

SCOPE OF WORK

CATEGORY: BC09 Painting

PART 1 – GENERAL

1.01 Related Documents

Division 00 – General Conditions and Supplementary Conditions

Division 01 – General Requirements

Exhibit A – Baseline Schedule

Exhibit B – Logistics Plan

Exhibit C – Soils Report: RMA Group dated August 8, 2024

Exhibit C.1 – Hydrology Report by KPFF Consulting Engineers dated 4/12/24

Exhibit D – Hazmat reports by Charles Taylor Environmental Technical Services

Exhibit E – Final Environmental Impact Report State Clearinghouse No.2023110328 dated June 2024

Exhibit E.1 – Mitigation Monitoring and Reporting Program State Clearinghouse No.2023110328 dated

Exhibit F – Reference Plans: The Construction of Ontario Regional Sports Complex (offsite utility and street plans)

Exhibit F.1 – Reference Plans: Mass Grading Package Phase 1

Exhibit F.2 – Reference Plans: Mass Grading Package Phase 2

Exhibit G – Site Concrete Limits

1.02 Relevant Technical Specifications Sections:

09 90 00 – Painting and Coating

09 91 13 – Exterior Painting

09 91 23 – Interior Painting

09 96 23 – Graffiti Resistant Coatings

09 97 13 – Steel Coatings

07 92 00 – Joint Sealants (as it applies)

PART 2 – GENERAL INCLUSIONS:

1. The work includes but is not necessarily limited to furnishing all: labor, materials and the installation of same, appliances, tools, equipment, facilities, transportation, receiving and unloading, hoisting, task lighting, applicable taxes and services necessary for, and incidental to, performing all operations in connection with this scope of work.
2. The breakdown of the scope of work by specifications is for organizational purposes only. The scope noted herein provides additional clarity only. It is not necessarily all inclusive. Where there is a reference to a detail, plan sheet or a note, this is to bring awareness only. Unless specifically “excluded”, this Contractor has the entire scope of work.
3. The scope noted herein; regardless, if duplicated in another’s scope of work and other contract documents, shall be included in this Category Contractor’s base bid. In the event a scope item is duplicated in another Contractor’s scope of work and/or and other contract documents, this does not relieve this Contractor from the responsibility of the scope. It shall be the Construction Manager’s discretion as to which Contractor will perform the scope of work and who shall provide a credit for the value of the scope not provided.
4. Any reference in this scope to “Contractor”, “Category Contractor”, “Bid Category Contractor”, “Bid Package”, “Trade Contractor”, “Contractor”, “Subcontractor” or any version of these are all synonymous / one-in-the same.

5. Contractor shall provide at the job site a Superintendent fluent in written and spoken English at all times during the performance of this Contractor's scope of work. It is the Contractor's responsibility to supervise their on-site crews and subcontractors at all times work is being performed under Contractor's scope of work.
6. Contractor is responsible to know the latest SCAQMD requirements:
 - A. Includes implementing those means necessary to ensure any and/or all related work materials, fluids, equipment, etc. are stored or covered in a manner acceptable to the requirements.
 - B. Contractor shall provide and maintain adequate dust control throughout the duration of their operation, including, but not limited to: washing/sweeping of existing sidewalks, public streets and concrete and asphalt access roads on a daily basis. Mitigation of dust shall be to the satisfaction of the Owner, City/County, and/or SCAQMD.
 - C. Any penalties the owner receives due to this Contractor's negligence will be forwarded to this Contractor for reimbursement.
7. Contractor shall take reasonable care to maintain Storm Water Pollution (SWPPP) related erosion control facilities and temporary storm water diversion means during all work.
 - A. If inclement weather is foreseeable during operations of this trade, this Contractor shall use its best effort to leave the site in a condition that minimizes the effects of erosion caused by such weather.
 - B. Contractor to protect all work from effects of inclement weather at its own cost. Protection of this Contractor's work area is the responsibility of same.
 - C. Any corrections and or repairs required due to damage inflicted by the work of this Contractor shall be the responsibility of same.
 - D. Any penalties the owner receives due to this Contractor's negligence will be forwarded to this Contractor for reimbursement.
 - E. Contractors requiring wash out shall have their washout container(s) clearly marked. NO direct dumping onsite and/or into sewer and/or draining systems.
 - F. Contractor to review 01 64 00 for additional relevant information.
8. Contractor shall comply with all CAL OSHA requirements.
9. Written survey requests are to be provided to Construction Manager's Superintendent a minimum of three (3) working days prior to the start of work requiring surveying and are to be submitted in a manner that does not require excessive surveyor move-ins.
10. Contractor shall properly install and maintain all barricades, traffic control, warning lights, flagmen, for deliveries, hauling and/or disposal, including permits & fees as required by local and/or governing Agencies / municipalities for Contractor's scope of work whether expressly mentioned or not.
11. Contractor shall provide additional fencing, barricades, and/or other protection, which is in addition to site perimeter temporary fencing provided by others to protect open excavations or other hazards resulting from this Contractor's work. Contractor shall cover all open trenches with Cal OSHA compliant covering or soil each day. Temporary trench covering is to be installed in a manner so as to eliminate tripping hazard. It is the Contractor's responsibility to security material and equipment. Any theft of material/equipment is the Contractor's responsibility to replace.
12. Contractor is responsible to turn in Inspection Requests (IRs) and/or testing requests to Construction Manager's Superintendent no less than 48 hours prior to desired IOR inspection and no less than 72 hours for testing laboratory (LOR) inspection. Work must be complete and in compliance with the contract documents prior to IOR inspection. Contractor shall provide the necessary resources to make up time and bear all related cost associated with any late inspection requests and/or rejected inspections.
 - A. Contractor foreman shall walk with the IOR during all inspections for this subcontractor's scope of work.

13. Any F.O.B. material and/or coordination required for the installation by this Contractor and/or other Contractors, shall be forwarded by the supplying Contractor with a letter of transmittal and detailed shop drawings showing dimensions, locations, and individual piece count to the installing Contractor via Tilden-Coil. ALL F.O.B. deliveries shall be coordinated with Construction Manager and the receiving Contractor at least 48 hours in advance. The receiving Contractor shall unload, inventory, and inspect materials. All shortages and damaged material must be noted on said transmittal. Receiving Contractor shall sign and date transmittal. Once the transmittal has been signed, it shall be the receiving Contractor's responsibility to protect and secure the material. Supplying Contractor shall forward a copy of signed transmittal to the Construction Manager's site office for their review and records. Supplying Contractor shall forward all F.O.B. material within the time limits as noted in the construction schedule so as to not delay receiving Contractor's work. If work is delayed due to the untimely forwarding of required material and/or information, the applicable Contractor shall be responsible for any and all costs incurred due to delays and/or corrective work.
14. A representative from this Contractor is to be on site to receive all material deliveries, whether they are performing work on site at the time or not. Construction Manager will not receive or sign for any deliveries of this Contractor's material. Contractor is to provide traffic control, including but not limited to flagmen, signage, delineators, etc. for any delivery vehicles that are unable to be unloaded on the project site, in accordance with all local traffic laws.
15. Contractor understands that housekeeping is critical to both safety and efficiency. Therefore, daily cleanup is an obligation of the contract. Contractor is responsible to legally remove their debris offsite on a daily basis or as necessary as not to be an impact to safety and dependent trades / progress of the project schedule. If daily housekeeping falls below acceptable standards, the Owner shall consider one of the three options to mitigate:
 - A. Require a composite cleanup crew, as needed, until standard is restored. Contractor's manpower contribution size will be based on manpower size as follows:
 - i. 1 to 5 workers = 1, 6 to 10 workers = 2, 11-15 workers = 3, 16 to 20 workers = 4, 20+ workers = 5.
 - B. Hire a separate cleanup crew as needed until standard is restored. Hired crew will be funded via a deductive change order to the offending Contractor(s).
 - C. Require an "all hands" cleanup session as needed until standard is restored.
16. Contractor shall protect all existing on and/or offsite conditions. Any damage sustained by the work of this Contractor, shall be repaired or replaced by the next shift or as directed by Construction Manager or Owner at the expense of this Contractor.
17. For known trade causing damage, it is required to be repaired by the next shift.
18. Contractor has been allotted a number of days for construction activities that relates to this trade. Contractor must manage to complete all work in allotted time frame without excuse. Contractor agrees to assign the appropriate manpower to complete the activities. Therefore, all clarification and approvals must be obtained prior to start of work and in such time as to allow response, procurement, and preparation without compromising the schedule activity time and scheduled start date and finish date. Late coordination and RFI's requested during work progress will not be an excuse for delay.
19. Contractor shall provide their own storage and safety measures.
20. Mobilizations and move-ins as necessary to achieve the progression of the project schedule.
21. Contractor understands and is responsible for all layout for their respective work.
22. Any new substrate provided by others for this Contractor's use and/or any existing substrate (existing conditions) is found to be unacceptable at the time of installation, Contractor shall advise Construction Manager before commencing. Any repairs and/or replacement required to the substrate once Contractor has commenced their

work on the substrate, all costs associated with the removal and replacement of finished product shall be at the expense of this Contractor.

PART 3 - TRADE SPECIFIC INCLUSIONS:

1. All paint, high performing coating, elastomeric, graffiti resistant coatings and intumescent fireproofing.
2. Paint surfaces scheduled for paint including interior and exterior exposed metals (structural, non-structural, misc. fabrications, gates, bollards, ornamental fencing, etc.), sheet metal, exposed ceilings, exterior plaster walls and soffits, gypsum partitions and ceilings, and factory-primed material scheduled to receive a paint finish.
3. Painting hollow metal doors and frames.
4. Paint exposed mechanical, plumbing, and electrical piping, conduit, ductwork, and equipment in exposed areas. Contractor shall refer to all the documents to determine limits and scope.
5. Seal, stain, or paint trim, frames, and wood doors as noted.
6. Seal top and bottom edges of wood doors.
7. Back prime walls at casework installation.
8. Paint fire treated plywood but leave visible the fire rating.
9. Paint contrasting warning strip at interior and exterior stairs.
10. Prepare all surfaces scheduled to receive paint.
 - A. Spackle minor defects, joints, and nail/screw heads.
 - B. Spackle hairline cracks, small holes, and imperfections.
11. Caulk interior hollow metal frames where frame abuts adjacent wall or floor finish.
12. Properly clean, prepare, and prime surfaces before applying finishes. This includes properly etching and/or providing appropriate primers for galvanized materials.
13. Provide lifts/access required for painting in high and inaccessible areas.
14. Beginning of painting means Contractor accepts the condition of the existing substrate. If any rework and/or repairs are required to the substrate, all costs associated to repaint painted surfaces shall be at the expense of this Contractor.
15. Do not apply the final coat of paint until specifically advised by the Construction Manager, in writing, to proceed with the application. Any paint applied prior to receipt of the Construction Manager's specific written directive, to begin final coat application, will not be considered the final coat.
16. Protect concrete floors from paint spills and overspray. If floors are not protected during the painting applications, the Painting Contractor will be responsible for any necessary refinish of the floors affected.
17. Protect adjacent surfaces (finish or not) not scheduled to receive paint.
18. Separate move-ins will be required; regardless, of the project schedule, to paint mechanical, electrical and data rooms prior to the installation of mechanical, electrical, AV/IT, and/or plumbing equipment.

19. Contractor shall coordinate with Construction Manager and other trades to ensure that vehicles on-site are parked in areas protected from overspray. If overspray becomes a problem, in the opinion of the Construction Manager and/or Owner, painting must be performed after hours or on weekends at no additional cost (including the added supervision and inspection costs for after-hours/weekend work).
20. Provide task lighting with the necessary lumens to perform the work in this contract.
21. Contractor shall include in base bid an additional (200) journey man-hours to be used at the discretion of the Construction Manager or Owner. Man-hours not used will be credited back to the Owner. Hourly rate shall be determined in accordance with change order section of the General Conditions. The man-hours shall NOT be used towards poor workmanship or contract work not in accordance with the contract documents.
 - A. Includes \$10,000 in material accommodate the above man hours.
22. **All exposed CMU and concrete to receive one coat of Vandlguard by Rainguard International. Conditions with unpainted surfaces shall be primed with one coat of Micro-Seal by Rainguard International. (949)-515-8800**

PART 4 – ALLOWANCES:

1. Bid Contractor shall include in their base bid the Trade Specific Bid Category Allowance identified in Division 01 (Specification Section 01 21 00 – Allowance). This allowance shall be used at the discretion of the Construction Manager and/or Owner. The allowance shall not be used for this Contractors' poor workmanship, missed scope, delays imposed due to this Contractor, or corrective work. All labor rates and material cost shall be determined in accordance with the General Conditions. All mark-up, general conditions, bonds, fee, overhead & profit, insurance, and supervision for this allowance shall be in addition to the allowance amount identified in Division 01 and is to be included in this Contractor's Base Bid. This allowance shall be specifically itemized on this Bid Category Contractors Schedule of Values.

PART 5 – EXCLUSIONS:

1. Athletic or playground striping (by Field Turf Contractor)
2. Parking lot striping, stenciling or symbols (by Earthwork Contractor)

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