

SECTION 09 91 13
Exterior Paint Guideline
Design Standard

PART 1 GENERAL

1.1 PURPOSE:

- A. Paint covers a large amount of surface in a building, and therefore has a significant impact on environmental quality. This design standard has the purpose of creating a consistent application of painting requirements throughout the San Mateo County Community College District. The intent is to create a standard of quality for maintenance and reliability throughout all renovation and new building projects.

PART 2 PRODUCT

2.1 ELASTOMERIC WALL COATINGS

- A. SMCCCD has standardized on elastomeric wall coatings for its masonry buildings.

2.2 APPROVED MANUFACTURERS

- A. SMCCCD has standardized on Kelly-Moore Paints. Why Kelly-Moore Paints?
- B. There are numerous Kelly-Moore Paint store located within reasonable driving distance to each of our college campuses, and their paints are all readily available. The close proximity of their distribution outlets reduces driving time for the maintenance staff who purchase touch-up paint.
- C. Kelly-Moore Paints provides quality products at fair prices.
- D. The ubiquitous nature of Kelly-Moore Paints brings a price competition to SMCCCD's painting projects, ensuring best use of public funds.
- E. The two additional approved manufacturers are Rustoleum for their "Bronzetone", used only for door trim and selectively approved exterior metal surfaces and Tnemec for their specialty coatings of metals.

2.3 EXTERIOR PAINT COLOR PALETTES:

- A. Each of our colleges has standardized on an exterior building paint scheme to complement the exterior architectural elements of the individual campuses. For example, the colors selected highlight the exposed vertical columns at College of San Mateo, reflect daylight into the building interiors at the often foggy Skyline College environment, and highlight the entries at Cañada College. These color schemes were selected by an Architectural & Furniture Finishes Task Force, comprised of representatives from each college as well as industry experts, to add interest to the building exterior and serve the colleges for many years to come. Each college's exterior paint color palette list can be found in the Appendices to this Exterior Paint Design Standard.
- B. The various color schemes are centered on basic, timelessly elegant off-white and creamy colors as the field colors. Complementary shades of beiges, taupes and creams are used to accent various exterior architectural details of the buildings.
 - 1. In addition to the "tone on tone" colors, CSM's color palette includes darker colors that provide "weight" when used below a certain architectural datum line toward the bottom of the building.

2. Skyline College's color palette includes a lighter white for the architectural window surrounds, to reflect daylight into the buildings. Skyline's palette also includes a darker beige for the roof parapets, which hides the dirt and moss growth that occurs at that location due to the moist microclimate.
 3. Cañada College has incorporated dramatic accent colors that "pop" and direct the eye toward entries or other important architectural elements that want to be enhanced.
- C. Accent paint colors should be used sparingly and effectively.
 - D. The exterior paint color schemes for any given project are relatively prescribed, given the overall coordinated look of building exteriors at each campus. However, entries may be emphasized with the use of accent paints, as desired by the building's/project's steering committee and if approved by the College's Cabinet.
 - E. Athletic facility buildings at all the colleges conform to a unified color palette, different from the colleges' main campus building color palettes. The dark green (Essex Green) color of playing-level buildings (buildings that are adjacent to and at the same elevation as athletic fields and courts) provides excellent contrast to fast-flying objects (balls, etc.), which is a safety requirement. Metro Gray provides a mid-tone contrast color option to Essex Green, for doors.
 - F. Digressions from this Exterior Paint Design Standard shall not be considered, unless the design professional receives prior written authorization from the Vice Chancellor of Facilities.

2.4 PAINT APPLICATION GUIDELINES:

- A. For ease of initial and touch-up painting, mid-plane color changes are not allowed. Wall paint shall be applied across one wall plane, corner-to-corner, or at an architectural "breakpoint" such as a change in material or architectural trim.
- B. Door jambs shall be one color only, for ease of initial and touch-up painting and for the cleanest overall aesthetic.

PART 3 PRODUCTS

3.1 ACRYLIC PAINT

- A. For all non-masonry or non-stucco application, use Kelly-Moore 1240 ACRY-SHIELD 100% Acrylic exterior flat paint –through 1250 ACRY-SHIELD exterior semi gloss paint.

3.2 ELASTOMERIC PAINT

- A. The majority of SMCCCD's buildings require masonry paint, because the exterior skins are concrete or plaster.
- B. For Skyline College, the standard masonry paint to be used is 1119 ELASTAKOTE 100% Acrylic Elastomeric Coating. This is a 100% acrylic, smooth elastomeric coating that features good film strength, elasticity, 200% elongation, bridging of hairline cracks, prevention of moisture penetration and cleans up with water. This paint is designed for above grade concrete, concrete block, stucco, and masonry. This paint conforms to Green Seal Paints GS-11 Criteria.
- C. For College of San Mateo and Cañada College, the standard masonry paint to be used is 1118-100 ElastaKote 100% Acrylic Elastomeric Coating. This is a 100% acrylic, smooth elastomeric coating that features excellent weather resistance, waterproofing, durability, excellent film strength, elasticity, 100% elongation, bridging of hairline cracks for prevention

of moisture penetration, chalk resistant properties and cleans up with water. This paint is designed for concrete, concrete block, stucco and masonry surfaces and is self-priming on cured concrete and stucco. This paint conforms to Green Seal Paints GS-11 Criteria.

- D. These elastomeric coatings are suitable for incidental use on adjacent metal and wood surfaces that should be painted the same color as the building field.
- E. Specify the application of the same color semi-gloss paint on top of the final layer of elastomeric paint on lower exterior walls in circulation areas, as a cleanable, sacrificial wear layer.
- F. Door trim can be painted in the adjacent building wall color or in the bronzetone color listed in the matrix below

3.3 DOOR FRAME

- A. Rust-Oleum Bronzetone

3.4 SPECIALTY COATING

- A. Tnemec

3.5 SUBSTITUTION ALLOWED?

No substitutes allowed.

Pursuant to Section 3400 of the Public Contract: Kelly-Moore Paints, Rustoleum Paints and Tnemec Paints are now in use on the particular public improvement described as San Mateo County Community College District. At each instance in these specifications that a designated material, product, thing or service is designated by the brand names "Kelly-Moore" or "Rustoleum" or "Tnemec", "Kelly-Moore", "Rustoleum" or "Tnemec" are designated to support the existing painting systems that are in place at College of San Mateo, Cañada College, Skyline College, and the District Administration Building. The Contractor will furnish and apply only "Kelly-Moore" and/or "Rustoleum" and/or "Tnemec" paints and coatings as required, and no substitutions shall be deemed to be "or equal" or allowed.

END OF SECTION
(Appendices follow)

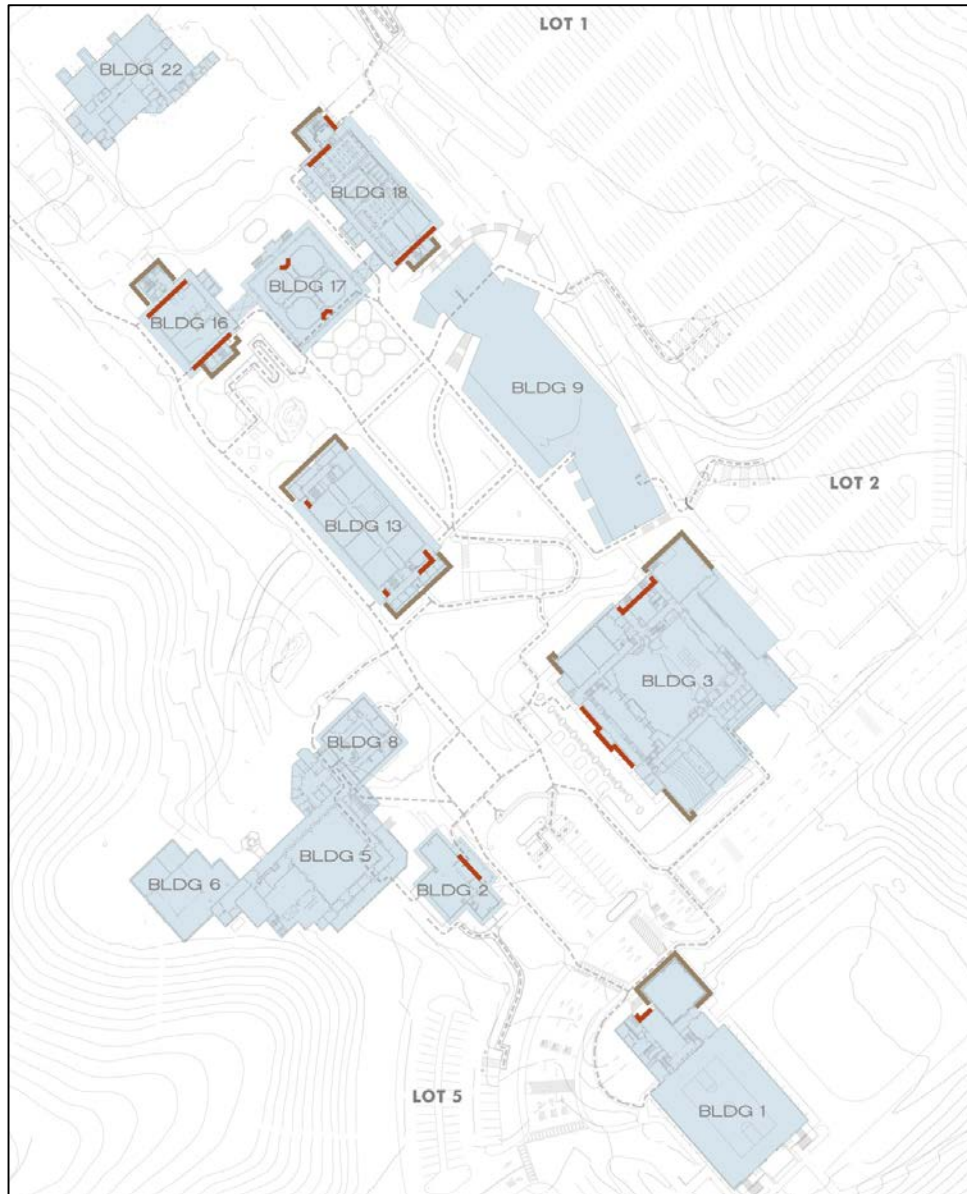
APPENDIX A TO EXTERIOR PAINT DESIGN STANDARD
 Cañada College Exterior Paints Color Palette

Background Color	
Green-Blue	Header
Grey	Standard product by Kelly-Moore
Orange	Custom paint by Kelly-Moore
Clear	Other Manufacturer –See Appendix D

Exterior Paint for All Buildings except Athletic Facilities @ Field Level						
Current Products		Superseded Product Reference				
Color description	color name	Kelly-Moore Control #	Product	sheen	notes	Formula
white	KM4562-1 Oyster Haze	Roof White 14-2123-1112	1250-121-1Q	semi-gloss	for mansard roof parapets	C – 0 Y 2.2500 DU – 0 Y 0.1250 L – 0 Y 7.0000
white	KM4591-1 White Linen	Custom 00-988-1113	1128-100-1G	flat elastomeric	for building columns and eaves (masonry surfaces)	AX – 0 Y 1.0000 B – 0 Y 2.5000 C – 0 Y 6.0000 KX - 0 Y 10.0000 L – 0 Y 10.0000
beige	41 Snip of Tannin	Beige Wall Color 14-1787-1102	1250-121-1G	flat elastomeric	for building walls (masonry surfaces)	B – 0 Y 13.0000 C – 1 Y 4.0000 V – 0 Y 10.0000
beige	41 Snip of Tannin	Beige Wall Color 14-1787-1102	1250-121-1G	semi-gloss	Applied on top of elastomeric paint on lower exterior walls in circulation areas, for cleanable wear layer. Also for metal/wood surfaces adjacent to building wall & colonnade ceilings.	B – 0 Y 13.0000 C – 1 Y 4.0000 V – 0 Y 10.0000
medium orange	KM5372-3 Copper Beach	Terra Cotta 14-2122-1112	1119-330-1G	flat elastomeric	accent color at building entries (masonry surfaces)	C – 3 Y 0.0000 F – 0 Y 18.0000 L – 1 Y 1.0000
medium brown	KM5715-3 Tan Oak	Hickory Wind 14- 1792-1102	1128-220-1G	flat elastomeric	accent color at building bookends (masonry surfaces); this color matches Superior Stucco	C – 0 Y 43.5000 L – 4 Y 30.0000

					#746 Ambrose, which is the color of the B3 planters and, matches Solomon "Mojave" which is the colored concrete used on the Cañada College entablature	
mossy green	KM5743-5 Moss Beach	Avocado 14-2124-1112	1250-555-1Q	semi-gloss	accent color	B - 1 Y 0.0000 C - 0 Y 42.0000 DU - 0 Y 7.0000 KX - 1 Y 0.0000
gray green	KM4943-3 Subway	Khaki Green 14-2126-1112	1128-220-1G	flat elastomeric	accent color (masonry surfaces)	B - 0 Y 8.000 DU - 1 Y 36.0000 F - 1 Y 0.0000
grape	KM5660-5 Black Magic	Eggplant 14-2125-1112	1250-555-1Q	semi-gloss	accent color	B - 0 Y 44.0000 EU - 0 Y 12.0000 KX - 0 Y 32.0000 V - 1 Y 16.0000
Exterior Paint for Athletic Facilities @ Field Level						
dark green	custom color (Essex Green)	Essex Green /149 Green Thumb 14-1793-1102	1245-555-1G	semi-gloss	building color	C - 0 Y 40.0000 Du - 6 Y 32.0000 L - 6 Y 20.0000
medium gray	KM4881-3 Dapper Grey Hound	Metro Gray 14-17-94-1102	1930-333-1G	semi-gloss	door color	B - 6 Y 6.0000 L - 4 Y 18.0000 R - 0 Y 27.0000
Other Manufacturers						
Color description	color name	Manufacturer	Product	sheen	notes	Formula
dark brown	Bronzestone 5275402	Rustoleum	5200 System DTM Acrylic	semi-gloss	interior/exterior door trim, other metal surfaces as approved	

CAÑADA COLLEGE ACCENT PAINT



Accent Paint Legend

- “Bookends” accent color indicated in brown
- “Entry Accents” denoted in red

END OF APPENDIX A OF EXTERIOR PAINT DESIGN STANDARD

APPENDIX B TO EXTERIOR PAINT DESIGN STANDARD
College of San Mateo Exterior Paints Color Palette

Exterior Paint for All Buildings except Athletic Facilities @ Field Level						
Current Products		Superseded Product Reference				
color description	color name	Kelly-Moore Control #	Product	sheen	notes	Formula
beige	KM4585-2 Lover's Hideaway	216 Malibu Beige 14-1795-1102	1128-100-1G	flat elastomeric	for building wall & colonnade ceilings (masonry surfaces)	B – 0 Y 3.5000 C – 0 Y 17.0000 F – 0 Y 1.5000 R – 0 Y 3.0000
beige	KM4585-2 Lover's Hideaway	216 Malibu Beige 14-1795-1102	1128-100-1G	semi-gloss	Applied on top of elastomeric paint on lower exterior walls in circulation areas, for cleanable wear layer. Also for metal/wood surfaces adjacent to building wall & colonnade ceilings.	B – 0 Y 3.5000 C – 0 Y 17.0000 F – 0 Y 1.5000 R – 0 Y 3.0000
white	KM4583-1 Canvas Cloth	Acoustic White 14-1814-1102	1240-121-1G	flat	for roof overhangs	C – 0 Y 5.0000 L – 0 Y 26.0000
creamy white	23 Swiss Coffee	23 Swiss Coffee 14-1815-1102	1128-100-1G	flat elastomeric	for building columns & roof fascia (masonry surfaces); matches Parex stucco color "Marble White"	B – 0 Y 0.5000 C – 0 Y 0.7500 I – 0 Y 0.2500
creamy white	23 Swiss Coffee	23 Swiss Coffee 14-1815-1102	1128-100-1G	semi-gloss	for metal/wood adjacent to bldg columns & roof fascia	B – 0 Y 0.5000 C – 0 Y 0.7500 I – 0 Y 0.2500
beige	KM4647-2 Pony Tail	KM3972-2 Earthstone 14-1822-1102	1128-100-1G	flat		B – 0 Y 9.5000 C – 0 Y 22.5000 I – 0 Y 3.7500
light brownish beige	custom color	KM 3957-2 Glen Abbey 14-1817-1102	1250-222-1G	flat elastomeric	for lowest floor of building walls below a certain datum line (i.e., the pedestal of the building) (masonry surfaces)	AX – 0 Y 2.0000 B – 1 Y 10.5000 C – 0 Y 40.0000

light brownish beige	custom color	KM 3957-2 Glen Abbey 14-1817-1102	1250-222-1G	semi-gloss	to match Glen Abbey paint color on metal/wood surfaces	AX – 0 Y 2.0000 B – 1 Y 10.5000 C – 0 Y 40.0000
dark brownish beige	custom color	Earthstone 14-1823-1102	1250-121-1G	flat elastomeric	Matches Parex stucco color “Brushwood” (the medium stucco color on B10)	B – 0 Y 18.0000 C – 0 Y 45.0000 I – 0 Y 7.0000
wet concrete	KM5793-3 Jasmine Hollow	KM3959-3 Fair Fieldstone 14-1830-1102	1128-330-1G	flat elastomeric	Matches Parex stucco color “Fair Field Stone” (the darkest stucco color on the lowest part of B10 and B5)	B – 2 Y 10.5000 C – 1 Y 4.0000 I – 0 Y 42.2500
wet concrete	KM5793-3 Jasmine Hollow	KM3959-3 Fair Fieldstone 14-1830-1102	1128-330-1G	semi-gloss	Applied on top of elastomeric paint on lower exterior walls in circulation areas, for cleanable wear layer. Also used on exterior guardrails on stairs, decks, etc.	B – 2 Y 10.5000 C – 1 Y 4.0000 I – 0 Y 42.2500
wet concrete	KM5793-3 Jasmine Hollow	KM3959-3 Fair Fieldstone 14-1830-1102	1128-330-1G	semi-gloss	For exterior galvanized metal railings on stairs, decks, etc., use one coat of # 5725 DTM Acrylic Primer Finish and 2nd and 3rd coats of #5885 DTM High Performance Acrylic Semi-Gloss Enamel	B – 2 Y 10.5000 C – 1 Y 4.0000 I – 0 Y 42.2500
gray green	KM4943-3	Khaki Green 14-2126-1112	1128-220-1G	flat elastomeric	accent color (masonry surfaces)	B – 0 Y 8.000 DU – 1 Y 36.0000 F – 1 Y 0.0000
medium orange	KM5372-3 Copper Beach	Terra Cotta 14-2122-1112	1119-330-1G	flat elastomeric	accent color at building entries (masonry surfaces)	C – 3 Y 0.0000 F – 0 Y 18.0000 L – 1 Y 1.0000
golden yellow	KM5272-2 Sparkling Champagne	168 Full Sun 14-1831-1102	1128-100-1G	flat elastomeric	accent color (masonry surfaces)	C – 1 Y 8.0000 L – 0 Y 2.0000 R – 0 Y 2.0000

Exterior Paint for Athletic Facilities @ Field Level						
dark green	custom color (Essex Green)	Essex Green /149 Green Thumb 14-1793-1102	1245-555-1G	semi-gloss	building color	C – 0 Y 40.0000 Du – 6 Y 32.0000 L – 6 Y 20.0000
medium gray	KM4881-3 Dapper Grey Hound	Metro Gray 14-17-94-1102	1930-333-1G	semi-gloss	door color	B – 6 Y 6.0000 L – 4 Y 18.0000 R – 0 Y 27.0000
Other Manufacturers						
Color description	color name	Manufacturer	Product	sheen	notes	Formula
dark brown	Bronzestone 5275402	Rustoleum	5200 System DTM Acrylic	semi-gloss	interior/exterior door trim, other metal surfaces as approved	
medium grey	Sinker, 46GR	Tnemec	Tnemec Solid Pigmented	satin	Applied on structural steel posts for rooftop screen at Building 5. V69F high build epoxoline topcoat also applied, in satin finish.	RGB – 113 RGB – 116 RGB – 117
gold	ME 660 Pharaoh's Gold	ME660	Modern Masters	Semi opaque	Gold lettering on Bulldog Softball, Bulldog Baseball, and Bulldog Aquatics signage on black iron gates	none

END OF APPENDIX B OF EXTERIOR PAINT DESIGN STANDARD

APPENDIX C TO EXTERIOR PAINT DESIGN STANDARD
 Skyline College Exterior Paints Color Palette

Exterior Paint for All Buildings except Athletic Facilities @ Field Level						
Current Products		Superseded Product Reference				
color description	color name	Kelly-Moore Control #	product	sheen	notes	Formula
light beige	KM4585-2 Lover's Hideaway	216 Malibu Beige 14-1795-1102	1128-100-1G	flat elastomeric	for building walls, overall color	B – 0 Y 3.5000 C – 0 Y 17.0000 F – 0 Y 1.5000 R – 0 Y 3.0000
light beige	KM4585-2 Lover's Hideaway	216 Malibu Beige 14-1795-1102	1128-100-1G	semi-gloss	for metal/wood adjacent to building walls	B – 0 Y 3.5000 C – 0 Y 17.0000 F – 0 Y 1.5000 R – 0 Y 3.0000
light beige	KM5788-2 Tranquil Taupe	218 Cascade Beige 14-1798-1102	1250-222-1G	flat elastomeric	for columns and parapets	B – 0 Y 10.0000 C – 1 Y 2.0000 I – 0 Y 25.0000
light beige	KM5788-2 Tranquil Taupe	218 Cascade Beige 14-1798-1102	1250-222-1G	flat elastomeric	for columns and parapets	B – 0 Y 10.0000 C – 1 Y 2.0000 I – 0 Y 25.0000
white	KM4597-1 Texan Angel	Weathered Branch 14-2121-1112	1119-100-1G	semi-gloss	for metal/wood adjacent to window surrounds	B – 0 Y 2.0000 C – 0 Y 1.5000 L – 0 Y 24.0000
brown grey	KM5775-3 Empire Ranch	KM3975-3 African Plain 14-1806-1102	1245-333-1G	low sheen	For painting the inside of cast-in-place inscriptions in order to allow the wording to pop out against the wall color, e.g. the Gandhi inscription on Building 6 Student Center	B – 1 Y 27.0000 C – 3 Y 14.0000 I – 0 Y 38.0000 L – 0 Y 18.0000
medium orange	KM5372-3 Copper Beach	Terra Cotta 14-2122-1112	1119-330-1G	flat elastomeric	accent color at building entries (masonry surfaces)	C – 3 Y 0.0000 F – 0 Y 18.0000 L – 1 Y 1.0000
Exterior Paint for Athletic Facilities @ Field Level						

dark green	custom color (Essex Green)	Essex Green /149 Green Thumb 14-1793-1102	1245-555-1G	semi-gloss	building color	C – 0 Y 40.0000 Du – 6 Y 32.0000 L – 6 Y 20.0000
Other Manufacturers						
Color description	color name	Manufacturer	Product	sheen	notes	Formula
dark brown	Bronzetone 5275402	Rustoleum	5200 System DTM Acrylic	semi-gloss	interior/exterior door trim, other metal surfaces as approved	

END OF APPENDIX C OF EXTERIOR PAINT DESIGN STANDARD

APPENDIX D TO EXTERIOR PAINT DESIGN STANDARD ALL CAMPUSES
Exterior Paints Color Palette

Other Colors without Specific Applications or Campus Noted						
Current Products		Superseded Product Reference				
color description	color name	Kelly-Moore Control #	product	sheen	notes	Formula
light beige	custom color	KM573-L Weathered Branch 14-1805-1102	1250-121-1G	flat		B – 0 Y 11.0000 C – 0 Y 19.0000 V – 0 Y 6.0000
Grey beige	KM5777-2 Cannery Park	218 Cascade Beige 14-1797-1102	1119-100-1G	flat		B – 0 Y 20.0000 C – 0 Y 24.5000 I – 0 Y 12.0000
white	KM4569-1 Clear Sand	Column White 00-988-1113	1250-121-1G	flat elastomeric	for building columns and eaves (masonry surfaces)	AX – 0 Y 1.0000 B – 0 Y 2.5000 C – 0 Y 6.0000 KX - 0 Y 10.0000 L – 0 Y 10.0000

END OF APPENDIX D OF EXTERIOR PAINT DESIGN STANDARD