

Quote Request

Vacant Unit Painting at Various HACP Locations

Quotes due 1/25/2016 @ 10:00 am

Fax to Debbie Norkevicius at (412) 456-5007

Scope of Work

WORK:

- A. The contractor shall furnish labor, equipment and transportation necessary for painting dwelling unit interiors in order to prepare **Causality/heavy soiled** units for occupancy on an as needed basis, throughout various City of Pittsburgh Housing Authority Family Communities.
- B. The work to be done includes the complete painting of the apartment units as outline in these specifications.
- C. The contractor is required to make a visual inspection of each unit.
- D. The HACP shall issue task orders for all work assignments
- E. Completion times shall be established prior to the issuance of the task orders
- F. The work to be done, includes all labor, equipment and services necessary to provide and apply all paints, varnishes, coatings or other related materials.
- G. Do all painting required to completely finish all interior surfaces of each unit that required paint finish to include, but not limited to the following:
 - a. All walls and ceilings shall be painted. Base to be painted to match trim color.
 - b. Caulk around casing, trim above backslash at counter tops (bathroom and kitchen sinks)
 - c. Patch all holes no greater than a quarter, area patch must be smooth and sanded.
 - d. All un-tiled concrete or wooden floors shall be painted/varnished.
 - e. All interior doors and frames shall be painted with latex based paint
 - f. Paint door edges
 - g. Wood Shelving in kitchens
 - h. All wood shelving in the closets
 - i. Radiators exposed pipes, etc.
 - j. Windowsills to be painted
 - k. Miscellaneous painted items (medicine cabinets, outside of bathtubs, etc.)
 - l. The walls and ceiling in the bathroom, except where new tile exists, shall be painted with latex paint mold resistant paint, the color to match walls and ceiling.
 - m. All doors, floors, cabinets and wood stairs previously varnished will be re-varnished to show a smooth gloss finish

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- n. Contractor must use the required roller cover nap thickness specified for each type of surface and coating
- H. It is the purpose of this specification to include all surfaces and equipment requiring job painting. Contractor is required to visit sites to ascertain extent of painting required for each type of unit.
- I. Ceiling heights are 8'-0" to 9'-0" AFF. There are no existing blueprints or pictures of existing units. Units to be painted are based on square foot cost.
- J. Contractor shall inspect a typical dwelling unit of each type and size to determine the amount of material and the extent of work necessary to complete each unit
- K. Generally the work consists of completing all interior painting in various units located within the Housing Authority. The number and size of the units to be painted in each community will vary according to need.

Average Size:

Bedroom Size	Square Foot (Average)*
2 Bedroom	700 Sq. Ft
3 Bedroom	850 Sq. Ft
4 Bedroom	1200 Sq. Ft
5 Bedroom	1550 Sq. Ft
6 Bedroom	1700Sq. Ft

*This is an average, the sizes vary per community.

MATERIALS:

- A. Unless otherwise specified, the Authority shall provide all primer, paint and varnish.
- B. Contractor shall provide all required accessory materials: Turpentine, paint thinners and other materials required to achieve the specified finish.
- C. The Contractor shall provide application materials such as brushes, rollers, and all other application accessories recommended by product manufacturer. These materials shall be clean and of best quality.

STORAGE OF PAINTING MATERIALS

- A. The contractor shall be responsible for storage of all painting materials. The contractor shall take all necessary steps to protect materials from elements, construction activities, vandalism, and other hazards throughout the project. Any materials stored at the job site shall be the sole responsibility of the paint contractor.
- B. Contractor must use adequate means and take all precautions to protect floors and other surfaces where thinning or mixing is done.

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- C. The contractor must use adequate means and take all precautions to prevent fire, explosions and other damage cause by their materials and equipment.
- D. All rags, paint, or solvent wet material must be stored in a closed OSHA approved metal container at all times.
- E. All material will be issued to the contractor by the zone supervisor
- F. Contractor is not permitted to dispose of any empty or unused portions of paint containers in HACP refuse dumpsters.
- G. Contractor will return all empty paint containers to the Site Manager or Zone Supervisor. Paint containers will be inventoried.

PAINTING SCHEDULE

- A. Task Orders will be issued for each painting assignment
- B. The time of completion shall be established at the time of issuance of task order
- C. Contractor is only permitted in the units listed in the Task Order.
- D. Contractor must paint the units in the order provided.
- E. No work may be performed on any legal holiday, or weekends unless approved by the Director of Maintenance.

CONTRACTOR PERFORMANCE

- A. The contractor will be given a 3 days (72 Hour) notification of units or groups of units scheduled for painting work. The contractor shall then respond and work will be initiated within 3 (three) working days.
- B. Once the work has been initiated in a unit, the contractor is expected to complete all work in that unit within the time frame established by HACP.
- C. Performance evaluations will be completed by the Facility Service Supervisor once the job is completed.

EXECUTION:

- A. All surfaces must be free of foreign matter before applying any paint or coating.
- B. Remove or provide acceptable in-place protection for all windows, installed hardware, accessories, lighting and electrical components, factory finished materials, plumbing fixtures and fittings and other materials that may be come splattered or damaged by the paint or coating material.

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- C. The cleaning of rollers covers, paint brushes, etc., is prohibited in any HACP unit. The clogging of any plumbing fixture by paint scrapings or debris from the Contractor will result in the back-charge to the contractor.
- D. Contractor must provide own lighting whenever necessary.
- E. All pipes, insulated pipes, radiators, ductwork and equipment is exposed areas shall be painted.
- F. The contractor shall cover all items not to be painted and mask of edges.
- G. Before painting is started in a unit, the contractor inspect the unit with a representative of the Housing Authority to ascertain whether or not the unit has been cleaned and readied for painting by the Contractor.

PREPARATION OF SURFACE

- A. Existing Conditions: Contractor shall clean ceiling and walls.
- B. Steel doors and frames must be made smooth by filling or sanding before applying any paint.
- C. Surfaces must be free of any materials which would adversely affect adhesion or appearance of paint. All surfaces shall be clean of all grease, nicotine, oil, dirt, etc.
- D. Wood surfaces must be sanded smooth, dust removed before the application of any paint
- E. Contractor shall be responsible for spackling any holes, cracks, feathered the edges of old paint, etc., required to prepare walls for painting to provide uniform smooth walls.
- F. Remove all rust or mill scale from ferrous metal surfaces requiring exposed finish coat of paint. (After removal, spot prime with enamel undercoat, then apply first coat of alkyd gloss enamel. Repeat second coat for full and uniform coverage.)
- G. Do no painting on aluminum, copper, brass, bronze, stainless steel or other non-ferrous metal.
- H. Loose paint shall be removed from concrete floor and concrete cleaned and prepared for proper adhesion of paint to be applied.

MIXING AND TINTING

- A. Job site tinting of finish coats is to be done only when approved by the Housing Authority.
- B. All tinting colors are to be of type recommended by manufacturer of paint or coating whose products are used on this project.

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- C. Thinning is to be done only when specifically allowed by manufacturer and never to exceed manufacturer's directions.
- D. All tinting, thinning and mixing must be done where floor is completely protected.

SCAFFOLDS AND PROTECTION

- A. Contractor must furnish all required ladders, stages, scaffolds, etc., and must be in safe condition having adequate strength to support maximum load.
- B. The Contractor must not only protect his work, but also that of other trades.
- C. Contractor is responsible for removal of all paint or coating splatter, spills, etc., on floors of adjacent colors, materials, glass, hardware and other finished surfaces.
- D. Contractor must leave premises clean and free from all rubbish and accumulated material left from his work and shall remove such waste materials from the project site. Contractor is not permitted to dispose of any empty or unused portions of paint containers in Housing Authority refuse dumpsters.

APPLICATION

- A. Final coat of paint or coating must have visual evidence of solid hiding and uniform appearance.
- B. There shall be no visible evidence of runs, sags, curtains, blisters or other evidence of poor application or improper adhesion.
- C. All coats shall be thoroughly dry before applying succeeding coats, unless specifically exempted by material manufacturers.
- D. Make edges of paint or coating adjoining other material or colors, sharp and clean with no overlapping
- E. **Paint may be applied with rollers or brushes. NO SPRAYING SHALL BE PERMITTED.**
- F. Each coat of clear finish or enamel on smooth surfaces shall be lightly sanded and wiped free of dust before applying next coat.
- G. Each coat of paint to be applied uniformly with proper spreading rate listed by paint manufacturer.
- H. Doors, frames, trim, baseboard, radiators, etc., shall be painted a different color than the walls. All edges of paint shall be sharp and clean.
- I. **Three coats of paint are to be applied:**
 - **One primer coat**
 - **Two finish coats.**

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SAMPLES AND COLORS

- A. Paint colors shall be selected by the Housing Authority.

COMPLETION OF WORK

- A. Contractor shall guarantee that all units issued will be completed within 15 calendar days or by the date issued on the task order.
- B. The Housing Authority will not take any dwelling units on Friday of any given work week.
- C. Contractor shall prepare and paint no more than five (5) units at one time. Each unit must then pass an inspection, made by the Facility Services Supervisor, before the next unit can be started.
- D. The premises must be free from accumulations of waste materials, rubbish and garbage caused by any employees on the work site. AT the completion of each workday, the contractor shall remove all rubbish and debris, tools and surplus materials, etc. leaving the work area “broom clean.”

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Price per Square Foot \$ _____

Price per Square Foot (in words) \$ _____
(in words)

Contract award will be based on lowest total bid amount

(Please print clearly)

Company Name: _____

Address: _____
(of company)

Signature: _____

Print Name: _____
(of person signing)

Phone Number: _____ Fax: _____

Email: _____

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