NOTICE OF AWARD OF CONTRACT

TO: PRIMARY VENTURES, INC.
7226 NATHAN CT.
MANASSAS, VA 20109

DATE ISSUED: MARCH 10, 2011
CURRENT REFERENCE NO: 65-11
CONTRACT TITLE: DES - PAINTING SERVICES
PRIOR REFERENCE NO: 204-10

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 APRIL 1, 2011 and expires on MARCH 31, 2012.

This is the THIRD year award notice of a possible FIVE year contract.

The contract documents consist of the terms, conditions, and specifications of Invitation to Bid No. 119-09 and the bid of the Contractor, incorporated herein by reference.

CONTRACT PRICING:

1) REFER TO CONTRACTOR’S BID FORM

2) PRICING FOR THIS EXTENSION TERM REMAINS THE SAME AS THE PREVIOUS TERM. PRICE ADJUSTMENTS FOR EXTENSION OPTIONS BASED ON OCTOBER CPI-U

ATTACHMENTS:

1) CONTRACTOR’S BID FORM
2) 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: BRAD BELL
VENDOR TEL. NO.: 703-257-6488
VENDOR PAYMENT TERMS: NET 30 DAYS
VENDOR FAX. NO.: 703-257-6491
TAX IDENTIFICATION NUMBER (EIN/SSN): 54-1785865
EMAIL ADDRESS: BRAD@PRIMARYVENTURES.NET
COUNTY CONTACT: RICHARD KRUMSNACKER
COUNTY TEL. NO.: 703-228-4395

CONTRACT AUTHORIZATION

 Ashley Barnes
Buyer

DISTRIBUTION

VENDOR: 1
BID FOLDER: 2

DATE 3-10-11
ARLINGTON COUNTY, VIRGINIA
OFFICE OF THE PURCHASING AGENT
INVITATION TO BID NO. 119-09

BID FORM

SUBMIT TWO SIGNED BID FORMS (ONE FORM SHALL CONTAIN AN ORIGINAL LONGHAND SIGNATURE; THE OTHER MAY BE A PHOTOCOPY OF THE SIGNED ORIGINAL)

BIDS WILL BE OPENED AT 2:30 P.M., MARCH 31, 2009

FOR PROVIDING PAINTING SERVICES PER THE TERMS, CONDITIONS AND SPECIFICATIONS OF THIS SOLICITATION:

THE UNDERSIGNED UNDERSTANDS AND ACKNOWLEDGES THE FOLLOWING:


AN ELECTRONIC COPY OF THE SOLICITATION DOCUMENTS PROVIDED AT THE COUNTY'S WEBSITE (HTTP://WWW.ARLINGTONVA.US/PURCHASING) IS SUBJECT TO AN IMPORTANT DISCLAIMER WHICH MUST BE ACKNOWLEDGED ONLINE BEFORE THE DOCUMENTS CAN BE DOWNLOADED.

EACH BIDDER IS RESPONSIBLE FOR DETERMINING THE ACCURACY AND COMPLETENESS OF ALL SOLICITATION DOCUMENTS THEY RECEIVE, INCLUDING DOCUMENTS OBTAINED FROM THE COUNTY BY EITHER OF THE METHODS DESCRIBED ABOVE, AND DOCUMENTS OBTAINED FROM ALL OTHER SOURCES.

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<th>TRADE PERSON</th>
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CERTIFICATION OF NON-COLLUSION: The undersigned certifies that this bid is not the result of, or affected by, any act of collusion with another person (under Virginia Code Section 59.1-68.6 et seq.), engaged in the same line of business or commerce; or any act of fraud punishable under Article 1.1 of the Virginia Governmental Frauds Act (Va. Code §18.2-498.1 et seq.).

THIS BID FORM MUST BE FULLY AND ACCURATELY COMPLETED AND SIGNED BELOW BY A PERSON AUTHORIZED TO LEGALLY BIND THE BIDDER, OR THE BID WILL BE REJECTED:

AUTHORIZED SIGNATURE: [Signature]
PRINT NAME AND TITLE: [Name] / [Title]

INDICATE THE NAME AND CONTACT INFORMATION OF THE PERSON WHO CAN RESPOND AUTHORITATIVELY TO ANY QUESTIONS REGARDING THIS BID (I.E. PROJECT MANAGER):

NAME (PRINTED): [Name]  TEL. NO.: [Phone Number]
E-MAIL ADDRESS: [Email Address]

<table>
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<tr>
<th>SUBMITTED BY: (LEGAL NAME OF FIRM)</th>
<th>Primary Ventures, Inc.</th>
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<tr>
<td>ADDRESS:</td>
<td>74016 Nathan Ct</td>
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<td>CITY/STATE/ZIP:</td>
<td>Manassas, VA 20110</td>
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<td>TELEPHONE NO.:</td>
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<td>VA. CONTRACTOR LICENSE #:</td>
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THIS FIRM IS A:  • INSERT NAME OF STATE Virginia  
CORPORATION, __ GENERAL PARTNERSHIP, __ LIMITED PARTNERSHIP, 
____ UNINCORPORATED ASSOCIATION, __ LIMITED LIABILITY COMPANY, 
____ SOLE PROPRIETORSHIP

IS FIRM AUTHORIZED TO TRANSACT BUSINESS IN THE COMMONWEALTH OF VA? [ ] Yes [ ] No
**USE OF CONTRACT(S) BY MEMBERS COMPRISING THE METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS PURCHASING OFFICERS’ COMMITTEE.**

A. If authorized by the bidder(s), resultant contract(s) will be extended to any or all of the listed members as designated by the bidder to purchase at contract prices in accordance with contract terms.

B. Any member utilizing such contract(s) will place its own order(s) directly with the successful contractor. There shall be no obligation on the part of any participating member to utilize the contract(s).

C. A negative reply will not adversely affect consideration of your bid/proposal.

D. It is the awarded vendor’s responsibility to notify the members shown below of the availability of the Contract(s).

E. Each participating jurisdiction has the option of executing a separate contract with the awardee. Contracts entered into with a participating jurisdiction may contain general terms and conditions unique to that jurisdiction including, by way of illustration and not limitation, clauses covering minority participation, non-discrimination, indemnification, naming the jurisdiction as an additional insured under any required comprehensive General Liability policies, and venue. If, when preparing such a contract, the general terms and conditions of a jurisdiction are unacceptable to the awardee, the awardee may withdraw its extension of the award to that jurisdiction.

F. The issuing jurisdiction shall not be held liable for any costs or damages incurred by another jurisdiction as a result of any award extended to that jurisdiction by the awardee.

**BIDDER’S AUTHORIZATION TO EXTEND CONTRACT:**

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**Vendor Name:** [Handwritten text]

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**File:** 119-05
SPECIFICATIONS

GENERAL
Arlington County will receive bids for the provision of interior and exterior painting services on an as-needed basis at a firm price for a one-year period, with four (4) one-year extension options. This is a requirements contract, as defined elsewhere in this solicitation.

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 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.

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 waste generated by the painting assignment, and remove all Contractor-provided tools and equipment.

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

Painting supplies (paint, spackle, caulk, putty and other related products) may be provided by the County to the Contractor. In the event the Contractor provides painting supplies, payment by the County shall be at the Contractor's cost. (See Cost Reimbursement paragraph in the General Terms and Conditions section of this solicitation).

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

SCAFFOLDING
If the painting height exceeds twelve 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; a separate rate per day for scaffolding shall be charged to the County at the rates set forth in the Bid Form of this solicitation. Scaffolding requirements shall be determined in

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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 will not be used or charged for high work, which can be accomplished safely and efficiently 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 all 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. 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 and have identification cards displayed at all times while performing under this Contract.

The Contractor shall be responsible for its personnel conduct.

Foreman:
At a minimum, the Foreman shall five 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 with four (4) years 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 (Helper):
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.

SCHEDULING
A minimum of four (4) Foremen, eight (8) Painters and a sufficient number of Helpers to support four 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 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 County Project Officer shall 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.

LABOR CHARGES
Bidders shall indicate in the Bid Form the hourly rates applicable for a Foreman, Painter and a Helper at straight time rates. Overtime, if required and approved in advance by the County Project Officer in writing, shall be paid for by the County at one and one half times the straight time rate for work done or scheduled before 8:00 am and after 4:00 pm, weekdays. However, some County agencies work from 7:00 am to 3:00 pm. When work is scheduled for these agencies, the 7:00 am to 3:00 pm workday shall prevail. Overtime rate shall apply to evenings, nights and Saturdays.

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

The County shall guarantee a minimum of four (4) hours work for any authorized Foreman, Painter or Helper called in on a given day. It is expected, however, that the bulk of the assignments will call for a minimum of one day of work for authorized personnel.

Daily Log sheets (see Attachment #1) shall be filled out 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 and their time actually worked as well as materials used that day.

SITE CONDITIONS/INVESTIGATIONS
Upon receipt of an order to do 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
The Contractor shall provide a written estimate for any work assignment, if requested by the County. Estimates (sample format in Attachment #2) 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 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 or more occasions during any three 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; and show the applicable County Purchase Order number.

The Contractor is required to 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 criteria shall be determined when viewed without magnification at a distance of five (5) 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 Pt-02 shall govern in determining the standard of quality.

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 copies of full range of color available in each of proposed products.

2. Prepare and deliver to County (prepared after the notice to 12

119-09
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 consists 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:

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119-09
1. ANSI A13.1 - Identification of piping systems.
2. ANSI Z53.1 - 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, modify and apply 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 reinstall 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. Make 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 minor 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 or 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 3/3 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 mills
2nd coat 3-5 mills
3rd coat 3-5 mills

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
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.