

Greenville County Schools

IFB # 322-75-11-17

Central Office - Painting Project

Attachment “A”

Maintenance Painting

1) General Information

a) Definitions

- i) The Owner is Greenville County Schools
- ii) The Project Manager shall represent the Owner
- iii) The Work is maintenance painting of GCS’ Central Office, 301 East Camperdown Way, Greenville, 29601.
- iv) The Contractor is the successful bidder chosen to do the Work.
- v) The Work Schedule is the approved schedule between Owner and Contractor to complete the Work.
- vi) Building will be open Monday – Friday from 7:00am – 5:30pm. In addition to normal business hours, the Owner (with advance notice,) will provide access to the building at any weekend or after-hours times.

b) Work Schedule

The successful contractor shall provide to the Owner a schedule for the work. The Notice to Proceed shall reflect the Date of Commencement and the Date of Completion based upon this Work Schedule agreement. All work shall be substantially completed (as evidence by the date on the CERTIFICATE OF SUBSTANTIAL COMPLETION) as follows:

- i) The Work shall be substantially completed by April 14, 2023.
- ii) The Contractor may work nonbusiness hours with approval from the Owner. Prior approval by the Owner is required no less than twenty-four hours in advance to ensure the building is accessible and secure.
- iii) The Contractor shall submit in writing to the Project Manager of any change to the Work Schedule. Only approved changes in the Work Schedule are acceptable under this agreement.

c) Changes in the Work

- i) Change Order will accommodate any changes in the Work after execution of the Contract without invalidating the contract.
- ii) A Change Order shall be based on an agreement between Owner and Contractor and must be submitted in writing for Owner’s approval. Approval of the Change Order must be received before the execution of the Work.
- iii) Only approved Change Orders will be part of Work

d) Contractor Liability

- i) Contractor shall be responsible for any damage to or loss of property that resulted from the Contractor's presence on the property. Any damages or property loss shall be repaired or replaced by the Contractor to the Owner's satisfaction at no cost to the Owner.
 - ii) The Contractor shall provide certificate of liability insurance as required in the contract document for general liability and vehicle liability.
- e) Contractor Licensing

Contractor shall be licensed in full accordance with the laws of the State of South Carolina as amended to perform the work as defined in this contract.

2) SCOPE OF WORK

- a) Contractor shall provide all materials, equipment, tools, consumables, labor, cleanup, waste and debris disposal, and supervision necessary to complete within the defined schedule and specifications the maintenance painting of the facilities listed. Maintenance painting shall consist of the following:

- i) Paint shall be applied to all previously field painted surfaces on the interior and exterior of the buildings as defined in Attachment A.
- ii) Properly prepare surfaces to ensure a strong bond over existing painted surfaces. Preparation is the key to a strong bond and every effort is to be made to ensure the new paints adhere to all existing surfaces on the interior and exterior of the facility.

The preparation of existing surfaces is the most important step in the process and every effort shall be made by the Contractor to ensure the proper adhesion of the new paint coatings. Those surfaces that are handled by daily student and staff traffic are especially difficult due to hand oils left on these surfaces. Contractor shall be responsible to redo any surfaces where adhesion fails by removing failed paint film and properly preparing surface and applying new paint to the Owner's satisfaction.

- iii) Finish paint materials:

Exterior: All exterior surfaces shall be painted with High Performance Acrylic finishes that have high color retention and high durability. Due to the required thirty-day cure of the acrylic products the painting of handrails, columns, and high use doors shall consist of products that have the fastest cure time for the application.

- (1) Exterior High-Performance Enamel: Factory-Formulated full gloss/semi-gloss enamel for exterior application with high color retention.

- Sherwin-Williams: Sher-Kem™ High Gloss Metal Finishing Enamel: Applied at a dry film thickness of not less than 1 to 2.0 mils per coat. Best applied by spray application. This product is given as an alternative to acrylic in areas of high traffic due to faster cure time.
- Sherwin-Williams: Steel Master 9500 30% Silicon Alkyd Enamel B56-300 series, applied at a dry film thickness of not less than 2-3 mils per coat. This product is given as an alternative for the acrylic in areas of high traffic due to faster cure time. This product is formulated for easy brush application.
- Sherwin-Williams: Sher-Cryl™ High Performance Acrylic: B66-300 series Gloss or B66-350 series Semi-Gloss. Applied at a dry film thickness of not less than 2.5-4 mils per coat. To be used on exterior areas assuring the thirty-day cure time.
- Owner approved equal by a listed approved Manufacturer.

Interior: All walls on the interior of buildings shall be painted with Pre-Catalyzed one component water-born epoxy in semi-gloss or eggshell sheen.

(2) Interior Semi-Gloss/eggshell water-born precatalyzed one component Epoxy Coating

- Duron: Dura-Clad Industrial Coatings: Acrylic Epoxy- 901-0002: Applied at a dry film thickness of not less than 1.5 mils per coat.
- Sherwin-Williams: Water-Born Epoxy precatalyzed one component K46W51 Series. Applied at a dry film thickness of not less than 1.5 mils per coat.
- Owner approved equal by an approved Manufacturer.

(3) IMPORTANT NOTE ON TINTING: Provide tints for Pre-catalyzed Water-based Epoxy finishes that ensure the fastest curing and early adhesion, especially when using deep accent colors requiring high levels of tint. REFERENCE: Sherwin-Williams, Pre-Catalyzed Water based Epoxy, Tint with Enviro-toner Colorants or equal.

(4) Painted ceilings shall be a flat ceiling white unless noted otherwise.

iv) Application of finish paint materials:

Exterior: Two coats are to be applied to all exterior surfaces including the inside and outside of exterior doors and jambs. Exterior surfaces such as but not limited to hollow metal doors, jambs, windows, painted masonry lintels, ceilings, support columns, bollards, signs, playground goal posts and exterior lighting (including wall units and poles and light fixtures) shall be painted. Ferrous metal surfaces shall be painted with High Performance finishes as listed above.

Interior: One coat to cover on walls, painted ceilings, metal doors and hollow metal frames when matching existing color and sheen or two coats to cover when changing paint color. Exception: Interior Toilet Rooms and kitchen dishwashing rooms shall have two coats applied.

v) Interior Wood Doors: Clear top coat applied after proper preparation.

vi) Work Coordination: Review areas to be painted and coordinate with the Owner a schedule of areas to be painted so that the daily operation of the building and scheduled cleaning is minimally impacted. Inform the Owner of relocation and removal of equipment, computers, etc., that need to be disconnected and moved for painting to occur.

vii) Work Area Preparation and Clean-up: Custodial Staff shall prepare the work area by pulling the freestanding bookshelves and other furniture, desks, chairs, movable storage cabinets away from the surfaces to be painted. Contractor shall properly cover all furniture during the surface preparation and painting process. Custodial Staff shall remove blinds to ensure proper painting of windows and reinstall when painting of window is complete. Contractor shall provide covering by drop cloth or masking of all surfaces that are not to be painted during the preparation process. Remove hardware and hardware accessories, fire rating plates, and similar items that are not to be painted. If removal is impractical or impossible, surface-applied protection such drop cloth or masking shall be in place before surface preparation and painting begins. Cover and mask all surfaces that are not to be painted, floors, trim, smoke detectors, burglar alarm devices, return air ducts, furniture, equipment, built-in bookcases and cabinets. After completing painting operations in each space or area, reinstall items removed by placing back in original position, uncover and unmask and touch up. Covering shall ensure that paint, paint chips, dust, solvent drips and debris from the process are prevented from getting onto those surfaces not to be painted and is contained as not to migrate into adjoining areas. Schedule cleaning and painting so dust and other contaminants from the cleaning process will not fall on wet, newly

viii) painted surfaces. The work area shall be maintained clean on a daily basis. It is recommended that the painting of the covered area be completed before removing covering.

The Contractor shall ensure that any and all adjacent areas and surfaces are covered and vehicles are relocated during exterior spray applications of paint. Due to wind-born overspray, it is strongly suggested that exterior spraying of paint be minimized and Contractor shall be responsible for control of the overspray and to resolve any resulting damage to cars and surfaces holding the Owner harmless in the action.

- ix) All murals and wall painted signage shall not be painted over unless specifically called out and identified by the Owner.
- x) Protect all door labels on fire doors.

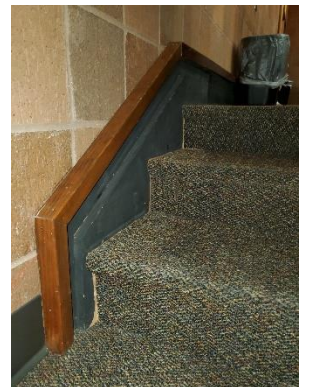
3) Quality Control Procedures

- a) All paint projects shall adhere to the following quality procedures and be properly documented with material supplier for final summary report.
- b) Contractor shall coordinate evaluations of all wall, door, door frame and storefront frame conditions with the assistance of material supplier per the following:
 - i) Have walls, doors and frames evaluated using standard pull test to identify any problems. Any unusual conditions shall be brought to the attention of the School District Project Manager.
 - ii) Clean all walls giving special attention to the area 48" above finished floor. Refer to section E on page 64 for detailed preparation procedures. Use Great Lakes No Rinse Cleaner or approved equal.
 - iii) Periodically perform wet film check for assurance to specification.
 - iv) Perform post paint evaluation for adherence to specifications.

4) Scope specific to Central Office:

- a) A floor plan will be provided to the successful bidder, highlighting area(s) receiving accent color (SW 6234 as described below)
- b) Interior:

- ① Do not paint unpainted masonry @ building's interior
- ② Existing grey walls to be Sherwin Williams 6234 Uncertain Gray
- ③ Board room – paint existing black wood trim new Urbane Bronze (see adjacent picture.) Do not paint stained trim.
 - Building is approximately 48,000 Square Feet
 - Do not paint aluminum storefront frames or door frames
 - Paint all hollow metal door frames [color = Sherwin Williams 7048 Urbane Bronze]
 - Existing neutral/tan walls to be Sherwin Williams 7043 Worldly Gray
 - All paintable ceilings to be flat ceiling white
 - Interior face of hollow metal doors to match HM frame color (SW 7048)
 - Do not paint the interiors of the following rooms:
 - Upper Level:
 - i) B 120



- ii) B 208 A
- iii) B 209
- iv) B 217 A
- v) A 216
- vi) A 215 B
- vii) B 207 A

- Lower Level:

- i) A 107
- ii) B 123
- iii) B 120
- iv) B 118 C
- v) B 122
- vi) B 109
- vii) B 108
- viii) B 112
- ix) B 115
- x) B 110 B

c) Exterior:

- Exterior face of hollow metal doors to be SW 6081 Down Home
- Paint all exterior handrails black

d) **Schedule:**

- This painting project will be happening in conjunction with a building-wide carpet replacement project.
- The work area will divide the building into quadrants
- Preparation and paint (per quadrant) are anticipated to take 1 week
- Owner is responsible for removing any obstructions that cannot be painted around. Furniture will be moved 4' to 5' away from perimeter walls