

**TERM SHEET FOR THE REPAINTING WORKS OF FACADES/EXTERIOR WALLS,  
INCLUDING HALLWAYS, COVERED PATHWAYS, AND GENERATOR SETS ROOM OF  
DOST-ASTI BUILDING**

**SCOPE OF WORKS**

- The CONTRACTOR shall undertake the works implementation of the “Supply of Labor, Materials, Supervision and other Consumables for the Repainting Works of Facades/Exterior Walls, including Hallways, Covered Pathways, and Generator Sets Room, of DOST-ASTI Building”, all in accordance with the specifications and subject to the terms and conditions of the contract.
  - Mobilization and Provision of Temporary Facilities
- Punch List, Cleaning, Clearing and Turn-Over
  - Correct all noted punch lists, defects and/or needed replacements identified and observed.
  - Restore to their original condition any facilities and fixtures that have been damaged due to repainting works and accidents arising during implementation, if any.
  - Cleaning, clearing of the area, and hauling and disposal of debris properly before turn-over.
  - Demobilize and turn-over the entire project for acceptance of DOST-ASTI or its authorized representative.
- Paints shall be brought to the site in tightly closable, convenient, original containers, and nothing to the contrary as stipulated in the Specifications. The containers shall be marked in a durable manner with the following particulars:
  - Maker
  - Paint and relevant thinner
  - Gross and net weights
  - Date of supply by the maker's factory
- All containers shall be kept tightly closed until the contents are to be used. Immediately prior to use of the contents and before pouring into a smaller container for working purposes, any skin shall be removed and the contents stirred thoroughly, if necessary, with a stirring appliance.
- Only thinners sullied by the makers of the paint or those described by them as suitable shall be used for adjusting paints to working consistency. The instructions of the maker shall be followed in this respect.
- Paint and filling cement shall be used in accordance with the maker's instructions.
- Paints which do not have to be prepared by mixing several constituents just prior to use shall be brought to the site in such a state of readiness that they need only be adjusted to brushing or with consistency to meet the relevant working conditions (e.g., temperature), by adding the particular thinners in accordance with the maker's instruction.

**SURFACE PREPARATION**

- Prepare surfaces in a skillful manner to produce finished work of first-class appearance and durability.

- Clean surfaces free from rust, dirt, oil, grease and other foreign matter prior to primer coat. Be sure the surface is clean and dry.
- Repair all voids, cracks, nicks, dents, etc. with suitable patching material.
- Haul and dispose debris properly and to be placed in designated areas provided by DOST-ASTI.
- **For Exterior Concrete Surface**
  - For repainting concrete with chalky old paint, use a surface conditioner. In case of mildew infestation, treat with a bleach solution (1:3, laundry bleach to water, respectively) by swabbing or brushing. To ensure proper treatment, let stand for 24 hours before washing off residue. Let dry.
- **For Interior Concrete Surface**
  - Scrape off all loose, scaling, flaking, and peeling paint manually or by using paint and varnish remover, as necessary. Wash surfaces clean and completely remove chemical residue. Let it dry.
  - For repainting concrete with chalky old paint, use a surface conditioner. In case of mildew infestation, treat with a bleach solution (1:3, laundry bleach to water, respectively) by swabbing or brushing. To ensure proper treatment, let stand for 24 hours before cleaning off residue. Let dry.
- **For Metal Surface**
  - For recoating pre-painted galvanized surfaces in good condition, sand lightly then wipe the surface with a clean rag before applying paint. Remove all loose paint film to sound surface. Spot prime bare substrate.
  - For corroded galvanized surfaces, remove rust by wire brushing and use metal etching solution. Let it stay for 10-15 minutes. Be sure to remove all remaining residue. Immediately prime after drying.

## **MATERIAL REQUIREMENTS**

- Use DOST-ASTI-approved one brand only all throughout. All exposed finish hardware, lighting fixtures and accessories, plumbing fixtures and accessories, glasses and the like shall be adequately protected so that these are not stained with paint and other painting materials prior to painting works. All other surfaces which would be endangered by stains and paint marks should be taped and covered with craft paper or equal.
- Delivery of the materials must be supported by an official receipt or delivery receipt duly signed by the authorized representative of the manufacturer attesting that the paint was sourced from the manufacturer, which will be subject to inspection and documents validation by the DOST-ASTI or its authorized representative.

## **PAINTING SCHEDULE**

- Mix paint with proper consistency. Stir paint thoroughly to keep pigment in even suspension when paint is being applied.
- Unless otherwise indicated, apply paint on three coats (priming, body and finish) and allow each coat to dry thoroughly before the next coat is applied (at least 48 hours between application of coats).

- If at three coats the surface has not been satisfactorily finished, the CONTRACTOR shall apply the necessary number of coats to obtain desired evenness at no extra cost to ASTI end user.
- Touch up knots, pitch streaks, etc. where the finish calls for interior enamel. Use approved sealers for exterior surfaces.
- Do not paint exterior surfaces while still damp or during rainy or damp weather.
- Always start at top of the surface and work downwards.
- Finish surfaces in accordance with the manufacturer's recommendation.
- Do not remix paints of different types

- **For Exterior Concrete Surface**

- Plain Finish:

1 <sup>st</sup> coat	Sealer
2 <sup>nd</sup> coat	Basecoat
Spot putty	Putty
3 <sup>rd</sup> coat	Basecoat
4 <sup>th</sup> and/or 5 <sup>th</sup> coat	Topcoat

- With Fibermesh Reinforcing Membrane

1 <sup>st</sup> coat	Sealer
Spot putty	Basecoat
2 <sup>nd</sup> coat	Putty
Reinforcing Membrane	Fibermesh Matting
3 <sup>rd</sup> coat	Basecoat
4 <sup>th</sup> and/or 5 <sup>th</sup> coat	Topcoat

- **For Interior Concrete Surface**

Primer	Flat Latex
Putty	Masonry Putty
2 <sup>nd</sup> and/or 3 <sup>rd</sup> coat	Semi-Gloss Latex

- **For Metal Surface**

- For galvanized sheets with paint in good condition, clean surface from dirt and dust by washing and apply 2 coats of paint.

## **MATERIAL SPECIFICATIONS**

- **For Exterior Concrete Surface**

- Acrylic water-based elastomeric wall paint. The paint should be formulated to bridge micro/hairline cracks and crevices with excellent elongation and tensile strength to prevent emergence of efflorescence.

Principal Uses	ideal for exterior concrete surfaces
Type	Acrylic
Finish	Sealer: Matte Basecoat: Matte Topcoat: Semi-Gloss Putty: N/A

Thinning Solvent	Use as supplied
Clean-up Solvent	Water

• **For Interior Concrete Surface**

Principal Uses	ideal for interior and exterior surfaces such as concrete, bricks, plaster, and drywalls
Type	Acrylic
Finish	Flat, Semi-Gloss
Thinning Solvent	Use as supplied. If necessary, thin with not more than ½ Liter of clean water per 4-Liter can.
Clean-up Solvent	Water

• **For Metal Surface**

Principal Uses	For galvanized iron surfaces, pre-painted galvanized sheets, and unglazed roof tiles.
Type	Acrylic
Finish	Gloss
Thinning Solvent	Use as supplied. If necessary, thin with not more than ½ Liter of clean water per 4-Liter can.
Clean-up Solvent	Water