MURRIETA VALLEY
UNIFIED SCHOOL DISTRICT

Project Information

School Name:	Murrieta Valley High School
Project Address:	42200 Nighthawk Way, Murrieta, CA. 92562
Project Contact:	Jose Contreras, Director of Facilities
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Project Schedule:	June 8, 2026 – July 24, 2026

Project Summary and Objective

The purpose of this project is to provide a safe learning and working environment for the Murrieta Valley Unified School District staff and students. As part of our Measure BB end of life cycle replacement plan, we need to paint several buildings at Murrieta Valley High School. This is a Public Works project; Prevailing Wages and Payment & Performance Bonds will be required. Furthermore, the lowest, responsive, and responsible bidder will be required to be registered with the DIR and a project registration number will be provided.

Dimensions and Measurements

- All dimensions and measurements are approximate and should be verified by an onsite inspection. However, responsibility for verification by whatever means is necessary in the opinion of the bidder is their responsibility. Bidders will not be allowed to increase prices based on failure to confirm actual square footage, obstructions, or other conditions.

Project Scope of Work

- The Contractor shall furnish all labor, materials, tools, and equipment necessary for a complete repainting job in accordance with the project specifications It is the intention of these specifications to have all existing painted surfaces repainted.
- It shall be the responsibility of the contractor to provide approved storage for materials and equipment at a location approved by the owner.
- All staging, scaffolds, ladders, etc. shall always be maintained in a manner to meet OSHA Safety Requirements and not be a hazard to Murrieta Valley Unified School District Staff. Adequate exits from all buildings shall be maintained in all areas to meet the Fire Code.
- All non-painted areas such as scrubs, floors, glass, etc. shall be protected. Upon completion of the project, the contractor shall remove all splattering and removal all paint-related trash from the premises. The contractor shall be held responsible for any related damages.
- Exterior surfaces shall be pressured washed @3000 PSI to insure removal of chalk, mold, mildew, or any other foreign material. All surfaces after having been properly cleaned and de-scaled shall have all joints resealed by proper method as defined in the project specifications.

Stucco/Plaster Specifications: Stucco repair on exterior wall at seismic joint between 708 and 710 wall next to HVAC roof above room 644. Parapet wall above room 634. Surface cracks above entry to 618 and 630.

- **Surface Preparation:** Remove all damaged, loose, or soft plaster down to the lath or masonry substrate. If the existing lath is damaged, it should be replaced.
- **Cleaning:** Remove dust, debris, and oil from the area.
- **Bonding:** Apply a bonding agent to existing plaster edges to ensure proper adhesion of new edges
- Waterproofing & lath: tie into at least 2 inches of original lath overlap. craft paper to be under the top portion of the patch and over the bottom portion of the patch with inspection request from district project manager
- **Scratch Coat:** Apply the first coat of plaster (base coat) to the lath, allowing it to keys into the lath. Score the surface diagonally as it sets.
- **Brown Coat:** Apply the second coat, keeping it roughly 1/8 inch below the final surface level.

- **Finish Coat:** Apply the final coat to match the surrounding texture (smooth, float, or texture).
- **Curing:** Maintain moist curing for 48–72 hours to prevent the plaster from drying too quickly, which can cause cracking.

Materials & Standards

- **Base Coat:** Gypsum-neat plaster (ASTM C28) mixed with sand, or high-strength lime-based plaster.
- **Finish Coat:** Autoclave finish lime or gypsum-based veneer finishes.
- **Cement Plaster (Stucco):** For exterior, Portland cement (ASTM C150) should be used.
- **Thickness:** The total thickness of new plaster must match the original, usually a total of

  ¾ , 3/4 -1”, 1 inch +

Repair Techniques

- **Cracks:** Cracks should be "tooled out" to a v-shape or u-shape, cleaned, and filled with plaster slurry.
- **Small Holes:** Can be filled with patching plaster, ensuring they are flush with the surrounding surface.
- **Large Holes:** Require re-lathing (metal or wood lath) over the structural stud/joist, followed by a three-coat application.
- **Surface Defects:** For minor surface delamination, remove the damaged area and apply a non-sanded finish coat, ensuring it is flush with the surroundings.

Key Quality Assurance

- **Finished Surface:** When a 10-foot straightedge is placed on the patch, the surface should not vary more than 1/8 inch.
- **Texture/Color Match:** The patch must be invisible upon completion.
- **Documentation:** All materials should comply with ASTM standards (e.g., C926 for cement plaster).

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Project Colors (Murrieta Valley High School)

- Dunn Edwards – Body 1 (DE6211 Light Beige)
- Dunn Edwards – Body 2 (DE6214 Pigeon Gray)
- Dunn Edwards – Posts (DET680 Espresso Macchiato)
- Dunn Edwards – Awnings (DET680 Espresso Macchiato)

- Dunn Edwards – Doors/Frames (DET442 Rocky Mountain Red)