NOTICE OF AWARD OF CONTRACT

TO: COLOSSAL CONTRACTORS, INC.
15456 OLD COLUMBIA PIKE
BURTONSVILLE, MD 20866

DATE ISSUED: June 4, 2014
CURRENT CONTRACT NO: 514-14LW
CONTRACT TITLE: DES - PAINTING SERVICES

THIS IS A NOTICE OF AWARD OF CONTRACT AND NOT AN ORDER. NO WORK IS AUTHORIZED UNTIL THE VENDOR RECEIVES A VALID COUNTY PURCHASE ORDER ENCUMBERING CONTRACT FUNDS.

Your firm is awarded the above referenced contract. The contract term covered by this Notice of Award is effective IMMEDIATELY and expires on MAY 31, 2019.

The contract documents consist of the terms, conditions, and specifications of Invitation to Bid No. 514-14LW and the bid of the Contractor, incorporated herein by reference.

CONTRACT PRICING:
1) REFER TO CONTRACTOR’S BID FORM
2) PRICING FIRM THROUGH MAY 31, 2019.

ATTACHMENTS:
BID FORM
SPECIFICATIONS EXCERPT

EMPLOYEES NOT TO BENEFIT:
NO COUNTY EMPLOYEE SHALL RECEIVE ANY SHARE OR BENEFIT OF THIS CONTRACT NOT AVAILABLE TO THE GENERAL PUBLIC.

VENDOR CONTACT: JUAN R. NAVARRO
EMAIL: rnavarro@colossalcontractors.com

COUNTY CONTACT: Michelle Congdon
EMAIL: mcongdon@arlingtonva.us

TELEPHONE NO.: 301-476-9060
TELEPHONE NO.: 703-228-7942

CONTRACT AUTHORIZATION

Kryzysta Reider, CPBB
Procurement Officer

6/4/2014
BID FOLDER: 1

Kryzysta Reider, CPBB
Procurement Officer
**PRICING SHEET**

PROVISION OF INTERIOR AND EXTERIOR PAINTING SERVICES TO INCLUDE WALLCOVERING PREP AND INSTALLATION ON AN AS-NEEDED BASIS FOR A FIVE-YEAR PERIOD

The County will make the award for this solicitation based upon a pre-determined, sealed formula. This formula will be unsealed, at the bid opening, and become a public record at that time.

**PLEASE PROVIDE PRICES IN ALL CELLS HIGHLIGHTED IN BLUE**

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<th>YEAR 2</th>
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**META SCAFFOLDING - PROVIDE RATE PER UNIT PER DAY**

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**COLOSSAL CONTRACTORS, INC.**
15456 Old Columbia Pike
Burtonsville, MD 20866
(301) 476-9060
**SPECIFICATIONS EXCERPT**

**SCOPE OF WORK**
The Contractor shall provide all labor, tools and equipment required for the complete and satisfactory performance of all types of painting services. Services to include incidental surface preparation where general repairs are required to a surface resulting from, by way of illustration and not limitation, damage resulting from vandalism or accident, installation of fixtures or other maintenance operations. All work will be performed in facilities owned or leased by Arlington County.

The work shall include, but is not limited to:

a) Surface preparation including scraping, sanding, spackling, caulking and puttying.

b) Applying paint, enamel or latex paints, stains, varnishes, lacquers, epoxies, and other products to interior wallboard, plaster, sheetrock, and textured surfaced ceilings, walls, floors, doors, windows, trim, wood and metal casework, piping, conduit, ductwork and any other areas identified in this solicitation including exterior painting.

c) Prepping for and installation of various types of wallcovering

The Contractor shall protect all surface areas, equipment, fixtures, hardware and other items that may come in contact with paint during the performance of the work. On completion of an assignment, the Contractor shall clean up all work areas, legally dispose off-site all trash and wastes generated by the painting assignment, and remove all Contractor-provided tools and equipment.

All work shall be performed on a time and materials basis.

Paint will not be provided by the County to the Contractor. The Contractor will provide paint; payment by the County shall be at the Contractor's cost.

All tools and equipment used in the performance of the work (spackle, caulk, putty and other related products, brushes, rollers, spray painters, sanders, drop cloths, sandpaper, steel wool, scaffolding, ladders and hand tools) shall be provided by the Contractor, and shall be included in the hourly rate unit prices as overhead.

**SCAFFOLDING**
If the painting height exceeds twelve (12) feet, and it is determined by the County (not to conflict with OSHA requirements) and the Contractor, that steel scaffolding, (rented or owned) is required; it is to be included in the proposal as a specific line item. Scaffolding requirements shall be determined in accordance with generally accepted trade practices based on the configuration of the room, existence of machinery or equipment blocking the work area and similar occurrences. Scaffolding shall not be used or charged for high work, which can be accomplished safely and efficiently by OSHA requirements, through use of extension rollers or ladders.

**EXTERIOR WORK**
Exterior Work shall include applying paint to roof eaves, building components and trim, miscellaneous metal, wood, concrete, masonry, window frames, exterior doors and frames,
and other similar items at the rates set forth in the Bid Form.

PAINT AND SOLVENTS
All unopened paint and other products provided by or paid for by the County shall be returned to the County or County's supplier for credit to the County. Opened, unused portions of paint remaining after completion of an assignment will be left with the building supervisor at the work location.

QUALITY OF WORKMANSHIP
All Work shall be of commercial quality, performed according to the industry standards and to the satisfaction of the County. Work shall be performed in accordance with the plans, specifications and specific instructions provided by the County Project Officer.

PERSONNEL
Personnel used in the performance of this Work shall be trained and qualified for work of this type. The Contractor's personnel shall meet and exceed the minimum qualification criteria listed below. The County reserves the right to refuse services from any personnel deemed to be unqualified, disorderly, or otherwise unable to perform assigned work. The Contractor shall submit to the County list of changes to personnel performing work under this contract as well as written evidence of the persons' qualifications for the classifications to which they are assigned at the inception of this Contract within five (5) business days of a change. The Contractor shall maintain the personnel list and submit to the County the updated list when a change in the personnel occurs.

The Contractor shall ensure that all its personnel reporting to work have uniforms. All Contractor personnel must display County provided identification cards at all times while performing under this Contract.

The Contractor shall be responsible for its personnel conduct.

Contract Manager:
The Contractor shall assign a qualified individual to serve as the Contract Manager. The Contractor shall provide, with their bids, the proposed Contract Manager's resume. The Contract Manager shall be experienced in project management; supervision of employees; knowledgeable in all aspects of painting industry; have the ability to troubleshoot problems and issues quickly, and be able to consult with the County Project Officer about remedies.

The Contract Manager shall report to the County’s Project Officer for communication, coordination and evaluation of inspection, testing, and maintenance services and for quality control. The Contract Manager shall serve as the single point of contact with the County for work assignments, Contractor cost proposals, and problem resolution.

The Contract Manager shall meet with the County Project Officer for progress meetings and site tours as needed to discuss performance and receive feedback on all services performed. At a minimum, the Contract Manager shall initiate the meeting with the County Project Officer semi-annually.

The Contract Manager hours are not billable and shall be considered Contractor overhead.

Project Manager:
The Contractor shall provide, with their bids, the proposed Project Manager’s
The Contractor shall provide project management on an as-needed basis. The Project Manager shall be responsible for project coordination of installation, repair, and replacement projects. The coordination tasks shall include, but not be limited to: scheduling, ordering and delivery of equipment and materials, project oversight, coordination, and close-out (i.e. checklist, start-up, warranty, etc.). Work of a Project Manager may only be charged to project work with the cost estimate of over $20,000. No overtime work will be allowed for the Project Manager.

Foreman:
The Contractor shall provide, with their bids the proposed Foreman’s resume. At a minimum, the Foreman shall have five (5) years of experience as a painting project foreman. The Foreman shall be able to manage and supervise complete painting projects. The Foreman shall work along with, as well as supervise, the Painter and Painter Assistant (Helper) in all work assignments pertaining to this contract. The Foreman shall have command of English language and have the ability to communicate with the County’s Project Officer, maintain accurate time reports, and prepare cost estimates and material lists, or other project-related paperwork.

Painter:
The Painter shall be skilled in the painting trade at the journeyman level (a person who has served an apprenticeship at a trade or handicraft and is certified to work at it assisting or under another person) with four (4) years of experience; have the ability to work independently from blueprints, oral instructions and written specifications; be able to supervise one or more helpers; have a thorough knowledge of standard painting practices, materials, and processes; have the ability to efficiently use the tools, equipment, and materials of the painting trade; and be equipped with all tools, equipment, safety equipment and other incidentals necessary for the performance of the work, including transportation to and from the work site. The Painter must have the ability to communicate clearly in English with the County’s Project Officer.

Painter Assistant (Helpers):
The Helper shall be capable of providing assistance to the journeyman Painter and Foreman; have a minimum of one (1) year’s exposure to the painting craft at the apprentice/beginner level; be able to work with basic power and hand tools relating to the painting craft; have the ability to follow directions, communicate clearly, and make decisions regarding surface preparation, product application and equipment; and be equipped with all tools, equipment, safety equipment, and other incidentals necessary for the performance of the work, including transportation to and from the work site.

Wallcovering Installer:
The Wallcovering installer shall be skilled in the wallcovering trade at the journeyman level (a person who has served an apprenticeship at a trade or handicraft and is certified to work at it assisting or under another person) with four (4) years of experience; have the ability to work independently from blueprints, oral instructions and written specifications; be able to supervise one or more helpers; have a thorough knowledge of standard wallcovering practices, materials, and processes; have the ability to efficiently use the tools, equipment, and materials of the wallcovering trade; and be equipped with all tools, equipment, safety equipment and other incidentals necessary for the performance of the work, including transportation to and from the work site. The Wallcovering installer must have the ability to communicate clearly in English with the County’s Project Officer.
SCHEDULING

A minimum of four (4) Foremen, eight (8) Painters and a sufficient number of Helpers to support four (4) work teams (one Foreman, two Painters and helper(s)), complete with an appropriate vehicle, shall be available to the Contractor for work under the contract. The County intends to provide at least five (5) days of notice for work assignments under this contract. No more than five (5) days shall elapse from County’s notification to the time the Contractor reports for work on the job site unless a longer lead time is requested by the County. The starting date and work schedule established by the County Project Officer for each assignment under this contract shall be adhered to by the Contractor and the work shall continue uninterrupted from the start date until the project is completed. The Contractor is NOT to arrive at the project site unannounced or if not scheduled by the County Project Officer.

The County Project Officer will approve in advance the number and classifications of personnel to be assigned to a job. Many projects will require only the services of a Painter and Helper, without a Foreman. When multiple personnel or the services of an on-site Foreman are required, as determined by the Project Officer, they will be provided at the prescribed ratios indicated by the County Project Officer.

JOB CANCELLATION

The County may cancel any job assigned and underway if the work, in the opinion of the Project Officer, does not progress at a satisfactory pace. If a job is canceled, the County will reimburse the painting firm for all work performed up to the time of cancellation and accepted by the County Project Officer. The County may then contract separately for the completion of the work. In the event of cancellation, paint and all supplies and solvents purchased by or paid for by the County shall remain at the job site and be used for the remainder of the job.

SEPARATE BIDS

The County reserves the unilateral right to solicit separate bids for given jobs when the estimate for the job (time and materials) is in excess of $5,000.00. A separate County Purchase Order is required for all jobs in excess of $5,000. A site visit is mandatory for any estimate over $5,000.

LABOR CHARGES

Bidders shall indicate on the Bid Form the hourly rates applicable for a Project Manager, Foreman, Painter and a Helper at straight time rates. Overtime must be if required and approved in advance by the County Project Officer in writing. Overtime shall be paid for by the County at one and one half times the straight time rate for work done or scheduled after 5:00 pm till 6:00 am weekdays. Normal working hours may range from 6:00 am to 5:00 pm. Work will not exceed an eight (8) hour day unless previously approved by the County Project Officer. Overtime rate shall apply to evenings, nights and Saturdays. Sunday rate will apply to Sunday work only, and will be two (2) times the straight rate.

The County will pay the Contractor for only actual time worked at the site. Portal to portal travel, lunch breaks, or other non-work related breaks will not be paid for by the County. Employee travel time between jobs, time spent obtaining additional supplies or equipment (other than the time required to obtain supplies from an on-site truck) will not be paid for by the County.

Daily Log sheets shall be completed by the Contractor each day, at the job site, signed
by the Project Officer, or designee. Daily Logs shall include the names of each worker, time actually worked, as well as materials used that day.

SITE CONDITIONS/INVESTIGATIONS

Upon receipt of request to perform work, and prior to the submission of a cost estimate, the Contractor shall visit the project site to determine the specific requirements of the work. The particular requirements shall include access constraints, storage areas, material mixing and preparation areas, extent of patching requirements, paint quantities and types as well as any other factors which may affect the extent and completion of the work. If existing paint conditions are deteriorated to the extent that remedial patching and surface preparation cannot be accomplished upon the terms and conditions of this contract, the Contractor shall immediately notify the Project Officer and await further instructions.

Upon completion of the site investigation, the Contractor shall develop an itemized estimate for the work.

ESTIMATES FOR WORK ASSIGNMENTS

The Contractor shall provide a written estimate for any request, if requested by the County. Estimates submitted for work assignments shall itemize, in detail, the estimated cost for the assignment. Detail shall include all labor hours for each labor category with their contract unit prices, the product description (samples to be provided on request within 48 hours) and cost of any materials and scaffolding. Estimates over $5,000 require a site visit to be performed by the contractor prior to submitting an estimate. Estimates shall be provided, by the Contractor, to the County at no charge. Payment for work shall be for work actually done, on a time and material basis. Lump sum invoicing is prohibited. If the Contractor's actual charges exceed the estimate by more than 10% on two (2) or more occasions during any three (3) month period, the County may terminate the contract without notice.

INVOICES

1. The County will reimburse the Contractor for time spent on the job only. Travel time between jobs, time spent in obtaining additional supplies or equipment (other than the minimal time necessary to obtain supplies from an on-site truck) and preparing estimates shall be at the Contractor's expense. These are considered administrative expenses and shall be included in the hourly rates bid. On the job time shall commence when the personnel arrive at the work site and report to the County Project Officer in charge of the assignment.

2. Approved Daily Logs shall be attached to the final invoice/s for payment.

3. Invoices shall be submitted to the County Project Officer who initiated the Purchase Order covering the job assignment, within 30 days of the completion of a job. The invoice shall contain a legible description of work performed; identify location where the work was performed; number of hours, by job category, worked; parts and equipment with receipts; and list the applicable County Purchase Order number.

The Contractor shall produce a properly painted surface. A properly painted surface is one that is uniform in appearance, color, and sheen. It shall be free of foreign materials, lumps, skins, runs, sags, holidays, misses, strike-through and insufficient coverage. It is a surface free of drips, spatters, spills, or overspray. Compliance with this criterion shall be determined when viewed without magnification at a distance of three (3) feet under normal lighting conditions and from a normal viewing position.
TECHNICAL REQUIREMENTS
The terminology definitions of the Painting and Decorating Contractor of America Standard PI-92 shall govern in determining the standard of quality.

TRAFFIC MANAGEMENT: The Contractor shall be responsible for maintaining traffic flow, and for protection and safety of vehicles and pedestrians in the area affected by all Contract work. The Contractor shall provide all signs, barricades, flashers, and flag-personnel required to maintain traffic flow and safety. Signs and other traffic control devices must be in accordance with the most current Virginia Department of Transportation (VDOT) standards. There shall be at least one (1) VDOT certified flagger trained on Basic Work Zone Traffic Control at each site where traffic control is required.

EQUIPMENT ACCESSIBILITY: The Contractor shall provide the means and methods to access all equipment included in this Contract. This includes, but is not limited to, ladders and scissors lifts (man-lifts). Cost for access shall be considered Contractor overhead and shall not be charged separately.

ROOF SAFETY: The Contractor shall follow all applicable federal, state, and local safety requirements and regulations.

MATERIAL DISPOSAL: The Contractor shall be responsible for proper disposal of all waste and shall remove all trash and waste produced by service. Disposal shall be in accordance with all applicable local, state, and federal regulations. The Contractor shall not dispose of any materials in County-owned or operated refuse devices and/or equipment (i.e. trash cans, dumpsters, etc.).

SAFETY WORK PLAN: The Contractor shall provide a safety work plan to the County Project Officer or designee for all work requested unless otherwise directed by the County Project Officer or designee. This plan shall be submitted for approval at the beginning of the contract with the initial schedule of implementation and separately at County’s request for any project work prior to the start of work.

CODES AND STANDARDS: All work performed under this Contract shall be in strict accordance with all applicable codes, industry standards, and County Standards. Should permits for any work performed by the Contractor be required by Arlington County, the Contractor shall prepare, submit, and obtain approval and the permit from the County. The Contractor shall be responsible for all permit fees. The Contractor shall follow and shall be responsible for coordination of all County requirements and procedures associated with impairments of fire protection equipment.

JUSTICE CENTER BACKGROUND CHECK AND SECURITY REQUIREMENTS
Within thirty (30) calendar days after award of the contract, a minimum of two (2) painters employed by the Contractor must obtain background check approval from the Arlington County Sheriff’s Office. Personnel who successfully pass the background check must attend a one (1) day Arlington County Sheriff’s Office security class in order to be allowed to work in the Arlington County Detention Facility (ACDF) and Courthouse buildings. The one day training session provided by the Sheriff’s Office will include, but will not be limited to, required onsite security protocols, responsibilities and compliance with the Prison Rape Elimination Act (PREA) as specified in 28 CFR Part 115 of the Federal Registry. All personnel shall also be required to attend annual, one day, security/PREA refresher training. The Contractor shall not be reimbursed for time required for ACDF security trainings.

When entering or performing work at the ACDF, any and all Contractor’s personnel carrying tools and replacement parts shall carry such tools and replacement parts in a locked tool bag or mobile tool cart with lockable drawers/doors. In addition, the
Contractor shall ensure that each tool bag or mobile toll cart has a current (daily) inventory of the list of tools, replacement parts and any hazardous materials or products contained in the bag or mobile cart prior to entering and leaving the ACDP.

METHOD OF MEASURING PERFORMANCE
The performance of the Contractor will be measured throughout the term of the Contract by consideration of the following performance criteria:

- Failure to adhere to the contract requirements,
- Failure to provide appropriately certified and trained personnel as required in Paragraph W. CONTRACTOR’S PERSONNEL above,
- Number of call-backs to correct unfinished or undesirable work that does not meet the specifications outlined in this document,
- Failure to respond to requests for work assignments in the specified time period as provided for in the Scope of Work,
- Failure to perform services within accepted industry standards and codes,
- Failure to adhere to contractual requirement for onsite response for emergency work and routine service calls,
- Excessive time to complete work on three (3) or more jobs within a three (3) month period, may result in termination of the Contract by the County for default,
- Contract Manager’s failure to evaluate performance, provide quality control, and effectively communicate and/or report to the County’s Project Officer as required Paragraph W. CONTRACTOR’S PERSONNEL above,
- Failure to follow all applicable local, state and federal standards regarding traffic control, and confined space entry and material disposal.

SERVICES FOR OTHER COUNTY AGENCIES
This Contract is extended to other County Agencies. If other Agencies make use of this Contract a separate Purchase Order (“PO”) must be issued by that Agency. The Contractor management, invoices, scheduling, coordination, and payments shall be the responsibility of the Agency issuing the PO.

GUIDELINES FOR PAINTING EXTERIOR AND INTERIOR SURFACES
a. Samples: Provide samples of each color and material to be applied, with texture to simulate actual conditions, on representative samples of the actual substrate two (2) days prior to the commencement of work.

b. Define each separate coat, including block fillers and primers. Use representative colors when preparing samples for review. Resubmit until required sheen, color, and texture is achieved.

c. Provide a list of materials and application for each coat of each sample. Label each sample as to location, application.

d. Source of Materials: Provide primers and undercoat paint produced by the same manufacturer as the finish coats. Primers and undercoat paints shall be made to be used with the selected finish coat.
e. Review other sections in which primers are provided to ensure compatibility of the total systems for various substrates.

f. On request, furnish information on characteristics of finish materials to ensure use of compatible primers.

g. Notify the Project Officer of problems anticipated using the materials specified.

h. Provide the manufacturer's best quality trade sale paint material of the various coating types specified. Paint material containers not displaying manufacturers' product identification will not be acceptable.

Packing and Shipping:

a. Deliver materials to the job site in the manufacturer's original, unopened packages and containers bearing manufacturers' name and label and the following information:
   1. Product name or title of material.
   2. Product description (generic classification or binder type).
   3. Manufacturers' stock number and date of manufacture.
   4. Application instructions.
   5. Color, name and number.

b. Storage and Protection:
   1. Store materials not in use in tightly covered containers in a well-ventilated area at a minimum ambient temperature of 45 degrees F. (7 degrees C.). Maintain containers used in storage in a clean condition, free of foreign materials and residue.
   2. Protect from freezing. Keep storage area neat and orderly. Remove oily rags and waste daily. Take necessary measures to ensure that workers and work areas are protected from fire and health hazards resulting from handling, mixing, and application.

c. Do not open containers of coatings or components unless for immediate use. Keep containers closed when not in use.

Environmental Requirements:

a. Apply water-based paints only when the temperature of surfaces to be painted and surrounding air temperatures are between 50 F. (10 C.) and 90 F. (32 C.). Do not apply if, within 24 hours after application, temperature is expected to fall below 40 F. (4 C.).

b. Apply solvent-thinned paints only when the temperature of surfaces to be painted and surrounding air temperatures are between 45 F. (7C.) and 95 F. (35 C.).

c. Do not apply paint in snow, rain, fog or mist when the relative humidity exceeds 85%, at temperatures less than 5 F. (3 C.) above the dew point, or to damp or wet surfaces.

d. Painting may continue during inclement weather if surfaces and areas to be painted are enclosed and heated within temperature limits specified by the manufacturer during applications and drying periods.

e. Do not apply paint when dust is present. Program surface preparation and painting so that dust and other contaminants from the surface preparation process and other work done will not fall or settle in wet, newly painted surfaces.

f. Do not apply paint to interior surfaces until the area is enclosed. Paint surfaces which will be inaccessible for painting.
g. Protect other work whether to be painted or not against defacement or damage by painting. Use masking materials to protect adjacent surfaces and materials.

h. Comply with manufacturers' instructions for paint curing period temperatures, humidity and time periods.

i. On wood, do not apply paint when the moisture content of the wood exceeds 12% as measured by an electronic moisture meter.

j. Lighting: Work under this section shall not proceed unless adequate lighting is available.

k. Ventilation: Assure that there is adequate ventilation for the type of coating and cleaning materials used. If necessary, consult paint manufacturer for recommendations.

l. Paint pots shall not be cleaned at sinks or other drainage facilities nor shall any debris be allowed to run into drainage lines of the building.

m. All fine arts, furniture and adjacent finishes shall be protected with drop cloths or other suitable methods from paint spatters, dirt or other damage during the progress of the work, and the contractor will be held responsible for any damage to fine arts incident to the work done under the contract.

COLOR PIGMENTS

a. Pure, nonfading, applicable types to suit substrates and service suggested.

b. Paint may be thinned only when recommended by the manufacturer's printed instructions. Type of thinner and quantity shall be as specified by the manufacturer.

EQUIPMENT

a. For Brush Application:
   1. Natural bristle brushes: Precondition by soaking in raw linseed oil for 24 hours.

b. For Roller Application:
   1. Pipe rollers

c. For Mechanical Application:
   1. Hot-air spray
   2. Cold-air spray (automatic or hand)
   3. Electrostatic air spray (powder or fluid)

EXAMINATION

a. Examine substrates and conditions under which painting will be done for compliance with requirements for application of paint.

b. Do not begin paint application until unsatisfactory conditions have been corrected. Start of surface preparation/painting is the applicator's notice that the surfaces and conditions within a particular area are acceptable to begin work.

PROTECTION

a. Do all preparation and cleaning procedures in strict accordance with the paint manufacturer's instructions and as herein specified, for each substrate condition.
b. Remove hardware and hardware accessories, plates, machined surfaces, lighting fixtures, and similar items in place that are not to be painted, or provide surface-applied protection before surface preparation and painting.

c. Remove these items if necessary for complete painting of the items and adjacent surfaces.

d. Following completion of painting operations in each space or area, have items reinstalled by workers skilled in the trades involved.

e. Adjacent surfaces shall be protected against spatters, stains, or soiling. Each coat of primer or paint shall be evenly spread without skips, runs, sags, and clogging, and allowed to dry before next coat is applied.

f. Provide ample illumination in areas where painting work is in progress to fully light the work being done.

g. Examine areas and conditions where painting is to be done and correct any defects before beginning paint application.

h. Starting to paint is applicator's notice that surface preparation is acceptable.

SURFACE PREPARATION

a. Clean and prepare new surfaces to be painted according to the manufacturer's instructions for each particular substrate condition.

b. Clean surfaces before applying paint or surface treatments.

c. Remove oil and grease before cleaning.

d. Schedule cleaning and painting so that dust and other contaminants from the cleaning process will not fall on wet, newly painted surfaces.

e. Hand sand between each undercoat and finish coats on smooth surface materials where oil and synthetic resin base paint and varnish systems are scheduled.

f. Use extra-fine sandpaper on painted surfaces.

g. Remove dust from surfaces after sanding with tack cloths.

h. Note any additional requirement for rubbed finishes on architectural woodwork, schedule with that finish.

MATERIALS PREPARATION

a. Carefully mix and prepare paint materials according to manufacturers' directions.

b. Maintain containers used in mixing and application of paint in a clean condition, free of foreign materials and residue.

c. Stir material before application to produce a mixture of uniform density; stir as required during application. Do not stir surface film into material. Remove film and, if necessary, strain material before using.

d. Use only thinners approved by the paint manufacturer, and only within recommended limits.

ERECTION, INSTALLATION, APPLICATION

a. Assume all responsibility for paint coats applied over surfaces and undercoats which have not been approved by CM.

b. Remove paint and apply any additional coats of paint, as directed by CM, where surface preparation and undercoats have not been approved before finish painting.

c. Provide finish coats that are compatible with primers used.

d. Where different colors meet, provide a clear line of natural juncture.
e. Apply additional coats when undercoats, stains, or other conditions show through the final coat of paint until paint film is of uniform finish, color, and appearance. Give special attention to ensure that surfaces, including edges, corners, crevices, welds, and exposed fasteners, receive a dry film thickness equivalent to that of flat surfaces.

f. Finish doors on tops, bottoms and side edges, the same as the exterior faces.

g. Paint surfaces behind moveable equipment and furniture the same as similar exposed surfaces.

h. Include field prime coats on metalwork in addition to any shop prime coats.

i. Sand lightly between each succeeding enamel and varnish coat.

NOTE: DO NOT PAINT OVER DIRT, RUST, SCALE, GREASE, MOISTURE, SCUFFED SURFACES, OR CONDITIONS DETRIMENTAL TO FORMATION OF A DURABLE SMOOTH PAINT FILM.

j. Apply the first coat to surfaces cleaned, pretreated, or otherwise prepared for painting when practicable after preparation and before subsequent surface deterioration.

k. Allow sufficient time between successive coats to allow proper drying. Do not recoat until paint has dried to where it feels firm, and does not deform or feel sticky under moderate thumb pressure and where application of another coat of paint does not cause lifting or loss of adhesion of the undercoat.

l. Apply paint following manufacturers' directions. Use applicators and techniques best suited for substrate and type of material being applied.

NOTE: CLOUDINESS, SPOTTING, HOLIDAYS?, LAPS, BRUSH MARKS, RUNS, SAGS, ROPINESS, OR OTHER SURFACE IMPERFECTIONS WILL NOT BE ACCEPTABLE.

METHODS OF APPLICATION

BRUSH APPLICATION

a. Brush-out and work brush coats in both directions onto the surfaces in a uniform film.

b. Use brushes best suited for the type of material being applied.

c. Neatly draw all glass and color break lines.

ROLLER APPLICATION

a. Roll-out and work roller coats in both directions onto the surfaces in a uniform film.

b. Sleeves used on the rollers to be clean, full clipped pile, or as recommended by paint manufacturer for material and texture required.

c. Use brush at corners, fasteners, irregular surfaces or items, and other like conditions.

MECHANICAL APPLICATION

NOTE: USE MECHANICAL METHODS FOR PAINT APPLICATION ONLY WHEN ACCEPTABLE.

CONSULT WITH CM.
a. Spray painting, if permitted, should be accomplished using pressure settings, application technique, spray tip, mesh filter screens, and mesh tip strainer as recommended by the coating manufacturer.

b. Do not double back with spray equipment to build up film thickness of two coats in one pass.

MINIMUM COATING THICKNESS

a. Apply materials at not less than the manufacturer's recommended spreading rate. Provide a total dry film thickness of the entire system as recommended by the manufacturer.

b. The number of coats and film thickness required is the same, despite the application method. Do not apply succeeding coats until the previous coat has cured as recommended by the manufacturer. Sand between applications where sanding is required to produce an even smooth surface according to the manufacturer's directions.

Prime Coats: **PRIME COAT APPLICATION SHOULD MATCH ORIGINAL FINISH APPLICATION.**

**NOTE:** BRUSH APPLY ALL PRIME COATS UNLESS OTHERWISE ALLOWED TO USE ROLLER OR MECHANICAL APPLICATORS.

a. Before application of finish coats, apply a prime coat of material as recommended by the manufacturer to material required to be painted or finished and has not been prime coated by others.

b. Recoat primed and sealed surfaces where evidence of suction spots or unsealed areas in first coat appears, to assure a finish coat with no burn through or other defects due to insufficient sealing.

c. Omit primer on metal surfaces that have been shop-primed and touch up painted.

**NOTE:** **TOP COAT APPLICATION SHOULD MATCH ORIGINAL FINISH APPLICATION.**

d. Mechanical and Electrical Work: Painting mechanical and electrical work is limited to items exposed in mechanical equipment rooms and in occupied spaces.

e. Block Fillers: Apply block fillers to concrete masonry block at a rate to ensure complete coverage with pores filled.

f. For Stipple Enamel Finish: Roll and redistribute paint to an even and fine texture. Leave no evidence of rolling such as laps, irregularity in texture, skid marks, or other surface imperfections.

g. For Pigmented (Opaque) Finishes: Completely cover to provide an opaque, smooth surface of uniform finish, color, appearance, and coverage. Cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness, or other surface imperfections will not be acceptable.

h. For Transparent (Clear) Finishes: Use multiple coats to produce a glass-smooth surface film of even luster. Provide a finish free of laps, cloudiness, color irregularity, runs, brush marks, orange peel, nail holes, or other surface imperfections.

COMPLETED WORK
a. Match approved samples for color, texture, and coverage. Remove, refinish, or 
repaint work not in compliance with specified requirements.
b. Finish painted surfaces shall be free of clounding due to no coverage of ground 
coats or surfaces to which applied. Finish coat shall match specified color.
c. Edges adjoining other materials or colors shall be true without overlapping.
d. Each coat shall be applied to ornamental work in a way that will not obscure 
ornament and texture.
e. Each coat shall be even.

GUIDELINES FOR WALLCOVERING

Contractor shall furnish, install and finish wallcovering as specified in any 
given project by the County.

Sample
a. Contractor shall submit for the CM’s approval - a sample of each texture, type or 
color to be installed.

Warranty
a. Contractor will supply the manufacturer’s written warranty against defects in 
workmanship for 5 years from date of installation. Submit manufacturer’s written 
warranty.

Delivery, Storage and Handling
a. All necessary materials for installation including wallcovering, primer and 
adhesives must be delivered to the job site undamaged. All containers are to be 
clearly marked with the manufacturers identification label. Store wallcovering 
rolls and materials in a clean, dry area manufacturer’s specification.

Project Conditions
a. Environmental conditions must remain constant and over 65 degrees Fahrenheit for 
at least four days before and throughout the installation and 4-7 days thereafter. 
Walls shall be finished to the CM’s specification and be free of surface defects 
and dirt. The Contactor for the installation process must provide sufficient 
lighting and access.

Adhesives and Primers
a. Adhesives and Primers used must be of the type designed for specific type of 
wallcovering Adhesives and Primers must contain mildew inhibitors. See 
manufacturer’s recommendations for commercially available products.

Inspection
a. ALL INSTALLATIONS MUST CONFORM TO MANUFACTURERS CURRENT INSTALLATION INSTRUCTIONS 
AND PRODUCT TECHNICAL INFORMATION.
b. All labels shall be checked for accuracy by the installer to insure that the 
shipment is received as ordered.
c. If no defect is evident before installation, the material should be inspected 
after three (3) panel:s are installed. If any defect is evident at this time (or 
any point of the installation) no further material should be applied and CM should 
be contacted IMMEDIATELY.
Surface Preparation

a. All hanging surfaces must be clean, smooth, dry, undamaged, free of mold, mildew, grease or stains, and structurally intact. All loose paint and other wallcoverings must be removed. If moisture is present, immediately identify and eliminate the source(s) of the moisture and verify that all wall surfaces are completely dry before proceeding.

b. Any mold or mildew MUST be removed from walls and hanging surfaces prior to installation. Walls should not contain in excess of 4% residual moisture content. A moisture meter should be used to determine moisture content. Moisture infiltration and accumulation can lead to mold or mildew growth and must be corrected PRIOR to the installation of the wallcovering. This product is intended for use in buildings that are properly designed and maintained to avoid moisture infiltration, condensation and or accumulation at wall cavities and wall surfaces, particularly in warm, humid climates. Old walls shall also be treated with bleach, Lysol and/or other approved, mildew -inhibiting products in order to inhibit further mildew growth.

c. Proper surface preparation is key to getting great results. To prepare the surface properly, we recommend that you prime all surfaces with a universal, white pigmented, mold inhibiting wallcovering primer.

d. For new drywall construction, a coat of wallcovering primer shall be applied to the surface before application of wallcovering. Use a primer that dries to a solid color to conceal drywall joints.

e. Use only a lead pencil for marking walls and back of wallcovering. Do not use ballpoint or marking pen, they will bleed through the surface.

f. Do not install wallcovering unless a temperature above 65° degrees F is maintained in both areas of installation and storage for at least 48 hours prior to installation.

Clean up and Completion

a. Upon completion of work, remove all surplus material and debris.

PART 1 - GENERAL

1.1 Work of this contract may involve any of the materials or surfaces listed herein:

A. Interior material, including but not limited to painting:

1. Gypsum a wallboard
2. Gypsum wallboard shaft systems
3. Unit masonry
4. Cement plaster
5. Hollow metal doors and frames
6. Wood doors
7. Special doors
8. Access panels
9. Security products/custom security hollow metal work
10. Electrical panels located in finished areas
11. Exposed electrical conduit in finished areas
12. Exposed plumbing piping located in finished areas
13. Exposed ductwork in finished areas
14. Exposed grilles, registers and diffuses
15. Concrete surfaces
16. Fire extinguisher cabinets
17. Electrical plug molds
18. Railings
19. Ladders and metal stairs
20. Wall mounted bunk, wall mounted table and seat, and pedestal table/seat unit.
21. Ceiling grid systems
22. Acoustical ceiling tile
23. Surface mounted electrical and/or communication plastic
24. Metal containers
25. Previously painted surfaces.

B. Exterior materials, including but not limited to painting the following:

1. Exterior hollow metal doors and frames
2. Exterior steel ladders
3. Exterior cement plaster
4. Exterior concrete block
5. Exposed exterior wood and plywood
6. Rooftop mechanical equipment
7. Rooftop access doors
8. Exposed exterior pre-finished mechanical equipment
9. Exterior metal stairs
10. Exterior steel pipe railing
11. Exterior galvanized steel lintels
12. Exposed exterior structural steel for mechanical equipment support
13. Bollards and guard rails
14. Bike racks
15. Exterior water or other storage tanks
16. Concrete steps and slab
17. Previously painted surfaces

1.2 SUBMITTALS

A. Materials List:

1. After the investigation of the site conditions and before start of any work, prepare and submit a complete list of paint materials required for the particular work.

B. Samples:

1. Submit along with materials list, if requested, two (2) copies of full range of color available in each of proposed products.

2. Prepare and deliver to County (prepared after the notice to proceed), 16"x 16" samples of each paint color on 1/4" gypsum wallboard, of colors selected by County.

3. Prepare and deliver to County (prepared after the notice to proceed) 4"x 4" samples of each wood stain selected on 1/4" red oak panels, finished as described by this Section.
4. For repainting of exterior surfaces and following the notice to proceed, prepare a three-part sample for the review and approval of the County Project Officer, if requested. The three part sample shall consist of three side by side squares of at least 12" x 8". The sample shall be no more than 12" x 36". The sample shall include portions which illustrates the surface preparation, the priming, and a finish coat. The entire sample shall be prepared with the surface preparation portion illustrating the scraping, wire brushing, washing and other actions proposed to be taken prior to the application of paint. Two thirds of the sample shall be primed and one half of the primed surface shall be painted with the final coat of paint.

C. Paint Formulations:

1. Submit actual paint formulations for each paint manufacturer, type and paint color for the County's future use in obtaining paint color matches.

2. Submit formulations after paints have been installed and prior to final payment.

1.3 QUALITY ASSURANCE

A. Field Quality Control:

1. Request review of first finished room, space or item of each color scheme required by County for color, texture and workmanship.

2. Notify County prior to starting space for review so that the Project Officer may be present for observation.

3. A reviewed set of samples and brochures will be returned to the Contractor and shall be kept on the job throughout painting operations.

4. Comply with authorities having jurisdiction in permanently identifying, with signs or stencils, all rated corridor partitions, smoke partitions, horizontal exit partitions, exit enclosures and fire walls.

B. Codes and Standards: Comply with applicable ANSI (American National Standards Institute) codes and regulations:

1. ANSI A13.1 - Identification of piping systems.
2. ANSI 253.1 - Safety color coding standards.

1.4 PRODUCT HANDLING

A. Deliver paint materials to job site in original containers with labels intact and legible at time of use.

B. General:

1. Material will be stored in one assigned area which will be used for
storage, tinting, mixing and thinning. Adequate protection for floors, walls and ceilings shall be provided.

2. Flammable material shall be kept in metal containers. Soiled rags, waste and empty containers shall be removed at the end of each day's work.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Manufacturer:

1. Approved manufacturers are Duron, Sherwin-Williams, and Benjamin-Moore, no exceptions.

2. Paint materials selected for each type of surface shall be product of a single manufacturer.

B. Compatibility:

1. Paint materials and equipment shall be compatible in use; finish coats shall be compatible with prime coats; prime coats shall be compatible with surface to be coated. Tools and equipment shall be compatible with coatings to be applied.

2. Thinners, when used, shall be only those thinners recommended for that purpose by manufacturer of material to be thinned.

C. All paints shall meet LEED standard for low-VOC paint.

D. The use of special paint is to be approved by the County Project Officer.
PART 3 - EXECUTION

3.1 WORKMANSHIP, GENERAL

A. Use only skilled mechanics, trained or certified in the application method or coating to be applied.

B. Application by brush, roller or spray.

C. Keep equipment clean and in proper condition to provide a job commensurate with the intent of this specification.

D. Do not use same tools for application of paint on smooth surfaces that were originally used to paint concrete block.

E. Mix, thin, modifies and applies materials only as specified by manufacturer.

F. Tint all priming coats and undercoats to the approximate shade of final coat.

G. Furnish Project Officer a schedule showing when various areas are expected to be completed.

H. Keep schedule current as job progress dictates.

I. If the Project Officer so directs, primer or paint coats not to be applied until he has inspected the initial surface preparation or previous coat.

J. Protect work at all times, and protect all adjacent work and materials by suitable covering or other method during progress of his work.

K. Upon completion of work, remove all paint and varnish spots from floors, glass and other surfaces.

L. Remove from premises all rubbish and accumulated materials of whatever nature not caused by others.

M. Leave work in clean and orderly condition.

N. Remove and protect hardware, accessories, device plates, lighting fixtures, factory finished work, and similar items; or provide ample in-place protection.

O. Upon completion of each space, carefully replace all removed items.

P. Remove electrical panel box covers and doors before painting wall.

Q. Paint electrical panel boxes and doors separately and re-install after all paint is dry.

R. Apply all materials under adequate illumination.

S. Spread evenly and smoothly to avoid runs, sags, holidays, brush marks, air bubbles and excessive roller stipple.
T. Coverage and hide to be complete.

U. When color, stain, dirt or undercoats show through final coat of paint, cover by additional coats until film is of uniform finish, color, appearance and coverage.

V. Allow all coats to dry thoroughly before applying succeeding coats.

W. Touch-up all suction spots or "hot spots" in plaster and/or cement after application of first coat.

X. Cover surfaces to be stained with a uniform coat of stain and wiped off, unless otherwise required.

3.2 PREPARATION OF SURFACES

A. General

The following is not intended as a listing of surfaces to be painted. It only indicates methods of preparation.

1. Surfaces clean, dry and adequately protected from dampness.

2. Surface free of any foreign material which will adversely affect adhesion or appearance of applied coating.

3. Remove any mildew and neutralize surface.

4. Correct efflorescence on any area before painting.

B. Wood to be painted

1. Sandpaper to smooth and even surface, then dust off.

2. Allow priming coat to dry. Apply shellac, four (4) pounds cut, to all knots, pitch and resinous sapwood.

3. Allow priming coat to dry, putty all nail holes, cracks, open joints and other defects.

4. Color putty to match paint.

C. Plaster (Where applicable)

1. Rake small cracks, scratches and abrasions deeply.

2. Undercut large crack edges.

3. Coat cracks with suitable primer.

4. Fill with prepared patching plaster.
5. Spot coat patches with prime coat when dry, prior to applying specified prime coat.

6. Do not sandpaper plaster surfaces to be painted.

7. Test surfaces with moisture meter before painting plaster.

8. Do not paint seal plaster when moisture content exceeds 12%, except as may be required by manufacturer of paint materials used.

9. Test sufficient areas in each space, and as often as necessary to determine the proper moisture content for painting.

D. Drywall

1. Fill all irregularities with approved patching material.

2. Sand to a smooth level surface.

3. Exercise care to avoid raising nap of paper.

E. Concrete, Masonry and Stucco (Where applicable)

1. Patch large openings and holes and finish flush with adjacent surface.

2. After priming, fill any remaining small holes with Swedish putty made by mixing spackle with prime coat of paint.

3. When applicable, acid etch concrete floor surfaces scheduled to be painted with solution of one part 36% muriatic acid to ten parts water.

4. Flush floor with clean water and allow to dry thoroughly before painting.

5. Remove form oil from poured-in-place concrete by washing concrete with xylol, or as required for complete removal.

6. Test surfaces with moisture meter before painting.

7. Moisture not over 15% or to be within the acceptable limits of specified manufacturer and safe to paint.

F. Ferrous Metal Surfaces

1. Remove dirt and grease with mineral spirits and wipe dry.

2. Remove rust, mill scale and defective paint down to sound surfaces or bare metal.

3. Scrape, sandpaper, or wire brush as necessary.

4. Grind, if necessary, to remove shoulders at edge of sound paint to prevent photographing finish coats.
5. Touch up all bare metal and damaged shop coats with rust inhibitive primer.

6. For ferrous surfaces with shop coats touched up, as above, the first coat, as listed in paint systems schedule, may be omitted.

G. Galvanized Metal Surfaces

1. Remove dirt and grease with mineral spirits and wipe dry with clean cloths.

H. Existing Surfaces to Be Repainted

1. Wherever existing work is cut, patched, or added to, paint or touch up to match present work as closely as possible.

2. Put existing work, scheduled for repainting, in condition to provide good adhesion and to receive paint.

3.3 APPLICATION

A. If paint or coating is not hiding substrate nor has non-uniform appearance, apply additional coats until results are satisfactory to County.

B. Each coat of paint shall be completely dry before applying succeeding coats, unless specifically allowed by material manufacturer.

C. Each coat of paint or coating shall be applied at spreading rate recommended by paint manufacturer, and dry film thickness indicated.

D. When paint or coating is brush applied, each coat must be brushed out uniformly to eliminate laps, skips, and excess brush marks; there shall be no visible evidence of runs, sags, curtains or other evidence of poor application.

E. When paint or coating is roller applied, proper skill must be used to avoid signs of lapping and excess paint lines from edge of roller. When cutting-in with brush, these areas must be of same texture, color and hiding as adjacent areas, to assure good appearance.

F. When paint or coating is applied by spray, it must be done before installation of fixtures, hardware, flooring and other finish items, unless thoroughly protected. Paint or coating by spray application shall be applied only by skilled painters, to assure a uniform finish with no evidence of improper application.

G. Each coat of clear finish or enamel shall be lightly sanded and wiped free of dust before applying next coat.

H. Final coat of paint or coating shall have visual evidence of solid hiding and uniform appearance.

I. Make edges of paint or coating adjoining other material or colors, sharp and
clean, with no overlapping.

J. Exposed piping, conduit, ductwork, hangers and related materials in finished areas shall be painted. Color and texture as per schedule. Not scheduled, paint color as directed by County.

K. Factory primed surfaces shall be determined paintable in a normal method by this Contractor and treated properly to secure adequate adhesion of on-site painting or coating.

L. Environmental Conditions:

1. Comply with manufacturer's recommendations as to environmental conditions under which paint and coatings may be applied.

2. Do not apply paint in areas where dust is generated.

M. Colors as selected will include accent colors for approximately 25% finish wall surfaces.

N. On walls, soffits and ceilings of gypsum wallboard, plaster or veneer plaster, use 3/8" nap roller cover to produce an orange-peel texture stipple.

3.4 DRY MIL THICKNESS

A. Apply paint to a dry mil thickness as indicated, e. g. depending upon the number of coats recommended by the manufacturer; as requested by the County; or as required by the work to be performed satisfactorily:

1st coat 3-5 mils
2nd coat 3-5 mils
3rd coat 3-5 mils

B. Provide and use a "Tooke Dry Film Thickness Gage" to verify dry mil thickness of paint applied, if question of adequate coverage arises. Repair surfaces damaged in the verification of dry mil thickness.

3.5 CLEAN UP

A. Following completion of painting in each area, reinstall items which were removed for painting by this Contractor.

B. During progress of work, do not allow accumulation of empty containers or other excess items except in areas designated for that purpose.

C. In event of accidental spilling of paint, immediately remove spilled paint and wash surfaces to original undamaged condition, at no cost to the County.

D. Upon completion of this portion of work visually inspect surfaces and remove paint from surfaces not scheduled to be painted.

E. Spot painting to correct soiled or damaged paint surfaces will be allowed
only when touch-up spot is blended into surrounding finish and is not visible to normal viewing. If not possible, re-coat entire surface to corners or visible stopping point.