

09 Painting Scope of Work. The work includes but is not limited to the following:

I. Mobilization

- a. The work includes mobilization of trucks, storage trailers, office trailer, and basic tools required for the completion of this scope of work.
- b. If long term onsite storage or parking is required, this subcontractor will work with the superintendent for accommodations.
- c. All costs associated with “rented equipment” will be disclosed on the Notice of Disclosure Form

II. Material Handling

- a. The sub is required to provide, and coordinate delivery of all painting material required for the performance of it's' work.
- b. Material will not be stored or stockpiled in the apartment units

III. Material and equipment

- a. This sub will provide material and the labor for unloading trucks and trailers and stocking of the material in the building units
- b. The material includes all paint and painting related accessories

IV. Installation and execution

- a. The sub will provide all material and labor required for the painting scope of work.
- b. The work includes painting of all walls and ceilings, standing and running trims including bar tops and window sills and crown molding, doors and frames, exterior wood trims, and roof top penetrations and any other misc. pre-primed wood trim material requiring finish paint
 - i. Generally all wet walls such as kitchens and baths are finish painted with semi-gloss paint of the same color
 - ii. All doors and trims will be painted with a different color
 - iii. Roof top penetrations will be painted to match the roof top color
 - iv. Attic access panels and trim will be painted to match adjacent materials
 - v. All exterior wood or like wood trim materials including exterior HM and insulated steel doors are included in the exterior paint requirement
- c. The sub will mask or cover substrates such as thresholds and hardware, bath and shower units, windows and window frames and floors.
- d. The sub will ensure that the drywall work is completed to its satisfaction prior to prime painting. Walls will be examined for touch up after prime and before the finish paint is applied.
- e. Final touch up of one hour per unit and one hour per common corridor is a part of this scope of work and listed in the schedule of values as such
- f. Caulking of the kitchen counter top, and bathroom counter tops interiors of windows and doors, window sills, and nail hole filling is a part of this scope of work

V. Cleaning

- a. The work includes picking up materials and scrap and general debris in the work area on a daily basis. If the work area is not cleaned it will be clean for you at your expense

- b. Any windows that are splattered or spotted with paint as a result of the work will be replaced by this sub.
- c. Clean up with respect to paint splatters will not be taken lightly
- d. Paint tools will not be cleaned in the units ever.

VI. Protection of work

- a. The work must be performed in a favorable climate and allowed to dry and cure before additional painting can be performed

VII. Winter Protection

- a. Care is to be taken for proper application of painting during cold weather ensuring that units are heated and the board is acclimated to the climate for installation
- b. The GC will supply fuel and power for winter heaters as it deems necessary

VIII. Safety

- a. The sub will employ a competent person who can recognize safety deficiencies with the authority to stop work until deficiencies are corrected

IX. Closeout

- a. There are no close out requirements of this sub contractor

X. Submittals

- a. Submit all paint materials and colors for approval

XI. Value engineering

- a. Any suggestions for cost savings will be listed on the bid as a voluntary alternate and is encouraged
- b. Paint brand substitutions are allowed