



PROJECT: Multi-Site Flooring Replacement Project  
Parnassus Manor, McMurtry Towers, Arnold Towers, Arnold Manor  
Architect Project No.: 2454

OWNER: Westmoreland County Housing Authority  
167 South Greengate Road  
Greensburg, PA 15601

INITIATION DATE: February 10, 2025

ADDENDUM NO. 2

The Bidder shall give due consideration of the contents of this Bulletin in the preparation of his bid and shall so indicate on his Form of Proposal.

The Contract Documents are modified as follows:



**GENERAL**

- 0.1 A Pre-Bid Meeting was held on February 3, 2025. The attached Meeting Minutes are to be included as part of this Addendum.
- 0.2 Contractors are reminded this is a lump sum bid. All work required to complete the scope of work shall be included in the base bid.
- 0.3 The existing mastic at McMurtry Towers can be encapsulated with a cementitious coating in lieu of abating. To allow for quicker foot traffic at McMurtry Towers, contractors shall coat the existing mastic with UZIN PE 414 Turbo Premium Plus Surface Strengthener/MVR and follow with UZIN PE 280 Premium Plus Super Fast Primer. Sim coat as required with UZIN NC 888 Premium Plus Turbo Patching Compound or UZIN NC 886 Premium Skim and Repair Compound, or approved equals.
- 0.4 Contractor shall add Delete alternate to delete the encapsulant and primer at McMurtry Towers as mentioned above.
- 0.5 Contractor shall add unit price for encapsulant and primer as mentioned above at McMurtry Towers.
- 0.6 Expansion joints in all areas to be new LVT, if needed, shall be as recommended by the flooring manufacturer. Install per the manufacturer's instructions.
- 0.7 Gypsum Wall Board on the first floor of McMurtry Tower shall be painted. Refer to sketch below for areas shaded in green:



## **SPECIFICATIONS**

- 1.1 SECTION 00 4210 FORM OF PROPOSAL: Replace Section 00 4210 Form of Proposal with Section 00 4210 Form of Proposal - Revision 1.
- 1.2 SECTION 01 2200 UNIT PRICES: Add Section 01 2200 Unit Prices, attached, to Bid Documents.
- 1.3 SECTION 01 2300 ALTERNATIVES: Replace Section 01 2300 Alternatives with Sections 01 2300 Alternatives – Revision 1
- 1.4 SECTION 09 9123 INTERIOR PAINTING: Add Section 09 9123 Interior Painting, attached, to Bid Documents.

## **DRAWING SHEETS**

2.1 None

END OF ADDENDUM No. 2

Total number of pages (including sketches and revised sheets and pages left intentionally blank), included in this Addendum is Eighteen (18)

All Bidders are responsible for verifying receipt of all pages. If you have not received all pages, please contact this office immediately. All Bidders shall be responsible for checking with the Architect regarding the number of Addenda sent out prior to submitting a bid.



# IFB-CONTRACT– PA 28-8-01 -PA 18-(09-11-15) – 2025.1 MULTI SITE FLOORING REPLACEMENT PRE-BID MEETING MINUTES:

**Date of Meeting:** February 3, 2025 @ 11:00 AM (E.S.T.)

**Minutes Prepared By:** Erik Spiegel – WCHA – COO & Director of Arch. & Engineering

## 1. PURPOSE OF MEETING:

- WCHA – provided an overview of the IFB to perspective Contractors.
- Architect of Record provided technical information to bidders related to the basis of design.
- Provided the opportunity to attendees to ask questions related to the IFB.

## 2. ATTENDANCE AT MEETING:

<i>Name</i>	<i>Company Represented and Title</i>
Erik Spiegel	WCHA – COO & Director of Arch. & Engineering
Ed Primm	WCHA – Director of Development Services
Lou Pennesi	WCHA – Construction Inspection Manager
Contractors	Laurel Design Group – Flooring installer
	Moret Construction
	Masco Construction

### 3. MEETING DISCUSSION:

1. Erik Spiegel opened meeting with a general welcome message which outlined the general purpose of the meeting and introduced the project.
2. Erik Spiegel provided a general overview of the Westmoreland County Housing Authority – IFB NO. PA 28-8-01 -PA 18-(09-11-15) – 2025.1- Multi Site Flooring Replacement Project.
3. Heather Werkeiser provided a general overview of the construction documents:
  - a. Work at Parnassus Manor includes, but is not limited to the replacement of flooring in all public spaces in floors 1-7. Included are six (6) deduct alternates to eliminate spaces to receive new flooring at Parnassus Manor.
  - b. Work at McMurtry Towers includes, but is not limited to the flooring replacement in first-floor public spaces. There are two layers of existing flooring that shall be removed. Existing mastic is known to be asbestos-containing.
  - c. Work at Arnold Towers includes, but is not limited to the flooring replacement in the first floor public bathrooms. The existing frit tile shall be replaced with new ceramic mosaic tile.
  - d. Work at Arnold Manor includes, but is not limited to the removal of existing floor coating and the replacement with new LVT in the first-floor public laundry room. The Authority will remove all laundry equipment prior to the start of floor prep.



**3. MEETING DISCUSSION:**

4. WCHA indicated the normal building working hours are: 8:00 AM to 4:30 PM, Monday-Friday. Contractors will be permitted to start at 7:00 AM and finish at 5:30 PM. Saturday work will be permitted with advanced authorization by WCHA.
5. WCHA indicated the contract is a **175 day** performance contract with substantial completion being received within the allowed time frame.
6. Bid Opening is scheduled for **February 14, 2025 at 10:00 AM**. Bid Deposit will be located at the rear of the WCHA – Administration Office, located at 167 South Greengate Road, Greensburg, PA. 15601. Bids must be date and time stamped by WCHA Receptionist. Bids received will be opened and read aloud at the WCHA Administration Building.
7. Bids will be accepted by Mail and Express Shipping assuming received by the deadline. Late bids will be opened and acknowledged but will not be accepted.
8. Bid Addendum’s will be released on WCHA website.
9. Davis Bacon Wage Determination is included within Contract Specification Manual and any updates prior to bidding will be released via addendum.
10. WCHA informed the bidders that tenants will have to be given 48 hours notice before work can take place on their floors where access will be limited.
11. WCHA indicated additional site inspections can occur during the bid process. Bidders need to notify Lou Pennesi – (724) 858-5312 prior to visiting the site if they wish to take field dimensions and photos.
12. WCHA indicated building construction permits and inspections provided by the local municipality will be secured and paid for by the Owner, if applicable.
13. WCHA advised the contractors that regular on-site inspection will be provided by the owner, to insure the contract requirements are fulfilled.
14. Applicable Contacts:

Contact	Company	Phone	Fax	Email
Erik Spiegel	WCHA	724-832-7248. 3056	724-836-0988	<a href="mailto:eriks@wchaonline.com">eriks@wchaonline.com</a>
Lou Pennesi	WCHA	724-858-5312		<a href="mailto:loup@wchaonline.com">loup@wchaonline.com</a>
Heather Werkeiser	C/J & Associates	724-339-0511		<a href="mailto:hwerkeiser@cjaarchitects.com">hwerkeiser@cjaarchitects.com</a>

In closing, if there are any additions, corrections or exceptions to these minutes please contact the undersigned.

Regards,

By: Erik Spiegel  
 WCHA  
 COO & Director of Arch. & Engineering Services

**SECTION 00 4210  
FORM OF PROPOSAL - REVISION 1**

**RECEIPT OF BIDS: WESTMORELAND COUNTY HOUSING AUTHORITY  
167 SOUTH GREENGATE ROAD  
GREENSBURG, PENNSYLVANIA 15601**

**BID RECEIVED UNTIL: FEBRUARY 14, 2025 AT 10:00 A.M.**

**BID OPENING: WESTMORELAND COUNTY HOUSING AUTHORITY  
167 SOUTH GREENGATE ROAD  
GREENSBURG, PENNSYLVANIA 15601**

**BID OPENING TIME: FEBRUARY 14, 2025 AT 10:00 A.M. (PREVAILING TIME)**

**ARCHITECT PROJECT NO: 2454**

Proposal of \_\_\_\_\_ hereinafter called "Bidder", organized and existing under the laws of the State of \_\_\_\_\_ doing business as \_\_\_\_\_ (Corporation, Partnership, or Individual).

To the Westmoreland County Housing Authority:

The Bidder, in compliance with your invitation for bids for the Multi-Site Flooring Replacement Project located at Arnold Towers, 1528 Horne Blvd., Arnold, PA 15068; Arnold Manor, 1632 Horne Blvd., Arnold, PA 15068; Parnassus Manor, 325 Main Street, New Kensington, PA 15068; McMurtry Towers, 169 Lincoln Avenue, Vandergrift, PA 15690 having thoroughly examined the Contract Documents, related documents, and the site(s) of the proposed work, and being familiar with all of the conditions surrounding the construction of the proposed Project including the availability of materials and labor, hereby proposes to furnish all labor, materials, and supplies, and to construct the Project in accordance with the Contract Documents within the time set forth therein, and at the prices stated below. Bidder acknowledges that the Drawings and Specifications are intended only to show the intent of the completed Project. Bidder represents that it is qualified to construct the Project as depicted in the Contract Documents and to determine its own means, methods, techniques, sequences and procedures. To the extent that means, methods, techniques, sequences and procedures are identified in the Contract documents, Bidder is required to independently evaluate those means, methods, techniques sequences and procedures for the purpose of determining whether the means, methods, techniques, sequences and procedures depicted in the Contract Documents are adequate to construct the Project. Bidder further represents that it has based its bid upon its own determination of the means, methods, techniques, sequences and procedures required to construct the Project. The prices are to cover all expenses incurred in performing the work under the Contract Documents, of which this proposal is a part.

Bidder hereby agrees to commence work under this Contract as stipulated in a written "Notice To Proceed" and to fully complete the Project as stipulated in Section 01 1000 - Summary

Bidder further agrees to pay as liquidated damages, the sum of One Hundred Dollars (\$100.00) as provided in Section 01 0220 (01022) - Liquidated Damages.

Bidder acknowledges receipt of the following addendum:

- Addendum No. \_\_\_\_\_ Issue Date \_\_\_\_\_
- Addendum No. \_\_\_\_\_ Issue Date \_\_\_\_\_
- Addendum No. \_\_\_\_\_ Issue Date \_\_\_\_\_
- Addendum No. \_\_\_\_\_ Issue Date \_\_\_\_\_
- Addendum No. \_\_\_\_\_ Issue Date \_\_\_\_\_
- Addendum No. \_\_\_\_\_ Issue Date \_\_\_\_\_
- Addendum No. \_\_\_\_\_ Issue Date \_\_\_\_\_

This Proposal is for \_\_\_\_\_ Construction.  
(General )

**BASE PROPOSAL**

- A. The Bidder agrees to perform all of the construction work described in the Specifications and shown on the Drawings for the sum of \_\_\_\_\_ Dollars  
(\$ \_\_\_\_\_)

**ALTERNATES**

- A. Alternate No. 1: Should the Owner decide to proceed with the portion of work identified as "Alternate No. 1", Delete from the Base Bid the sum of \_\_\_\_\_ Dollars  
(\$ \_\_\_\_\_)
- B. Alternate No. 2: Should the Owner decide to proceed with the portion of work identified as "Alternater No. 2", Delete from the Base Bid the sum of \_\_\_\_\_ Dollars  
(\$ \_\_\_\_\_)
- C. Alternate No. 3: Should the Owner decide to proceed with the portion of work identified as "Alternater No. 3", Delete from the Base Bid the sum of \_\_\_\_\_ Dollars  
(\$ \_\_\_\_\_)
- D. Alternate No. 4: Should the Owner decide to proceed with the portion of work identified as "Alternater No. 4", Delete from the Base Bid the sum of \_\_\_\_\_ Dollars  
(\$ \_\_\_\_\_)
- E. Alternate No. 5: Should the Owner decide to proceed with the portion of work identified as "Alternater No. 5", Delete from the Base Bid the sum of \_\_\_\_\_ Dollars  
(\$ \_\_\_\_\_)
- F. Alternate No. 6: Should the Owner decide to proceed with the portion of work identified as "Alternater No. 6", Delete from the Base Bid the sum of \_\_\_\_\_ Dollars  
(\$ \_\_\_\_\_)

**UNIT PRICE**

- A. Unit Price No. 1: Coating on existing mastic at McMurtry Towers  
Unit of Measure: SF. \_\_\_\_\_ Dollars  
(Amounts shall be shown in both workds and figures. In case of discrepancy, the amount shown in words will govern.)

The Bidder understands that the Westmoreland County Housing Authority reserves the right to reject any or all bids and to waive any informality in the bidding.

The Bidder agrees that this bid shall be valid and may not be withdrawn for a period of Sixty (60) calendar days after the scheduled time for receiving and opening bids.

Upon receipt of written notice of acceptance of the Bid, the Bidder will execute the formal Contract attached within ten (10) days and deliver a Surety Bond or Bonds as required by the Contract Documents.

Respectfully submitted,

( \_\_\_\_\_ ) BIDDER  
( \_\_\_\_\_ ) \_\_\_\_\_

CORPORATE SEAL

If Any

( \_\_\_\_\_ ) By \_\_\_\_\_  
( \_\_\_\_\_ ) Sign in Blue ink  
( \_\_\_\_\_ ) Title \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

Bid dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Area code and Telephone number \_\_\_\_\_

Federal E.I.N. \_\_\_\_\_

**END OF SECTION**



**SECTION 01 2200  
UNIT PRICES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. List of unit prices, for use in preparing Bids.

**1.02 RELATED REQUIREMENTS**

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

**1.03 COSTS INCLUDED**

- A. Unit Prices included on the Bid Form shall include full compensation for all required labor, products, tools, equipment, plant, transportation, services and incidentals; erection, application or installation of an item of the Work; overhead and profit.

**1.04 UNIT QUANTITIES SPECIFIED**

- A. Quantities indicated in the Bid Form are for bidding and contract purposes only. Quantities and measurements of actual Work will determine the payment amount.

**1.05 MEASUREMENT OF QUANTITIES**

- A. Take all measurements and compute quantities. Measurements and quantities will be verified by Westmoreland County Housing Authority.
- B. Assist by providing necessary equipment, workers, and survey personnel as required.
- C. Measurement by Area: Measured by square dimension using mean length and width or radius.

**1.06 PAYMENT**

- A. Payment for Work governed by unit prices will be made on the basis of the actual measurements and quantities of Work that is incorporated in or made necessary by the Work and accepted by the Canzian/Johnston & Associates, LLC, multiplied by the unit price.
- B. Payment will not be made for any of the following:
  - 1. Products wasted or disposed of in a manner that is not acceptable.
  - 2. Products determined as unacceptable before or after placement.
  - 3. Products remaining on hand after completion of the Work.
  - 4. Loading, hauling, and disposing of rejected Products.

**1.07 DEFECT ASSESSMENT**

- A. Replace Work, or portions of the Work, not complying with specified requirements.
- B. If, in the opinion of Westmoreland County Housing Authority, it is not practical to remove and replace the Work, Westmoreland County Housing Authority will direct one of the following remedies:
  - 1. The defective Work may remain, but the unit price will be adjusted to a new unit price at the discretion of Westmoreland County Housing Authority.
  - 2. The defective Work will be partially repaired to the instructions of the Westmoreland County Housing Authority, and the unit price will be adjusted to a new unit price at the discretion of Westmoreland County Housing Authority.
- C. The authority of Westmoreland County Housing Authority to assess the defect and identify payment adjustment is final.

**1.08 SCHEDULE OF UNIT PRICES**

- A. Unit Price GC-01: Coating of Mastic at McMurtry Towers:
  - 1. Description: Provide Uzin PE 414 Turbo Premium Plus Surface Strengtheners/MVR and UZIN PE 280 Premium Plus Super Fast Primer to coat the existing mastic at McMurtry Towers.
  - 2. Unit of Measurement: Per Square Foot.

**PART 2 PRODUCTS - NOT USED**  
**PART 3 EXECUTION - NOT USED**

**END OF SECTION**

**SECTION 01 2300  
ALTERNATIVES - REVISION 1**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Description of Alternates.
- B. Procedures for pricing alternates:
  - 1. Provide alternate bids to be subtracted from the amount of the Base Bid if the corresponding change in scope is accepted by the Westmoreland County Housing Authority.
  - 2. Include within the alternate bid prices all costs; including but not limited to providing all materials, labor, installation and fees.
  - 3. Show the proposed alternate amounts opposite their proper description on the Bid Form.

**1.02 RELATED REQUIREMENTS**

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division I Specification Sections, apply to this Section.

**1.03 ACCEPTANCE OF ALTERNATES**

- A. Alternates quoted on Bid Forms will be reviewed and accepted or rejected at Westmoreland County Housing Authority's option. Accepted Alternates will be identified in the Owner-Contractor Agreement.
- B. Coordinate related work and modify surrounding work to integrate the Work and reinstalling of each alternate at no additional cost.

**1.04 SCHEDULE OF ALTERNATES**

- A. Alternate No. 1 (Delete) Provide an amount to be deducted from the Base Bid as indicated on/within the Contract Documents as part of Alternate No. 1 - Parnassus Manor Floors 2-7. Deleted work is indicated on the Drawings and described here; delete all work on floors 2-7 at Parnassus Manor.
- B. Alternate No. 2 (Delete) Provide an amount to be deducted from the Base Bid as indicated on/within the Contract Documents as part of Alternate No. 2 - Parnassus Manor. Deleted work is indicated on the Drawings and described here; delete all work in Storage Room 116, Manager's Office 118, Vestibule 119, Toilet Room 122, Closet 123, Waiting 124, Storage 125 and Office 127.
- C. Alternate No. 3 (Delete) Provide an amount to be deducted from the Base Bid as indicated on/within the Contract Documents as part of Alternate No. 3 - Parnassus Manor Lounge 109. Deleted work is indicated on the Drawings and described here; delete all work in Lounge 109 at Parnassus Manor.
- D. Alternate No. 4 (Delete) Provide an amount to be deducted from the Base Bid as indicated on/within the Contract Documents as part of Alternate No. 4 - Parnassus Manor. Deleted work is indicated on the Drawings and described here; delete all work in Men's 110, Janitor 111A, Women's 112, Storage Room 114, Kitchen 115 and Maintenance Storage 117 at Parnassus Manor.

- E. Alternate No. 5 (Delete) Provide an amount to be deducted from the Base Bid as indicated on/within the Contract Documents as part of Alternate No. 5 - Parnassus Manor Quarry Tile. Deleted work is indicated on the Drawings and described here; delete the removal of the quarry tile in Lobby 120 at Parnassus Manor. Existing quarry tile to remain.
- F. Alternater No. 6 (Delete) Provide an amount to be deducted from the Base Bid as indicated on/within the Contract Documents as part of Alternate No. 6 - McMurtry Tower. Deleted work is indicated on the Drawings and described here; delete the coating of the mastic prior to the floor installation at McMurtry Towers.

**PART 2 PRODUCTS - NOT USED**

**PART 3 EXECUTION - NOT USED**

**END OF SECTION**

**SECTION 09 9123  
INTERIOR PAINTING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Surface preparation.
- B. Field application of paints.
- C. Scope: Finish interior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated.
  - 1. Paint and coat surfaces behind movable equipment and furniture to be same as similar exposed surfaces. Paint surfaces behind permanently fixed equipment or furniture with prime coat only, before final installation of equipment.
- D. Do Not Paint or Finish the Following Items:
  - 1. Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
  - 2. Items indicated to receive other finishes.
  - 3. Items indicated to remain unfinished.
  - 4. Fire rating labels, equipment serial number and capacity labels, bar code labels, and operating parts of equipment.
  - 5. Stainless steel, anodized aluminum, bronze, terne-coated stainless steel, and lead items.
  - 6. Marble, granite, slate, and other natural stones.
  - 7. Floors, unless specifically indicated.
  - 8. Ceramic and other tiles.
  - 9. Glass.
  - 10. Acoustical materials, unless specifically indicated.
  - 11. Concealed pipes, ducts, and conduits.

**1.02 RELATED REQUIREMENTS**

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division I Specification Sections, apply to this Section.
- B. Section 01 6116 - Volatile Organic Compound (VOC) Content Restrictions.

**1.03 DEFINITIONS**

- A. Comply with ASTM D16 for interpretation of terms used in this section.

**1.04 REFERENCE STANDARDS**

- A. ASTM D16 - Standard Terminology for Paint, Related Coatings, Materials, and Applications; 2014.

**1.05 SUBMITTALS**

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide complete list of products to be used, with the following information for each:
  - 1. Manufacturer's name, product name and/or catalog number, and general product category (e.g., "alkyd enamel").
  - 2. MPI product number (e.g., MPI #47).
  - 3. Cross-reference to specified paint system(s) product is to be used in; include description of each system.
  - 4. Manufacturer's installation instructions.
- C. Samples: Submit three paper "draw down" samples, 8-1/2 by 11 inches in size, illustrating range of colors available for each finishing product specified.
  - 1. Where sheen is specified, submit samples in only that sheen.

- 2. Paint color submittals will not be considered until color submittals for major materials not to be painted, such as tub/shower surrounds, have been approved.
- D. Certification: By manufacturer that paints and finishes comply with VOC limits specified.
- E. Manufacturer's Instructions: Indicate special surface preparation procedures.

**1.06 MOCK-UP**

- A. See Section 01 4000 - Quality Requirements, for general requirements for mock-up.
- B. Provide three (3) panels illustrating sand finish texture, 2 feet long by 2 feet wide, illustrating paint color, texture, and finish.
- C. Mock-up may not remain as part of the work.

**1.07 DELIVERY, STORAGE, AND HANDLING**

- A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
- B. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.
- C. Paint Materials: Store at minimum ambient temperature of 45 degrees F and a maximum of 90 degrees F, in ventilated area, and as required by manufacturer's instructions.
  - 1. Assign one area for storing painting supplies and equipment.
  - 2. Protect floors and other surfaces of this area from damage.
  - 3. Store materials not in actual use in tightly covered containers in this area.
  - 4. Prevent fire, explosions, and other damage caused by materials and equipment.

**1.08 FIELD CONDITIONS**

- A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.
- B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.
- C. Do not apply materials when relative humidity exceeds 85 percent, at temperatures less than 5 degrees F above the dew point, or to damp or wet surfaces.
- D. Minimum Application Temperatures for Paints: 50 degrees F for interiors unless required otherwise by manufacturer's instructions.
- E. Provide lighting level of 50 ft candles measured mid-height at substrate surface.
  - 1. Where existing lighting cannot achieve indicated lighting level, General Contractor shall provide temporary lighting explicitly for painting.

**PART 2 PRODUCTS**

**2.01 MANUFACTURERS**

- A. Provide paints and finishes from the same manufacturer.
  - 1. If a single manufacturer cannot provide specified products; minor exceptions will be permitted provided approval by Canzian/Johnston & Associates, LLC is obtained using the specified procedures for substitutions.
- B. Paints:
  - 1. Base Manufacturer: The Sherwin-Williams Company: [www.sherwin-williams.com](http://www.sherwin-williams.com).
  - 2. PPG Paints: [www.ppgpaints.com/#sle](http://www.ppgpaints.com/#sle).
- C. Primer Sealers: Same manufacturer as top coats.

**2.02 PAINTS AND FINISHES - GENERAL**

- A. Paints and Finishes: Ready-mixed, unless intended to be a field-catalyzed paint.
  - 1. Provide paints and finishes of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.

2. Provide materials that are compatible with one another and the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
  3. For opaque finishes, tint each coat including primer coat and intermediate coats, one-half shade lighter than succeeding coat, with final finish coat as base color.
  4. Supply each paint material in quantity required to complete entire project's work from a single production run.
  5. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is specifically described in manufacturer's product instructions.
- B. Volatile Organic Compound (VOC) Content: Comply with Section 01 6116.
- C. Flammability: Comply with applicable code for surface burning characteristics.
- D. Sheens: Provide the sheens specified; where sheen is not specified, sheen will be selected later by Canzian/Johnston & Associates, LLC from the manufacturer's full line.
- E. Colors: To be selected from manufacturer's full range of available colors.
1. Selection to be made by Canzian/Johnston & Associates, LLC after award of contract.
  2. Allow for minimum of three colors for each system, unless otherwise indicated, without additional cost to Westmoreland County Housing Authority.
  3. Extend colors to surface edges; colors may change at any edge as directed by Canzian/Johnston & Associates, LLC.
  4. In finished areas, finish pipes, ducts, conduit, and equipment the same color as the wall/ceiling under which they are mounted.

### **2.03 PAINT SYSTEMS - INTERIOR**

- A. Gypsum Board/Plaster, Latex, 3 Coat:
1. One coat primer of S-W ProMar 200 Zero VOC Latex Primer, B28W2600 (4 mils wet, 1.5 mils dry).
  2. Semi-gloss: Two coats; S-W ProMar 200 Zero VOC Latex Semi-Gloss, B31-2651 series (4 mils wet, 1.7 mils dry per coat).

### **2.04 ACCESSORY MATERIALS**

- A. Accessory Materials: Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials required for final completion of painted surfaces.
- B. Patching Material: Latex filler.
- C. Fastener Head Cover Material: Latex filler.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Do not begin application of paints and finishes until substrates have been adequately prepared.
- B. Verify that surfaces are ready to receive work as instructed by the product manufacturer.
- C. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
- D. Test shop-applied primer for compatibility with subsequent cover materials.
1. Review other Sections of these Specifications in which prime paints are to be provided, to ensure compatibility of total coatings system for various substrates.
  2. Upon request from other trades, furnish information on characteristics of finish materials proposed for use, to ensure compatible prime coats are used.
  3. Provide barrier coats over incompatible primers, or remove and reprime as required.
- E. Field verify primer for compatibility with existing finishes.
- F. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces is below the following maximums:
1. Gypsum Wallboard: 12 percent.

### 3.02 PREPARATION

- A. Clean surfaces thoroughly and correct defects prior to application.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Remove or repair existing paints or finishes that exhibit surface defects.
- D. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces or finishing.
- E. Seal surfaces that might cause bleed through or staining of topcoat.
- F. Remove mildew from impervious surfaces by scrubbing with solution of tetra-sodium phosphate and bleach. Rinse with clean water and allow surface to dry.
- G. Gypsum Board: Fill minor defects with filler compound.

### 3.03 APPLICATION

- A. Apply products in accordance with manufacturer's written instructions.
- B. Where adjacent sealant is to be painted, do not apply finish coats until sealant is applied.
- C. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.
- D. Apply each coat to uniform appearance in thicknesses specified by manufacturer.
  - 1. At textured finish, ensure additive is well mixed and accurately measured in order to ensure adjacent wall faces have matching textures.
- E. There shall be no visible evidence of runs, sags, curtains or other evidence of poor application.
- F. Brush Application: Brush out each coat uniformly to eliminate laps, skips and excess brush marks.
- G. Roller Application: Avoid signs of lapping with excess paint lines from edge of roller. Areas cut-in with a brush shall have texture, color and hiding blended to assure good appearance.
- H. Spray Application: Apply before the installation of fixtures, hardware, flooring and other finish items unless thoroughly protected. Provide uniform finish with no evidence of poor or improper application.
- I. Application by glove shall not be permitted.
- J. Dark Colors and Deep Clear Colors: Regardless of number of coats specified, apply as many coats as necessary for complete hide.
- K. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.
- L. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

### 3.04 CLEANING

- A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.

### 3.05 PROTECTION

- A. Protect finishes until completion of project.
- B. Touch-up damaged finishes after Substantial Completion.
- C. Spot painting to correct soiled or damaged paint surfaces will be allowed only when touch-up spot is blended into surrounding finish and is invisible to normal viewing. Otherwise, re-coat entire section at corners or visible stopping point.
- D. Remove paint or coating splatter and spills from floors or adjacent colors, material, glass, hardware, and other finished surfaces.



**3.06 SCHEDULE - PAINT SYSTEMS**

A. Gypsum Board: Finish surfaces exposed to view.

**END OF SECTION**

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