

EXHIBIT B – Scope of Work

Intent:

In general, this Bid Package is comprehensive to specific CSI Division Work and related Work as referenced, indicated on, or implied by the Project Drawings, Specifications and Project Manual. Subcontractor acknowledges that the following Scope of Work detail is provided as a courtesy and must be used in conjunction with all Project Documents. Scope of Work detail listed is not intended to describe a complete and final work scope. It is provided as a summary overview only.

Document Inclusions:

- Sample subcontract agreement with special provisions and exhibits
- Owner contract
- Exhibit B - this scope of work
- Schedule
- Logistics plan
- Soils Report
- March 29, 2019 75% CD drawings and specifications

Scope of Work Summary:

Furnish all **PAINTING**, submittals and shop drawings, fabrication, materials, safety, quality control, labor, equipment and tools, competent supervision, hoisting, scaffolding, campus traffic control measures, and transportation required for a complete installation of all **PAINTING** as outlined in the contract documents.

- ✓ **Parking Deck Painting**
- ✓ **Site Painting**
- ✓ **Alternate #1 Painting**

Trade Specific Scope of Work Items:

The following is a general outline of items specifically included, but not limited to, under this agreement:

1. PARKING DECK PAINTING SCOPE:

a. **Per AE601 plan location for P-1:**

- i. Paint accent wall color on each ~~elevator floor landing~~ (floors 1-5), ~~for each elevator.~~ **on middle parking deck walls on each side of deck.**
- ii. Paint accent wall color on each stair floor landing ~~inside and outside of the stair~~ (floors 1-5), for each stair
- iii. Paint floor level colors ~~/numbers bands on 50%~~ of interior columns on each floor (floor 1-5)

b. Paint all doors and frames inside and outside

~~c. Paint all access doors~~

~~d. Paint all galvanized stair railings~~

- e. Paint interior and exterior walls of elevator machine rooms, electrical room, security room, and IT room, and storage rooms.
 - f. Grey Tinted concrete sealer of elevator machine rooms, electrical room, security room, and IT room, and storage rooms.
 - g. Paint all bollards yellow
 - ~~h. Paint all fire protection piping RED — see fire sprinkler drawings~~
 - ~~i. Paint all storm and slab drainage piping white — see plumbing drawings~~
 - j. Paint soffits and gables at stair tower roofs
2. SITE
- a. Paint all Bollards yellow
 - b. Dumpster Enclosure gates
 - c. Top of manhole covers and storm grates (flat black)
 - d. Fire hydrants, PIV, and FDC (red)
3. Subcontractor understands the schedule and has included multiple crews in order to achieve the required dates.
4. Subcontractor shall include 2% of the total contract value for participation in composite clean-up crew. Balfour Beatty will be responsible for managing this crew.
5. Cleaning of streets if soiled by this subcontractor is included immediately upon occurrence before Owner contracts BBC.
6. Flaggers at site entrance are included for your scope of work entering and existing site
7. Subcontractor shall provide 12-inch square samples of each color and sheen selected on paint-out cards for review and approval by Architect/Interior Designer. A mockup will be prepared for Owner's review.
8. Subcontractor shall deliver all materials to the jobsite in original unopened containers or bundles bearing the name of the manufacturer. These materials are to be stored in a place protected from damage or exposure to the elements.
9. All surfaces to be painted or finished shall be clean, dry, smooth, and free from dust and all foreign matter, which may adversely affect adhesion or appearance. Furthermore, Subcontractor shall perform preparation and cleaning procedures in strict accordance with the coating manufacturer's recommendations.
10. All workmanship shall be of a high standard, installed by skilled painters. Furthermore, all materials shall be properly applied and shall be free from runs, sags, holidays, clogging and excessive flooding. Subcontractor shall not proceed with any additional coats until the preceding coat is thoroughly dry and hard.

11. Subcontractor shall avoid painting under conditions which may result in condensation on freshly painted surfaces.
12. "Paint" as used herein means all coating systems materials, including primers, emulsions, enamels, stains, sealers and fillers and any other materials whether used as prime, intermediate or finished coats. Subcontractor shall deliver all materials to the jobsite factory mixed, ready for application with manufacturing labels attached showing the name, brand, type and color of paint, instructions for thinning and type and percentages of pigment, vehicle and solvent. MSDS shall be supplied to Contractor for all products brought on site.
13. Subcontractor shall furnish and install, at a minimum, 1 primer coat and 2 finish coats on all surfaces (interior and exterior).
14. Painting of all exposed primed steel and galvanized steel; including metal specific primer is included.
15. All surfaces to be coated shall be inspected prior to the commencement of Work. Any imperfections which may affect the finished product shall be submitted to Construction Manager in writing seventy two (72) hours prior to commencing Work. Starting of Work shall constitute acceptance of substrates. Additional compensation for rework associated with unacceptable substrates will not be granted.
16. Subcontractor shall block fill and prime all interior and exterior items according to the Contract Documents and in accordance with manufacturer's specifications and recommendations before painting. This includes all areas that are to be caulked, puttied, bondo doors/frames, filled, and/or sanded prior to finish coat and shall be completely free of all dirt, dust, debris, runs, sags, holidays, and brush marks. Primer shall be of different shade from finish coat.
17. Subcontractor shall be responsible for replacing any and all cover plates, doors, and hardware removed by this Subcontractor. All doors shall be replaced in the exact opening from which it was removed. Subcontractor shall be responsible for storage and replacement of any parts removed (i.e. weather-strip, hinge pins, screws, lock parts, etc.).
18. Subcontractor shall take precautions to prevent painting of, but not limited to; weather stripping, door sweeps, fire sprinkler heads, alarm devices. Any paint overspray shall be thoroughly cleaned and removed or shall be replaced (as determined by Contractor) at Subcontractor's sole expense. NOTE: Painted fire sprinkler heads cannot be cleaned and must be replaced.
19. All painted surfaces must have coverage to Contractor's and Owner's satisfaction, and must meet or exceed Manufacturer's recommendations and the Project Specifications.
20. All required touch-up painting shall be in accordance with the recommendations of the Manufacturer and in all cases blend with the surrounding surface so as not to be noticeable including painting the entire wall from corner to corner if necessary.
21. Subcontractor shall use drop cloths or similar temporary covers to protect all adjacent interior and exterior non painted components including, but not limited to finished flooring, precast and concrete floors, and other surfaces subject to damage.
22. Subcontractor shall remove overspray and splattered paint by proper methods of washing and scraping using care not to scratch or otherwise damage finished surfaces. Any items that cannot be suitably cleaned shall be replaced at Subcontractor's expense. Subcontractor shall provide "wet paint" signs as required to protect newly painted finishes.

- 23. All clean up (washout) shall be performed outside of the building in an area designated by the Project Superintendent. No paint is to be poured out onto any ground area at any time. Under no conditions shall the interior plumbing fixtures be used for cleanup.
- 24. All trash shall be disposed of in a dumpster, or otherwise placed in a location as designated by the Contractor. All empty buckets shall be properly disposed of by this Subcontractor.
- 25. Subcontractor shall provide an adequate supply of attic stock paint for touch-up purposes as required by the plans and specs or a minimum of 1% based upon quantity used of each color.
- 26. Subcontractor shall provide labor and material for paint touch-up:
 - a. 10% of all painted surfaces following prime paint beyond industry standard
 - b. 15% of all painted surfaces following 1st coat painting beyond industry standard
 - c. 5% of all painted surfaces following punch list and owner move-in.
- 27. Subcontractor shall punch-out all work included in this scope and shall correct all incomplete and/or defective work within the time frame allowed by the Contractor. Subcontractor shall enumerate his own punch list and execute same prior to punch out by Contractor. This subcontractor acknowledges that the punchlist process will start with the major trades, to be followed by this package. BBC will then create a punchlist to be completed prior to the owner punchlist.
- 28. Subcontractor is responsible for providing all task lighting for their scope of work. Temporary power and OSHA required lighting will be provided by the Electrical Subcontractor.
- 29. Proper ladders or scaffolding shall be used to execute the work.
- 30. Project award includes erection times **(fill in durations)**:
 Shop Drawing Time: _____ weeks
 Estimated duration of erection: _____ weeks

EXCLUSIONS:

- 1. Parking space Striping (by site sub)
- 2. **Painting of MEP piping (see alternate #1A)**

ALTERNATES:

- 1. Alternate #1 = Cleaning, prepping, and painting/staining precast deck **and MEP**
 - a. Alternate #1A = ~~Paint~~ Stain deck underside (ceilings) a white finish **down to bottom elevation of lowest horizontal precast pieces**. Include **100%** painting/~~staining~~ of storm piping, fire protection piping, and conduits that are exposed in parking deck and stairs/lobbies **(horizontally and vertically)**. **All with 1 year warranty**
 - b. Alternate #1B = ~~Paint~~ Stain deck vertical surfaces a white finish walls, columns, and backside of precast perimeter with 1 year warranty **(ie. Remaining exposed precast not painted in Alternate #1A)**. ~~Include painting/staining of conduits on vertical surface areas.~~

- c. ~~Alternate #1C = Paint / Stain Stairs and Lobby's. Include painting/staining of conduits in stair and lobby areas.~~
- 2. ~~Alternate #5 = provide 304 stainless steel stair railings in lieu of painting hot dipped galvanized stair railings in base bid~~