



PURCHASING SECTION
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ADDENDUM NO. 1

REQUEST FOR QUOTATIONS (RFQ) NO.: 1220-040-2016-026

TITLE: GUILDFORD RECREATION CENTRE
WASHROOMS & CHANGEROOMS RENOVATION

ADDENDUM ISSUE DATE: SEPTEMBER 2, 2016

CLOSING DATE: PREFER TO RECEIVE QUOTATIONS ON OR
BEFORE SEPTEMBER 9, 2016.

INFORMATION FOR CONTRACTORS

This Addendum is issued to provide additional information to the RFQ for the above named project, to the extent referenced and shall become a part thereof. No consideration will be allowed for extras due to the contractor not being familiar with this addendum. This Addendum No. 1 contains one (1) page plus attachments for a total of thirty (30) pages.

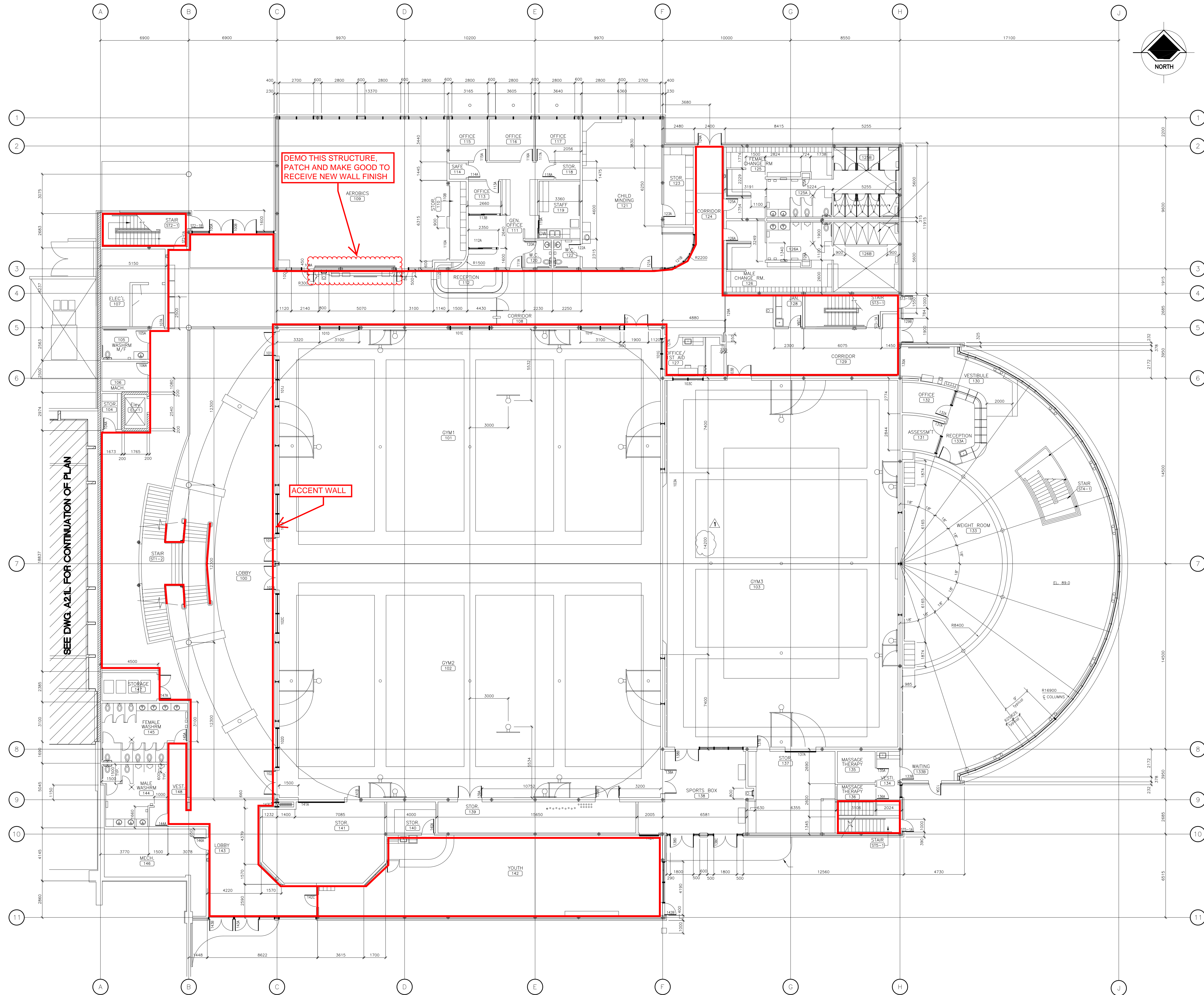
CHANGES TO PAINTING SCOPE OF WORK
Revised Drawings and Specifications attached.

Reference: Youth Room 142
Delete the following:

“REPLACE 2’x4’ CEILING TILES AND PAINT T-BAR GRID IN THI SPACE”

END OF ADDENDUM

All Addenda will become part of the RFQ Documents.

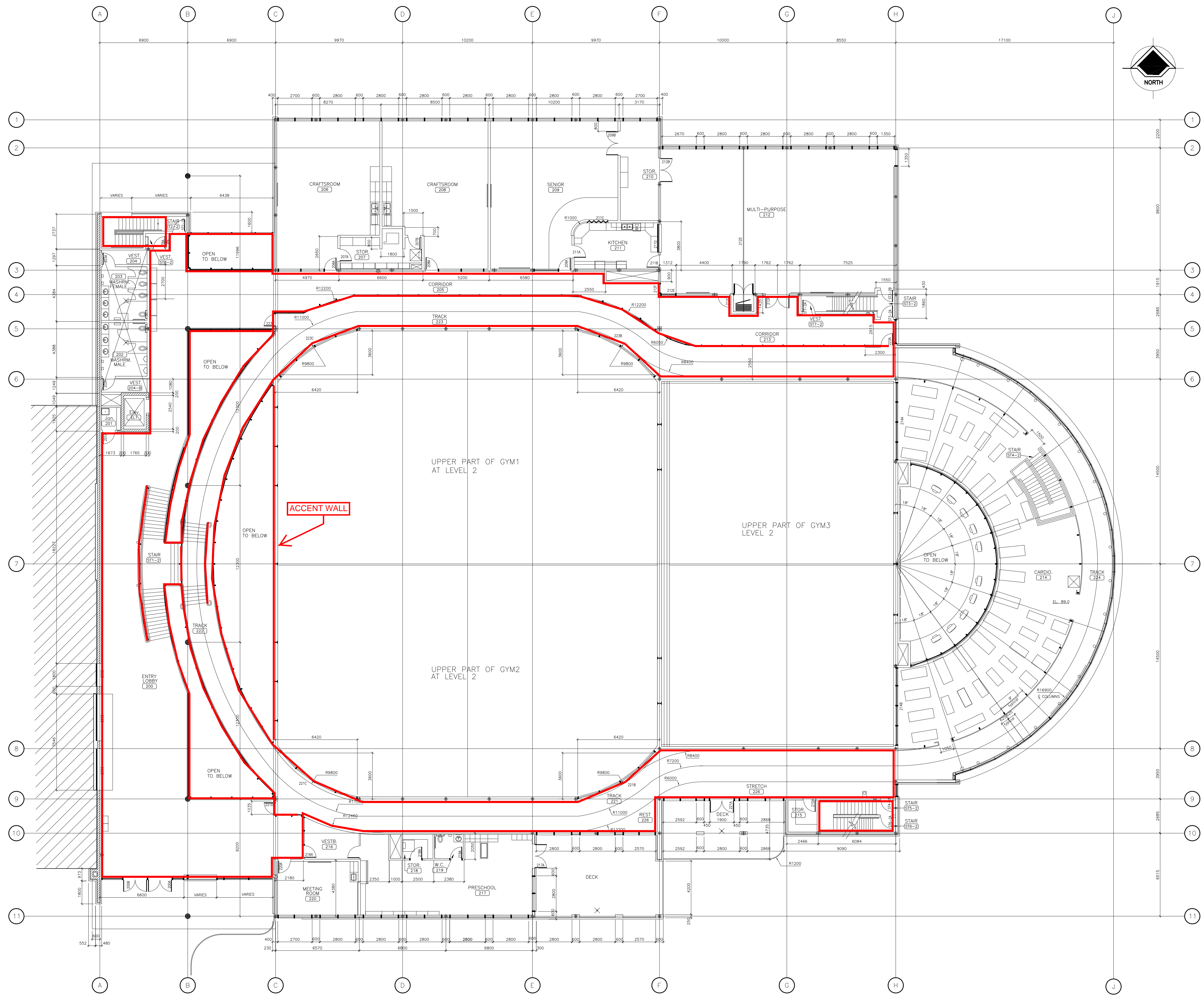


- PAINTING SCOPE OF WORK:**
 PAINT: CLOVERDALE PAINT.
 - ALL INTERIOR WALLS IN PUBLIC AREAS:
 FIELD COLOUR: MERCURY 8260
 ACCENT COLOUR: TITANIC GREY 8305
 - ALL COLUMNS AND CONNECTING BEAMS UP TO UNDERSIDE OF CEILING
 COLOUR: GREY GRAPHITE 8302
 - ALL HANDRAILS AND GUARDRAILS
 COLOUR: GREY GRAPHITE 8302
 - ALL DOORS AND FRAMES
 COLOUR: GREY GRAPHITE 8302
 - ALL METAL WINDOWS
 COLOUR: GREY GRAPHITE 8302
 - ALL STAIR WALLS
 FIELD COLOUR: COLOUR MERCURY 8260

LEVEL 1
 FLOOR PLAN
 REC CENTER

GROSS FLOOR AREA = 4129.64 SQ. METERS

1:100



- PAINTING SCOPE OF WORK:**
PAINT: CLOVERDALE PAINT.
- ALL INTERIOR WALLS IN PUBLIC AREAS:
FIELD COLOUR: MERCURY 8260
ACCENT COLOUR: TITANIC GREY 8305
- ALL COLUMNS AND CONNECTING BEAMS UP TO UNDERSIDE OF CEILING
COLOUR: GREY GRAPHITE 8302
- ALL HANDRAILS AND GUARDRAILS
COLOUR: GREY GRAPHITE 8302
- ALL DOORS AND FRAMES
COLOUR: GREY GRAPHITE 8302
- ALL METAL WINDOWS
COLOUR: GREY GRAPHITE 8302
- ALL STAIR WALLS
FIELD COLOUR: COLOUR MERCURY 8260

LEVEL 2
 FLOOR PLAN
 REC CENTER

GROSS FLOOR AREA = 2172.65 SQ. METERS

1:100

A2.3

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General Requirements

1. Summary of Work:

- .1 The intent of the Contract Documents is to provide all Labour, Products and equipment, supplies, services, tools, transport facilities and all things necessary for the performance of the Work by the Painting Contractor in accordance with these documents.
- .2 The successful Painting Contractor will be required to provide proof of possession i.e. serial number of the of the Master Painters Institute Manual Latest Edition, and have a working knowledge of the Degree of Surface Degradation (DSD) covered in the MPI Repainting Manual.
- .3 Refer to section 09900 for the scope of work covered under this contract.

2. Laws and Permits

- .1 The Painting Contractor shall comply and ensure compliance with all laws, regulations and Codes relating to the Work, whether Federal, Provincial or Municipal.
- .2 The Painting Contractor shall pay to the appropriate authorities all fees and charges in respect of permits and MPDA fees, etc.

3. Documents Required on Site

- .1 The Contractor is responsible to maintain the following documents at the Place of Work:
 - .1 Specifications
 - .2 Addenda
 - .3 Change Orders or other modifications to the Contract
 - .4 Field Inspection Reports
 - .5 Copy of approved work schedule
 - .6 Manufacturer's installation and application instructions
 - .7 MSDS sheets for all materials
 - .8 Copy of approved colour schedule and sample board
 - .9 MPI Repainting Manual (Latest Edition)

4. Project Meetings

- .1 Prior to commencement of the Contract a Pre-Job Conference involving all parties to discuss and resolve administrative procedures and responsibilities shall be scheduled by the Owners or Authorized Representative, MPDA Technical Representative.

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- .2 Authorized representatives of the Owner, Contractor and his Supervisor, Subcontractors, MPDA Technical Representative and Product Manufacturer's Technical Representative must be in attendance.
- .3 As directed by the Owner or Authorized Representative, MPDA Inspection Agency, progress meetings may be required with necessary parties to discuss the progress of the work.

5. Temporary Facilities

- .1 The temporary use of existing electrical power and water services shall be subject to the conditional approval of the Owner or Authorized Representative. Disconnect all such temporary services as required and remove at job completion; the Painting Contractor shall supply their own hoses, cords, etc.
- .2 Unless otherwise approved or supplied by the Owner or Authorized Representative, provide temporary dry, heated, ventilated and secure portable self-contained field office/material, equipment and tool storage shed(s) as required for the execution of the work to the requirements of the authorities having jurisdiction.
- .3 Unless otherwise approved or supplied by the Owner or Authorized Representative, provide and maintain clean, enclosed and screened sanitary facilities for use of trades in accordance with the authorities having jurisdiction.
- .4 At completion ensure all areas are cleaned and made good to the Owner or Authorized Representative satisfaction.

6. Warranty and Rectifications of Defects

- .1 Without restricting any warranty or guarantee implied or stipulated by law, the Painting Contractor will, at his own expense, rectify and make good any defect or fault, that appears in the Work within the mutually agreed specified time from the date of issuance by the Owner or Authorized Representative or MPDA Technical Representative of a Certificate of Total Performance.
- .2 Should the MPDA Technical Representative be required to make more than one re-inspection of rejected Work or should the MPDA Technical Representative perform re-inspection due to failure of the Work to comply with the specifications, the Owner will compensate the MPDA for such additional services including expenses incurred and the Owner will deduct the amount of such compensation to the MPDA Inspection Agency from the final payment to the Contractor. Costs will be based on the MPDA Inspection Agency hourly rates in place at the time of re-inspection.

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7. Substantial Performance and Completion of the Work:

- .1 Promptly after the date of Substantial Performance, the Painting Contractor shall remove all surplus Products, tools, construction machinery and equipment not required for the performance of the remaining Work, unless otherwise directed by the Owner or Authorized Representative. The Painting Contractor shall also remove any waste products and debris and leave the Place of Work in a clean and suitable condition for use by the Owner or its tenants.
- .2 The Painting Contractor shall be required to repair or replace any damaged areas due to usage by the Painting Contractor during the duration of the contract, all costs for repairs or replacement to their original condition will be the responsibility of the contractor.
- .3 The Work shall not be considered complete until all deficiencies identified on the MPDA Final Inspection Report have been completed to the Technical Specifications and related sections to the satisfaction of the Owners or MPDA Technical Representative.

8. QUALITY CONTROL

.1 Guarantee:

- .1 Furnish a two (2) year Painting Association Guarantee in accordance with *MPI* Repainting Manual requirements
- .2 All interior repainting work shall be in accordance with *MPI* Repainting Manual requirements and shall be inspected by the Painting Association whether using the Painting Association Guarantee or the Maintenance Bond option. The cost for such Painting Association inspections as well as either the Painting Association Guarantee or Maintenance Bond shall be included in the Base Bid Price.

.2 Quality Assurance:

- .1 The Contractor shall have a minimum of five (5) years proven satisfactory experience and shall show proof before commencement of work that he will maintain a qualified crew of painters throughout the duration of the work. When requested, the Painting Contractor shall provide a list of the last three comparable interior repainting jobs including, name, location, Specifying Authority / Project Manager/ Property Management, start / completion dates and value of the work.
- .2 Only qualified journeypersons shall be engaged in interior repainting work. Registered apprentices may be employed provided they work under the direct supervision of a qualified journeyperson in accordance with trade regulations.

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- .3 All materials, preparation and workmanship shall conform to the standards contained in the latest edition of the Master Painters Institute (MPI) Maintenance and Repainting Manual (herein referred to as the MPI Repainting Manual) as issued by the local MPI Accredited Quality Assurance Association having jurisdiction.
- .4 All interior repainting work shall be inspected by the MPDA Inspection Agency acceptable to the local MPI Accredited Quality Assurance Association. The Painting Contractor shall notify the MPDA Inspection Agency a minimum of one week prior to commencement of work and provide all documents defined in Section 1300 Submittals.
- .5 **All surfaces requiring repainting shall be inspected** by the Painting Contractor who shall notify the MPDA Inspection Agency, Owner or Authorized Representative in writing of any defects or problems, prior to commencing repainting or after preparation work.

.3 Inspection

- .1 The MPDA Technical Representative will not be responsible for and will not have control, or supervise the Painting Contractor or Subcontractors in performance of the Work.
- .2 The MPDA Technical Representative will be responsible to observe and report and shall not be responsible for the Painting Contractor or Subcontractor's failure to carry out the Work in accordance with the Contract Documents.

9. ADDITIONAL FINAL INSPECTION COST

- .1 The contractor will be responsible for paying all inspection costs required under this Contract, which also includes one final follow-up inspection. Any additional final inspections will be charged to the Contractor at the rate of \$ 100.00 per hour, and this amount shall be deducted from the Contract price by the Owners.

Initials: _____

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SUBMITTALS

1. Requirements Included

- .1 MPI Approved Products Intended For Use Form (Attached)
- .2 MPI Assignment of Inspector Form (Attached)
- .3 MSDS Sheets
- .4 Daily Work Records
- .5 Sample and Colour Sample Boards
- .6 Painting Schedule

2. Submittals Check List:

- .1 The following checklist is consolidated for convenience only and is not representative of the complete listing of submittals.
- .2 The Painting Contractor shall provide the following documents within ten (10) days of Contract award:
 - .1 Submit MPI Approved Products Intended For Use Form.
 - .2 Submit two copies of all MSDS sheets for products to be used.
 - .3 Forward the MPDA Assignment of Inspector Form to the MPDA Inspection Agency.
 - .4 Evidence of required insurance coverages.
 - .5 Proof of registration and good standing with Workers' Compensation Board of B.C. (WCB).
 - .6 Copies of all necessary permits, licenses, approval certificates and other authorizations required by municipal, provincial or federal authorities.
 - .7 Copies of maintenance bonds or proposed guarantees to be used.
 - .8 Copies of proposed manufacturer's guarantee if applicable.
 - .9 Completed construction schedule indicating dates of commencement and completion of various phases of the Work.
 - .10 Provide MPI Repainting Manual registration number.
- .3 The Painting Contractor shall provide the following submittals with each application for payment during the progress of the Contract:
 - .1 Statutory declaration accompanying claim for payment that all wages, accounts for materials, Subcontractors and suppliers have been paid.
 - .2 Revised painting schedule.
- .4 The Painting Contractor shall provide the following submittals at Substantial Performance of Work as a condition thereof:

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- .1 Painting Contractor's duly executed guarantee or maintenance bond.
 - .2 Manufacturer's guarantees where applicable.
 - .3 Evidence of compliance with WorkSafeBC throughout the Work.
 - .4 All reserve and required maintenance materials, clearly labeled and delivered to the Owners or Authorized Representative.
 - .5 Statutory declaration indicating that all wages, accounts for materials, Subcontractor's suppliers and MPDA fees have been paid.
 - .6 Certificate of Encumbrances stating that no liens have been filed together with application of release of holdback monies.
- .5 The Painting Contractor shall provide the following submittals at the within thirty (30 days of Substantial Completion of the Contract:
- .1 Statutory declaration indicating that all wages, accounts for materials, Subcontractors suppliers and MPDA fees have been paid.
 - .2 Release of any liens arising out of the Contract
 - .3 Application for progress and final billings will not be recommended to the Owners or Authorized Representative until all documents have been received in his office and MPDA fees are fully paid.

3. Samples and Colour Schedules

- .1 Complete colour samples on a designated elevation to include the various substrates to be encountered not less than (5) days prior to commencement of Contract.
- .2 Submit request for review of colour samples by the Owner's Authorized Representative.

4. Reserve Materials

- .1 Label all containers indicating colour, area and other information where respective materials have been applied.
- .2 All materials are to be from the same batch, dye lot and production run as materials installed.
- .3 Deliver materials to the Owner or Authorized Representative.
- .4 Provide Owner or Authorized Representative with a list of materials delivered indicating the following.
 - .1 Material Name
 - .2 Manufacturer's Name
 - .3 Batch Number and Colour Code
 - .4 Substrate Material and location applied.



PAINT QUALITY ASSURANCE™



M.P.D.A . Specification Services Inc.
2800 Ingleton Avenue, Burnaby, BC V5C 6G7
FAX: 604-298-7571 Phone: 604-298-3875

REQUEST FOR AN ASSIGNMENT OF AN INSPECTOR

PROJECT NAME: Guildford Recreation Centre

PROJECT ADDRESS: 15105 105th Avenue

City, Province, Postal Code: Surrey, BC V3T 1V8

PAINTING CONTRACTOR: _____

ADDRESS: _____

FAX: _____ CONTACT: _____ PH: _____

EMAIL: _____ (please tick box for fax or email correspondence)

SPECIFYING AUTHORITY: MDPA

ADDRESS: 2800 Ingleton Avenue, Burnaby

FAX: _____ CONTACT: David Lick PH: _____

EMAIL: dave@mpda.net (please tick box for fax or email correspondence)

GENERAL CONTRACTOR: _____

ADDRESS: _____

FAX: _____ CONTACT: _____ PH: _____

EMAIL: _____ (please tick box for fax or email correspondence)

OWNER/REP.: _____

ADDRESS: _____

FAX: _____ CONTACT: _____ PH: _____

EMAIL: _____ (please tick box for fax or email correspondence)

SPECIAL COMMENTS: _____

CONTRACT VALUE: _____ NEW: _____ REPAINT: _____

APPROX. START DATE: _____ **APPROX. DATE OF COMPLETION:** _____

Lower Mainland:

The undersigned contractor of firm, agrees to pay the Master Painters & Decorators Association a fee of 5% of the painting contract price shown above, plus applicable taxes, for projects in the **Lower Mainland** for the inspection services to be rendered by the inspection agency assigned. Out of town projects, 5% of painting related contract plus travel costs. Further, that the contract price will be adjusted to reflect the total contract price at date of substantial performance. *Please note that an additional charge of \$100.00 per hour may be billed to the painting contractor for extra/excessive final follow-up inspections.*

I have read and understand the content of this agreement. I also understand that the MPDA Guarantee applies to Members only. SIGNED: _____

Signature of Painting Contractor

Please provide MASTERCARD or VISA where fees amount to \$500.00 or less.

Card No: _____ Valid /Expiry Date: _____

DATE: _____ SIGNED: _____

Signature of Painting Contractor



PAINT QUALITY ASSURANCE TM

M.P.D.A . Specification Services Inc.
2800 Ingleton Avenue, Burnaby, BC V5C 6G7
FAX: 604-298-7571 Phone: 604-298-3875



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PART 1 - GENERAL

1.1 Description: Work Included:

- .1 Section Includes: All labor, materials, tools and other equipment, services and supervision required to complete all interior repainting work as indicated on Finish Schedules and to the full extent of the drawings, specifications and information meeting.
- .2 Work under this Contract shall also include, but not necessarily be limited to:
 - .1 Surface preparation of substrates as required for acceptance of paint, including cleaning, small crack repair, patching, caulking, and making good surfaces and areas to the limits defined under *MPI Repainting Manual Preparation requirements*.
 - .2 Specific pre-treatments noted herein or specified in the *MPI Repainting Manual*.
 - .3 Sealing / priming surfaces for repainting in accordance with *MPI Repainting Manual requirements* including, but not limited to:
 - .4 Provision of safe and adequate ventilation as required over and above temporary ventilation supplied by others, where toxic and/or volatile / flammable materials are being used.
 - .5 Moisture testing, air and surface temperature, Ph tests
- .3 Include all incidental items not specifically noted above but considered part of the finished surface.
- .4 Refer to drawings, schedules (e.g., Finish Schedule), and information meeting for type, location and extent of interior repainting required scheduled or specified.
- .5 This Section along with the Finish Schedule forms part of the Contract documents and is to be read, interpreted and coordinated with all other parts.
- .6 Division 1, General Requirements form an integral part of this Section of Work. The Painting Contractor shall refer to this and all other related parts.

1.2 Related Sections – Work Excluded:

- .1 Unless otherwise noted, the following work is not included under this Section of work
 - .a Condition of substrates, correction of DSD-4 defects and deficiencies in substrates which may adversely affect repainting work, except for minimal work performed by this trade and preparation of surfaces to receive paint and finishes under this section of work.
 - .b Temporary heat and light, scaffolding and platforms and housekeeping services.
 - .c Plastic Laminate wall panels
 - .d Birch wall panels

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- .e Baseboards (to be replaced)
- .f Aluminum doors and frames
- .g Plastic laminate window sills
- .h Signage
- .i Painted galvanized Q-deck ceilings
- .j T-Bar Ceilings (Except for Youth Centre blue ceiling)
- .k Painted ceiling air ducts
- .l Painted ceiling mounted sprinkler pipes / piping
- .m All adjoining rooms, Library, Exercise room, mechanical rooms.
- .n Concrete painted floors. (stain finish)
- .o Stair treads and landings
- .p Cementitious composition board wall panels.

1.3 Quality Assurance:

- .1 This Painting Contractor shall have a minimum of five (5) years proven satisfactory experience and shall show proof before commencement of work that he will maintain a qualified crew of painters throughout the duration of the work. When requested, the Painting Contractor shall provide a list of the last three comparable interior repainting jobs including, name, location, Specifying Authority / Project Manager/ Property Management, start / completion dates and value of the work.
- .2 Only trades qualified journeypersons, as defined by local jurisdiction, shall be engaged in interior repainting work. Registered apprentices may be employed provided they work under the direct supervision of a qualified journeyperson in accordance with trade regulations.
- .3 All materials, preparation and workmanship shall conform to the standards contained in the latest edition of the Master Painters Institute (*MPI*) Maintenance and Repainting Manual (herein referred to as the *MPI* Repainting Manual) as issued by the local *MPI* Accredited Quality Assurance Association having jurisdiction.
- .4 All interior repainting work shall be inspected by the MPDA Inspection Agency acceptable to the local *MPI* Accredited Quality Assurance Association. The Painting Contractor shall notify the MPDA Inspection Agency a minimum of one week prior to commencement of work and provide all documents defined in Section 1300 Submittals.
- .5 **All surfaces requiring repainting shall be inspected** by the Painting Contractor who shall notify the MPDA Inspection Agency, Owner or Authorized Representative in writing of any defects as defined by MPI (DSD4 assessment) or other problems relating to the execution of the work, prior to commencing repainting or after preparation work.

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1.4 Inspection

- .1 The MPDA Technical Representative will not be responsible for and will not have control, or supervise the Painting Contractor or Subcontractors in performance of the Work.
- .2 The MPDA Technical Representative will be responsible to observe and report and shall not be responsible for the Painting Contractor or Subcontractors failure to carry out the Work in accordance with the Contract Documents.

1.5 Regulatory Requirements:

1. Conform to work place safety regulations for storage, mixing, application and disposal of all paint related materials to requirements of those authorities having jurisdiction.
2. Conform to safety precautions in accordance with the latest requirements to Industrial Health and Safety Regulations, latest edition, of authorities having jurisdiction.
3. Notify the MPDA Inspection Agency on award of contract and make application for assignment of an MPDA Technical Representative using appropriate forms supplied by the Agency as well as, finish schedule and list of MPI Approved Products Intended for Use on the Project for verification purposes prior to commencement of work.
4. Fully cooperate at all times with the requirements of the MPDA Paint Inspection Agency in the performance of their duties, including providing access and assistance as required to complete inspection work.
5. To reduce the amount of contaminants entering waterways, sanitary / storm drain systems or into the ground the following procedures shall be strictly adhered to but not limited to:
 - .a Retain cleaning water for water-based materials to allow sediments to be filtered out.
 - .b Retain cleaners, thinners, solvents and excess paint and place in designated containers and ensure proper disposal.
 - .c Return solvent and oil soaked rags used during painting operations for contaminant recovery, proper disposal, or appropriate cleaning and laundering.
 - .d Dispose of contaminants in an approved legal manner in accordance with hazardous waste regulations.
 - .e Empty paint cans are to be dry prior to disposal or recycling (where available).
 - .f Close and seal tightly partly used cans of materials including sealant and adhesive containers and store protected in well ventilated fire-safe area at moderate temperature.
 - .g Where paint recycling is available, collect waste paint by type and provide for delivery to recycling or collection facility.

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1.6 Mock-Ups:

- .1 When requested by the Owner, Authorized Representative or MPDA Technical Representative, prepare and repaint a designated interior surface area or item to requirements specified herein, with specified paint or coating showing selected colors, gloss / sheen, texture and workmanship to **MPI** Repainting Manual standards for review and approval. When approved, the interior surface area and/or item shall become the acceptable standard of finish quality and workmanship for similar on-site repainting work.

1.7 Submittals:

- .1 All submittals shall be in accordance with the requirements of Section 01300 - Submittals.
- .2 Submit written proof of ability to supply a 100% two (2) year Maintenance Bond, if Paint Association warranty option is not used with Bid Submission.
- .3 Submit list of all MPI Approved Products Intended for Use on the Project to the MPDA Inspection Agency for review prior to ordering materials, including sundries.
- .4 Submit two sets of Material Safety Data Sheets (MSDS) prior to commencement of work for review and for posting at job site as required.
- .5 Submit certification reports for ecologo paint products used.
- .6 If requested submit an invoice list of all paint materials ordered for the Work to the Paint Inspection Agency indicating manufacturer, types and quantities for verification and compliance with specification.
- .7 Submit work schedule for various stages of the Work to the Owner or Authorized Representative's approval if requested.
- .8 At project completion provide an itemized list complete with manufacturer, paint type and color coding for all colors used for Owner's later use in maintenance.
- .9 At project completion provide a minimum of 4 liters (1 gallon) of each type and color of paint from same production run (batch mix) used in unopened cans, properly labeled and identified for Owner's later use in maintenance.

1.8 Product Delivery, Storage and Handling:

- .1 Deliver all painting materials in sealed, original labeled containers bearing manufacturer's name, brand name, type of paint or coating and color designation, standard compliance, materials content as well as mixing and/or reducing and application requirements.

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- .2 Store all paint materials in original labeled containers in a secure (lockable), dry, heated and well ventilated single designated area meeting the minimum requirements of both paint manufacturer and authorities having jurisdiction and at a minimum ambient temperature of 45 F (7 C). Only material used on this project are to be stored on site.
- .3 Where toxic and/or volatile / explosive / flammable materials are being used, provide adequate fireproof storage lockers and take all necessary precautions and post adequate warnings (e.g. no smoking) as required.
- .4 Take all necessary precautionary and safety measures to prevent fire hazards and spontaneous combustion and to protect the environment from hazard spills. Materials that constitute a fire hazard (paints, solvents, drop clothes, etc.) shall be stored in suitable closed and rated containers and removed from the site on a daily basis.
- .5 Comply with requirements of authorities having jurisdiction, in regard to the use, handling, storage and disposal of hazardous materials.

1.9 Project /Environmental Requirements:

- .1 It is the Painting Contractor's responsibility to conduct all required tests such as moisture content, pH tests, air and surface temperature and all other testing prior to the application of any coatings.
- .2 UNLESS specifically pre-approved by the Owner, Authorized Representative, MPDA Inspection Agency and the applied product manufacturer, perform no interior repainting work when the ambient air and substrate temperatures exceeds manufacturer's stated limits.
- .3 Perform no interior repainting work unless adequate continuous ventilation and sufficient heating facilities are in place to maintain minimum ambient air and substrate temperatures for 24 hours before, during and after paint application. Provide supplemental ventilating and heating equipment if ventilation and heating from existing system is inadequate to meet minimum requirements. Because of moisture generation and potential fire hazard, the use of gas fired heating units is not advised, unless otherwise approved by the Owner Authorized Representative and authorities having jurisdiction.
- .4 Test suspect surfaces (concrete, masonry, plaster and wood surfaces) for moisture and alkalinity as required. Conduct all moisture tests using a properly calibrated electronic Moisture Meter, except test concrete floors for moisture using a simple "cover patch test". The maximum moisture shall not exceed:
 - .a 12 % for concrete and masonry (clay and concrete brick / block).
 - .b 15% for wood.
 - .c 12 % for plaster and gypsum board.

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- .5 Perform no repainting work unless a minimum lighting level of 323 Lux (30 foot candles) is provided on surfaces to be repainted. Adequate lighting facilities shall be provided by the Owner.
- .6 Apply paint only to dry, clean, and adequately prepared surfaces in areas where dust is no longer generated by construction activities such that airborne particles will not affect the quality of finished surfaces.
- .7 The interior of this project is fully occupied and will not be shut down for the work to be carried out. All interior surface preparation procedures (scraping, sanding etc.) to be carried out with minimal disruption to the public. Night shifts may be required. All cleaning chemicals and washes will be of low odor and low toxicity.

1.10 Protection

- .1 The Painting Contractor shall guard or otherwise protect the Work including all material, plant and real property related to the Work against loss or damage from any cause.
- .2 All ladders, scaffolds, lift equipment and general plant shall be securely locked when not in use to prevent access to the balconies, roofs or through windows by other parties than the Contractor.
- .3 Protect all interior surfaces and areas (including glass, aluminum surfaces, etc.) and equipment and any labels and signage from repainting operations and damage by drop cloths, shields, masking, templates, or other suitable protective means and make good any damage caused by failure to provide such protection.

1.11 Scheduling:

- .1 Schedule interior repainting operations to prevent disruption of and by other trades when applicable.
- .2 Schedule interior repainting operations to prevent disruption of occupants in and about the building. Obtain written authorization from the Owner, or Authorized Representative for changes in work schedule.
- .3 Repainting in occupied facilities to be carried out during hours in accordance with Owner's operating requirements. Schedule work such that painted surfaces will have dried before occupants are affected.

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1.12 Guarantee:

- .1 Furnish a two (2) year Painting Association Guarantee or a 100% two (2) year Maintenance Bond both in accordance with **MPI** Repainting Manual requirements. The Maintenance Bond shall be obtained from an approved bonding company and shall warrant that all repainting work has been performed in accordance with **MPI** Repainting Manual requirements.
- .2 All interior repainting work shall be in accordance with **MPI** Repainting Manual requirements and shall be inspected by the Painting Association whether using the Painting Association Guarantee or the Maintenance Bond option.
- .3 The cost for such Painting Association inspections as well as either the Painting Association Guarantee or Maintenance Bond shall be included in the Base Bid Price and any Separate Pricing or Cost Plus items awarded to the Painting Contractor.
- .4 Painting Subcontractors choosing the Maintenance Bond option shall provide written proof of their ability to supply same at time of bidding.

1.13 Maintenance Materials:

- .1 At project completion provide a minimum of 4 liters (1 gallon) of each type and color of paint from same production run (batch mix) used in unopened cans, properly labeled and identified for Owner's later use in maintenance.

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PART 2 - PRODUCTS

2.1 Materials:

- .1 All materials (primers, paints, coatings, varnishes, stains, etc.) shall be products listed in the latest edition of the **MPI** Approved Product List and shall be from a single manufacturer for each system used.
- .2 Other paint sundries such as linseed oil, shellac, solvents, shall be the highest quality product and shall be compatible with other coating materials as recommended by the MPI Approved product manufacturer.
- .3 All materials and paints shall be lead and mercury free.
- .4 Where required, paint products shall meet **MPI** Environmentally Friendly" [E1] [E2] [E3] ratings based on VOC (EPA Method 24) content levels.
- .5 Where required, paints and coatings shall meet flame spread and smoke developed ratings designated by local Code requirements and/or authorities having jurisdiction.
- .6 Caulking and filling compounds shall be as recommended by the Painting Contractor's chosen paint manufacturer.
- .7 All paint materials shall have good flowing and brushing properties and shall dry or cure free of blemishes, sags, air entrapment, etc. Refer to 3.5, Field Quality Control / Standard of Acceptance requirements.
- .8 Slip Resistant Additives (SRA): rubber aggregate or clean / washed silica sand for use with or as a component part of paint (usually floor / porch / stair enamel) on interior horizontal surfaces as required to provide slip resistance. Where site applied, material to either mixed into paint and mixed constantly to keep material in suspension.

2.2 Equipment:

- .1 Painting Equipment: to best trade standards for type of product and application.
- .2 Spray-Painting Equipment: of ample capacity, suited to the type and consistency of paint or coating being applied and kept clean and in good working order at all times. Spray application must be approved by MPDA Inspector and or owner's representative.

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2.3 Mixing and Tinting:

- .1 Unless otherwise specified or pre-approved, all paints shall be ready-mixed and pre-tinted. Re-mix all paint in containers prior to and during application to ensure break-up of lumps, complete dispersion of settled pigment, and color and gloss uniformity.
- .2 Paste, Powder or Catalyzed paint mixes shall be mixed in strict accordance with manufacturer's written instructions.
- .3 Where thinner is used, addition shall not exceed paint manufacturer's recommendations.
- .4 If required, thin paint for spraying in strict accordance with paint manufacturer's instructions. If directions are not on container, obtain instructions in writing from manufacturer and provide copy of instructions to the MPDA Inspection Agency.

2.4 Finish and Colors:

- .1 Unless otherwise specified herein, all interior repainting work shall be done in accordance with *MPI* Premium Grade requirements.
- .2 Colors shall be as selected by the Owner or Authorized Representative from a manufacturer's full range of colors. Refer to the Finish Schedule for identification and location.
- .3 Color selection will be based on five (5) base colors and three (3) accent colors with a maximum of one (1) deep or bright color. No more than eight (8) colors will be selected for the entire project and no more than three (3) colors will be selected in each area. Note that this does not include factory-finished items unless specifically scheduled.
- .4 Provide a slip resistant additive to interior painted stair treads, landings, etc.
- .5 Unless otherwise noted, repaint walls within a given area using the same color as selected.
- .6 Ceilings including those having a spray textured coating, unless otherwise noted shall be repainted.
- .7 Designated rooms / spaces shall be repainted using different colors or more than one color than typical rooms in accordance with Finish Schedule requirements with a minimum of [two (2)] colors required.
- .8 Except as noted herein or indicated on the Finish Schedule, walls and ceiling surfaces shall be repainted in accordance with the following criteria:
 - .a all areas (except as noted) high performance or institutional latex with G5 (Semi-Gloss) finish.

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- .b All doors and frames will be repainted with an alkyd paint or varnish finish were defined by the Owners.
- .9 Access doors, registers, radiators and covers, exposed piping and electrical panels shall be repainted to match adjacent surfaces (i.e. color, and sheen), unless otherwise noted or where factory-finished.

2.5 Gloss / Sheen:

- .1 Paint gloss shall be defined as the sheen rating of applied paint, in accordance with the following **MPI** gloss / sheen standard values:

Gloss Level	Description	Units @ 60 degrees	Units @ 85 degrees
G1	Matte or Flat finish	0 to 5	10 maximum
G2	Velvet finish	10 maximum	10 to 35
G3	Eggshell finish	10 to 25	10 to 35
G4	Satin finish	20 to 35	35 minimum
G5	Semi-Gloss finish	35 to 70	
G6	Gloss finish	70 to 85	
G7	High-Gloss finish	> 85	

- .2 Gloss level ratings of all painted surfaces shall be as specified herein and as noted on Finish Schedule.

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PART 3 - EXECUTION

3.1 Condition of Surfaces:

- .1 Prior to commencement of repainting work, thoroughly examine (and test as required) all interior conditions and surfaces scheduled to be repainted and report in writing to the Owner, Authorized Representative and MPDA Inspection Agency where applicable; any conditions or surfaces that will adversely affect work of this section.
- .2 The degree of surface deterioration (DSD) shall be assessed using the assessment criteria indicated in the *MPI* Maintenance Repainting Manual. In general the *MPI* DSD ratings and descriptions are as follows:

Condition	Description
DSD-0	Sound Surface (may include visual (aesthetic) defects that do not affect films protective properties).
DSD-1	Slightly Deteriorated Surface (may show fading; gloss reduction, slight surface contamination, minor pin holes scratches, etc.) / Minor cosmetic defects (runs, sags, etc.).
DSD-2	Moderately Deteriorated Surface (small areas of peeling, flaking, slight cracking, staining, etc.).
DSD-3	Severely Deteriorated Surface (heavy peeling, flaking, cracking, checking, scratches, scuffs, abrasion, small holes and gouges).
DSD-4	Substrate Damage (repair or replacement of surface required by others).

- .3 No repainting work shall commence until all such DSD-4 adverse conditions and defects have been corrected and surfaces and conditions are acceptable to the Painting Contractor. The Painting Contractor shall not be responsible for the condition of the substrate or for correcting defects and deficiencies in the substrate, which may adversely affect the painting work except for minimal work normally performed by the Painting Contractor and as, indicated herein. It shall always, however, be the responsibility of the Painting Contractor to see that surfaces are properly prepared before any paint or coating is applied.
- .4 It shall also be the Painting Contractor's responsibility to paint the surface as specified providing that the Owner accepts responsibility for uncorrected DSD-4 substrate conditions.

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3.2 Preparation of Surfaces:

- .1 Prepare all interior surfaces for repainting in accordance with **MPI** Repainting Manual requirements. Refer to the **MPI** Repainting Manual in regard to specific requirements for the following:
- .2 Wash all surfaces requiring paint application prior to sanding and filling with an appropriate cleaning agent, such as TSP. All surfaces specified for coatings require full sanding to de-gloss the surface.
- .3 Remove and securely store all miscellaneous hardware and surface fittings / fastenings (e.g. electrical plates, mechanical louvers, door and window hardware (e.g. hinges, knobs, locks, trim, frame stops), removable rating / hazard / instruction labels, washroom accessories, light fixture trim, etc. from wall and ceiling surfaces, doors and frames, prior to repainting and replace upon completion. Carefully clean and replace all such items upon completion of repainting work in each area. Do not use solvent or reactive cleaning agents on items that will mar or remove finishes (e.g. lacquer finishes). If applicable, doors shall be removed before repainting to paint bottom and top edges and then re-hung.
- .4 Protect all adjacent interior surfaces and areas, including rating and instruction labels on doors, frames, equipment, piping, etc., from repainting operations and damage by drop cloths, shields, masking, templates, or other suitable protective means and make good any damage caused by failure to provide such protection.
- .5 Caulk and fill any dents, voids or cracks on the surface after the prime coat application and spot prime prior to the application of the intermediate finish coat.
- .6 All areas exhibiting staining will require the application of an MPI Approved stain blocking, material prior to the application of the specified paint system.

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3.3 Application:

- .1 Do not commence repainting unless substrates are acceptable and until all environmental conditions (heating, ventilation, lighting and completion of other subtrade work, if applicable) are acceptable for applications of products.
- .2 Apply primer, paint or stain in accordance with *MPI* Painting Manual [Premium] Grade finish requirements.
- .3 Apply primer and paint in a workmanlike manner using skilled and trade qualified applicators as noted under Quality Assurance.
- .4 Apply primer and paint within an appropriate time frame after cleaning when environmental conditions encourage flash-rusting, rusting, contamination or the manufacturer's paint specifications require earlier applications.
- .5 Primer and paint coats specified are intended to cover surfaces satisfactorily when applied at proper consistency and in accordance with manufacturer's recommendations.
- .6 Tint each coat of paint progressively lighter to enable confirmation of number of coats.
- .7 Unless otherwise approved by the painting inspection agency, apply a minimum of four coats of paint where deep or bright colors are used to achieve satisfactory results.
- .8 Sand and dust between each coat to provide an anchor for next coat and to remove defects in previous coat (runs, sags, etc.) visible from a distance up to 1000 mm (39").
- .9 Do not apply finishes on interior surfaces that are not sufficiently dry. Unless manufacturer's directions state otherwise, each coat shall be sufficiently dry and hard before a following coat is applied.
- .10 To avoid air entrapment in applied coats, apply materials in strict accordance with manufacturer's spread rates and application requirements.
- .11 Where touch-up painting is undertaken and found to be noticeable, the entire surface will require repainting from break to break or corner to corner.

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3.4 Priming and Back Priming

- .1 Interior new woodwork, which is to receive a paint finish, shall be primed with an MPI Approved primer compatible with the finish system.
- .2 Top and bottom edges of wood doors shall be coated with the finish system.
- .3 Factory-finished metals, Existing Alkyd Coatings, and PVC piping shall be primed with MPI #69 solvent based bonding primer or MPI #17 – W.B. Bonding Primer where applicable.

3.5 Field Quality Control / Standard of Acceptance:

- .1 All surfaces, preparation and paint applications shall be inspected by the MPDA Inspection Agency.
- .2 Repainted interior surfaces shall be considered to lack uniformity and soundness if any of the following defects are apparent to the MPDA Technical Representative and not limited to:
 - .a brush / roller /tracking, streaks, laps, runs, sags, drips, heavy stippling, hiding or shadowing by inefficient application methods, skipped or missed areas, and foreign materials in paint coatings.
 - .b damage due to touching before paint is sufficiently dry or any other contributory cause.
 - .c damage due to application on moist surfaces.
 - .d damage and/or contamination of paint due to contaminants (dust, sand blast materials, roller lint, etc.
- .3 Repainted interior surfaces shall be considered unacceptable if any of the following are evident under natural lighting conditions:
 - .a visible defects are evident on vertical surfaces when viewed at 90 degrees to the surface from a distance not less than 1000 mm (39”).
 - .b visible defects are evident on horizontal surfaces when viewed at 45 degrees to the surface from a distance not less than 1000 mm (39”).
 - .c visible defects are evident on other overhead surfaces when viewed at 45 degrees to the surface
 - .d when the final coat on any surface exhibits a lack of uniformity of sheen across full surface area.
- .4 Repainted surfaces rejected by the Owner or Authorized Representative or MPDA Technical Representative shall be made good at the expense of the Painting Contractor.

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3.6 Clean-up:

- .1 Remove all paint where spilled, splashed, splattered or sprayed as work progresses using means and materials that will not cause damage to the finished surfaces.
- .2 Keep work area free from any unnecessary accumulation of tools, equipment, surplus materials and debris.
- .3 Remove combustible rubbish materials and empty paint cans each day and safely dispose of same in accordance with requirements of authorities having jurisdiction.
- .4 Clean equipment and dispose of wash water / solvents as well as all other cleaning and protective materials (e.g. rags, drop cloths, masking papers, etc.), paints, thinners, paint removers/strippers in accordance with the safety requirements of authorities having jurisdiction.

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3.7 Interior Finish Schedule:

- .1 Repaint interior surfaces in accordance with the following **MPI** Repainting Manual requirements:
- .2 **Items noted with an asterisk (*) require a transition primer such as MPI # 17 or # 69.**
- .3 Work includes common Hallways, Stairways, Washroom - ceilings and walls.

Location and Substrate	DSD No.	Paint System	Finish/Gloss Level
<p>*RIN 5.1- STRUCTURAL STEEL AND METAL FABRICATION</p> <p>Steel support frames and braces Steel stairway components, including kicks Steel handrails Steel pillars Steel glass support frames Steel sprinkler pipes Steel fire extinguisher boxes</p>	2, 3	<p>RIN 5.1P -Modified W.B. Alkyd</p> <p>After removal of all soft, loose, and poorly adhering existing paint, sand the surface well and apply two coats of MPI # 169 - W.B. Alkyd Semi-Gloss.</p> <p><i>Bare steel</i> to be primed with MPI # 107 - W.B. Anti-corrosive Primer prior to finish coat application.</p>	5
<p>*RIN 5.3-GALVANIZED METAL</p> <p>Galvanized steel doors and frames. (Frame to be painted on both sides) Galvanized steel conduit.</p> <p>Note: <i>Wall mounted conduit to be painted with the wall finish and colour.</i></p>	2	<p>RIN5.3B -Modified W.B. Alkyd</p> <p>After cleaning and sanding, spot prime any bare galvanized steel with MPI # 134 - W.B. Galvanized Primer. Follow with 2 coats of MPI # 169 - W.B. Alkyd Semi-gloss.</p>	5

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<p>*RIN 6.3- DRESSED LUMBER</p> <p>Painted wood doors Painted wood window sills Painted wood wall paneling</p>	<p>2,3</p>	<p>RIN 6.3P - Modified W.B. Alkyd</p> <p>After cleaning and sanding, spot prime any bare wood with MPI #39- Interior Latex Primer for wood. Follow with 2 coats of MPI # 169 - W.B. Alkyd Semi-Gloss.</p>	<p>5</p>
<p>RIN 9.2 -PLASTER AND GYPSUM BOARD</p> <p>All drywall wall surfaces Including, hallways, washroom ceilings, stairway walls, youth centre upper walls. Large, high, feature wall off walkway.</p> <p>Note: All wet areas to be finished with MPI# 141</p>	<p>2,3</p>	<p>RIN 9.2B - High Performance Architectural Latex</p> <p>After cleaning, filling, and sanding, spot prime any bare drywall with MPI # 137 - Primer Stain Blocker. Follow with 2 coat of MPI # 138 - High Performance Architectural Latex - Eggshell.</p>	<p>2</p>
<p>RIN 9.3 -ACOUSTIC PANELS AND TILES.</p> <p>Youth Centre: Painted Black T-Bar Ceiling.</p>	<p>2</p>	<p>RIN 9.3A - Latex</p> <p>After dust removal, apply 2 coats of MPI # 53 - Interior Flat Latex.</p>	<p>1</p>