

WAREHOUSE COMPLEX REPAINT

Massive project faced supply and pricing constraints



Project location | Completion date

Phoenix, AZ

March 2021



Painting contractor

Chris Fernandez, Project Manager
Metzger's Painting Professionals
MetzgersPainting.com

Project overview

This exterior repaint included three warehouse-style concrete tilt-up buildings totaling more than 840,000 square feet and requiring more than 2,100 gallons of paint. An open-spec project, the contractor could use any paint supplier, but Metzger's Painting Professionals selected Dunn-Edwards, specifically for the quality level and price point of its PRO-COM® 6500 Exterior Paint. The contractor ran two 3–4-man crews for five months for on-time, on-budget delivery.

Project challenges

- + Metzger's Painting Professionals was in the early stages of building a relationship with the project owner, who has a large portfolio of similar properties. The contractor had done previous work for the customer, and for this project, was pressed to deliver a quality paint product and superior craftsmanship at a great price.
- + The project faced COVID-19-related supply-chain challenges, and Dunn-Edwards needed to assure the contractor the product would always be available for delivery, even on short notice.
- + 45'-tall concrete tilt-up panels easily flash or streak without the proper coating and application technique, combined. The contractor had the skill but needed to find the right product.





Contractor qualifications

Metzger’s Painting Professionals has more than 25 years of experience. The company’s mission has always been to deliver superior service at a fair price. That dedication was evident as the company sought the right paint manufacturer for this project. The contractor was selective and only considered manufacturers they were confident could deliver with the needed product quality—and availability. Its crews are experts at spray techniques that would assure the coating would be applied correctly, but the project’s success largely hinged on finding a coating that was “dead flat with no sheen whatsoever,” said Chris Fernandez, project manager. PRO-COM 6500 was recommended by Metzger’s Dunn-Edwards Rep, who helped their crews test the product first.

Why Dunn-Edwards?

- + The contractor was impressed with the product quality and Dunn-Edwards fast delivery on the project’s large orders, many of which were completed in less than 24 hours.
- + PRO-COM 6500 Paint’s ultra-flat sheen minimized the potential for flashing or streaking, and the crews appreciated its ease of application.
- + The concrete and masonry surfaces required two primer types. EFF-STOP® Select Interior/Exterior Masonry Primer/Sealer was chosen for its efflorescence- and pH-blocking properties, and SURFACO® Interior/Exterior Chalk-Binding Primer was chosen to seal chalking paint surfaces.
- + Beyond product recommendations, the contractor’s Dunn-Edwards Rep provided an unrivaled attention to detail with superior color matching.

“It’s just the attention my paint Rep gave us on this project ... He gave us PRO-COM 6500 to try out and my painters loved it. It covered well, went on nicely, and didn’t streak. Now, for every commercial job we have that requires flat, PRO-COM 6500 is my go-to product. Our Rep also visited the site several times and walked it with his boss as well. You don’t get that kind of service from other paint companies.” —Chris Fernandez

Exterior Surfaces



EFF-STOP® Select
Interior/Exterior
Masonry Primer/Sealer

Concrete and masonry walls



SURFACO®
Interior/Exterior
Chalk-Binding Primer

Concrete and masonry walls
Truck ramp walls



PRO-COM® 6500
Exterior Paint

Concrete and masonry walls: Flat
Building accents: Flat



SPARTASHIELD®
Exterior Paint

Metal railings: Semi-gloss
Entry door accents: Semi-gloss



VERSASATIN®
Interior/Exterior Paint

Roll-up doors: Satin



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