

Exhibit A2

PROJECT SPECIFICATIONS

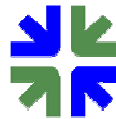
PROJECT NO. 2301

June 5, 2024



CITY OF EMERYVILLE OLD AND
NEW CITY HALL EXTERIOR PAINTING

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CALIFORNIA
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SECTION 00 01 10

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City of Emeryville Part A Specifications

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SECTION 01 11 00**SUMMARY OF WORK**

PART 1 - GENERAL**1.01 WORK COVERED BY CONTRACT DOCUMENTS**

- A. Work Covered by Contract Documents includes exterior painting of both the existing "Old" and "New" City Hall" as well cleaning of the "New" City factory painted components such as the metal wall panels and window wall which will not be painted. Work includes ;
1. Painting of the exterior wood windows at the "Old" City Hall. All windows will be upgraded and repaired and most sash replaced under a separate contract with a wood window subcontractor. The wood window subcontractor's work will include priming of the exterior new sash only – both interior and exterior. The painting work under this contract will be to apply final paint colors to all existing and replaced windows as well as to re stain or paint interior new sash that has been replaced. It should be assumed that 42 of the 50 existing windows will have their sash replaced as per the window schedule included in the contract documents.
 2. Painting work of the "Old" City Hall windows will also include the refurbishing of the existing exterior frame including sills, jambs and heads. These exterior frames vary in condition and are identified as such in the door schedule included in the contract drawings. The refinishing of these exterior frames so as to be "paint ready" is to be broken out as a separate cost. Should any frame need to be replaced, that will be treated as a separate added cost. And a change order issued for it. It is our current assessment that most if not all frames can be reconditioned in place.
 3. Repair of exterior cement plaster areas at the "old" City Hall and repainting of all stucco as per the color drawings included in the contract documents.
 4. Cleaning of the concrete raised platform on the south side of the "old" City Hall.
 5. In addition to Painting of all exterior wood windows and stucco surfaces, also paint all exterior doors, metal handrails and other exposed painted metal surfaces
 6. Painting of all field constructed steel surfaces on the "new" City Hall including roof trusses, underside of metal deck soffits, metal fences, metal painted handrails, other misc.exposed metal surfaces such as pipes, vertical cantilevered fences, metal flashing, stucco soffits and all other surfaces noted on the drawings or which are in need of painting. Painting of the south side stair is not included in the scope of work as it has been recently painted
 7. Cleaning of all Factory applied painted surfaces on the "new" City Hall including metal panels, window wall system (mullions/frames), glass and any other exposed factory applied painted surfaces.
 8. Scaffolding as needed.

1.02 PHASES

- A. The work shall be constructed in one single phase.

1.03 ACCESS TO SITE

- A. The Site will be made accessible to the Painting Contractor (PC) during the construction period. However, the PC must clearly define the area of work and allow public access along all public sidewalks, between the new and old City Hall buildings and from the City Parking lot into either building. Scaffolding must allow for safe ingress and egress from every exterior door to the public right of way. The PC will notify City of Emeryville a minimum of 48-hours in advance of performing any work which necessitates closing or interfering with traffic on public thoroughfares on any adjacent parking areas, and driveways. Obtain written permission from the City Emeryville prior to effecting such closures and interruptions.

1.04 SCHEDULING – The schedule for performing all above described painting, cleaning and stucco repair work is **80 working days.**

- A. Operations Schedule:
1. Develop a Day Time Operations Schedule specifically for use as a coordination tool for painting/cleaning/repair activities..
 2. Review this schedule with the Owner and Architect and receive their written approval prior to commencing work and periodically thereafter as needed; incorporate adjustments as necessary.

1.05 ADJACENT SITE CONDITION SURVEY

- A. Prior to commencement of work, jointly walk the site with the Owner and Architect to review and document the condition of all existing paving, plant life, existing adjacent buildings, and other items noting and recording existing damage such as cracks, sags, unhealthy plant life, and other damage.
- B. This record shall serve as a basis for determination of subsequent damage to these items due to Contractor's operations.
- C. Existing damage observed shall be marked and the official record of existing damage shall be signed by the parties making the survey.
- D. Cracks, sags, and damage to the site, paving, plant life, and other items not noted in the original survey but subsequently observed shall be reported immediately to the Owner's Representative.

1.06 PROTECTION OF EXISTING UTILITIES

- A. The Drawings may not show all existing above and below grade drainage lines; storm drains; sewer, water, gas, and electrical lines; and other items known to exist in the area of the work. PC shall review all existing conditions including availability of electrical and water services for use in the course of work under this contract.

1.07 USE AND OCCUPANCY OF WORK PRIOR TO ACCEPTANCE BY OWNER

- A. Given the Exterior renovation nature of the building, existing office uses within the building will continue during all phases of the renovation work. The PC is to ensure that all required ingress and egress is protected and remains accessible at all times. Should there be a need to close off access to any ingress or egress such need shall be submitted in writing to the architect and owner outlining all times of interruption along with a proposal on how alternative ingress and egress can be provided. The Owner will need to approve in writing all such requests which will not be unreasonably withheld. The Owner will use and occupy completed phases of the building before formal acceptance under the following conditions:

PART 2 - PRODUCTS

Not Used.

PART 3 - EXECUTION

Not Used.

END OF SECTION

SECTION 01 26 15**REQUESTS FOR INTERPRETATION (RFI)****PART 1 – GENERAL****1.01 GENERAL**

- A. This Section contains the procedures to be followed by the Contractor upon discovery of any apparent conflicts, omissions, or errors in the Contract Documents or upon having any question concerning interpretation.

1.02 DEFINITIONS

- A. Requests for Interpretation: A request from the Contractor seeking an interpretation or a clarification of some requirement of the Contract Documents. The Contractor shall clearly and concisely set forth the issue requiring clarification or interpretation and why a response is needed. Include in the request interpretation or understanding of the contract's requirements along with documentation for the interpretation or understanding. Responses from the Architect will not change any requirements of the Contract Documents.
- B. Drawing/Plan Clarification: An answer from the Architect in response to an inquiry from the Contractor, intended to make some requirement(s) of the drawings clearly understood. Drawing/plan clarifications may be sketches, drawings, or in narrative form and will not change any requirements of the drawings.
- C. Non-Conformance Notice: A notice issued by the Architect documenting that the work or some portion thereof has not been performed in accordance with the requirements of the Contract Documents. Payment will not be made on any portion of the work for which a Non-Conformance Notice has been issued and the work not corrected to the Satisfaction of the Architect. Upon receipt of a Non-Conformance Notice, the Contractor shall provide a written response within 5 working days after receipt, noting why they believe the work was performed in accordance with the Contract Documents or what corrective action they intend to take to correct the non-conforming work. Written responses from the Contractor are not considered to be RFI's.
- D. Project Communications: Routine written communications between the Architect and Contractor shall be in writing, field memo, or e-mail. Such communications shall not be identified as RFI's.

1.03 PROCEDURES

- A. Notification by Contractor:
1. Submit all requests for clarification or additional information in PDF electronic format to the Architect using a Request for Interpretation (RFI) Form acceptable to the Architect.
 2. Number RFIs sequentially. Follow RFI number with sequential alphabetical suffix as necessary for each resubmission. For example, the first RFI would be "1"; the second RFI would be "2." The first resubmittal of RFI "2" would be "2a", etc.
 3. Limit each RFI to one subject.
 4. Submit a RFI if one of the following conditions occurs:

- a. The Contractor discovers an unforeseen condition or circumstance that is not described in the Contract Documents.
 - b. The Contractor discovers an apparent conflict or discrepancy between portions of the Contract Documents that appears to be inconsistent or cannot be reasonably inferred from the intent of the Contract Documents.
 - c. The Contractor discovers what appears to be an omission from the Contract Documents that cannot be reasonably inferred from the intent of the Contract Documents.
5. RFIs will not be recognized or accepted if, in the opinion of Architect, one of the following conditions exists:
- a. The Contractor submits the RFI as a request for substitution.
 - b. The Contractor submits the RFI as a submittal.
 - c. The Contractor submits the RFI under pretense of a Contract Documents discrepancy or omission without thorough review of the Contract Documents.
 - d. The Contractor submits the RFI in a manner that suggest that specific portions of the Contract Documents are assumed to be excluded or by taking an isolated portion of the Contract Documents in part rather than whole.
 - e. The Contractor submits an RFI in an untimely manner without proper coordination and scheduling of Work of related trades.
6. Ask for any clarification or request for interpretation immediately upon discovery. Submit RFIs in a reasonable time frame so as not to affect the Contract Schedule while allowing the full response time specified below.

1.04 RESPONSE TIME

- A. The Architect, whose decision will be final and conclusive, will resolve such questions and issue instructions to the Contractor within a reasonable time frame. In most cases, RFIs will receive a response within 10 working days. In some cases this time may need to be lengthened for complex issues, or shortened for emergency situations, as mutually agreed in writing.
- B. Should the Contractor proceed with the work affected before receipt of a response from the Architect, within the response time specified above, any portion of the work that is not done in accordance with the Architect's interpretations, clarifications, instructions, or decisions is subject to removal or replacement and the Contractor shall be responsible for all resultant losses.

PART 2 – PRODUCTS

Not used.

PART 3 – EXECUTION

Not used.

END OF SECTION

SECTION 01 29 00**PAYMENT PROCEDURES**

PART 1 – GENERAL**1.01 DESCRIPTION**

- A. This Section includes progress payment procedures.
- B. Related Sections:
 - 1. Schedule of values is specified in Section 01 29 73.

1.02 APPLICATIONS FOR PAYMENT

- A. Each Application for Payment shall be consistent with previous applications and payments as certified by the Architect and paid for by the Owner.
 - 1. The initial Application for Payment, the Application for Payment at time of Substantial Completion, and the final Application for Payment involve additional requirements.
- B. Payment Application Times: Each progress payment date is as indicated in the Agreement. The period of construction work covered by each Application or Payment is the period indicated in the Agreement.
- C. Payment Application Forms: Use AIA Document G702 and Continuation Sheets G703 as the form for Application for Payment.
- D. Application Preparation: Complete every entry on the form, including notarization and execution by person authorized to sign legal documents on behalf of the Owner. Incomplete applications will be returned without action.
 - 1. Entries shall match data on the Schedule of Values and Contractor's Construction Schedule. Use updated schedules if revisions have been made.
 - 2. Include amounts of Change Orders and Construction Change Directives issued prior to the last day of the construction period covered by the application.
- E. Transmittal: Submit executed PDF copy of each Application for Payment to the Architect. Application shall be complete, including waivers of lien and similar attachments, when required.
- F. Waivers of Mechanics Lien: With each Application for Payment, submit waivers of Mechanics Lien from every entity who may lawfully be entitled to file a mechanics lien arising out of the Contract, and related to the work covered by the payment. Such lien waivers or releases will include a conditional waiver/release for the specific payroll request submitted plus an unconditional lien waiver/release
 - 1. Submit partial waivers on each item for the amount requested, prior to deduction for retainage, on each item.

2. When an application shows completion of an item, submit final or full waivers.
 3. The Owner reserves the right to designate which entities involved in the work must submit waivers.
 4. Waiver Delays: Submit each Application for Payment with the Contractor's waiver of mechanics lien for the period of construction covered by the application.
 5. Submit final Application for Payment with or preceded by final waivers from every entity involved with performance of work covered by the application who could lawfully be entitled to a lien.
 6. Waiver Forms: Submit waivers of lien on forms, and executed in a manner, acceptable to Owner.
- G. Initial Application for Payment: Administrative actions and submittals that shall precede or coincide with submittal of the first Application for Payment include the following:
1. List of subcontractors.
 2. List of principal suppliers and fabricators.
 3. Schedule of Values.
 4. Contractor's Construction Schedule (preliminary if not final).
 5. Schedule of principal products.
 6. Schedule of unit prices.
 7. Submittal Schedule (preliminary if not final).
 8. List of Contractor's staff assignments.
 9. List of Contractor's principal consultants.
 10. Copies of building permits.
 11. Copies of authorizations and licenses from governing authorities for performance of the work.
 12. Initial progress report.
 13. Report of pre-construction meeting.
 14. Certificates of insurance and insurance policies.
 15. Performance and payment bonds (if required).
 16. Data needed to acquire Owner's insurance.
 17. Initial settlement survey and damage report, if required.

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- H. Application for Payment at Substantial Completion: Following issuance of the Certificate of Substantial Completion, submit an Application for Payment; this application shall reflect any Certificates of Partial Substantial Completion issued previously for Owner occupancy of designated portions of the work.
1. Administrative actions and submittals that shall proceed or coincide with this application include:
 - a. Occupancy permits and similar approvals.
 - b. Warranties (guarantees) and maintenance agreements.
 - c. Test/adjust/balance records.
 - d. Maintenance instructions.
 - e. Meter readings.
 - f. Start-up performance reports.
 - g. Change-over information related to Owner's occupancy, use, operation and maintenance.
 - h. Final cleaning.
 - i. Application for reduction of retainage, and consent of surety.
 - j. Advice on shifting insurance coverage.
 - k. Final progress photographs.
 - l. List of incomplete work, recognized as exceptions to Architect's Certificate of Substantial Completion.
 - m. Complete copy of all required and up to date lien releases incorporated into a binder.
- I. Final Payment Application: Administrative actions and submittals which shall precede or coincide with submittal of the final payment Application for Payment include the following:
1. Completion of Project closeout requirements.
 2. Completion of items specified for completion after Substantial Completion.
 3. Assurance that unsettled claims will be settled.
 4. Assurance that work not complete and accepted will be completed without undue delay.
 5. Transmittal of required Project construction records to Owner.
 6. Certified property survey.
 7. Proof taxes, fees and similar obligations have been paid.

8. Removal of temporary facilities and services.
9. Removal of surplus materials, rubbish and similar elements.
10. Change of door locks to Owner's access.

PART 2 - PRODUCTS

Not Used.

PART 3 - EXECUTION

Not Used.

END OF SECTION

SECTION 01 33 00**SUBMITTAL PROCEDURES**

PART 1 - GENERAL**1.01 GENERAL****A. Timing:**

1. Make submittals within the specified time.
2. Make submittals in advance of scheduled dates of installation to provide time for reviews, for securing necessary approvals, for possible revision and re-submittal, and for placing orders and securing delivery.

B. Identification:

1. Identify each submittal and re-submittal with the following information:
 - a. Project name and address as they appear in the Contract Documents.
 - b. Contract name.
 - c. Contractor's name and address.
 - d. Date of submission.

1.02 SCHEDULES

A. General: Submit required schedules prior to submitting first Application for Payment, unless otherwise specified.

B. Construction Schedule:

1. Submit a digitized schedule which outlines all the required painting related tasks required to complete the project. The schedule should at a minimum show all daily activity in bar graph format starting from award of contract, mobilization, scaffolding and final clean up.

C. Proposed Cash-Flow Schedule: Submit with Progress Schedule.

D. Schedule of Values:**1. Form and Content:**

- a. Type Schedule on 8-1/2-inch x 11-inch white paper; Contractor's standard forms and automated printout will be considered for approval upon request.
- b. List the installed value of the component parts of the work broken down into sufficient detail to serve as a basis for computing values for progress payments during construction. For example, in the case of drywall work, identify components such as wood studs, wallboard, accessories, taping, and finishing.
- c. For various portions of the work:
 - 1) Include a separate line item for amount of the overhead and profit drawn on a monthly basis.

1.03 PRODUCT DATA, SAMPLES AND OTHER SUBMITTALS**A. General:**

1. Submit as required by the various Specification Sections. Do not submit shop drawings, product data, samples or other submittals unless specifically required.
2. Allow a minimum of 5 working days for processing by the Architect and his Consultants, or the Owner's consultants, as applicable. Some submittals may require more processing time based upon consultant's input and the complexity of the submittal. Refer to Paragraph 1.02 E. If certain submittals are critical, they shall be identified at time of submission to assure priority review.

of the sepias and all prints.

C. Product Data:

1. Submit six copies of all product data.
2. Review, processing, and distribution of Product Data will be the same as for Shop Drawings.

D. Samples:

1. Submit two samples of all materials.
2. Submit in the size specified in the individual Specification Sections, and in the quantity required to be returned, together with two additional Samples, which will be retained by the Architect or the Architect's consultants, or the Owner's consultants, as applicable.
3. Where Samples have natural variations in texture, color, or dimension, submit Samples showing the range of variation.
4. Ship samples to the Architect's or consultant's office, carriage prepaid. Samples to be returned will be returned to the Contractor COD.

E. Other Submittals: Submit as specified in the individual Specification Sections.**1.04 PAINT COLORS**

- A. Submit min three accurate color brush outs of each selected color and all requested alternative colors as specified to the Architect for review and selection.

END OF SECTION

SECTION 01 35 15**CALGREEN REQUIREMENTS**

PART 1 - GENERAL**1.01 DESCRIPTION**

- A. This Section includes general requirements and procedures for compliance with 2022 CALGreen nonresidential mandatory requirements.
- B. Related Sections:
 - 1. All Specification Divisions, as applicable, for CALGreen requirements specific to the work of each of those Sections.

1.02 SUBMITTALS

- A. CALGreen submittals are in addition to other submittals. If submitted item is identical to that submitted to comply with other requirements, submit duplicate copies as a separate submittal to verify compliance with indicated CALGreen requirements.
- B. Contractor shall develop a spreadsheet or use one furnished by the building department to track submittals required by CALGreen.
- C. CALGreen Submittals: Reference Sheet A0.4 for CAL Green: non-residential Building Plan Submittal Checklist for Submittal requirements including:
 - 1. Furnish documentation showing verification of CALGreen compliance as required by enforcing agency.
 - 2. Section 5.106 – Storm Water Pollution Control
 - 3. Section 5.106.10 – Grading and Paving: Not Applicable
 - 4. Section 5.408 – Construction Waste Management Plan: Furnish a construction waste management plan complying with specified requirements.
 - 5. Section 5.504.4.5 – Composite Wood Products: Not Applicable

1.03 QUALITY ASSURANCE

- A. Division 5.1 – Planning and Design:
 - 1. Site Development Requirements: Comply with the applicable requirements of Section 5.106.
- B. Division 5.3 – Water Efficiency and Conservation:
 - 1. Indoor Water Use: Comply with the applicable requirements of Section 5.303 and Sections 5.303.2.3.1 through 5.303.45.303.3.1 through 5.303.4 for Indoor Water Use Baseline.
 - 2. Outdoor Water Use: Comply with the applicable requirements of Section 5.304.

- C. Division 5.4 – Material Conservation and Resource Efficiency:
1. Water Resistance and Moisture Management: Comply with requirements specified in Section 5.407 for Weather Protection and Moisture Control.
 2. Construction Waste Reduction, Disposal and Recycling: Comply with requirements specified in Section 5.408.
 - a. Develop a construction waste management plan for the diverted materials, or meet local construction waste manage ordinance, whichever is more stringent.
 - b. Documentation shall be provided to the enforcing agency which demonstrated compliance with Section 5.408.1. The waste management plan shall be updated as required and shall be accessible during construction for examination by the enforcing agency.
 - c. Recycle and/or salvage for reuse a minimum of 65-percent of the non-hazardous construction and demolition debris, or meet a local construction and demolition waste management ordinance, whichever is more stringent. Calculate the amount of materials diverted by weight or volume, but not by both.
 - d. 100-percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled.
 3. Building Maintenance and Operation: Comply with the requirements specified in Section 5.410.
 - a. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials (including organic waste) for recycling per CGC 5.410.1.
 - b. For buildings less than 10,000-sq. ft., test and adjust systems as specified in Sections 5.410.4.
- D. Division 5.5 – Environmental Quality:
1. Pollutant Control: Comply with the requirements specified in Section 5.504.
 - a. Cover duct openings and protect mechanical equipment during construction as specified in Section 5.504.3.
 - b. Finish materials shall comply with the requirement specified in Sections 5.504.4.1 thru 5.504.4.6, as follows:
 - 1) Adhesives, adhesive bonding primers, adhesive primers and caulks shall meet the following requirements:
 - a) Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall meet the requirements of the standards listed in CGC 5.504.4.1.
 - b) Adhesives, sealants and caulks used on the project shall meet the requirements of the standards listed in CGC 5.504.4.1.

- 2) Architectural paints and coatings shall comply with VOC limits in Table 5.504.4.3 unless more stringent local limits apply.
 - 3) Carpet systems installed in the building interior shall meet the testing and product requirements of one of the standards listed in CGC Section 5.504.4.4. Carpet cushion and adhesive also must comply.
 - 4) Hardwood, plywood, particleboard, and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in Table 5.504.4.5. Verification of compliance with this section shall be provided at the request of the enforcing agency per CGC 5.504.4.5.3.
 - 5) For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC emission limits defined in the 2014 Collaborative for High Performance Schools (CHPS) criteria and listed on its on its High Performance Products Database; products certified under UL Greenguard Gold program; certified under the Resilient Floor Covering Institute (RFCI) Floor Score program; or meet California Department of Public Health 2010 Specifications. Documentation shall be provided for verifying that resilient flooring materials meet the pollutant emission limits.
- c. Provide regularly occupied areas of the building with air filtration media for outside and return air prior to occupancy that provides at least a MERV of 13 as specified in Section 5.504.5.3. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual per CGC 5.504.5.3
 - d. Prohibit smoking within 25-feet of building entries, outdoor air intakes and operable windows and in buildings. Post signage to inform building occupants of the prohibitions per CGC 5.504.7.
2. Indoor Moisture Control: Comply with the requirements specified in Section 5.505.
 3. Indoor Air Quality: Comply with the requirements specified in Section 5.506.
 4. Environmental Comfort: Comply with the requirements specified in Section 5.507.
 5. Outdoor Air Quality: Comply with the requirements specified in Section 5.508.
- E. Summary:
1. Certain CALGreen Measures needed to comply with code are dependent on material selections, documentation and means and methods of the work. Each item related to CALGreen may not be specifically identified as CALGreen requirements in this Section. Refer to CALGreen Code, CCR Title 24, Part 11 for complete descriptions of measures and submittal requirements.

2. Designate an onsite field staff person contact for all CALGreen prerequisites and credit documentation, subcontractor supervision and submittal coordination and to manage the Contractor's portions of the CALGreen submittal process.
3. Documentation for CALGreen Measures shall be submitted in the format required by the CALGreen code.
4. A copy of the CALGreen code, CCR Title 24, Part 11 shall be available on-site at all times.
5. Additional information on CALGreen can be found at <http://www.bsc.ca.gov>.

PART 2 – PRODUCTS

Not used.

PART 3 – EXECUTION

Not used.

END OF SECTION

SECTION 01 35 91**BUILDING CLEANING****PART 1 - GENERAL**

1.01 DESCRIPTION

A. This Section describes the requirements for building cleaning work, including the following:

1. Cleaning exterior plaster surfaces.

1.02 SUBMITTALS

A. Product Data: Manufacturer's technical data for each product specified, including recommendations for application and use. Include test reports and certifications substantiating product compliance with Specifications.

B. Cleaning Program: Written program for each phase of cleaning including protection of surrounding materials and site during work.

1. Describe materials, methods and equipment to be used.
2. If alternative methods and materials are proposed, furnish written description, including documentation of successful use on other comparable Projects.

1.03 QUALITY ASSURANCE

A. Cleaning materials and methods shall be confirmed with Owner's Representative prior to beginning work.

B. Field Constructed Mock-Up: Prior to start of work, prepare the following panels on building where directed by the Architect. Obtain Architect's approval of visual qualities before proceeding with the work.

1. Cleaning: Demonstrate materials and methods to be used for cleaning each type of building surface on a 10-sq. ft. area. including metal panels and window wall on the New City Hall and stucco on the old City Hall prior to painting.

1.04 DELIVERY, STORAGE AND HANDLING

A. Deliver materials in manufacturer's original and unopened containers and packaging, bearing labels indicating type and names of products and manufacturers.

B. Protect materials during storage and construction from wetting by rain or ground water, and from staining or intermixture with earth and other types of materials.

1.05 PROJECT CONDITIONS

A. Protect persons, motor vehicles, surrounding surfaces, building site, and surrounding buildings from damage resulting from the work.

B. Clean building surfaces when air temperature is at least 40-deg. F. during and for 7-days after completion of cleaning.

PART 2 - PRODUCTS

2.01 CLEANING MATERIALS AND EQUIPMENT

- A. Water for Cleaning: Clean, potable, free of oils, acids, alkalis, salts, and organic matter.
- B. Brushes: Fiber bristles.
- C. Chemical Cleaning Materials, if Required: Prosoco "1922 Hard Surface Cleaner", "Enviro Klean Degreaser" or approved equal.
- D. Spray Equipment: Equipment for controlled spray application of water at specified pressures, measured at spray tip.
 - 1. Water: Fan-shaped spray tip which disperses water at an angle of not less than 15-degrees.
 - 2. Heated Water: Equipment capable of maintaining temperature between 140- and 180-deg. F. at flow rates specified.

PART 3 - EXECUTION

3.01 CLEANING EXISTING EXTERIOR BUILDING SURFACES

- A. Determine the general nature and source of dirt to remove it in the most effective and least harmful manner.
- B. Cleaning methods include water, chemical and mechanical (abrasive). To determine the cleaning method(s) to be used, the following conditions shall be considered:
 - 1. Environmental Concerns: The potential effect of each proposed cleaning method shall be evaluated. The proposed cleaning method and materials may cause damage to landscaping, animal life, and property.
 - 2. Personal Safety.
- C. Test Cleaning Methods: Several cleaning methods shall be tested prior to selection to determine the one most effective.
- D. Level of Desired Cleanliness: Determine the desired appearance prior to selection of the cleaning method to be used.
- E. Perform cleaning tests on an area of sufficient size to give a true indication of effectiveness. The test area shall include each material required to be cleaned. More than one cleaning method may be required to achieve the required results.
- F. Water Cleaning: Cleaning methods include low pressure wash over an extended period, moderate to high pressure wash and steam. Bristle brushes may be used to supplement the water wash. Joints, including mortar and sealant, shall be sound to minimize water penetration. Water methods shall not be used during periods of cold weather and no water cleaning shall be done for several days prior to the first average frost date.

- G. Chemical Cleaning: Before use, verify that surfaces are not subject to direct attack by cleaning chemicals and that a change in the surface color and appearance doesn't occur from the chemical cleaners.
- H. Mechanical Cleaning: Methods include grit blasters, grinders, and sanding discs to abrade the dirt from the surface. Do not use mechanical cleaning methods on brick, soft stone, detailed carvings, polished surfaces, or mortar joints.

END OF SECTION

SECTION 01 43 39**MOCK-UP REQUIREMENTS**

PART 1 – GENERAL**1.01 SUMMARY**

- A. Exterior Mock-ups: Provide exterior mock-ups of painting, plaster repair, cleaning of factory applied painted metal surfaces and window renovation as indicated in the drawings and specifications and as directed by the Architect to permit review of appearance, quality of workmanship, coordination, compatibility, and relationships with adjacent materials. Mock-up is to be constructed out of sequence, as a part of this Contract in order to allow adequate time to review and revise as necessary without delaying the project schedule. The Mock-ups may be incorporated into the final building if practical and approved by the Architect.

1.02 SUBMITTALS

- A. Mock-ups shall not be prepared until after acceptance of required submittals for all materials to be incorporated into the mock-ups. This means that the Project schedule shall take into account early submittal of these components to the Architect.
- B. Shop Drawings, Product Data and Samples: Prior to construction of mock-ups, provide shop drawings, product data and samples as specified in the respective Specification Sections included as part of the mock-ups.

1.03 QUALITY ASSURANCE

- A. Design Concept: Mock-up requirements are intended to establish function, workmanship, finish, and color for conformance with the architectural design intent.
- B. Purpose: To establish construction details such as floor slopes and water tightness as well as to verify suitability of colors, finishes and satisfactory integration of building materials and components indicated and required.
- C. Performance: Mock-ups shall be constructed for the Architect's review for compliance with the Contract Documents and shall be used as a standard for the final installation.
- D. Make necessary additions and modifications to mock-ups as directed by the Architect.
- E. Modify mock-ups, or construct or install new components if requested by the Architect, until final acceptance is obtained.
- F. Work of this Section shall serve as the standard for subsequent work of like kind after approval by the Architect. Be prepared, at no additional cost to the Owner, to make as many modifications as required to achieve mock-ups that are acceptable to the Architect and of sufficient quality to serve as the standard for the complete Project.
- G. Following acceptance, mock-ups shall serve as a performance standard of quality and appearance of the work it represents, including the interface with adjacent materials and components as applicable.

- H. Coordinate fabrication, delivery, assembly, and installation with related materials to be included in the mock-ups. Construction of the mock-up assemblies shall be under the supervision of the same personnel who will be employed for the subsequent work.
- I. Maintain mock-ups in neat, clean condition until final acceptance. Repair damage as required to maintain in condition suitable for review and approval.
- J. Scheduling:
 - 1. Construct mock-ups in a timely manner to permit review and modifications such that the work is not delayed.
 - 2. Do not proceed with ordering of components or construction subject to mock-up approval until after approvals have been obtained.
 - 3. Provide the Architect not less than 10 working days notice of the time each component is ready for review.
 - 4. Include line item in the construction schedule for the building section mock-up, showing submittals, construction, review, and approval periods.

PART 2 – PRODUCTS

2.01 MATERIALS

- A. As specified in the respective Sections of the Specifications.

2.02 EXTERIOR BUILDING MOCK-UP

- A. Provide mock-ups of building areas where directed by the Architect.
- B. Purpose: Establish standards for work indicated and specified to be included in mock-up to demonstrate quality of workmanship, materials, colors, and textures required by the Contract Documents. Include windows, sealants, siding, flashing, and other exterior materials.
 - 1. Mock-ups will be used by the Architect to test color and material alternatives and to approve final colors, textures and workmanship. Allow up to 5 variations of painted color mock-ups
- C. Design Concept: Construct mock-up making required additions and modifications to details as required.
 - 1. Comply with performance requirements specified in the individual Specification Sections while maintaining basic design concept, member profiles, and alignment of components.
- D. Location: Where shown on exterior elevations or as directed by the Architect.

PART 3 – EXECUTION

Not Used.

END OF SECTION

SECTION 01 45 00
QUALITY CONTROL

PART 1 - GENERAL

1.01 DEFINITIONS

- A. Testing Laboratory: An independent commercial testing organization, retained and paid by the Owner to perform tests and report on work as specified and as required.

1.02 TESTING LABORATORY

- A. General: Services of a Testing Laboratory are required for work specified in other Sections.
- B. Contractor's Responsibilities:
1. Cooperate with Testing Laboratory personnel.
 2. Secure and deliver to the Testing Laboratory adequate quantities of representational samples of materials proposed for use for which testing is required.
 3. Furnish copies of product test reports as required.
 4. Furnish incidental labor and facilities:
 - a. To provide access to work to be tested.
 - b. To obtain and handle samples at the Project site or at the source of the product to be tested.
 - c. To facilitate inspections and tests.
 - d. For storage and curing of test samples.
 5. Notify the Owner's Representative sufficiently in advance of operations to allow for Testing Laboratory assignment of personnel and scheduling of tests.
 - a. When tests or inspections cannot be performed after such notice, reimburse the Owner for the Testing Laboratory personnel and travel expenses incurred.

1.03 TEST REPORTS

- A. The Testing Laboratory will distribute reports as follows:
1. Architect: One copy.
 2. Applicable Consultant: One copy.
 3. Owner: One copy.
 4. Number of copies for Contractor and supplier will be determined upon commencement of the work.
 5. Owner and state agencies as appropriate.

1.04 RETESTING

- A. If the Architect has reasonable doubt that materials comply with Specification requirements, additional tests shall be made as directed.

1. If additional tests establish that materials comply with Specification requirements, costs for such tests will be paid by the Owner.
 2. If additional tests establish that materials do not comply with Specification requirements, costs for such tests shall be paid by the Contractor.
- B. The Contractor is responsible for retesting where results of required inspections, tests or similar services prove unsatisfactory and do not indicated compliance with the Contract Documents.
1. Cost of retesting shall be paid for by the Contractor.

PART 2 - PRODUCTS

Not Used.

PART 3 - EXECUTION

Not Used.

END OF SECTION

SECTION 01 73 29**CUTTING AND PATCHING****PART 1 - GENERAL**

1.01 DESCRIPTION

- A. This Section describes the requirements for performing cutting and patching.
- B. Cutting and patching includes cutting into existing construction to provide for the installation or performance of other work and subsequent fitting and patching required to restore surfaces to their original condition.

1.02 QUALITY ASSURANCE

- A. Operational and Safety Limitations: Do not cut and patch operating elements or safety related components in a manner that would result in reducing their capacity to perform as intended, or result in increased maintenance, or decreased operational life or safety.
- B. Visual Requirements: Do not cut and patch construction exposed on the exterior or in occupied spaces, in a manner that would, in the Architect's opinion, reduce the building's aesthetic qualities, or result in visual evidence of cutting and patching. Remove and replace work cut and patched in a visually unsatisfactory manner.
- C. Preconstruction Conference: Meet with the structural engineer of record on the Project site to review areas indicated to be cut and/or removed prior to commencement of work.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. Materials shall be identical to existing materials. If identical materials are not available, use materials that visually match existing adjacent surfaces.

PART 3 - EXECUTION

3.01 INSPECTION

- A. Before cutting existing surface, examine surfaces to be cut and patched and conditions under which cutting and patching are to be performed. Take corrective action before proceeding, if unsafe or unsatisfactory conditions are encountered.

3.02 PREPARATION

- A. Protection: Protect existing construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of the Project that might be exposed during cutting and patching operations.

3.03 PERFORMANCE

- A. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time and complete without delay.

1. Cut existing construction to provide for installation of other components or performance of other construction activities and the subsequent fitting and patching required to restore surfaces to their original condition.
- B. Cutting: Cut existing construction using methods least likely to damage elements to be retained or adjoining construction. Where possible, review proposed procedures with the original installer; comply with the original installer's recommendations.
1. Where cutting is required, use hand or small power tools designed for sawing or grinding, not hammering and chopping. Cut holes and slots neatly to size required with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
 2. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
 3. Cut through concrete and masonry using a cutting machine such as a carborundum saw or diamond core drill.
- C. Patching: Patch with durable seams that are as invisible as possible.
1. Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
 2. Where patching occurs in a smooth painted surface, extend final paint coat over entire unbroken surface containing the patch, after the patched areas has received primer and second coat.

3.04 CLEANING

- A. Clean areas and spaces where cutting and patching is performed or used as access. Remove paint, mortar, oils, putty and similar materials.

END OF SECTION

SECTION 01 74 00**CLEANING**

PART 1 - GENERAL**1.01 DESCRIPTION**

- A. Perform cleaning and disposal operations during the progress and completion of the work.
- B. Cleaning for specific products or work is specified in the individual Specification Sections.
- C. Related Sections:
 - 1. Construction waste management.

1.02 REQUIREMENTS OF REGULATORY AGENCIES

- A. Comply with applicable regulatory requirements during cleaning and disposal operations.
- B. Do not discharge volatile, harmful or dangerous materials into drainage systems. Remove waste materials from the site and dispose of in a lawful manner.
- C. Vacuum cleaners shall have high efficiency particulate arrester (HEPA) filters. Provide environmentally benign cleaning materials, which can be found at www.sustainable-cleaning.com and www.cleansolutions.com. Be especially careful during final touch-up and cleaning to ensure that cleaning crews do not deviate from the low or zero VOC content requirement for VOC-containing cleaning products.

PART 2 - PRODUCTS**2.01 CLEANING MATERIALS**

- A. Use cleaning materials which will not create hazards to health or property or cause damage to products.
- B. Use cleaning materials and methods recommended by the manufacturers of the products to be cleaned.
- C. Cleaning materials shall be clearly labeled.

PART 3 - EXECUTION**3.01 CLEANING DURING CONSTRUCTION**

- A. Perform cleaning operations as required to keep the work, site, and adjacent properties free from accumulations of waste materials, rubbish and windblown debris, resulting from construction operations.
- B. Provide on-site containers for the collection of waste materials, debris and rubbish.
- C. Remove waste materials, debris and rubbish from the site on a weekly basis or more often as conditions require and dispose of at legal disposal areas away from the site.
- D. Retain stored items in an orderly arrangement allowing access. Do not impede traffic or drainage.

3.02 DUST CONTROL

- A. Cleaning, sanding and other preparation of exterior portions of the building are to be protected so as to prevent dust and debris from falling on surrounding public walkways and thoroughfares. prior to the start of finish painting and the application of other finishes, and continue cleaning as required until such work is completed.
- B. Schedule cleaning operations to prevent dust and other contaminants from adhering to wet or newly finished surfaces.
- C. Interior cleaning to occur as needed when exterior windows are being worked on. Such cleaning is to coordinated with the Owner and occupants

3.03 FINAL CLEANING

- A. Employ experienced workers or professional cleaners for final cleaning. Comply with manufacturer's instructions.
- B. Remove labels that are not permanent.
- C. Clean transparent materials, including glass in doors and windows, both interior and exterior. Remove glazing compound and other substances that are visible vision-obscuring materials. Replace chipped or broken glass and other damaged transparent materials.
- D. Clean exposed exterior and interior hard-surfaced finishes to a dust-free condition, free of stains, films and similar foreign substances. Restore reflective surfaces to their original reflective condition. Vacuum carpeted surfaces. Other flooring surfaces shall be mopped and/or cleaned in accordance with flooring manufacturer's recommendations.
- E. For surfaces requiring routine application of buffed polish, apply the polish recommended by the flooring manufacturer and polish.
- F. Clean site, including landscape development areas of rubbish, litter and other foreign substances. Sweep paved areas broom clean; remove stains, spills and other foreign deposits. Rake grounds that are neither paved nor planted to a smooth even textured surface.
- G. Remove temporary protection and facilities installed for protection of work during construction.
- H. Prior to final completion or Owner's occupancy, conduct an inspection of sight-exposed interior and exterior surfaces to verify that the entire work is clean and acceptable to the Owner.

END OF SECTION

SECTION 01 78 36**WARRANTIES****PART 1 – GENERAL****1.01 DESCRIPTION**

- A. This Section specifies general administrative and procedural requirements for warranties and bonds required by the Contract Documents, including manufacturers' standard warranties on products and special warranties.
- B. Refer to the General conditions for terms of the Contractor's special warranty of workmanship and materials.
- C. Specific requirements for warranties for the work and products and installations that are specified to be warranted, are included in the individual Specification Sections.
- D. Certifications and other commitments and agreements for continuing services to Owner are specified elsewhere in the Contract Documents.
- E. Disclaimers and Limitations: Manufacturer's disclaimers and limitations on product warranties do not relieve the Contractor of the warranty on the work that incorporates the products, nor does it relieve suppliers, manufacturers, and subcontractors required to countersign special warranties with the Contractor.

1.02 DEFINITIONS

- A. Standard Product Warranties are pre-printed written warranties published by individual manufacturers for particular products and are specifically endorsed by the manufacturer to the Owner.
- B. Special Warranties are written warranties required by or incorporated in the Contract Documents, either to extend time limits provided by standard warranties or to provide greater rights for the Owner.

1.03 WARRANTY REQUIREMENTS

- A. Related Damages and Losses: When correcting warranted work that has failed, remove and replace other work that has been damaged as a result of such failure or that must be removed and replaced to provide access for correction of warranted work.
- B. Reinstatement of Warranty: When work covered by a warranty has failed and been corrected by replacement or rebuilding, reinstate the warranty by written endorsement. The reinstated warranty shall be equal to the original warranty with an equitable adjustment for depreciation.
- C. Replacement Cost: Upon determination that work covered by a warranty has failed, replace or rebuild the work to an acceptable condition complying with requirements of Contract Documents. The Contractor is responsible for the cost of replacing or rebuilding defective work regardless of whether the Owner has benefited from use of the work through a portion of its anticipated useful service life.

- D. Owner's Recourse: Written warranties made to the Owner are in addition to implied warranties, and shall not limit the duties, obligations, rights and remedies otherwise available under the law, nor shall warranty periods be interpreted as limitations on time in which the Owner can enforce such other duties, obligations, rights, or remedies.
1. Rejection of Warranties: The Owner reserves the right to reject warranties and to limit selections to products with warranties not in conflict with requirements of the Contract Documents.
- E. The Owner reserves the right to refuse to accept work for the Project where a special warranty, certification, or similar commitment is required on such work or part of the work, until evidence is presented that entities required to countersign such commitments are willing to do so.

1.04 SUBMITTALS

- A. Submit written warranties to the Architect prior to the date certified for Substantial Completion. If the Architect's Certificate of Substantial Completion designates a commencement date for warranties other than the date of Substantial Completion for the work, or a designated portion of the work, submit written warranties upon request of the Architect.
1. When a designated portion of the work is completed and occupied or used by the Owner, by separate agreement with the Contractor during the construction period, submit properly executed warranties to the Architect within 15-days of completion of that designated portion of the work.
- B. When a special warranty is required to be executed by the Contractor, or the Contractor and a subcontractor, supplier or manufacturer, prepare a written document that contains appropriate terms and identification, ready for execution by the required parties. Submit a draft to the Owner through the Architect for approval prior to final execution.
- C. Form of Submittal: At Final Completion compile PDF copies of each required warranty and bond properly executed by the Contractor, or by the Contractor, subcontractor, supplier, or manufacturer. Organize the warranty documents into an orderly sequence based on the table of contents of the Project Manual. Use warranty form in Section 01 78 39.
1. When operating and maintenance manuals are required for warranted construction, provide additional copies of each required warranty, as necessary, for inclusion in each required manual.

PART 2 - PRODUCTS

Not Used.

PART 3 – EXECUTION

Not used.

END OF SECTION

SECTION 01 78 39
FORM OF WARRANTY

WARRANTY FOR _____.

We hereby warrant that the _____ we have provided has been completed in accordance with the requirements of the Specification Section _____ and the Contract Documents.

We agree to repair or replace our work, together with other adjacent work which may be displaced by so doing, that may prove to be defective in its workmanship or material within a period of _____ from the Date of Acceptance of the above named Project by the Owner; and we also agree to repair damages resulting from such defects, without expense to the Owner, ordinary wear and tear and unusual abuse or neglect excepted.

In the event of our failure to comply with the above mentioned conditions within 15-days after being notified in writing by the Owner, we collectively or separately do hereby authorize the Owner to proceed to have such defective work repaired or replaced and made good at our expense, and we will honor and pay the costs and charges therefor upon demand.

Signed _____ Date _____
(Subcontractor's name, address, and license number)

Countersigned _____ Date _____
(Contractor's name, address, and license number,
or manufacturer's name and address)

[OR]

Signed _____ Date _____
(Contractor's name, address, and license number)

END OF SECTION

SECTION 09 24 13**PLASTER REPAIR****PART 1 - GENERAL**

1.01 DESCRIPTION

- A. Patching of existing exterior cracked, spalled or other damaged plaster surfaces.

1.02 SUBMITTALS

- A. Manufacturer's Data: Submit manufacturer's specifications and installation instructions for each material. Include other data as may be required to show compliance with the Specifications.
- B. Qualification data for firms and persons specified in the Quality Assurance article to demonstrate their capabilities and experience. Include a list of completed projects with project name, address, names of Architects and Owners, and other specified information.
- C. Samples: Submit prior to preparation of field sample, samples of the following:
 - 1. Each accessory, 8-inch x 8-inch, or 12-inches long as applicable.

1.03 QUALITY ASSURANCE

- A. Installer Qualifications: Work shall be performed by skilled subcontractors having not less than 5 years' experience in comparable plaster restoration including work on at least two projects similar in scope and scale to this Project. Submit references with the name of contact person and telephone number for the two submitted similar projects.
 - 1. Only skilled plasterers who are familiar and experienced with the specified methods are to be used for the work.
 - 2. One skilled plasterer shall be present during execution of the work and shall personally direct the work.
- B. Allowable Tolerances: All plaster repairs shall be keyed and feathered to match and continue edges and contours of existing plaster work. Repairs shall be true and flat in connection with adjacent surfaces when checked with an 8-foot straight edge; do not exceed 1/8-inch variation in 8-feet for bow, warp, plumb, or level for flat and curved surfaces.
- C. Field Mock-Up:
 - 1. Prior to beginning work and after manufacturer's data and initial samples have been approved, prepare a mock-up field sample where indicated or directed by the Architect for each type of plaster installation and repair.
 - 2. The approved mock-up will represent acceptable technique and appearance for each type of plaster work.
- D. Defects:
 - 1. Plastering with defects of such character as will mar the appearance of finished work, or which is otherwise defective, shall be rejected, removed and replaced at the Contractor's expense.
 - 2. Any defects or irregularities of plaster restoration work telegraphing through paint shall be cause for rejection of the work. The contractor shall remove any subsequent work, remove and replace the defective or irregular plaster restoration work, and have the subsequent work replaced by skilled workers in the appropriate trades, to the satisfaction of the Architect at the Contractor's expense.

1.04 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials in original packages, containers, or bundles bearing brand name, identification of manufacturer, type and grade.
- B. Store materials inside, under cover, and in manner to keep them dry, protected from weather, direct sunlight, surface contamination, aging, corrosion, and damage from construction traffic and other causes.
- C. Protect plaster and cementitious material from dampness and intrusion of foreign material.

1.05 PROJECT CONDITIONS

- A. Examine surfaces which are to receive plaster repairs. Notify the Architect in writing of conditions detrimental to the proper and timely completion of the work. Do not proceed with the plaster work until unsatisfactory conditions have been corrected.
- B. Protect contiguous work from rusting or soiling because of plastering operations. Make provisions to minimize spattering of plaster on other work.

PART 2 – PRODUCTS

2.01 PLASTER MATERIALS

- A. Portland Cement Plaster Materials: As required to match existing.

2.02 MISCELLANEOUS MATERIALS

- A. Bonding Agent: Liquid bonding agent specifically formulated for bonding plaster to plaster and structurally sound interior surfaces and complying with ASTM C631.

2.03 MIXING

- A. Mechanically mix cementitious and aggregate materials for plasters to comply with applicable referenced application standard and with recommendations of plaster manufacturer.
- B. Use materials without admixture of materials other than those specified. No re-tempering or retarding of partially set plaster mixes will be permitted, trade custom or local practices notwithstanding.
- C. Mix plaster in a batch type mixer at the construction site. Caked or lumpy material shall not be used. Clean mixer of all set or hardened material before materials for a new batch are loaded.
- D. Mix each batch of plaster separately. Thoroughly mix to obtain uniformity of color and workable consistency of mass and only in such quantities as will be used before it has started to set.
- E. Batches for base coats shall not exceed an amount that can be entirely used within two hours. Batches for finish coats shall not exceed an amount that can be entirely used within 30-minutes.

PART 3 – EXECUTION

3.01 INSPECTION

- A. Examine all surfaces to which the work is to be applied and notify the Architect of existing conditions that are detrimental to proper installation of work. Commencement of work of this Section shall be construed as acceptance of surfaces and conditions as suitable.

- B. Carefully examine grounds and accessories which shall be straight, plumb, level, square, and true to required angles, ready to accept plaster application.

3.02 PREPARATION

- A. Prepare surfaces to receive new plaster by cleaning and removing loose material and other deleterious substances which might impair the work. Installation of plaster shall constitute acceptance of the surfaces by the plasterer, who shall correct imperfections in plaster resulting from improper preparation of substrate.
- B. Apply bond coat to existing plaster surface receiving new plaster, in compliance with bond coat manufacturer's specifications. Apply scratch coat directly over the bonding compound.

3.03 PLASTER APPLICATION

- A. Do not use materials which are caked or lumpy or which are dirty or contaminated by foreign materials. Use only clean water, free from impurities which might impair the plaster work.
- B. Minimum Thickness: Apply plaster with required thicknesses when measured from face of plaster base to face of unfinished plaster surface, as established ANSI standards for the types of bases occurring in the work, unless otherwise indicated or required for fire-resistance ratings.
- C. Execute work to provide a finish free from depressions, bulges, slick spots, scratches, brush and tool marks, cracks, visible joints, crazing, and discolorations. Surfaces shall have true planes, with uniform texture to match the adjoining surfaces and with lines and arrises that are straight, plumb and level. Work shall be true to grounds and guidelines and free from blemishes and defects of any sort.
- D. Exposed-to-View Applications:
 - 1. Finish Plaster: Apply finish coat to a minimum 1/8-inch thickness.
 - 2. Finish shall match adjacent plaster finishes.

3.04 PATCHING AND REPAIRS TO EXISTING PLASTER

- A. Preparation: Scrape and sand existing plaster surfaces to be repaired, removing all loose and peeling paint.
- B. Removals: Carefully remove all existing plaster that is loose, friable, bubbled, crumbling or otherwise deteriorated or unsuitable to remain. Make clean, sharp edges beveled inward to insure firm bond of new plaster.
- C. Cracks Less than 1/6-inch Wide: To pre-wetted surface, apply a thin slurry coat consisting of finish coat ingredients. Smooth and match texture of adjacent surface.
- D. Cracks 1/6-inch to 1/4-inch Wide: Widen crack slightly, then fill with approved plaster mix. Work the coat to match texture of adjacent surfaces.
- E. Small Holes (less than 4-inch in diameter): Use 2 coat system, consisting of one layer of basecoat, allowed to set, but not dry, followed by one layer of finish coat troweled to a smooth, level surface. Finish coat shall match existing adjacent surface.
- F. Large Cracks (greater than 1/4-inch): and Large Holes (greater than 4-inch diameter): Remove unsound or un-keyed plaster to sound plaster on either side of crack or hole. Apply metal lath to cleared area if existing substrate includes lath. Apply approved bonding agent to substrate. Apply plaster base and finish flush with adjacent surfaces. Finish coat shall match existing adjacent surface.
- G. Paint as specified in Section 09 91 00.

3.05 FIELD QUALITY CONTROL

- A. The Contractor shall be responsible for determining the most effective procedure for curing and time lapse between application of coats, based on climatic and job conditions. Plaster which is excessively cracked or crazed due to improper timing and curing, will not be accepted. Remove and replace defective plaster, including plaster base materials, if damaged during removal of defective plaster.

3.06 ADJUST AND CLEAN

- A. **Cutting and Patching:** Cut, patch, repair and point up plaster as directed by the Architect. Repair cracks and indented surfaces by moistening plaster and filling with new material, troweled or tamped flush with adjoining surfaces. Point up finish plaster surfaces around items which are built into or penetrate plaster surfaces.
- B. **Cleanup:** Promptly remove plaster from door frames, windows and other surfaces which are not to be plastered. When plastering work is completed, remove unused materials, containers and equipment.

END OF SECTION

SECTION 09 91 00**PAINTING****PART 1 - GENERAL****1.01 DESCRIPTION**

- A. This Section describes the requirements for painting and finishing of interior and exterior exposed items and surfaces on both the old and new City Hall Buildings as indicated and specified.
1. The scope of painting work shall be verified during the mandatory pre-bid walkthrough.
 2. Work includes painting exterior steel decking overhangs and trusses, miscellaneous round columns, fascia, sunshade assemblies, steel beams and girders, steel handrails, metal panels, metal doors, trim, and casing, metal fencing assembly, and stucco soffits and vents at the New City Hall.
 3. Work includes painting cleaned and repaired stucco walls, eaves, cornices, gutters, conduit, columns, new and repaired interior and exterior surfaces of wood windows, and existing wood painted doors, side lites, trim, and casings at the Old City Hall.
 4. Surface preparation, priming and coats of paint specified are in addition to shop-priming and surface treatments specified in other Sections.
 5. "Paint" means coating systems materials, including primers, emulsions, enamels, stains, sealers and fillers, and other applied materials whether used as prime, intermediate or finish coats.
- B. Related Sections:
1. Building cleaning is specified in Section 01 35 91.
 2. Wood windows are specified in Section 08 52 00.
 3. Wood window repair is specified in Section 08 52 91.
 4. Plaster repair is specified in Section 09 24 13.

1.02 SUBMITTALS

- A. Certification: Furnish certification by the paint manufacturer that products supplied comply with local regulations controlling the use of volatile organic compounds (VOCs).
- B. Samples: Furnish samples of each color and material to be applied, with texture to simulate actual conditions, on representative samples of the actual substrate.
1. Provide stepped samples, defining each separate coat, including block fillers and primers. Use representative colors when preparing samples for review. Resubmit until the required sheen, color, and texture is achieved.
- C. Product Data: Specified paint systems are those of Benjamin Moore, Dunn Edwards, Sherwin Williams, and Vista. If other paint manufacturers are proposed and accepted by the Architect, furnish product comparison charts showing that proposed paint systems are equal to the specified materials in number of coats, type of paint, and sheen.

1.03 QUALITY ASSURANCE

- A. Applicators Qualifications: Engage an experienced applicator who has completed painting system applications similar in material and extent.

- B. Single Source Responsibility: Provide primers and other undercoat paint produced by the same manufacturer as finish coats. Use thinners approved by paint manufacturer and use within recommended limits.
- C. Coordination of Work: Review other Sections in which prime paints are to be provided to ensure compatibility of coatings system for various substrates. Upon request, furnish information or characteristics of finish materials to be used.
- D. Requirements of Regulatory Agencies: Comply with applicable rules and regulations of governing agencies for air quality control.
 - 1. Comply with the more restrictive requirements of CalGreen Table 4.504.3 for residential projects or Table 5.504.4.3 for non-residential projects, or Section Bay Area Air Quality Management District (BAAQMD) Regulation 8, Rule 3 regarding the quantity of volatile organic compounds (VOC) in Architectural Coatings.
 - 2. Regulatory changes may affect the formulation, availability, or use of specified coatings. Confirm availability of coatings to be used prior to start of painting.
- E. Field Samples: On exterior plaster wall surfaces provide full-coat finish samples on surfaces where indicated on the Drawings until required sheen, color and texture is obtained. Approved samples will be used as a standard for the Project.

1.04 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials to the Project site in original, new and unopened packages and containers bearing manufacturer's name, batch number, color, and directions.
- B. Store materials in tightly covered containers. Maintain containers in a clean condition, free of foreign materials and residue.
- C. Keep the storage area neat and orderly. Remove oily rags and waste daily. Ensure that workers and work areas are adequately protected from fire hazards and health hazards resulting from handling, mixing and application of paints.

1.05 JOB CONDITIONS

- A. Apply water-base paints when temperature of surfaces to be painted and surrounding air temperatures are between 50-deg. F. and 90-deg. F., unless otherwise permitted by paint manufacturer's printed instructions.
- B. Apply solvent-thinned paints only when temperature of surfaces to be painted and surrounding air temperatures are between 45-deg. F. and 90-deg. F., unless otherwise permitted by paint manufacturer's printed instructions.
- C. Do not apply paint in rain, fog or mist, when relative humidity exceeds 85-percent, or when temperature is less than 5-deg. F. above dew point, or to damp or wet surfaces, unless otherwise permitted by paint manufacturer's printed instructions.
- D. Provide adequate ventilation during interior painting using as close to 100-percent outside air as possible.

1.06 EXTRA MATERIALS

- A. In addition to materials for completion of the work, furnish 5-gallons of additional materials for each type and color of opaque paint used.
- B. Furnish extra materials from same production lots or color runs used in the work. Furnish in containers factory sealed and labeled. Identify each container with Project name and type of material.
- C. Deliver materials and an inventory list just prior to Substantial Completion and store where directed by Owner.

PART 2 - PRODUCTS

2.01 APPROVED MANUFACTURERS

- A. Benjamin Moore, Dunn Edwards, Sherwin Williams, Vista or approved equal.

2.02 MATERIALS

- A. Material Compatibility: Provide block fillers, primers, finish coat materials, and related materials that are compatible with one another and the substrates indicated under conditions of service and application.
- B. Material Quality: Provide the best quality grade of coatings as regularly manufactured by acceptable paint materials manufacturers. Materials not displaying manufacturer's identification as a standard, best-grade product will not be acceptable. Each product within any one paint system shall be from the same manufacturer.

2.03 COLORS

- A. Colors are indicated on the Drawings and shall match approved color chips.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Examine substrates and conditions under which painting is to be applied. The surfaces receiving paint shall be thoroughly dry before paint is applied.
 - 1. Provide barrier coats over incompatible primers or remove and re-prime as required. Notify Architect prior to applying barrier coats.
 - 2. Clean surfaces before applying paint or surface treatments. Remove oil and grease prior to mechanical cleaning.
 - 3. Start of painting will be construed as the applicator's acceptance of surfaces and conditions within a particular area.

3.02 PROTECTION

- A. Protection: Protect work of other Sections against damage by painting and finishing work. Correct damage by cleaning, repairing or replacing, and repainting, as acceptable to Architect.
 - 1. Provide "Wet Paint" signs as required to protect newly painted finishes. Remove temporary protective wrappings provided by others for protection of their work, after completion of painting operations.
 - 2. Remove or protect hardware, hardware accessories, machined surfaces, plates, lighting fixtures, and similar items in place and not to be finish-painted or provide surface-applied protection prior to surface preparation and painting. Following completion of painting, reinstall removed items.
 - 3. At completion of work of other Sections, touch-up and restore damaged or defaced painted surfaces.

3.03 SURFACE PREPARATION

- A. Plaster:
 - 1. Clean surfaces free from grit, loose plaster and surface irregularities.

2. Determine alkalinity and moisture content by performing appropriate tests. Do not paint over surfaces where moisture content exceeds that permitted in manufacturer's literature or where pH exceeds 10.
- B. Wood: Clean surfaces of dirt, oil, and other foreign substances with scrapers, mineral spirits, and sandpaper, as required. Sand surfaces exposed to view smooth and dust off.
1. Scrape and clean small, dry, seasoned knots, and apply a thin coat of white shellac or other recommended knot sealer before applying primer. After priming, fill holes and imperfections in finish surfaces with putty or plastic wood filler. Sand smooth when dry.
 2. Before finishing, all exposed portions of woodwork shall have handling marks or effects of exposure to moisture removed with a thorough final sanding over all surfaces of the exposed portions, using appropriate grit sandpaper, and shall be cleaned before applying sealer or finish.
- C. Existing Surfaces to be Repainted: Thoroughly clean and de-gloss surfaces to be repainted by sanding or other means prior to painting. Patched and bare areas shall be shop-primed with the same primer specified for new work. Cleaning of existing exterior building surfaces is specified in Section 01 35 91.

3.04 MATERIALS PREPARATION

- A. Mix and prepare painting materials in accordance with manufacturer's directions.
- B. Maintain containers used in mixing and application of paint in a clean condition, free of foreign materials and residue.
- C. Stir materials before application to produce a mixture of uniform density and stir as required during application. Do not stir surface film into material. Remove film and strain material before using.
- D. Use thinners approved by the paint manufacturer and only within recommended limits.
- E. Tinting: Tint each undercoat a lighter shade to facilitate identification of each coat where multiple coats of the same material are applied. Tint undercoats to match the color of the finish coat but provide sufficient differences in shade of undercoats to distinguish each separate coat.

3.05 APPLICATION

- A. General: Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied.
1. Provide finish coats compatible with prime coats.
 2. The number of coats required is the same regardless of the application method. Do not apply following coats until the previous coat has cured as recommended by the manufacturer. Sand between applications where required to produce a smooth even surface.
 3. Apply additional coats when undercoats, stains or other conditions show through final coat, until paint film is of uniform finish, color and appearance. Edges, corners, crevices, welds, and exposed fasteners shall receive a dry film thickness equivalent to that of flat surfaces.
- B. Scheduling Painting: Apply first-coat material to surfaces that have been cleaned, pretreated or otherwise prepared for painting as soon as practicable after preparation.
1. Allow sufficient time between successive coatings to permit proper drying.

- C. Application Procedures: Apply paints and coatings by brush, roller, spray, or other applicators according to manufacturer's instructions.
1. Brushes: Use brushes best suited for the material applied.
 2. Rollers: Use rollers of carpet, velvet back, or high-pile sheep's wool as recommended by the manufacturer for the material and texture required.
 3. Spray Equipment: Use airless spray equipment with orifice size as recommended by the manufacturer for the material and texture required.
- D. Minimum Coating Thickness: Apply materials at not less than manufacturer's recommended spreading rate.
- E. Prime Coats: Before applying finish coats, apply a prime coat. Re-coat primed and sealed surfaces where there is evidence of suction spots or unsealed areas to assure a finish coat with no burn-through or other defects.
- F. Pigmented (Opaque) Finishes: Completely cover to provide an opaque, smooth surface of uniform finish, color, appearance and coverage. Cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness and other surface imperfections will not be acceptable.
- G. Completed Work: Match approved samples for color, texture and coverage. Remove, refinish or repaint work not in compliance with specified requirements.

3.06 CLEANING

- A. Clean-Up: During progress of work, remove discarded paint materials, rubbish, cans and rags at end of each workday.
- B. Upon completion of painting work, clean window glass and other paint-spattered surfaces. Remove spattered paint by washing and scraping; do not scratch or damage finished surfaces.

3.07 EXTERIOR PAINT SCHEDULE

	BENJAMIN MOORE	DUNN-EDWARDS	SHERWIN WILLIAMS	VISTA	MPI CATEGORY	
A. Existing Metal, 100% Acrylic Semigloss						
First Coat	Ultra Spec UP04	BRPR00 Series Bloc-Rust	ProCryl B66-310 Acrylic Primer	9600 Protec Metal Primer	107	
Second Coat	Ultra Spec 449	SSHL50 Spartashield SG	A-76 Solo Semigloss	7000 Acriglo Semi Gloss	11	
Third Coat	Ultra Spec 449	SSHL50 Spartashield SG	A-76 Solo Semigloss	7000 Acriglo Semi Gloss	11	
B. Existing Plaster, 100% Acrylic Flat						
First Coat	Fresh Start Acrylic Primer N023	ESPR00 Eff-Stop Premium Primer	A24W300 Loxon Primer	4600 Uniprime II	3	
Second and Third Coats	Ultra Spec N447	ACHS10 Acri-Hues Flat	A-100 A6 Flat	2200 Coverall Flat	10	
C. New and Existing Wood Doors and Windows, 100% Acrylic Semigloss						
First Coat	Fresh Start Acrylic Primer N023	EZPR00 EZ-Prime Premium	B42W81 Exterior Latex Primer	4200 Terminator II	6	
Second and Third Coats	Ultra Spec 449	SSHL50 Spartashield SG	A-100 A8 Semigloss	7000 Acriglo Semi Gloss	11	

3.08 INTERIOR PAINT SCHEDULE

	BENJAMIN MOORE	DUNN-EDWARDS	SHERWIN WILLIAMS	VISTA	MPI CATEGORY	
A. New and Existing Wood Doors and Windows, 100% Acrylic Low Odor/Zero VOC Semigloss						
First Coat	Fresh Start 0217	UGSL00 Ultra-Grip Select	ProMar 200 Zero B28-200 Primer	5001 V-Pro Primer	46	
Second and Third Coats	Ultra Spec N539	SZRO50 Spartawall Semi-Gloss	ProMar 200 Zero B31-2600 Semi-Gloss	5400 V-Pro Semi Gloss	-	

END OF SECTION