



BID #2027-09
ON-CALL PAINTING SERVICES
TOWN BUILDINGS & SCHOOL FACILITIES

SEALED submissions are subject to the standard instructions set forth on the attached sheets.

Any modifications must be specifically accepted by the Town of Stratford.

Released: Tuesday, September 22nd 2026

Phillip Ryan, Purchasing Agent

Bidder:

Doing Business As (Trade Name)

Address

Town / State / Zip

Title (Mr /Ms)

Signature

Telephone

E-mail

Sealed bids will be received by the Purchasing Department at the office of the Purchasing Agent, 2725 Main Street, Room 104, Stratford, Connecticut 06615, up to:

10:00AM, Wednesday, October 14th 2026

NOTE:

1. Bidders are to complete all requested data in the upper right corner of this page and must return this page with their bid proposal.
2. No bid shall be accepted from, or contracts awarded to, any person/company who is in arrears to the Town of Stratford upon debt, or contract or who has been within the prior five (5) years, a defaulter as surety or otherwise upon obligations to the Town of Stratford.
3. Submissions are to be submitted in a sealed envelope and clearly marked "BID #2027-09" on the outside of the envelope, including all outer packaging, such as, DHL, FedEx, UPS, etc.

INVITATION TO BID

The Town of Stratford (Town) is seeking competitive bids from qualified contractors with proven industry experience, to provide labor, materials, tools, equipment, and all else necessary, to perform on-call painting services for both interior and exterior projects located at Town buildings and Public Schools' facilities. Town may award to multiple bidders based on overall competitive cost, scheduling availability and range of services on offer.

TERM / RENEWAL OF CONTRACT

The Town intends to award a (12) month contract commencing upon award of contract.

- On (60) days advance written notice, the Town may renew the 2027 contract per the same terms and conditions, including an agreed upon optional cost of living allowance (COLA) increase.
- Option to renew each extended term shall be at the sole discretion of the Town of Stratford and shall be mutually agreed upon by both parties.

REQUESTS FOR INFORMATION (RFI) / ADDENDA

Direct requests in writing to: Town of Stratford, Purchasing Department
E-mail: Purchasing@townofstratford.com

NOTE: Written requests for information will not be accepted after 12:00PM on Monday, October 5th 2026.

Response will be in the form of an addendum that will be posted approximately Thursday, October 8th 2026 at the close of business to the Purchasing Department website: <https://www.stratfordct.gov/page/purchasing-department>

It is the responsibility of each bidder to retrieve addenda from the website. Any contact about this bid between a Bidder and any other Town official and/or department manager and/or Town of Stratford employee, other than as set forth above, may be grounds for disqualification of that Bidder. No questions or clarifications shall be answered by phone, in person or in any other manner than specified above. Addenda will not be mailed, e-mailed or faxed out.

SCHEDULE

The successful bidder ("Contractor") shall be required to complete individual projects as scheduled per an "as-needed" basis. No individual project shall exceed \$100,000.00 as the intent of this contract is for the maintenance and upkeep of Town buildings and Public Schools' facilities.

REQUIREMENTS

- A. Prospective bidders are strongly advised to visit the site and verify the scope of the work, including measurements and quantities, prior to submitting a bid. Town reserves the right to increase or decrease the amount of work, as deemed in its best interest.
- B. Price is to include all labor, materials, permits, fees, disposal, etc., required to properly complete the project, including, but not limited to, the following:
 1. Permit approval where required and as necessary.
 2. Site preparation and staging as required and specified.
 3. Proper disposal of all removed paint and related material debris caused by prep work.
 4. Installation of all new paint material and related product as specified.
 5. Site clean-up.
- C. The Bidder must not discriminate, nor permit discrimination, against any person on the grounds of race, color, national origin, religion, sex, handicap, or veteran status, in their employment practices, in any of their contractual arrangements, in all service and accommodations they offer to the public, and in any of their other business operations.
- D. The successful bidder MUST secure all required permits prior to commencing work on the site.
NOTE: The Town is not able to waive the State of Connecticut Education Fee applied to any project.
- E. The awarded contractor will have access to the site as indicated under "SCHEDULE" and agreed upon at award of contract. All work must be completed in a timely manner. At the Contractor's option, he/she may access the site on holidays, Saturdays and Sundays, if the Contractor pays the cost (including all overtime) for any required Town staff/services. All work time must be approved and coordinated with the Town Engineer or designee.
- F. Award of the project, either partial or in its entirety, is contingent upon funding approval by the Town Council.

- G. References: Provide at least three (3) references (preferably municipalities) regarding similar projects performed.
- H. The Town of Stratford will not accept receipt of any service, unless all specifications stated in the bid document have been accommodated and/or approved by written consent. The Contractor shall be required to correct any nonconforming issues at no expense to the Town of Stratford.
- I. Exceptions: Bidders are required to provide full details of any exceptions to the specifications. Details must be submitted separately and attached to the proposal page.
- J. The Contractor shall be responsible for any repairs to buildings, furnishings and grounds, resulting from damages incurred while performing the work.
- K. All costs submitted in proposal must include equipment, machinery, mobilization, labor, insurances, permits and delivery. All subcontractors must be identified and their labor rates submitted with proposal page.
- L. Prices must remain firm through the first (12) months of the contract period. After the initial (12) month period, prices may be adjusted in (12) month minimum intervals, reflecting COLA per industry standards. The Town reserves the right to reject any requested price increase deemed excessive in the opinion of the Town and cancel the contract. The Contractor must submit a formal request for an increase to the Purchasing Department, no later than thirty (60) days prior to the effective price increase date. The request shall contain the date the increase takes effect. No retroactive price increases will be allowed.
- M. The Town shall have the flexibility to add or delete any location as deemed necessary in its best interest, or to adjust the work schedule as necessary.
- N. The Town reserves the right to cancel this contract due to unsatisfactory service and/or noncompliance with the terms set forth herein, or when the service is no longer required due to insufficient funds or restructuring of a facility, whereupon the Town shall provide the Contractor with two (2) weeks' written notice.
- O. The Contractor shall demonstrate a minimum five (5) years' experience in the industry and shall maintain a local facility in order to perform services per the Scope of Work.
- P. The Contractor must fully comply with all relevant OSHA requirements and regulations.

SUBCONTRACTORS

- 1. Subcontracting will not be permitted without the prior knowledge and written approval of the Town.
- 2. Approved subcontractors must provide details regarding company contracts, personnel references and proof of all applicable licensing/certification.
- 3. The Contractor assumes full responsibility of the Contract.

BASIS OF AWARD

The following factors will be considered in awarding the contract:

- Compliance (valid licenses, certification, permits, OSHA) of company as required by federal, state and local law.
- Experience and number of skilled employees available to service the contract.
- Geographical location and response time to worksite.
- Cost.

BID PROPOSAL FORM (1/2)

I, _____ have received the following contract documents,

1. Bid Document #2027-09
2. Sections: 09911 Exterior Painting, 09912 Interior Painting, 09931 Transparent Finishes
3. Addenda ___ through ___ posted at <https://www.stratfordct.gov/page/purchasing-department> and have included their provisions to supply all labor, materials, tools, equipment, permits, taxes and insurances, to perform the specified work.

NOT TO EXCEED \$100,000.00 PER CONTRACT

Bid amount shall be unit cost per square foot using gross wall area per room.

Unit cost paint scope shall include all surfaces with existing paint finish, including, walls, window trim, wood trim, door frames and doors that have existing painted finish. Wall and trim color(s) shall be selected by Owner.

UNIT COST – ON CALL INTERIOR PAINTING

\$ _____ /square foot

Written Amount /square foot

UNIT PRICES

Provide unit costs for the following items:

1. Cost to sand, prep, and apply transparent finish to existing wood door. Refer to specification section 09931.
\$ _____ /Door
2. Cost to clean, scrape, prep, prime and apply 2 coats of paint to wood window (3 coats total). Refer to specification section 09911.
\$ _____ /15 SF Window
\$ _____ /20 SF Window
\$ _____ /25 SF Window
3. Cost to clean, scrape, prep, and paint exterior surfaces with the highest quality grade paint by submitted manufacturer. Refer to specification section 09911.
\$ _____ /SF
4. Cost to clean (powerwash), prep, and paint exterior wood porch surfaces. Refer to specification section 09911.
\$ _____ /SF

BID PROPOSAL FORM (2/2)

5. Hourly rate to remove existing glazing and re-glaze windows with glazing compound.

\$ _____ /Hour

6. Hourly rate for lead paint abatement per local, state and federal regulations. Inclusive of materials and proper disposal.

\$ _____ /Hour

7. Hourly rate for exterior powerwashing.

\$ _____ /Hour

8. Hourly rate for carpentry and wood repairs and restoration.

\$ _____ /Hour

A complete itemized schedule of values may be required to be provided by the Contractor, prior to award of contract for individual projects.

The Bidder hereby certifies that any and all defects, errors, inconsistencies or omissions of which he/she is aware, either directly or by notification from any sub-bidder or material supplier found in the Contract Documents are listed herewith in this Bid Form.

State any and all exceptions that may apply and to the Contract Documents and attach to this page.

Name _____ Title _____ Signature _____ Date _____

CHECKLIST

The following must be submitted with proposal:

- ☐ Cover page, completed and signed.
- ☐ Addenda acknowledged on bid proposal page, or
- ☐ Signed and submitted with modified pricing if requested.
- ☐ List of references where projects performed of comparable scope within the past three years.
- ☐ List of all subcontractors identifying each trade, hourly rates, location, and Tax ID number.
- ☐ Identify any exceptions that may apply. These must be itemized and attached to the proposal form.
- ☐ W9 Form.

REFERENCES

Provide reference details of most recent similar scope projects performed:

REFERENCE #1:

Name of Company _____

Phone _____

Contact Person _____

Cell _____

Company Address _____

Fax _____

Date work completed _____

Email _____

REFERENCE #2:

Name of Company _____

Phone _____

Contact Person _____

Cell _____

Company Address _____

Fax _____

Date work completed _____

Email _____

REFERENCE #3:

Name of Company _____

Phone _____

Contact Person _____

Cell _____

Company Address _____

Fax _____

Date work completed _____

Email _____

REFERENCE #4:

Name of Company _____

Phone _____

Contact Person _____

Cell _____

Company Address _____

Fax _____

Date work completed _____

Email _____

REFERENCE #5:

Name of Company _____

Phone _____

Contact Person _____

Cell _____

Company Address _____

Fax _____

Date work completed _____

Email _____

SUBCONTRACTORS

Provide subcontractor details if any are to be employed as part of this contract, including labor rates:

SUBCONTRACTOR #1:

Name of Company _____

Fed ID # _____

Contact Person _____

Title _____

Company Address _____

Phone _____

Trade _____

Email _____

Rates: Supervisor \$ _____ /hr Foreman \$ _____ /hr Journeyman \$ _____ /hr Apprentice \$ _____ /hr

SUBCONTRACTOR #2:

Name of Company _____

Fed ID # _____

Contact Person _____

Title _____

Company Address _____

Phone _____

Trade _____

Email _____

Rates: Supervisor \$ _____ /hr Foreman \$ _____ /hr Journeyman \$ _____ /hr Apprentice \$ _____ /hr

SUBCONTRACTOR #3:

Name of Company _____

Fed ID # _____

Contact Person _____

Title _____

Company Address _____

Phone _____

Trade _____

Email _____

Rates: Supervisor \$ _____ /hr Foreman \$ _____ /hr Journeyman \$ _____ /hr Apprentice \$ _____ /hr

SUBCONTRACTOR #4:

Name of Company _____

Fed ID # _____

Contact Person _____

Title _____

Company Address _____

Phone _____

Trade _____

Email _____

Rates: Supervisor \$ _____ /hr Foreman \$ _____ /hr Journeyman \$ _____ /hr Apprentice \$ _____ /hr

**PURCHASING DEPARTMENT
TOWN OF STRATFORD**

BID #2027-09 / On-Call Painting Services

Page 7 of 11

INSTRUCTIONS FOR BIDDERS TERMS AND CONDITIONS OF BID

BID PROPOSALS

Bid proposals are to be submitted in a sealed envelope and clearly marked on the outside "BID #2027-09" including all outer packaging such as DHL, FedEx, UPS, etc. All prices and notations must be printed in ink or typewritten. No erasures are permitted. Bid proposals are to be in the office of the Purchasing Department, Town Hall, 2725 Main Street, Room 104, Stratford, Connecticut, prior to date and time specified, at which time they will be publicly opened.

RIGHT TO ACCEPT / REJECT

AFTER REVIEW OF ALL FACTORS, TERMS AND CONDITIONS, INCLUDING PRICE, THE TOWN OF STRATFORD RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS, OR ANY PART THEREOF, OR WAIVE DEFECTS IN SAME, OR ACCEPT ANY PROPOSAL DEEMED TO BE IN THE BEST INTEREST OF THE TOWN OF STRATFORD.

POWER OF REJECTION

The Mayor shall have the power to reject all bids and to advertise again.

QUESTIONS

Questions concerning conditions, bidding guidelines and specifications should only be directed in writing to:

Email: Purchasing@townofstratford.com

Inquiries must reference date of bid opening, requisition or contract number, and must be received no later than as indicated in the bid documents prior to date of bid opening. Failure to comply with these conditions will result in the bidder waiving the right to dispute the bid specifications and conditions.

PRICES

Prices quoted must be firm, for acceptance by the Town of Stratford, for a period of ninety (90) days. Prices shall include all applicable duties. Bidders shall be required to deliver awarded items at prices quoted in their original bid.

F.O.B. DESTINATION

Prices quoted shall be net, delivered to destination. Bids quoting other than F.O.B. Destination may be rejected

PERMITS

The contractor shall be responsible for securing all necessary permits, state and local, and as required by the Town of Stratford.

PAYMENT PROCEDURES

No voucher, claim or charge against the Town shall be paid without the approval of the Director of Finance for correctness and legality.

PAYMENT PERIOD

The Town of Stratford shall put forth its best effort to make payment within thirty days (30) after delivery of the item acceptance of the work, or receipt of a properly completed invoice, whichever is later. Payment period shall be net thirty days (30) unless otherwise specified. For projects that do not require a performance or bid bond, The Town of Stratford reserves the right to retain five percent (5%) of total bid amount, which is payable ninety (90) days after final payment or acceptance of the work.

THE CONTRACTOR

The Contractor for the work described shall be thoroughly familiar with the requirements of all specifications, and the actual physical conditions of various job sites. The submission of a proposal shall be construed as evidence that the Contractor has examined the actual job conditions, requirements, and specifications. Any claim for labor, equipment, or materials required, or difficulties encountered which could have been foreseen had such an examination been carefully made will not be recognized.

ASSIGNMENT OF CONTRACT

No contract may be assigned or transferred without the consent of the Town of Stratford.

AWARD OF BIDS

Contracts and purchases will be made or entered into with the lowest responsible bidder meeting specifications, except as otherwise specified in the invitation. If more than one item is specified in the invitation, the Town of Stratford reserves the right to determine the low bidder on an individual basis or on the basis of all items included in the Invitation for Bids, unless otherwise expressed by the Town.

The Town will be reviewing proposals to ensure contractors/individuals/suppliers/vendors are not debarred or suspended.

The System for Award Management (SAM.gov):

<https://sam.gov/content/home>

CT Department of Labor:

https://portal.ct.gov/dol/knowledge-base/articles/wage-and-workplace-standards/debarment-lists?language=en_US

GUARANTEE

Equipment, materials and/or work executed shall be guaranteed for a minimum period of one (1) year against defective material and workmanship. The cost of all labor, materials, shipping charges and other expenses in conjunction with the replacement of defective equipment, and/or unsatisfactory work, shall be borne by the Contractor.

CATALOGUE REFERENCE

Unless expressly stated otherwise, any and all reference to commercial types, sales, trade names and catalogues are intended to be descriptive only and not restrictive; the intent is to indicate the kind and quality of the articles that will be acceptable. Bids on other equivalent makes, or with reference to other catalogue items will be considered. The bidder is to clearly state exactly what will be furnished. Where possible and feasible, submit an illustration, descriptive material, and/or product sample.

OSHA

The bidder will certify all equipment complies with all regulations and conditions stipulated under the Williams-Steiger Occupational Safety and Health Act of 1971, as amended. The successful bidder will further certify that all items furnished under this project will conform and comply with Federal and State of Connecticut OSHA standards. The successful bidder will agree to indemnify and hold harmless the Town of Stratford for any and all damages that may be assessed against the Town.

LIFE CYCLE COSTING

Where applicable, Life Cycle Costing will be used as a criterion for awarding bids. This is a method of calculating total cost of ownership of an item over the life of the product, which may include operation and maintenance expenses, transportation, salvage value, and/or disposal costs.

INSURANCE

The Contractor shall not commence any work under the Contract until all insurance required by this section has been obtained and Certificates of Insurance and any other evidence of required coverage requested by the Town, including a copy of the policy itself, have been received and approved by the Town.

Such policies shall stipulate that no coverage can be changed or canceled, including for non-payment of premium, unless the Town has had thirty (30) days prior notice in writing. Certificates of renewals or changes in policies shall be delivered to the Owner at least thirty (30) days prior to the expiration of the policy.

All insurance issuers chosen by the Contractor must be licensed to do business in the State of Connecticut and rated A- or better by A.M. Best Rating Services.

The Town always reserves the right to reject insurance companies, if approved insurance policies cannot be provided the contract shall be terminated.

The insurance requirements set forth below are minimum limits of coverage only and in no way limit the Contractor's liability.

The following insurance is required to be maintained in full force until all work required by the contract has been fully completed, except that Products/Completed Operations coverage shall be maintained for five (5) years.

Worker's Compensation: The Contractor shall carry Worker's Compensation and Employer's Liability Insurance in the form and in such amounts as may be currently required to comply with the Labor Laws of the State of Connecticut. Statutory Limits.

Automobile Insurance: The Contractor shall carry and maintain during the life of the Contract a policy with a combined single limit of \$1,000,000.00 and rider CA9948 or equivalent.

This policy shall include all liability of the Contractor arising from the operation of all self-owned motor vehicles used in the performance of the Contract; and shall also include a “non-Ownership” provision covering the operation of motor vehicles not owned by the Contractor, but used in the performance of the work.

Commercial General Liability:

- Per Occurrence Limit: \$1,000,000
- Aggregate Limit: \$2,000,000
- Bodily Injury and Property Damage Limit: \$5,000,000
- Products/Completed Operations Limit: \$1,000,000

This policy shall include Subcontractor's Liability coverage, protecting the Contractor and the Town against liability arising out of the activities of Subcontractors engaged by him/her in the performance of the work.

Umbrella Policy: An umbrella policy in the amount of \$5,000,000.00 covering general liability, auto liability, and employer liability is required.

Waiver of Subrogation: Waiver of subrogation is required on all policies.

Additional Insureds: The Town of Stratford, its officers, officials, employees, agents, boards, and commissions shall be named as Additional Insureds. The coverage shall be primary and non-contributory and contain no special limitations on the scope of protection afforded to the Town of Stratford. A waiver of subrogation applies under general liability, auto liability and workers compensation.

The coverage shall be primary and non-contributory and contain no special limitations on the scope of protection afforded to the Town of Stratford. A waiver of subrogation applies under general liability, auto liability and workers compensation.

Subcontractor's Insurance: Each Subcontractor engaged by the Contractor to perform any work under the Contract shall obtain all insurance required of the Contractor in the same amounts and subject to the same provisions specified above for the Contractor, including the Additional Insured requirement. Certificates of Insurance shall be submitted to the Contractor and the Town and approved by the Town, before commencing any work.

HOLD HARMLESS

Contractor shall defend, indemnify, and hold harmless the Town of Stratford, its officers, employees, agents or volunteers, from and against any and all claims and demands of any nature for any loss, damage or injury which any person may suffer by reason of, or in any way arising out of, this Agreement, unless caused by the sole negligence of the Town.

FEDERAL, STATE, AND LOCAL LAWS

All applicable Federal, State and local laws, rules and regulations of all authorities having jurisdiction over the locality of the project shall apply to the contract and are deemed to be included herein. If the total amount of the project, including any current or future change orders, exceeds \$100,000.00 all work is to be done in accordance with Connecticut Department of Labor (CT-DOL) rules and regulations. More information may be obtained from: www.ctdol.state.ct.us

The Davis-Bacon and Related Acts, shall apply to contractors and subcontractors performing on federally funded or assisted contracts in excess of \$2,000.00 for the construction, alteration, or repair (including painting and decorating) of public buildings or public works. More information may be obtained from: <https://www.dol.gov/whd/govcontracts/dbra.htm>

NOTE: The Town shall apply the most current wage decision applicable at the time of contract award.

It is the Contractor's responsibility to obtain work classifications not included in the Wage Decisions package.

CONFLICT OF INTEREST

No officer or employee or member of any elective or appointive board, commission, committee or council of the Town, whether temporary or permanent, shall have or acquire any financial interest gained from a successful bid, direct or indirect, in any project, matter, contract or business within his/her jurisdiction or the jurisdiction of the board, commission, committee or council of which he/she is a member. Nor shall the officer / employee / member have any financial interest, direct or indirect, in any contract or proposed contract for materials or services to be furnished or used in connection with any project, matter or thing which comes under his/her jurisdiction or the jurisdiction of the board, commission, committee or council of which he/she is a member.

SCOPE OF WORK / SITE INSPECTIONS

The bidder declares that the scope of the work has been thoroughly reviewed and any questions resolved (see above for name and number of individual to contact for questions). If applicable, the bidder further declares that the site has been inspected as called for in the specifications (q.v.).

EXCEPTION TO SPECIFICATIONS

No protest regarding the validity or appropriateness of the specifications or of the Invitation for Bids will be considered, unless the protest is filed in writing with the Purchasing Agent prior to the closing date for the bids. All bid proposals rendered shall be considered meeting the attached specifications unless exceptions are noted on a separate page dated and signed by the bidder.

UNLESS OTHERWISE NOTED

It will be assumed that all terms and conditions and specifications will be complied with and will be considered as part of the Bid Proposal.

TAX EXEMPT

Federal Tax Exemption 06-6002103.

Exempt from State Sales Tax under State General Statutes Chapter 219-Section 12-412 Subsection A.

NON-COLLUSION AFFIDAVIT

State of -----:

County of----- s.s.

I state that I am the----- of -----
(TITLE) (NAME OF MY FIRM)

and that I am authorized to make this affidavit on behalf of my firm, and its owners, directors, and officers. I am the person responsible in my firm for the price(s) and the amount of this bid.

I state that:

- (1) The price(s) and amount of this bid have been arrived at independently and without consultation communication or agreement with any other contractor, bidder/proposer or potential bidder/proposer.
- (2) Neither the price(s) nor the amount of this bid/rfp, and neither the approximate price(s) nor approximate amount of this bid/rfp, have been disclosed to any other firm or person who is a bidder/proposer or potential bidder/proposer, and they will not be disclosed before bid/rfp opening.
- (3) No attempt has been made or will be made to induce any firm or person to refrain from bidding/proposing on this contract, or to submit a bid/proposal higher than this bid/rfp, or to submit any intentionally high or noncompetitive bid/rfp or other form of complementary bid/rfp.
- (4) I fully understand that more than one offer from an individual, firm partnership; corporation or association under the same or different name will be rejected. Reasonable grounds for believing that a bidder/proposer is interested in more than one bid/rfp for the work contemplated may cause rejection of all bids/rfps in which the bidder/proposer is interested. Any or all bidders/proposers will be rejected if there is any reason for believing that collusion exists among the bidders/proposers. Participants in such collusion may not be considered in the future offers for the same work. Each bidder/proposer by submitting a bid/proposal certifies that it is not a part to any collusive action.
- (5) The bid/rfp of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid/proposal.
- (6)----- its affiliates, subsidiaries, officers,
(NAME OF MY FIRM)
directors and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding/proposing on any public contract, except as follows:
I state that-----understands and acknowledges that
(NAME OF MY FIRM)
the above representations are material and important, and will be relied on by the Town of

Stratford in awarding the bid/proposal for which this is submitted. I understand and my firm understands that any misstatement in this affidavit is and shall be treated as fraudulent concealment from the Town of Stratford of the true facts relating to the submission of bids/proposals for this contract.

- (7) I agree to furnish and deliver all services on the date and time agreed on by
----- and the Town of Stratford once the
(NAME OF MY FIRM)

Contract is signed. Furthermore, there will not be any cancellations to the Town of Stratford. If a bidder/proposer submits a bid/proposal on any services he/she will be responsible for delivering that service at the bid/proposal cost, in accordance with the attached above specifications, which were submitted with this bid/proposal and upon which the bid/proposal was made.

- (8) In submitting this bid/proposal, the undersigned declares that this is made without any connection with any persons making another bid/proposal on the same contract; that the bid/proposal is in all respects fair and without collusion, fraud or mental reservation; and that no official of the Town, or any person in the employ of the Town, is directly or indirectly interested in said bid/proposal or in the supplies or work to which it relates, or in any portion of the profits thereof.
- (9) The undersigned further understands that the above declarations are material representations to the Town of Stratford made as a condition to the acceptance of the bid/proposal. If found to be false, the Town of Stratford retains the right to reject said bid/proposal and rescind any resultant contract and/or purchase order and notify the undersigned accordingly, thereby declaring as void said bid/proposal and contract or purchase order.

CONTINUED >>>

VENDOR INFORMATION. (Please print the following)

VENDOR NAME

ADDRESS

TELEPHONE

FAX #

E-MAIL

WEB SITE

AUTHORIZED SIGNATURE

TITLE

By signing this bid/proposal the bidder/proposer understands and agrees to the attached terms, conditions, and specifications, including Collusion among Bidders/Proposers Employment Discrimination by the Contractor Prohibited.

SIGNATURE

SWORN AND SUBSCRIBED TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE
COUNTY OF AND THE STATE OF

-----THIS-----

DAY OF -----, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES-----

SECTION 09911 EXTERIOR PAINTING

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Exterior Primer.
- B. Exterior Paint.
- C. Wall Preparation.

1.2 RELATED SECTIONS

- A. DELETED

1.3 REFERENCES

- A. Green Promise © 2010
- B. Green Seal Standard GS-11; May 20, 1993.
- C. MPI (APL) - Master Painters Institute.
- D. SCAQMD 1168 - South Coast Air Quality Management District Rule #1168; October 3, 2003.
- E. SSPC (PM1) - Steel Structures Painting Manual, Vol. 1, Good Painting Practice; Society for Protective Coatings; 1993, Third Edition.
- F. SSPC (PM2) - Steel Structures Painting Manual, Vol. 2, Systems and Specifications; Society for Protective Coatings; 1995, Seventh Edition.
- G. 40 CFR 59, Subpart D - National Volatile Organic Compound Emission Standards for Architectural Coatings; U.S. Environmental Protection Agency; current edition.

1.4 DEFINITIONS

- A. Paints are available in a wide range of sheens or glosses, as measured by a gloss meter from a 60 degree angle from vertical, as a percentage of the amount of light that is reflected. The following terms are used to describe the gloss of our products.
 - 1. Flat - Less than 5 units.
 - 2. Matte - 0 - 10 units.
 - 3. Eggshell - 10 - 25 units.
 - 4. Satin - 20 - 35 units.
 - 5. Semi-Gloss - 35 - 70 units.
 - 6. Gloss - 70 - 85 units.

1.5 SUBMITTALS

- A. Product Data: Provide a complete list of all products to be used, with the following information for each:
 - 1. Manufacturer's name, product name and/or catalog number, and general product category.
 - 2. Cross-reference to specified paint system(s) that the product is to be used in; include description of each system.
- B. Samples: Submit three paper samples, 5 inches by 7 inches (127mm x 178mm) in size, illustrating selected colors for each color and system selected with specified coats cascaded.
- C. Manufacturer's Instructions: Indicate special surface preparation procedures.
- D. Maintenance Data: Submit data on cleaning, touch-up, and repair of painted and coated surfaces.

1.6 QUALITY ASSURANCE

- A. Manufacturer Qualifications: a single manufacturer with a minimum of ten (10) years experience will supply all primary products specified in this section.
- B. Installer Qualifications: All products listed in this section are to be installed by a single installer with a minimum of five (5) years demonstrated experience in installing products of the same type and scope as specified.
- C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
 - 1. Finish areas designated by Owner.
 - 2. Do not proceed with remaining work until Owner approves workmanship, color, and sheen.
 - 3. Refinish mock-up area as required to produce acceptable work.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.
- C. Disposal:
 - 1. Never pour leftover coating down any sink or drain. Use up material on the job or seal can and store safely for future use.
 - 2. Do not incinerate closed containers.
 - 3. For specific disposal or recycle guidelines, contact the local waste management agency or district. Recycle whenever possible.

1.8 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

1.9 WARRANTY

- A. At project closeout, provide to the Owner or owner's representative an executed copy of the Manufacturer's standard form outlining the terms and conditions of and any exclusions to their Limited Warranty against Manufacturing Defect.

1.10 EXTRA MATERIALS

- A. At project closeout, supply the Owner or owner's representative one gallon of each product for touch-up purposes.
- B. At project closeout, provide the color mixture name and code to the Owner or owner's representative for accurate future color matching.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Benjamin Moore & Co & Family of Brands., which is located at: 101 Paragon Drive, Montvale, NJ 07645; Toll Free Tel: 866-708-9181; Tel: 201-573-9600; Web: www.benjaminmoore.com

2.2 MATERIALS - GENERAL

- A. Volatile Organic Compound (VOC) Content:
 - 1. Provide coatings that comply with the most stringent requirements specified in the following:
 - a. 40 CFR 59, Subpart D--National Volatile Organic Compound Emission Standards for Architectural Coatings.

- b. Determination of VOC Content: Testing and calculation in accordance with 40 CFR 59, Subpart D (EPA Method 24), exclusive of colorants added to a tint base and water added at project site; or other method acceptable to authorities having jurisdiction.
- B. Compatibility: Provide materials that are compatible with one another and the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.

2.3 MIXING AND TINTING

- A. Except where specifically noted in this section, all paint shall be ready-mixed and pre-tinted. Agitate all paint prior to and during application to ensure uniform color, gloss, and consistency.
- B. Thinner addition shall not exceed manufacturer's printed recommendations. Do not use kerosene or other organic solvents to thin water-based paints.
- C. Where paint is to be sprayed, thin according to manufacturer's current guidelines.

2.4 EXTERIOR PRIMERS - NEW CONSTRUCTION

- A. Concrete or Stucco:
 - 1. Alkyd:
 - a. One (1) Coat - Fresh Start All Purpose Alkyd Primer #024 (MPI Listed Product, Category 45).
 - 2. Latex:
 - a. One (1) Coat - Fresh Start All Purpose 100% Acrylic Primer #023 (MPI Listed Product Categories 6, 17, 39 and 137).
 - b. One (1) Coat - Moore's Acrylic Masonry Sealer #066.
- B. Concrete Masonry Units:
 - 1. Latex:
 - a. One (1) Coat -Super Kote 5000 Acrylic Block Filler #958-11
 - b. One (1) Coat - Moore's Acrylic Masonry Sealer #N066.
- C. Ferrous Metals:
 - 1. Alkyd:
 - a. One (1) Coat - Super Spec® HP Alkyd Metal Primer #P06.
- D. Galvanized Metals:
 - 1. Latex:
 - a. One (1) Coat - Super Spec® HP Acrylic Metal Primer #P04 (MPI Listed Product, Category 107 and Category 134).
- E. Aluminum:
 - 1. Latex:
 - a. One (1) Coat - Super Spec® HP Acrylic Metal Primer #P04 (MPI Listed Product, Category 107 and Category 134).
 - b. One (1) Coat - Corotech Waterborne Bonding Primer #V175
- F. Wood Surfaces:
 - 1. Alkyd:
 - a. One (1) Coat - Benjamin Moore Fresh Start Fast-Dry Alkyd Primer #094.
 - b. One (1) Coat - Benjamin Moore Fresh Start MoorWhite Penetrating Alkyd Primer #100.

- G. Water Resistant Soffit Board and Ceiling Board:
 - 1. Alkyd:
 - a. One (1) Coat - Benjamin Moore Fresh Start Fast-Dry Alkyd Primer #094.
 - b. One (1) Coat - Benjamin Moore Fresh Start MoorWhite Penetrating Alkyd Primer #100.
- H. PVC:
 - 1. Latex:
 - a. One(1) Coat - Insul-x Stix Waterborne Bonding Primer #SXA-110
- I. Engineered Lumber:
 - 1. Latex: 100% Acrylic
 - a. One (1) Coat - Fresh Start 100% Acrylic Primer #023

2.5 EXTERIOR PRIMERS - PREVIOUSLY PAINTED SURFACES

- A. Concrete, Masonry, Stucco:
 - 1. Alkyd:
 - a. One (1) Coat - Fresh Start All Purpose Alkyd Primer # 024 (MPI Listed Product, Category 45).
 - 2. Latex:
 - a. One (1) Coat - Fresh Start All Purpose 100 Percent Acrylic Primer # 023 (MPI Listed Product Categories 6, 17, 39 and 137).
 - b. One (1) Coat - Moore's Acrylic Masonry Sealer #066.
- B. Wood Surfaces:
 - 1. Alkyd:
 - a. Spot Prime - Benjamin Moore Fresh Start Fast-Dry Alkyd Primer #094.
 - b. Spot Prime - Benjamin Moore Fresh Start MoorWhite Penetrating Alkyd Primer #100.
- C. Ferrous Metals:
 - 1. Alkyd:
 - a. Spot Prime - Super Spec® HP Alkyd Metal Primer #P06.
- D. Galvanized Metals:
 - 2. Latex:
 - a. Spot Prime - Super Spec® HP Acrylic Metal Primer #P04 (MPI Listed Product, Category 107 and Category 134).

1.2 EXTERIOR FINISH COATS

- A. Flat Finish:
 - 1. Latex:
 - a. Two (2) Coats - Aura® Waterborne Exterior Flat Finish #629. (MPI Listed Product, Category 10)
 - b. Two (2) Coats - Regal® Select High Build Exterior Flat Finish #N400
 - c. One (1) Coat - Arborcoat Semi Solid Exterior Stain #639
 - d. Two (2) Coats - Arborcoat Solid Body Deck & Siding Stain #640

- B. Low Luster Finish:
 - 1. Latex:
 - a. Two (2) Coats - Aura® Waterborne Exterior Low Lustre Finish #634 (MPI Listed Product, Category 15).
 - b. Two (2) Coats - Regal® Select High Build Exterior Low Lustre Finish #N401
 - c. Two (2) - Latex Porch & Floor Low Luster Enamel #122
- C. Satin Finish:
 - 1. Latex:
 - a. Two (1) (2) Coats - Aura ® Exterior Satin #631.
- D. Soft/Medium Gloss Finish:
 - 1. Latex:
 - a. Two (2) Coats - Regal® Select Premium Exterior Soft Gloss Finish #N402 (MPI Listed Product, Category 11).
- E. Semi-Gloss Finish:
 - 1. Alkyd:
 - a. Two (2) Coats - Super Spec® HP D.T.M. Alkyd Semi-Gloss #P24 (MPI Listed Product, Category 81).
 - 2. Latex:
 - a. Two (2) Coats - Super Spec® D.T.M. Acrylic Semi - Gloss #P29 (MPI Listed Product, Category 141).
- F. High Gloss Finish:
 - 1. Alkyd:
 - a. Two (2) Coats - Advance Waterborne Interior/Exterior Alkyd High Gloss #N794 (MPI Listed Product, Categories 157, 157 X-Green).
 - b. Two (2) Coats - Super Spec® HP D.T.M. Alkyd Gloss Enamel #P26.
 - c. Two (2) Coats - Super Spec® Urethane Alkyd Gloss Enamel #P22 (MPI Listed Product, Category 9 and Category 48).
 - 2. Latex:
 - a. Two (2) Coats - Super Spec® HP Acrylic Gloss Enamel #P28 (MPI Listed Product, Category 114).

PART 2 EXECUTION

2.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. Ensure that surfaces to receive paint are dry immediately prior to application.
- C. Ensure that moisture-retaining substrates to receive paint have moisture content within tolerances allowed by coating manufacturer. Where exceeding the following values, promptly notify Owner and obtain direction before beginning work.
 - 1. Concrete and Masonry: 13 percent. Allow new concrete to cure a minimum of 28 days.
 - 2. Exterior Wood: 17 percent.
 - 3. Interior Wood: 15 percent.
 - 4. Interior Finish Detail Woodwork, Including Trim, and Casework: 10 percent.
 - 5. Plaster and Gypsum: 15 percent.
 - 6. Concrete Slab-On-Grade: Perform calcium chloride test over 24-hour period or other acceptable test to manufacturer. Verify acceptable moisture transmission and pH levels.

- D. Examine surfaces to receive coatings for surface imperfections and contaminants that could impair performance or appearance of coatings, including but not limited to, loose primer, rust, scale, oil, grease, mildew, algae, or fungus, stains or marks, cracks, indentations, or abrasions.
- E. Correct conditions that could impair performance or appearance of coatings in accordance with specified surface preparation procedures before proceeding with coating application.

2.2 PREPARATION - GENERAL

- A. Clean surfaces thoroughly prior to coating application.
- B. Do not start work until surfaces to be finished are in proper condition to produce finished surfaces of uniform, satisfactory appearance.
- C. Stains and Marks: Remove completely, if possible, using materials and methods recommended by coating manufacturer; cover stains and marks which cannot be completely removed with isolating primer or sealer recommended by coating manufacturer to prevent bleed-through.
- D. Remove Mildew, Algae, and Fungus using materials and methods recommended by coating manufacturer.
- E. Remove dust and loose particulate matter from surfaces to receive coatings immediately prior to coating application.
- F. Remove or protect adjacent hardware, electrical equipment plates, mechanical grilles and louvers, lighting fixture trim, and other items not indicated to receive coatings.
- G. Move or protect equipment and fixtures adjacent to surfaces indicated to receive coatings to allow application of coatings.
- H. Protect adjacent surfaces not indicated to receive coatings.
- I. Prepare surfaces in accordance with manufacturer's instructions for specified coatings and indicated materials, using only methods and materials recommended by coating manufacturer.

2.3 SURFACE PREPARATION

- A. Concrete and Concrete Masonry: Clean surfaces free of loose particles, sand, efflorescence, laitance, form oil, curing compounds, and other substances which could impair coating performance or appearance.
- B. Concrete Floors: Remove contaminants which could impair coating performance or appearance. Verify moisture transmission and alkaline-acid balance recommended by coating manufacturer; mechanically abrade surface to achieve 80-100 grit medium-sandpaper texture.
- C. Existing Coatings:
 - 1. Remove surface irregularities by scraping or sanding to produce uniform substrate for coating application; apply one coat primer of type recommended by coating manufacturer for maximum coating adhesion.

2. If presence of lead in existing coatings is suspected, cease surface preparation and notify Owner immediately.
- D. Gypsum Board: Repair cracks, holes and other surface defects with joint compound to produce surface flush with adjacent surfaces.
- E. Masonry Surfaces - Restored: Remove loose particles, sand, efflorescence, laitance, cleaning compounds and other substances that could impair coating performance or appearance.
- F. Metals - Aluminum, Mill-Finish: Clean and etch surfaces with a phosphoric acid-water solution or water based industrial cleaner. Flush with clean water and allow to dry, before applying primer coat.
- G. Metals - Copper: Clean surfaces with pressurized steam, pressurized water, or solvent washing.
- H. Metals - Ferrous, Unprimed: Remove rust or scale, if present, by wire brush cleaning, power tool cleaning, or sandblast cleaning; remove grease, oil, and other contaminants which could impair coating performance or appearance by solvent cleaning, with phosphoric-acid solution cleaning of welds, bolts and nuts; spot-prime repaired welds with specified primer.
- I. Metals - Ferrous, Shop-Primed: Remove loose primer and rust, if present, by scraping and sanding, feathering edges of cleaned areas to produce uniform flat surface; solvent-clean surfaces and spot-prime bare metal with specified primer, feathering edges to produce uniform flat surface.
- J. Metals - Galvanized Steel (not passivated): Clean with a water-based industrial strength cleaner, apply an adhesion promoter followed by a clean water rinse. Alternately, wipe down surfaces using clean, lint-free cloths saturated with xylene or lacquer thinner; followed by wiping the surface dry using clean, lint-free cloths.
- K. Metals - Galvanized Steel, Passivated: Clean with water-based industrial strength cleaner. After the surface has been prepared, apply recommended primer to a small area. Allow primer to cure for 7 days, and test adhesion using the "cross-hatch adhesion tape test" method in accordance with ASTM D 3359. If the adhesion of the primer is positive, proceed with a recommended coating system for galvanized metal.
- L. Metals - Stainless Steel: Clean surfaces with pressurized steam, pressurized water, or water-based industrial cleaner.
- M. Plaster: Repair cracks, holes and other surface defects as required to maintain proper surface adhesion. Apply patching plaster or Joint compound and sand to produce surface flush with adjacent undamaged surface. Allow a full cure prior to coating application as recommended by the patching compound manufacturer's recommendations.
- N. Polyvinyl Chloride (PVC) Pipe: remove contaminants and markings with denatured alcohol scuff sand and wipe with solvent for maximum adhesion. Test adhesion before starting the job.
- O. Fiberglass Doors - remove contaminants with cleaning solvent (alcohol) scuff sand and wipe. Test adhesion of primer before starting job.
- P. Textiles - Insulated Coverings, Canvas or Cotton: Clean using high-pressure air and solvent of type recommended for material.

- Q. Wood:
 - 1. Seal knots, pitch streaks, and sap areas with sealer recommended by coating manufacturer; fill nail recesses and cracks with filler recommended by coating manufacturer; sand surfaces smooth.
 - 2. Apply primer coat to back of wood trim and paneling.
- R. Wood Doors: Seal door tops and bottoms prior to finishing.
- S. Wood Doors - Field-Glazed Frames and Sash: Prime or seal glazing channels prior to glazing.

2.4 APPLICATION - GENERAL

- A. Apply each coat to uniform coating thickness in accordance with manufacturer's instructions, not exceeding manufacturer's specified maximum spread rate for indicated surface; thins, brush marks, roller marks, orange-peel, or other application imperfections are not permitted.
- B. Allow manufacturer's specified drying time, and ensure correct coating adhesion, for each coat before applying next coat.
- C. Inspect each coat before applying next coat; touch-up surface imperfections with coating material, feathering, and sanding if required; touch-up areas to achieve flat, uniform surface without surface defects visible from 5 feet (1.5 m).
- D. Remove dust and other foreign materials from substrate immediately prior to applying each coat.
- E. Where paint application abuts other materials or other coating color, terminate coating with a clean sharp termination line without coating overlap.
- F. Where color changes occur between adjoining spaces, through framed openings that are of same color as adjoining surfaces, change color at outside stop corner nearest to face of closed door.
- G. Re-prepare and re-coat unsatisfactory finishes; refinish entire area to corners or other natural terminations.

2.5 CLEANING

- A. Clean excess coating materials, and coating materials deposited on surfaces not indicated to receive coatings, as construction activities of this section progress; do not allow to dry.
- B. Re-install hardware, electrical equipment plates, mechanical grilles and louvers, lighting fixture trim, and other items that have been removed to protect from contact with coatings.
- C. Reconnect equipment adjacent to surfaces indicated to receive coatings.
- D. Relocate to original position equipment and fixtures that have been moved to allow application of coatings.
- E. Remove protective materials.

2.6 PROTECTION

- F. Protect completed coating applications from damage by subsequent construction activities.
- G. Repair to Owner's acceptance coatings damaged by subsequent construction activities. Where repairs cannot be made to Owner's acceptance, re-apply finish coating to nearest adjacent change of surface plane, in both horizontal and vertical directions.

END OF SECTION 09911

EXTERIOR RE-PAINT

Wood: New (Siding/ Trim/ Railings)

Primer: 1 coat Moorwhite Alkyd Primer #100

Finish: 2 coats Regal Select Ext. High Build (sheen TBD)

Wood: Previously Coated (Siding/ Trim/ Railings)

Primer: Spot Prime bare wood Moorwhite Primer #100

Finish: 2 coats Regal Select Ext. High Build (sheen TBD)

Wood: New/Previously Coated (Walking Surface-deck/Patio)

Primer: TBD based on wood type & Condition of Surface

Finish: 2 coats Latex Floor &Patio Low Luster #122

Masonry/Stucco -New

Primer: 1 coat Acrylic Masonry Sealer #066

Finish: 2 coats Regal Select Ext. High Build (Sheen TBD)

Masonry/ Stucco - Previously Coated

Primer: 1 coat Fresh Start 100% Acrylic Primer #N023

Finish: 2 coats Regal Select Ext. High Build (Sheen TBD)

PVC - New

Primer: 1 coat Insl-x Stix Waterborne Bonding Primer #SXA-110

Finish: 2 coats Regal Select Ext. High Build (Sheen TBD)

(Vinyl Safe Colors Only unless manufacturer states differently)

PVC - Previously Coated

Primer: 1 coat Fresh Start 100% Acrylic Primer #N023

Finish: 2 coats Regal Select Ext. High Build (Sheen TBD)

(Vinyl Safe Colors Only unless manufacturer states differently)

Engineered Lumber: New or Previously Coated

Primer: 1 coat Fresh Start 100% Acrylic Primer #023

Finish: 2 coats Regal Select Ext. High Build (Sheen TBD)

(Vinyl Safe Colors Only unless manufacturer states differently)

Ferrous Metal: New

Primer: 1 coat Super Spec HP Alkyd Metal Primer #P06

Finish: 2 coats Super Spec HP Alkyd DTM (Sheen TBD)

Ferrous Metal: Previously Coated

Primer: Spot Prime Super Spec HP Alkyd Metal Primer #P06

Finish: 2 coats Super Spec HP Alkyd DTM (Sheen TBD)

Galvanized Metal: New

Primer: 1 coat Super Spec HP Acrylic Metal Primer #P04

Finish: 2 coats Super Spec HP Acrylic DTM (Sheen TBD)

Galvanized Metal: Previously Coated

Primer: Spot Prime Super Spec HP Acrylic Metal Primer #P04

Finish: 2 coats Super Spec HP Acrylic DTM (Sheen TBD)

Aluminum: New

Primer: 1 coat Corotech Waterborne Bonding Primer #V175

Finish: 2 coats Super Spec HP Acrylic DTM (Sheen TBD)

:

SECTION 09912 - INTERIOR PAINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes surface preparation and the application of paint systems on the following interior substrates:
 - 1. Concrete masonry units (CMU).
 - 2. Steel.
 - 3. Gypsum board.
- B. Related Requirements:
 - 1. Section 09931 "Transparent Finishes" for surface preparation and the application of transparent finishes on interior wood substrates.

1.3 DEFINITIONS

- A. Gloss Level 1: Not more than 5 units at 60 degrees and 10 units at 85 degrees, according to ASTM D 523.
- B. Gloss Level 2: Not more than 10 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.
- C. Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.
- D. Gloss Level 4: 20 to 35 units at 60 degrees and not less than 35 units at 85 degrees, according to ASTM D 523.
- E. Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D 523.
- F. Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D 523.
- G. Gloss Level 7: More than 85 units at 60 degrees, according to ASTM D 523.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product. Include preparation requirements and application instructions.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F (7 deg C).
 - 1. Maintain containers in clean condition, free of foreign materials and residue.
 - 2. Remove rags and waste from storage areas daily.

1.6 FIELD CONDITIONS

- A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F (10 and 35 deg C).
- B. Do not apply paints when relative humidity exceeds 85 percent; at temperatures less than 5 deg F (3 deg C) above the dew point; or to damp or wet surfaces.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide products by the following:
 - 1. Benjamin Moore & Co.
- B. Products: Subject to compliance with requirements, provide product listed in other Part 2 articles for the paint category indicated.

2.2 PAINT, GENERAL

- A. MPI Standards: Provide products that comply with MPI standards indicated and that are listed in its "MPI Approved Products List."
- B. Material Compatibility:
 - 1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience. **Contractor shall verify existing substrates prior to installation and verify compatibility of proposed new finishes.**
 - 2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.
- C. Colors: As selected by Owner from manufacturer's full range.

2.3 PRIMERS/SEALERS

- A. Primer Sealer, Interior, Institutional Low Odor/VOC: MPI #149.
 - 1. Benjamin Moore, Ultra Spec 500 Interior Latex Primer (N535)

2.4 WATER-BASED PAINTS

- A. Latex, Interior, Institutional Low Odor/VOC, Flat (Gloss Level 1): MPI #143.
 - 1. Benjamin Moore, Ultra Spec 500 Interior Flat Finish (N536).
- B. Latex, Interior, Institutional Low Odor/VOC, (Gloss Level 2): MPI #144.
 - 1. Benjamin Moore, Ultra Spec 500 Interior Low Sheen (N537)
- C. Latex, Interior, Institutional Low Odor/VOC, (Gloss Level 3): MPI #145.
 - 1. Benjamin Moore, Ultra Spec 500 Interior Eggshell Finish (N538)
- D. Latex, Interior, Institutional Low Odor/VOC, Semi-Gloss (Gloss Level 5): MPI #147.
 - 1. Benjamin Moore, Ultra Spec 500 Interior Gloss Finish (N540).

2.5 SOURCE QUALITY CONTROL

- A. Testing of Paint Materials: Owner reserves the right to invoke the following procedure:
 - 1. Owner will engage the services of a qualified testing agency to sample paint materials. Contractor will be notified in advance and may be present when samples are taken. If paint materials have already been delivered to Project site, samples may be taken at Project site. Samples will be identified, sealed, and certified by testing agency.
 - 2. Testing agency will perform tests for compliance with product requirements.
 - 3. Owner may direct Contractor to stop applying coatings if test results show materials being used do not comply with product requirements. Contractor shall remove noncomplying paint materials from Project site, pay for testing, and repaint surfaces painted with rejected materials. Contractor will be required to remove rejected materials from previously painted surfaces if, on repainting with complying materials, the two paints are incompatible.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.
- B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:
 - 1. Concrete: 12 percent.
 - 2. Masonry (Clay and CMU): 12 percent.

3. Wood: 15 percent.
 4. Gypsum Board: 12 percent.
 5. Plaster: 12 percent.
- C. Gypsum Board Substrates: Patch all existing wall board surfaces and fill all holes with gypsum-based joint compound and sand smooth prior to painting.
- D. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
- E. Proceed with coating application only after unsatisfactory conditions have been corrected.
1. Application of coating indicates acceptance of surfaces and conditions.

3.2 PREPARATION

- A. Comply with manufacturer's written instructions and recommendations in "MPI Manual" applicable to substrates indicated.
- B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.
1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.
- C. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants.
1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.
- D. Masonry Substrates: Remove efflorescence and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces or mortar joints exceed that permitted in manufacturer's written instructions.
- E. Steel Substrates: Remove rust, loose mill scale, and shop primer, if any. Clean using methods recommended in writing by paint manufacturer[.] [**but not less than the following:**]
1. SSPC-SP 2, "Hand Tool Cleaning."
 2. SSPC-SP 3, "Power Tool Cleaning."
 3. SSPC-SP 7/NACE No. 4, "Brush-off Blast Cleaning."
 4. SSPC-SP 11, "Power Tool Cleaning to Bare Metal."
- F. Shop-Primed Steel Substrates: Clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material as used for shop priming to comply with SSPC-PA 1 for touching up shop-primed surfaces.

3.3 APPLICATION

- A. Apply paints according to manufacturer's written instructions and to recommendations in "MPI Manual."

1. Use applicators and techniques suited for paint and substrate indicated.
 2. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed equipment or furniture with prime coat only.
 3. Paint front and backsides of access panels, removable or hinged covers, and similar hinged items to match exposed surfaces.
 4. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
 5. Primers specified in painting schedules may be omitted on items that are factory primed or factory finished if acceptable to topcoat manufacturers.
- B. Tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Tint undercoats to match color of topcoat, but provide sufficient difference in shade of undercoats to distinguish each separate coat.
- C. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.
- D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.
- E. Painting Fire Suppression, Plumbing, HVAC, Electrical, Communication, and Electronic Safety and Security Work:
1. Paint the following work where exposed in equipment rooms:
 - a. Equipment, including panelboards.
 2. Paint the following work where exposed in occupied spaces:
 - a. Other items as directed by Owner.
 3. Paint portions of internal surfaces of metal ducts, without liner, behind air inlets and outlets that are visible from occupied spaces.

3.4 FIELD QUALITY CONTROL

- A. Dry Film Thickness Testing: Owner may engage the services of a qualified testing and inspecting agency to inspect and test paint for dry film thickness.
1. Contractor shall touch up and restore painted surfaces damaged by testing.
 2. If test results show that dry film thickness of applied paint does not comply with paint manufacturer's written recommendations, Contractor shall pay for testing and apply additional coats as needed to provide dry film thickness that complies with paint manufacturer's written recommendations.

3.5 CLEANING AND PROTECTION

- A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.

- B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.
- C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Owner, and leave in an undamaged condition.
- D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.6 INTERIOR PAINTING SCHEDULE

A. CMU Substrates:

- 1. Institutional Low-Odor/VOC Latex System:
 - a. Primer: 1 coat BM Ultra Spec 500 Int. Latex Primer (N534)
 - b. Finish: 2 coats BM Ultra Spec 500 Interior Latex Eggshell (N538)

B. Steel Substrates:

- 1. Institutional Low-Odor/VOC Latex System:
 - a. Primer: Rust-Oleum, Clean Metal Primer.
 - b. Intermediate Coat: Latex, interior, institutional low odor/VOC, matching topcoat.
 - c. Topcoat: Latex, interior, institutional low odor/VOC, (Semi-Gloss).

C. Gypsum Board / Plaster Substrates:

- 1. Institutional Low-Odor/VOC Latex System:
 - a. Primer: 1 Coat Ultra Spec 500 Interior Latex Primer (N534)
 - b. Finish: 2 Coats Ultra Spec 500 Interior Latex Eggshell (N538)

END OF SECTION 09912

SECTION 09931 - WOOD STAINS AND TRANSPARENT FINISHES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes surface preparation and application of wood finishes on the following substrates:
 - 1. Interior Substrates:
 - a. Solid wood, and wood veneer doors
- B. Related Requirements:
 - 1. Section 09912 "Interior Painting."

1.3 DEFINITIONS

- A. Gloss Level 1: Not more than 5 units at 60 degrees and 10 units at 85 degrees, according to ASTM D 523.
- B. Gloss Level 4: 20 to 35 units at 60 degrees and not less than 35 units at 85 degrees, according to ASTM D 523.
- C. Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D 523.
- D. Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D 523.
- E. Gloss Level 7: More than 85 units at 60 degrees, according to ASTM D 523.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated. Include preparation requirements and application instructions.

1.5 QUALITY ASSURANCE

- A. Mockups: Contractor shall sand, prep, and finish one wood door for Architect and/or Owner approval prior to proceeding with additional doors. That door will serve as a quality standard for subsequent doors to be finished.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F (7 deg C).
 - 1. Maintain containers in clean condition, free of foreign materials and residue.
 - 2. Remove rags and waste from storage areas daily.

1.7 FIELD CONDITIONS

- A. Apply finishes only when temperature of surfaces to be finished and ambient air temperatures are between 50 and 95 deg F (10 and 35 deg C).
- B. Do not apply finishes when relative humidity exceeds 85 percent; at temperatures less than 5 deg F (3 deg C) above the dew point; or to damp or wet surfaces.
- C. Do not apply exterior finishes in snow, rain, fog, or mist.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, provide products by the following:
 - 1. Minwax
- B. Products: Subject to compliance with requirements.

2.2 MATERIALS, GENERAL

- A. Material Compatibility:
 - 1. Provide materials for use within each finish system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
 - 2. For each coat in a finish system, provide products recommended in writing by manufacturers of topcoat for use in finish system and on substrate indicated.
- B. VOC Content: Products shall comply with VOC limits of authorities having jurisdiction.
 - 1. Clear Wood Finishes, Varnishes: VOC not more than 350 g/L.

2.3 POLYURETHANE VARNISHES

- A. Varnish, Interior, Polyurethane, Satin:
 - 1. Minwax Fast-Drying Polyurethane.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
- B. Proceed with finish application only after unsatisfactory conditions have been corrected.
 - 1. Beginning finish application constitutes Contractor's acceptance of substrates and conditions.

3.2 PREPARATION

- A. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates indicated.
- B. Remove hardware, covers, plates, and similar items already in place that are removable. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and finishing.
 - 1. After completing finishing operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.
- C. Clean and prepare surfaces to be finished according to manufacturer's written instructions for each particular substrate condition and as specified.
 - 1. Remove dust, dirt, oil, and grease by washing with a detergent solution; rinse thoroughly with clean water and allow to dry. Remove grade stamps and pencil marks by sanding lightly. Remove loose wood fibers by brushing.
 - 2. Remove mildew by scrubbing with a commercial wash formulated for mildew removal and as recommended by stain manufacturer.
- D. Interior Wood Substrates:
 - 1. Scrape and clean knots, and apply coat of knot sealer before applying primer.
 - 2. Apply wood filler paste to open-grain woods, as defined in "MPI Architectural Painting Specification Manual," to produce smooth, glasslike finish.
 - 3. Sand door surfaces to remove dirt, floor wax build-up, surface blemishes, etc . Extent of sanding and existing finish removal should be enough to provide renovated door and quality finish.
 - 4. After priming, fill holes and imperfections in the finish surfaces with putty or plastic wood filler. Sand smooth when dried.

3.3 APPLICATION

- A. Apply finishes according to manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual."
 - 1. Use applicators and techniques suited for finish and substrate indicated.
 - 2. Finish surfaces behind movable equipment and furniture same as similar exposed surfaces.

3. Do not apply finishes over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
- B. Apply finishes to produce surface films without cloudiness, holidays, lap marks, brush marks, runs, ropiness, or other surface imperfections.

3.4 CLEANING AND PROTECTION

- A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.
- B. After completing finish application, clean spattered surfaces. Remove spattered materials by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.
- C. Protect work of other trades against damage from finish application. Correct damage by cleaning, repairing, replacing, and refinishing, as approved by Owner, and leave in an undamaged condition.
- D. At completion of construction activities of other trades, touch up and restore damaged or defaced finished wood surfaces.

3.5 INTERIOR WOOD-FINISH-SYSTEM SCHEDULE

- A. Wood substrates, nontraffic surfaces, including wood doors.
 1. Polyurethane Varnish System:
 - a. Intermediate Coat: Polyurethane varnish matching topcoat.
 - b. Topcoat: Varnish, interior, polyurethane, satin.

END OF SECTION 09931