

Painting – Exteriors of Units

In 2015, approximately 10 years after the first owners moved into the complex, it was decided to repaint the external of all units. The basic requirements were:

- all units must be painted externally at the same time
- the existing colours must be maintained
- quality paint must be used
- the executive committee would select a contractor or contractors to undertake the work with allowance for individual owners to do the painting themselves
- individual owners must meet the cost of repainting their unit
- autumn was chosen as the time of year when plants and bushes are the least intrusive and the temperatures are optimal for exterior painting.

The following contract specifications were sent to prospective tenderers:

Background

The Gardens @ Fadden complex comprises 17 stand-alone units, one enclosed building housing garbage/recycling bins and two walls at the entrance to the complex. All units, the garbage room and entrance walls are rendered and painted. There are no eaves and all guttering, fascias and garage doors are of Colourbond steel and do not need painting. The driveway lights and lights in the common areas are supported on steel posts that also require painting.

When the development was completed in 2005, three basic colour schemes were used.

Colour Scheme	Main Wall Colour	Accent Wall Colour
Colour scheme 2	Similar to Taubmans Momento	Similar to Taubmans Autumn Clay
Colour scheme 3	Similar to Dulux Doric Cream	Similar to Dulux Mascari
Colour scheme 4	Similar to Taubmans Woodcliffe	Similar to Taubmans Inca Brown

The units at the Gardens @ Fadden need to be re-painted in the same colours that they are currently painted.

The Executive Committee (EC) of the Gardens @ Fadden requires a quotation on a “per unit” basis for the following units:

Unit 1	Unit 2	Unit 3	Unit 4
Unit 8	Unit 9	Unit 10	Unit 11
Unit 12	Unit 13	Unit 15	Unit 16

The EC also requires a separate quote for the common areas as follows:

- the building housing the garbage/recycling bins,
- the two walls at the entrance to the complex,
- all light posts in the complex (9 lights), and
- the exterior face of all fences.

The colour scheme to be used for these common areas is:

- Wall on eastern side of driveway (with letterboxes) colour scheme 3 above,
- Wall on western side of driveway ("The Gardens @ Fadden" signage) colour scheme 4 above.

Once you have provided your quotation, each individual unit owner will be given the option of accepting that quotation. Those owners will then be responsible for entering into a contract for the work to be completed. At this stage, the EC cannot make any assurances as to how many unit owners will be accepting your quote.

Painting required.

UNITS:

- All external painted walls including down pipes, sewerage pipes, water outlet pipes.
- All timber structures attached to a unit.
- All front and rear timber doors, door steps and porch/portico ceilings.

COMMON AREAS:

- Both walls at the entrance to the complex.
- One garbage building, including the external walls, downpipes and timber doors (both sides).
- All brick fence posts within the complex.
- All outward sides of fences.
- Light poles along driveway and in the common areas (colour similar to Taubmans Woodcliffe).

Contract Terms and Conditions

1) Terms

- a) **Pricing**- the quote must indicate the contract price and the progress payments required for each unit and the common areas.
- b) **Timing**- painting is to be finished by the end of 30th April 2016. A penalty may be enforced if the work is not completed in that time, such penalty to be advised in writing prior to each party entering into a contract.
- c) **Warranty**- manufacturers' warranty will apply to all materials used and the workmanship must be warranted for three years. The painting contractor will be responsible for all the work of any sub-contractors and the materials used by them.
- d) **References** - names and contact details for two references indicating standard of workmanship on previous contracts must be provided.
- e) **Insurance** - all insurance coverage required under ACT law including Accident and Indemnity Insurance must be provided by the contractor.

This Insurance must also cover sub-contractors. Sub-contractors must also supply their own Insurance cover.

2) Conditions

- a) **Materials** - All materials and equipment must be supplied by the contractor
- b) **Storage** - The overnight storage of paint and other items could be arranged through the Owner's Corporation or the Contractor could place an on-site shed in the common area. A portable toilet for use by the painters can be placed in the same area.
- c) **Weather** - Painting is to be suspended in wet weather.

3) Surface preparation

- a) **External edges** - Where the plaster angle is showing rust the area is to be cut back to bare metal and Galmet or its equivalent applied before priming and further painting.
- b) **Rendered walls** - All loose and flaking paint to be scraped off and cracks and holes must be filled with a suitable exterior filler to a similar texture to the existing surface. Any rust that is showing signs of "leaking" through is to be treated with "Smart Prime" or a similar product.
- c) **External timber** - Doors and jambs and treads to be lightly sanded and dusted off.
- d) All loose and flaking paint on timber structures is to be scraped off, cracks and holes filled with a suitable exterior filler to a similar texture to the existing surface. Where necessary, a "bridging paint" or "mortar cement" or similar product should be used.

4) Painting

- a) All external doors and those of the garbage sheds are to be treated with an oil based primer/sealer/undercoat before the finished colour is applied.
- b) Two coats of Solar Guard (or equivalent) on all timber surfaces.

5) Application and Disposal of Materials

- a) **Method** - Brush or roller may be used but spraying is not allowed.
- b) **Coats** -

Rendered surfaces - 2 generous coats of 100% Acrylic paint in the appropriate colour.

Timber doors- 2 coats of exterior gloss after primer/undercoat.

Door treads- Stained or painted as per the existing finish.

- c) **Disposal** - Empty paint containers and surplus paint must be removed and disposed of in accordance with ACT Government requirements.

Unwanted paint and cleaners of oil based paint must be disposed off-site.

Unwanted paint and cleaners of water-based paint must not be disposed of in drains or in gardens or lawn areas.

- d) **Storage** - Storage of paint and equipment is the responsibility of the painting contractor.

6) Co-operation of Owners

Unit owners will facilitate the painting of their Units by

- a) Removing or pruning of shrubs or trees to provide access for painting
- b) By arrangement with the contractor:
 - i) removing locks on gates to provide access to rear of Units.
 - ii) opening exterior doors to permit painting of doors, frames and treads.
 - iii) ensuring pets are secured in such a way as to not interfere with the work.

7) Parking

Limited off-street parking either in the visitor car spaces or in driveways can be made available in consultation with Unit owners. Otherwise street parking in Foxtan Cres is an alternative. Parking in the driveway will be difficult as garbage trucks and other delivery vehicles need the access from time to time.

8) Quotes

All quotes are to be lodged with Laurie Stroud (Chairman of the Executive Committee) at Unit 12/5 Foxtan Cres, Fadden ACT (Ph 6292 5401) or by email to lgstroud@bigpond.net.au

9) Site Contacts

Unit 12 Laurie Stroud (Chairman of EC). 6292 5401

Unit 6 Jim Street (EC Painting Sub-Committee). 6292 6448 or 0422 55 77 44
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