. MATERIALS:**

Paint/stain materials shall be **SHWRWIN WILLIAMS "Per Spec"**. Primer materials shall be a premium exterior grade primer unless otherwise specific by management. Contractor will provide color samples on designated surface areas for advance approval by owner's representative or management. Materials shall be selected and provided per specifications. All material used on this project shall be of the brand and quality specified by the owner/owner's representative and shall be delivered at the site in original containers with seal unbroken and labels intact. All materials shall be used strictly in accordance with Manufacturer directions and specifications. Any necessary materials not specified in the contract or subcontract agreement shall be subject to approval by the owner / owner's representative. Raw materials and equipment may be stored on the job site by Contractor unless objected to by owner's representative or management.

**5. TIME TO COMPLETE:**

The estimated time to complete the entire project will be **2-3 WEEKS, WEATHER PERMITTING**. Sundays are not included unless otherwise specified and agreed upon. All work shall be completed under favorable weather conditions per the material Manufacturer's specifications. The Contractor shall insure no paint will be applied when surface or air temperature is below the Manufacturer's specifications.

**6. MATERIAL AND LABOR WARRANTY**

**Contractor warrants the labor application of the exterior coating herein for a period of five (5) years. Neither Contractor nor paint manufacturer warrants paint or coating on horizontal surface. The Contractor warranties the paintable substrate against adhesion failures including chipping, peeling, flaking and delamination due to the application process or procedures used by Contractor which are at variance with the Manufacturers' warranty. We agree to repair any and all damages from such defects, all without expense to the Owner. Ordinary wear and tear, unusual abuse or neglect, acts of God such as hail damage and flooding and other unforeseen events beyond our control excluded. All applicable Manufacturers warranties apply to the materials used pursuant to this Proposal or any subsequent Agreement related thereto between the parties.**

**7. INSURANCE REQUIREMENTS**

During the term of this project, the Contractor agrees to maintain insurance meeting or exceeding the following requirements:

- |                                      |                 |
|--------------------------------------|-----------------|
| • Worker's Compensation              | \$1,000,000     |
| • Comprehensive General Liability    |                 |
| Each occurrence                      | \$1,000,000     |
| Personal Injury                      | \$1,000,000     |
| General Aggregate                    | \$2,000,000     |
| Products-COMAGG                      | \$2,000,000     |
| • Comprehensive Automobile Liability | \$1,000,000 CSL |

Contractor shall provide owner / owner's representative with a current certificate of insurance designating owner / owner's representative as beneficiary thereof upon commencement of work.

**8. PROPOSAL/CONTRACT REQUIREMENTS:**

This Proposal shall constitute the terms and conditions for the project referenced herein, unless it shall be superseded by a written Agreement between the Contractor and owner / owner's representative concerning this project. This Bid Proposal along with any addendums hereto, shall be attached and incorporated by reference into any subsequent written agreement concerning this project between Contractor and owner / owner's representative.

- Payment terms shall be deposit of 30%, progress payment of 30%, production payment of 30% and 10% retained for punch completion. (Unless otherwise agreed upon)
- This bid proposal is valid for a period of six months from the date below, unless otherwise agreed in writing. It is anticipated that the estimated proposed costs for this project may be subject to reevaluation after the six month time frame expires.

**PROPOSED COSTS:**

**LABOR, MATERIALS AND EQUIPMENT:**

**EXTERIOR REPAINT OF SPECIFIED SURFACES ON 3 CLUBHOUSE BUILDINGS (PER SHERWIN WILLIAMS SPECIFICATION DATED 3/10/2022)**

**PROJECT TOTAL**

**\$ 68,865.00**

- This bid proposal is valid for a period of six months from the date of this Proposal, unless otherwise agreed in writing. It is anticipated that the estimated proposed costs for this project may be subject to reevaluation after the six-month time frame expires.
- Any alteration or deviation from the above specifications involving extra cost will be reduced to written change orders and approved by Contractor and owner / owner's representative. Such will become an extra charge over and above the original estimate.

**9. ACCEPTANCE OF PROPOSAL**

By signing below, the specifications and conditions of this Bid Proposal are hereby accepted. The Contractor is hereby authorized to commence and complete the project specified herein.

**Platte Capital Projects, Inc.**

**Heather Gardens**

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

**Tony Caldwell, President**

**Office: 303-339-0729**

**Cell: 303-929-9153**

**Email: tony@plattecapitalproject.com**

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Phone & Email: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



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[www.plattecapiatalprojects.com](http://www.plattecapiatalprojects.com)