



Contract 3898Q

EXTERIOR FACILITY RE-PAINTING - 2010

Bidders are requested to respond to this Quotation call as instructed subject to the provisions contained herein.

Name of Bidder: _____

Address: _____

City: _____

Province: _____ Postal Code: _____

Telephone No: _____ Fax No.: _____

E-mail: _____

Contact Person: _____

Title: _____

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Instructions to Bidders

1. Two (2) copies of quotations, sealed and plainly marked on the envelope:

CONTRACT 3898Q - EXTERIOR FACILITY RE-PAINTING - 2010

will be received at the Information Counter, Main Floor, Richmond City Hall, addressed to the Purchasing Section, 6911 No. 3 Road, Richmond, BC, V6Y 2C1, until 3:00 pm, Local time:

Wednesday April 7th, 2010

2. Quotations received by the City of Richmond after the above-mentioned time and date will be returned unopened.
3. Quotations must be submitted on the attached Forms and be authorized by a signing officer of the Bidder's company. The entire Request for Quotation must be returned to the City.
4. This Document with completed Forms will become part of the Contract Documents between the City and the successful Bidder. The Bid and Contract Documents consist of the following:
 - i. Instructions to Bidders
 - ii. Quotation Form
 - iii. Schedule of Quantities and Prices
 - iv. Quotation Annexures
 - v. Specifications
 - vi. General Conditions of the Contract
 - vii. Environmental Terms and Conditions of the Contract.
 - viii. Supplementary General Requirements written by Master Painters and Decorators Association.
 - ix. Any addenda issued and received during the bid submission period.
 - x. Purchase order.

Bidders are advised to examine the bid documents and verify that the documents are complete. Please notify the City's Purchasing Section should the documents be found incomplete or in error.

5. The City reserves the right to accept all or any part of a quotation or to waive irregularities at their own discretion. The lowest or any quotation will not necessarily be accepted.

Instructions to Bidders (Cont'd)

6. It is the City's preference to hire a contractor who does not employ subcontracted labour to perform the works under this Contract. The acceptable provision of staffing is outlined in item 2.2 of the *Contractors Proposed Workforce* section of the Request for Quotation.
7. In accordance with the City's Procurement Policy 3104, award of bids shall be based on:
 - i. The lowest total cost of acquisition,
 - ii. Experience of the Bidder,
 - iii. Bidder's references of performance on previous similar contracts,
 - iv. The Bidder's financial resources,
 - v. Bidder's capability of supervision and staffing, including the provision of staffing complement that meets the requirements outlined in item 2.2 of the *Contractors Proposed Workforce* section of the Request for Quotation.
 - vi. Bidder's ability to meet City specifications and performance criteria,
 - vii. Any additional evaluation criteria stated in the contract document.
8. Proprietary names, unless otherwise stated, are used solely to establish standards of materials and finish. Items of other manufacture may be accepted as equal to those specified, at the discretion of the City.
9. The City of Richmond estimates that this contract will be awarded within four to six (4 – 6) weeks of the closing date. All Bidders submitting Quotations for the Project will be advised as to the outcome. Please note that results for those contracts posted on the City Web Site and/or BC Bid will be listed on BC Bid within two (2) weeks of the award of Contract.
10. Prices, in Canadian currency, shall be shown for the work specified and shall include all wages and benefits for those personnel engaged on this contract, expenditures for materials, equipment, travel expenses, assessments for Workers' Compensation, Unemployment Insurance, Canada Pension Plan or any similar statute, costs of subcontracts, insurance premiums, bonds, royalties, permits and licences, taxes, tariffs and duties, overhead, profit, and all other expenditures in connection with the work.
11. Quotations shall be accompanied by a completed Undertaking of Surety, an Undertaking of Liability Insurance on pages nine (9) and ten (10) of the Request for Quotation, and a Bid Bond on a form approved by the Insurance Bureau of Canada, all issued by a Surety Company(s) licensed to conduct business in the Province of British Columbia. The Bid Bond shall be in an amount not less than 10% of the LUMP SUM TOTAL QUOTED PRICE.

Bidders may submit a Bid Deposit, in the form of a certified cheque, in an amount not less than 10% of the LUMP SUM TOTAL QUOTED PRICE drawn up in the name of the City of Richmond, in lieu of a Bid Bond.

Instructions to Bidders (Cont'd)

12. Bidders should examine the contract documents and visit the site of the work to understand the contract requirements of the project. The City will not make allowances for the Bidder's failure to make proper site investigation.
13. Note: There will be a site visit conducted on Tuesday March 30th, 2010 at 8:30 am with sign-in attendance forms. Potential Bidders are asked to meet at the Facilities Management Conference Room at the City Operations Yard - 5599 Lynas Lane in Richmond. The City strongly encourages potential bidders to attend this site visit as no other tours will be organised or arranged for this project.

Potential Bidders should confirm that they will attend this site visit by sending a confirmation to purchasing@richmond.ca with their contact information.

14. Each Bidder shall state on the lists provided to be submitted as part of his quotation, information regarding their previous contracts, subcontractors and equipment that he proposes to use to carry out this contract to completion. It is the intention of the City not to award the contract to any Bidder who does not furnish satisfactory evidence that he has the ability and experience to perform the various works covered under this Contract, and that he has sufficient capital and plant to enable him to execute the said works successfully, and to the satisfaction of the City, and to complete and deliver said works as quoted in his quotation.
15. Inquires during submission of Quotation should be directed as follows:

Purchasing

Kerry Lynne Gillis
Buyer II - Contracting Specialist
Purchasing Section
City of Richmond

Telephone: 604-276-4135
E-mail: purchasing@richmond.ca

Technical

John Shaw
Trades Foreman and Paint Supervisor
Facility Management, Eng & PW
City of Richmond

Telephone: 604-244-1235
E-mail: jshaw2@richmond.ca

16. Quotations may be withdrawn by written notice only, provided such notice is received at the office of the City's Purchasing Section prior to the time / date set as the closing time for receiving Quotations.
17. Quotations shall be open for acceptance for 60 days following the submission closing date.

Instructions to Bidders (Cont'd)

18. Bidders are advised that submissions of quotes shall be in compliance with the Freedom of Information and Protection of Privacy Act (BC).
19. Any interpretation of, additions to, deletions from, or any other corrections to the Contract documents, will be issued as written addenda by the City of Richmond. It is the sole responsibility of the potential Bidders to check with the City of Richmond's Purchasing Section to ensure that all available information has been received prior to submitting a bid.
20. The City, its agents and employer shall not be responsible for any information given by way of verbal or oral communication.
21. Except as expressly and specifically permitted in these Instructions to Bidders, no bidder shall have any claim for any compensation of any kind whatsoever, as a result of participating in the RFQ, and by submitting a quotation each bidder shall be deemed to have agreed that it has no claim.

Quotation Form

Purchasing Section
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

The undersigned Bidder, having carefully read and examined the Instructions to Bidders, Undertaking of Liability Insurance, Quotation Form, Quotation Annexures, General Conditions of Contract, Specifications and Drawings, and having full knowledge of the work required, does hereby offer to provide all necessary materials in strict accordance with the Specifications and to do all therein called for on the terms and conditions and under the provisions therein set forth at the:

LUMP SUM TOTAL QUOTED PRICE OF \$_____

PAYMENT TERMS _____ **EARLY PAYMENT TERMS** _____

The above price includes and covers duties, Federal, (including G.S.T.), Provincial Taxes, handling and transportation charges, and all other charges incidental to and forming part of this Quotation.

The undersigned Bidder agrees to complete the whole of the works within _____ weeks of acceptance.

Name of Bidder: _____

Address: _____

Telephone No: _____

Name, Signature, and
Title of Signing Officer: _____

Date: _____

E-mail: _____

Web Address: _____

Schedule of Quantities and Prices

The City shall pay in Lawful money of Canada the amount shown for the following items subject to the conditions of the Contract Documents.

PROJECT NAME AND COST	
Garden City Park Caretaker's House	\$ _____
Paulik Park Caretaker's House	\$ _____
South Arm Pool (Slide)	\$ _____
Steveston Society Net Shed	\$ _____
Terra Nova Children's Centre	\$ _____
Watermania	\$ _____
Subtotal	\$ _____
Goods and Services Tax	\$ _____
MPDA inspection fee calculated at (5%) of the Subtotal	\$ _____
TOTAL QUOTED AMOUNT (carried forward to Quotation Form)	\$ _____

Initials of Signing Officer

Undertaking of Liability Insurance

(To be submitted with Quotation)

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Sirs:

We, the undersigned (insert insurance company's name) _____ do hereby undertake and agree to insure the Contractor in the amount of \$5,000,000.00 as outlined in the attached "General Conditions of the Contract" and agree to:

- a. Name the City of Richmond, its officers, officials, agents, and employees as additional insured in connection with the work being proposed by the Contractor.
- b. State that such policy applies to each insured in the same manner and to the same extent as if separate policy had been issued to each insured named in the policy.
- c. State that the policy cannot be cancelled, lapsed, or materially changed without at least 30 days written notice of cancellation delivered to the City Clerk of the City of Richmond at 6911 No. 3 Road, Richmond, BC V6Y 2C1.
- d. State that coverage provided by such insurance shall protect the Contractor and the City of Richmond during the performance of the works and services specified in the attached Form of Quotation and specifically that the insurance required by such Quotation shall be consistent with the requirements therein.

if the Contract is awarded to (insert bidder's name) _____

EXCEPTIONS:

Dated at _____, British Columbia, this ____ day of _____, 2010.

BY: _____ TITLE: _____

This form must be signed by the Insurance Company or an authorized Broker on behalf of the Insurance Company.

A SEPARATE FORM MUST BE SIGNED FOR EACH POLICY IF MORE THAN ONE POLICY.

Undertaking of Surety

(To be submitted with Quotation)

We, the undersigned _____ do hereby undertake and agree to become bound unto the City of Richmond in:

(1) A PERFORMANCE BOND in the amount of 50% of the total tendered amount shown on the Form of Tender and drawn up in accordance with the requirements specified in the Contract Documents,

and

(2) A LABOUR AND MATERIALS PAYMENT BOND in the amount of 50% of the total tendered amount shown on the Form of Tender and drawn up in accordance with the requirements specified in the Contract Documents,

if the Contract is awarded to:

Dated this _____ day of _____ 20_____

Signature and Corporate Seal of Surety Company Licensed to Conduct Business in the Province of British Columbia

List of Previous Contracts

The Bidder has recently undertaken and completed the Contracts described following and authorizes the City of Richmond to inquire as to the nature of the Bidders performance on these contracts.

YEAR	PROJECT TITLE	OWNER PHONE # CONTACT	SCOPE	BUDGET		SCHEDULE		ROLE OF KEY STAFF MEMBERS	OTHER RELEVANT INFO
				Original	Actual	Proposed	Actual		

(If additional space is required, attach additional)

Contractors Proposed Workforce

1. SUPERINTENDENT FOREMAN:

- .1 Our proposed superintendent/foreman for this project will be:

Attached hereto is a resume of qualifications and experience.

2. WORKFORCE:

- .1 Our proposed crew size for this project will be: _____

.2 **Note:** Only competent and qualified journeypersons, as defined by local jurisdiction and Trades Qualified Journeymen Painters who have a Provincial or Interprovincial Painter & Decorator or Painting & Decorating Certificate of Qualification and who are thoroughly experienced with the material and methods specified, shall be engaged in the painting and decorating work. Registered apprentices may be employed provided they work under direct supervision of a skilled Trades Qualified Journeyman Painter at all times and in accordance with trade regulations.

At all times, the ratio of qualified journeypersons to Trades Qualified Journeymen Painters will be permitted at 3 to 1 (three qualified journeypersons to one Trades Qualified Journeyman Painter).

It is the City's preference to hire a contractor who does not employ subcontracted labour to perform the works under this Contract.

- .3 The number of Trades Qualified Journeymen Painters who will be engaged in the Work and throughout the duration of the project will be: _____

- .4 The number of Registered apprentices who will be engaged in the Work and throughout the duration of the project will be: _____

.5 General labour type activities may be performed by labourers and trades helpers who are thoroughly experienced with preparation procedures provided they work under the direction of a skilled Trades Qualified Journeyman Painter.

.6 Individual trade certification and apprentice registration number must be presented upon request. A skilled Trades Qualified Journeyman Painter shall be present at all times during the execution of the work.

.7 Requests for exemption from the prescribed Workforce noted in 2.2 thru 2.6 as they pertain to some projects must be submitted in writing to the Master Painters and

Decorators Association Specification Services Inc. Inspector. Final approval on relaxation of any qualifications is at the sole discretion of the Owner.

Signature of Authorized Signing Officer

Date

Proposed Painting Schedule

1. PROPOSED PAINTING SCHEDULE:

- .1 The following is the schedule of Work which the Painting Contractor intends to follow if awarded the Contract. The Contractor shall complete the following proposed painting schedule indicating planned crew size and number of weeks to complete the Work. In completing this schedule the Painting Contractor has contemplated “normal” local weather conditions for the time of year.

Item	Crew Size	Weeks After Contract Award												
		1	2	3	4	5	6	7	8	9	10	11	12	13

- .2 Repaint work is to commence approximately May 17th, 2010, with substantial completion by August 31st, 2010, and must be totally completed by September 17th of this same year.
- .3 No repaint work is to be done between September 18th, 2010 and April 30th, 2011 without prior approval from the City.

Specifications

Location of Work

The work will take place at the following locations in the City of Richmond:

1. Garden City Park Caretaker's House – 9280 Alberta Road
2. Paulik Park Caretaker's House – 7611 Ash Street
3. South Arm Pool (Slide) – 10080 Williams Road
4. Steveston Community Society Net Shed – c/o Steveston Community Centre, 4111 Moncton Street.
5. Terra Nova Children's Centre – 6011 Blanshard Drive
6. Watermania – 14300 Entertainment Boulevard.

Scope of Work

Repainting of exterior surfaces for each facility listed under *Location of Work*, according to the Contract Documents, including the specifications included with this Request for Quotation.

Details

Please see the specifications for each facility included as a special insert beginning on the next page. These specifications have been provided by the Master Painters and Decorators Association (MPDA) and will govern the work to be done at each site in addition to the terms and conditions of this contract.

**Specifications for the Work to be done at the
Garden City Park Caretaker's House**

**Written by the Master Painters and
Decorators Association**

2.0 WORK INCLUDED

- 2.1 All work shall conform to the standards of the **MPI** (Master Painters Institute) Maintenance Repainting Manual and **MPI** Architectural Painting Specification Manual, latest editions, and as herein specified, indicated on drawings and schedules.
- 2.2 This section of work shall include all labour, materials, tools, scaffolds and other equipment, transportation, services and supervision required to prepare surfaces and to cover them with paint and/or stain as herein specified and as shown on the “Finish Schedule”, to the full intent of the specifications.
- 2.3 All previously painted surfaces shall be repainted unless identified within **3.0 Work Excluded**.
- 2.4 Include all incidental items not specifically noted above but considered part of the finished surface.
- 2.5 Refer to Finish Schedule for type, location and extent of exterior repainting required, scheduled or specified.
- 2.6 This Section along with the Finish Schedule forms part of the Contract documents and is to be read, interpreted and coordinated with all other parts.
- 2.7 Division 1, General Requirements form an integral part of this Section of Work. The Painting Contractor shall refer to these and all other related parts.
- 2.8 **For a complete list of all included items and corresponding colours, please refer to ITEMS / COLOUR SCHEDULE provided by the City of Richmond attached to the back of this document.**

3.0 WORK EXCLUDED

- 3.1 Unless otherwise noted, the following work or conditions are not included under this Section of work:
 - 3.1.1 Condition of substrates, correction of DSD-4 defects and deficiencies in substrates which may adversely affect repainting work, except for minimal work performed by this trade and preparation of surfaces to receive paint and finishes under this section of work.
 - 3.1.2 Correction of leaking windows, flashings, decks, membranes, scuppers, stucco or other jurisdictional items.

3.1.3 **NOT IN CONTRACT:**

Factory Finished Substrates

Metal door
Metal downpipes
Metal drip cap (belly board)
Metal flashings: chimney flashing, roof flashing
Metal gutters
Wall mounted light fixture

Unpainted Substrates

Brick chimney and cap
Concrete: foundation walls
Wood fence
Wood shake roof (meter box)

Miscellaneous Substrates

Metal brackets

4.0 CONDITION OF SURFACES

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

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

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

5.0 PREPARATION OF SURFACES

5.1 General

- 5.1.1 Prepare and test all exterior surfaces scheduled for repainting in accordance with the requirements of the **MPI Maintenance Repainting Manual, Exterior Surface Preparation**, Chapter 2 and as herein specified in reference to specific requirements for the following:
- .a environmental conditions
 - .b pH testing
 - .c acid etching
 - .d rust stain removal
 - .e mildew removal
 - .f structural steel and miscellaneous metals
 - .g dimension and dressed lumber
 - .h wood doors and frames
 - .i wood paneling and casework
 - .j wood decks, floors, stairs and steps
 - .k wood shingles and shakes
- 5.1.2 Remove all evidence of heavy algae growth from the surface using hand and power tool methods prior to mildew treatment and power washing procedures.
- 5.1.3 Remove all mildew, moss, dirt, etc. from surfaces and treat in accordance with **Repaint Surface Preparation MPI (RSP) Standards**, Chapter 6, MPI RSP-9 Mildew Treatment. Hand scrub all areas with mildew in evidence with a solution of one (1) part of household bleach mixed in five (5) parts of water. Let solution sit for approximately 10 to 20 minutes, then rinse surfaces well to remove all traces of solution. Repeat procedure until all evidence of mildew has been removed from the surface. This procedure must be carried out before pressure washing commences.

- 5.1.4 Pressure wash all exterior surfaces scheduled for painting, even those not to be painted including items under work excluded, in accordance with MPI Standards for type of surfaces and recommended pressures to ensure complete removal of all loose and peeling paint, stains, dirt, contaminates and other foreign matter, ensuring no physical damage is done to the substrates.

Refer to **Repaint Surface Preparation MPI (RSP) Standards**, Chapter 6, MPI RSP-5 Pressure Washing, for the various types of substrates and PSI range.

Care is to be taken to prevent intrusion of water into exterior spaces including walls and soffit cavities. This work shall be carried out only by qualified tradesmen experienced in pressure water cleaning. The use of water hose cleaning will not be considered satisfactory, unless specifically specified.

- 5.1.5 Allow sufficient drying time and test all surfaces using an electronic moisture meter before commencing work. Substrates will be ready when moisture readings are less than 12%.
- 5.1.6 Rust stains can be removed by hand cleaning (**MPI RSP-1**), power tool cleaning (**MPI RSP-4**), or with an oxalic acid solution (**MPI RSP-12**).
- 5.1.7 Mildew treatment and high-pressure water cleaning must be inspected before paint application is undertaken.
- 5.1.8 Sand, clean, dry, etch, neutralize and/or test all surfaces under adequate illumination, ventilation and temperature requirements.
- 5.1.9 Remove all building attachments such as downpipes and signage not permanently attached to the building unless directed by the Owner or Authorized Representative, clean and re-install at completion of work.
- 5.1.10 Remove all loose, and failed caulking (i.e latex/silicone, etc) and replace with paintable urethane based caulking on items scheduled to be painted.
- 5.1.11 Caulk all open joints, back to back metals, holes and cracks in all substrates with a paintable urethane compound. Back-Up Material: Closed cell polyethylene and some open cell polyurethane rods may be used as joint backing to control depth of sealant. Joint backing must be dry at time of sealant application. Prior to painting, cure caulking compounds in compliance with the manufacturer's instructions and recommendations. Caulking is **not required** where existing openings are part of the building envelope requirement. The Owner is responsible for all building envelope requirements.
- 5.1.12 Prior to paint application, review all surfaces and remove all remaining loose and peeling paint and non-adhering coating material by the appropriate preparation method for the condition.

- 5.1.13 Remove and replace loose or defective glazing compound from items scheduled to be painted.
- 5.1.14 Feather sanding is required on chipped or scraped substrates in order to leave an acceptable finished appearance.
- 5.1.15 Set nails and remove brackets etc. not currently in use from items scheduled to be painted.

5.2 **Concrete / Masonry Surfaces**

- 5.2.1 Remove all evidence of heavy algae growth from the surface using hand and power tool methods prior to mildew treatment and power washing procedures.
- 5.2.2 In areas of corrosion and spalling concrete, chip out concrete to locate the source and prepare metal surface as defined within 5.4 Metals. Prime surface with an MPI Approved anti-corrosive primer prior to patching surfaces with a cementitious filling compound as selected from the contractor's chosen manufacturer.
- 5.2.3 Patch masonry surfaces with a suitable cementitious patching compound.
- 5.2.4 All cementitious patching material must be allowed to thoroughly dry and cure prior to the application of any coating.
- 5.2.5 Prepare all open cracks and apply the manufacturer's recommended caulking / patching compound.
- 5.2.6 All caulked and patched areas must be blended and match adjacent surfaces in appearance and texture.

5.3 **Wood**

- 5.3.1 All open miter joints and gaps in door frames are to be caulked with the selected coating manufacturer's approved caulking compound.
- 5.3.2 All loose and flaking paint shall be removed by a combination of hand scraping, hand sanding and mechanical sanding.
- 5.3.3 Existing debris such as paint skins etc are to be sanded or scraped from the surface prior to coating application. Raised wood fibers are to be scraped or sanded from the surface prior to application of the finish coat.
- 5.3.4 Wood surfaces exhibiting severe coating delamination or other failures shall be stripped completely and sanded to attain an even consistent appearance.

- 5.3.5 Brush all bare wood joints at miter joints and cut-ends of lumber etc with the specified MPI primer.
- 5.3.6 Loose siding, trim boards and open joints are to be nailed back using galvanized nails only.
- 5.3.7 Corroded nail heads shall be spot primed with an MPI Approved anti-corrosive primer. Protruding nails shall be removed or reset.
- 5.3.8 Bare and stained knots shall be sealed with the manufacturer's recommended knot/stain sealer.
- 5.3.9 Cracks and fractures greater than 1/16 of an inch shall be caulked with the manufacturer's approved caulking compound.

5.4 **Metals**

- 5.4.1 All metal surfaces shall be cleaned using a heavy duty metal cleaner such as Devprep 88 or equivalent to remove all surface contaminates such as grease, oils and dirt deposits.
- 5.4.2 All substrates exhibiting corrosion and rust staining must be prepared to the following standards:
 - .a SSPC-SP 1 Solvent Cleaning
 - .b SSPC-SP 2 Hand Tool Cleaning
 - .c SSPC-SP 11 Power Tool Cleaning to Bare Metal to locate the source of the corrosion, followed with the application of an MPI approved anti-corrosive primer prior to filling/patching (if applicable).
 - .d Stripe coat all irregular surfaces such as welds, bolts and edges with the specified primer, allow to dry/cure before applying the intermediate and finish coat.
 - .e Spot prime bare metal with an MPI Approved primer for the substrate as the work proceeds to protect the surface from flash rusting.

6.0 **APPLICATION**

6.1 **General**

- 6.1.1 Prepare and paint all new and unpainted surfaces scheduled to be painted as per the **MPI** Architectural Painting Specification Manual requirements, latest edition, unless otherwise specified.
- 6.1.2 Repaint all surfaces requiring paint or stain finish to minimum **MPI** Maintenance Repainting Manual requirements, latest edition, unless otherwise specified with application methods in accordance with best trade practices for type and application of materials used.
- 6.1.3 Minimum painting standards shall be in accordance with the **MPI** Maintenance Repainting Manual Premium Grade finish, unless otherwise specified.

- 6.1.4 Do not commence repainting unless substrates and all environmental conditions are acceptable for the application of products.
- 6.1.5 Apply paint material in a workmanlike manner using skilled and Trades Qualified Journeyman applicators as noted under Quality Assurance.
- 6.1.6 Protect soffit vents and screens during painting of soffits. Soffit vents and screens over sprayed during repainting will be removed and replaced with new vents and screens by the contractor at no cost to the City of Richmond.
- 6.1.7 Primers and topcoats must be from the same manufacturer.
- 6.1.8 Apply primer, paint or stain within an appropriate time frame after cleaning and preparation to prevent weathering or water staining of substrate or before environmental conditions encourage flash-rusting, rusting, contamination or when the manufacturer's paint specifications require earlier applications.
- 6.1.9 All substrates where the previous coating has been removed down to the substrate, require the application of an appropriate primer prior to the application of the specified system.
- 6.1.10 If the Painting Contractor elects to utilize spray application methods then all coating applications will require back-rolling/brushing unless approved otherwise by the Owner, Authorized Representative or MPDA Inspection Agency. Requests to spray in some areas may be submitted in writing. This request may or may not be granted.
- 6.1.11 Primer, paint or stain coats specified are intended to cover surfaces satisfactorily when applied at proper consistency and in accordance with manufacturer's recommendations.
- 6.1.12 Tint each coat of paint progressively darker to enable confirmation of number of coats unless approved by the MPDA Inspection Agency.
- 6.1.13 Sand and dust between each coat to provide an anchor for the next coat and to remove surface defects such as runs, sags, etc. on existing and new coatings where applicable for the surface texture.
- 6.1.14 Do not apply finishes on exterior surfaces that are not sufficiently dry. Each coat of finish should be dry and hard before a following coat is applied unless the manufacturer's directions state otherwise.
- 6.1.15 To avoid air entrapment in applied coats, apply material in strict accordance with manufacturer's spread rates and application requirements.
- 6.1.16 Complete hiding is required on all finished substrates, including deep tone colours. Contractors should therefore allow for additional coats where required.

- 6.1.17 Top and bottom edges of all exterior doors shall be coated with the finish system, whether previously painted or not.
- 6.1.18 All paintable items at roof level are included in the Scope of Work, excluding unpainted aluminum and stainless items, unless otherwise noted.
- 6.1.19 Non-skid additive such as white silica sand must be added to the first coat applied to all exterior steps, landing, ramps, etc.
- 6.1.20 Where touch-up painting is required and found to be noticeable, the entire surface will have to be redone from break to break or corner-to-corner.
- 6.1.21 The painting contractor is to ensure that all windows are freed up prior to repainting and remain free upon completion of painting.
- 6.1.22 Contractor shall employ sufficient tradesmen to carry out the job with no interruption, slow down or inconvenience to the City of Richmond.

6.2 Priming and Back Priming

- 6.2.1 Exterior new woodwork which is to receive a paint finish, shall be primed with an MPI Approved primer compatible with the finish system.
- 6.2.2 All factory finished metals and unpainted PVC pipes scheduled to be painted must receive a full coat of **MPI #69 Bonding Primer** (solvent based) after proper surface preparation and prior to the application of the specified system.

6.3 Transition Primers

- 6.3.1 Ensure that a transition primer, **MPI # 5 Exterior Alkyd Wood Primer** is applied over alkyd surfaces where waterborne systems have been specified.

6.4 Gloss / Sheen:

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

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

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

7.0 Field Quality Control / Standard of Acceptance:

7.1 All surfaces, preparation and paint applications shall be inspected by the MPDA Inspection Agency or designate. **Mandatory site inspections must be scheduled as follows:**

- .a following the pressure water cleaning and moisture tests.
- .b surface preparation and before commencing application of specified paint system.
- .c intermediate coat before proceeding with the second (final) coat.

NOTE: failure to have the intermediate coat inspected by the MPDA Inspection Agency or designate before proceeding with the second (final) coat will result, in all cases, of having an additional second coat applied while an inspector is on site.

7.2 Repainted exterior surfaces shall be considered to lack uniformity and soundness if any of the following defects are apparent to the MPDA Technical Representative and not limited to:

- .a brush/roller/tracking, streaks, laps, runs, sags, drips, heavy stippling, hiding or shadowing by inefficient application methods, skipped or missed areas, and foreign materials in paint coatings.
- .b spray application defects such as dry spray, gun spits, heavy orange peel etc.
- .c damage due to touching before paint is sufficiently dry or any other contributory cause.
- .d damage due to application on moist surfaces.
- .e damage and/or contamination of paint due to wind blown contaminants (dust, sand blast materials, salt spray, etc.).

7.3 Repainted exterior surfaces shall be considered unacceptable if any of the following are evident under natural lighting conditions:

- .a visible defects are evident on vertical surfaces when viewed at 90 degrees to the surface from a distance not less than 1000 mm (39”).
- .b visible defects are evident on horizontal surfaces when viewed at 45 degrees to the surface from a distance not less than 1000 mm (39”).
- .c visible defects are evident on soffit and other overhead surfaces when viewed at 45 degrees to the surface
- .d when the final coat on any surface exhibits a lack of uniformity of sheen across full surface area.

7.4 Repainted surfaces rejected by the Owner or Authorized Representative or MPDA Technical Representative shall be made good at the expense of the Painting Contractor.

8.0 Clean-up:

- 8.1 Remove all paint where spilled, splashed, splattered or sprayed as work progresses using means and materials that will not cause damage to the finished surface from which it is removed.
- 8.2 Keep work area free from any unnecessary accumulation of tools, equipment, surplus materials and debris.
- 8.3 Remove combustible rubbish materials and empty paint cans each day and safely dispose of same in accordance with requirements of authorities having jurisdiction.
- 8.4 Clean equipment and dispose of wash water / solvents as well as all other cleaning and protective materials (e.g. rags, drop cloths, masking papers, etc.), paints, thinners, paint removers/strippers in accordance with the safety requirements of authorities having jurisdiction.
- 8.5 All brushes, rollers and spray equipment solvent residue shall not be disposed into site drains, utility sinks or any other water drainage systems.
- 8.6 All debris from repainting operations shall be disposed of by the Contractor. No debris or other waste shall be disposed into the Owners site containers.

9.0 Exterior Finish Schedule

- 9.1 Paint and Repaint exterior surfaces in accordance with the following **MPI** Architectural Painting Specification Manual and **MPI** Maintenance Repainting Manual requirements. (Premium Grade finish)
- 9.2 The intention is to paint all unpainted surfaces and repaint all previously painted surfaces. If not specifically identified on the finish schedule the Contractor shall allow for the appropriate system defined within the **MPI** Architectural Painting Specification Manual and **MPI** Maintenance Repainting Manual for designated preparation and paint system for the substrate.
- 9.3 Substrates identified with an asterisk (*): **All metal surfaces shall be cleaned scrubbed) using a heavy duty metal cleaner such as Devprep 88 or equivalent to remove all surface contaminates such as grease, oils and dirt deposits. Rusting and corroded ferrous metal areas shall be spot primed with MPI #79 Alkyd Anti- Corrosive Metal Primer and non ferrous metals with MPI # 95 Q.D. Primer for Aluminum followed by a full prime coat of MPI # 69 Bonding Primer (Solvent Based). Do not apply MPI # 69 over spot primed areas of MPI # 79 or MPI # 95.**
- 9.4 Substrates identified with an asterisk (**): **All metal surfaces shall be cleaned (scrubbed) using a heavy duty metal cleaner such as Devprep 88 or equivalent to remove all surface contaminates such as grease, oils and dirt deposits. Rusting and corroded ferrous metal areas shall be spot primed with MPI #79 Alkyd Anti-Corrosive Metal Primer and non ferrous metals with MPI # 95 Q.D. Primer for Aluminum.**
- 9.5 Substrates identified with an asterisk (***) : All plastic/PVC surfaces shall be primed with MPI # 69.
- 9.6 Substrates identified with an asterisk (****): All metal surfaces shall receive a full prime coat of MPI # 79.
- 9.7 **Aluminum and Galvanized Metal:** Appropriately clean and etch all unpainted metal with MPI #25 Etching Cleaner. Refer to **MPI** Surface Preparation 1.4 Acid Etching.
- 9.8 **MPI Product No:** refers to MPI Approved Product to be used for finish coat(s) as part of the Specified Paint System.

Location and Substrate	DSD No.	Paint System	Gloss Level	MPI Product No.
Dimension Lumber				
Barge Boards	2-3	REX 6.2A Exterior Latex	G5 Semi-Gloss	11
Belly Board	1	REX 6.2A Exterior Latex	G3-4 Satin	15
Fascia Boards	2-3	REX 6.2A Exterior Latex	G5 Semi-Gloss	11
Dressed Lumber				
Battens (porch)	2	REX 6.3B Exterior Alkyd	G5 Semi-Gloss	94
Belly Board	2	REX 6.3A Exterior Latex	G3-4 Satin	15
Ceiling (porch area)	2	REX 6.3A Exterior Latex	G3-4 Satin	15
Corbels	2	REX 6.3A Exterior Latex	G5 Semi-Gloss	11
Door Frames	2	REX 6.3B Exterior Alkyd	G5 Semi-Gloss	94
Door Trim	1	REX 6.3B Exterior Alkyd	G5 Semi-Gloss	94
Meter Box Door Trim	1	REX 6.3A Exterior Latex	G3-4 Satin	15
Siding		EXT 6.3A Exterior Latex	G3-4 Satin	15
T&G Ceiling (porch area)	2	REX 6.3A Exterior Latex	G3-4 Satin	15
T&G Soffits	2-3	REX 6.3A Exterior Latex	G3-4 Satin	15
Window Frames and Sills	2-4	REX 6.3A Exterior Latex	G5 Semi-Gloss	11
Plastic				
***Conduit		EXT 6.8A Exterior Latex	G3-4 Satin	15
Electrical Outlet Box (front porch)	1	REX 6.A Exterior Latex	G3-4 Satin	15
Structural Steel & Metal Fabrications				
Gas Lines	2	REX 5.1D Exterior Alkyd	G6 Gloss	9
Railings	2	REX 5.1D Exterior Alkyd	G6 Gloss	9
Wood Decks and Stairs/Steps				
Landing, Railing Cap, Posts, Risers, Stringers, Treads, Misc. Related Wood		EXT 6.5B Exterior Alkyd (Anti-skid additive)	G6 Gloss	27
Landing, Railing Cap, Posts, Risers, Stringers, Treads, Misc. Related Wood	2-3	REX 6.5B Exterior Alkyd (Anti-skid additive)	G6 Gloss	27
Wood Paneling				
Plywood Covered Columns	2-3	REX 6.4A Exterior Latex	G5 Semi-Gloss	11
Wood Shingles and Shakes (excluding roofs)				
Siding	2-3	REX 6.6A Exterior Latex	G3-4 Satin	15



PAINT QUALITY ASSURANCE™

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



REQUEST FOR AN ASSIGNMENT OF AN INSPECTOR

PROJECT NAME: Garden City Park Caretaker House

PROJECT ADDRESS: 9280 Alberta Road

City, Province, Postal Code: Richmond, BC

PAINTING CONTRACTOR: _____

ADDRESS: _____

FAX: _____ CONTACT: _____ PH: _____

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

SPECIFYING AUTHORITY: Master Painters and Decorators Association

ADDRESS: 2800 Ingleton Avenue, Burnaby, BC V5C 6G7

FAX: 604-298-7571 CONTACT: Gordon Barker PH: 604-298-3875

EMAIL: g.barker-mpda@telus.net (please tick box for fax or email correspondence)

GENERAL CONTRACTOR: N/A

ADDRESS: _____

FAX: _____ CONTACT: _____ PH: _____

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

OWNER/REP.: City of Richmond

ADDRESS: 5599 Lynas Lane, Richmond, BC V7C 5B2

FAX: 604-233-3303 CONTACT: John Shaw PH: 604-270-8721

EMAIL: jshaw2@richmond.ca (please tick box for fax or email correspondence)

SPECIAL COMMENTS: _____

CONTRACT PRICE: _____ NEW: _____ REPAINT: X

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

Lower Mainland:

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

I have read and understand this agreement. I also understand that the MPDA Guarantee applies to MPDA Members only.

SIGNED: _____

Signature of Painting Contractor or Firm

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

Card No: _____ Valid /Expiry Date: _____

DATE: _____ SIGNED: _____

Signature of Authorized Card Holder

To be completed by Office:

Assigned Inspector: Gordon Barker File #: _____

**Specifications for the Work to be done at the
Paulik Park Caretaker's House**

**Written by the Master Painters and
Decorators Association**

2.0 WORK INCLUDED

- 2.1 All work shall conform to the standards of the **MPI** (Master Painters Institute) Maintenance Repainting Manual and **MPI** Architectural Painting Specification Manual, latest editions, and as herein specified, indicated on drawings and schedules.
- 2.2 This section of work shall include all labour, materials, tools, scaffolds and other equipment, transportation, services and supervision required to prepare surfaces and to cover them with paint and/or stain as herein specified and as shown on the “Finish Schedule”, to the full intent of the specifications.
- 2.3 All previously painted surfaces shall be repainted unless identified within **3.0 Work Excluded**.
- 2.4 Include all incidental items not specifically noted above but considered part of the finished surface.
- 2.5 Refer to Finish Schedule for type, location and extent of exterior repainting required, scheduled or specified.
- 2.6 This Section along with the Finish Schedule forms part of the Contract documents and is to be read, interpreted and coordinated with all other parts.
- 2.7 Division 1, General Requirements form an integral part of this Section of Work. The Painting Contractor shall refer to these and all other related parts.
- 2.8 **For a complete list of all included items and corresponding colours, please refer to ITEMS / COLOUR SCHEDULE provided by the City of Richmond attached to the back of this document.**
- 2.9 **Separate Price: N/A**

3.0 WORK EXCLUDED

- 3.1 Unless otherwise noted, the following work or conditions are not included under this Section of work:
 - 3.1.1 Condition of substrates, correction of DSD-4 defects and deficiencies in substrates which may adversely affect repainting work, except for minimal work performed by this trade and preparation of surfaces to receive paint and finishes under this section of work.
 - 3.1.2 Correction of leaking windows, flashings, decks, membranes, scuppers, stucco or other jurisdictional items.

3.1.3 NOT IN CONTRACT:

Factory Finished Substrates

Aluminum downpipes
Aluminum railings
Aluminum window frames
Metal door
Metal flashings: roof flashing

Unpainted Substrates

Aluminum window frames
Concrete: foundation walls
Copper hose bib assembly
Galvanized metal hydro meter frame
Metal vent grills
Plastic conduit, cover plates (on deck)
Plastic dryer vent cover
Plastic electrical outlet box (on deck)
Plastic telephone box

Miscellaneous Substrates

Wall and ceiling mounted light fixtures

4.0 CONDITION OF SURFACES

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

Condition	Description
DSD-0	Sound Surface (may include visual (aesthetic) defects that do not affect films protective properties).
DSD-1	Slightly Deteriorated Surface (may show fading; gloss reduction, slight surface contamination, minor pin holes scratches, etc.) / Minor cosmetic defects (runs, sags, etc.).

DSD-2	Moderately Deteriorated Surface (small areas of peeling, flaking, slight cracking, staining, etc.).
DSD-3	Severely Deteriorated Surface (heavy peeling, flaking, cracking, checking, scratches, scuffs, abrasion, small holes and gouges).
DSD-4	Substrate Damage (repair or replacement of surface required

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

5.0 PREPARATION OF SURFACES

5.1 General

5.1.1 Prepare and test all exterior surfaces scheduled for repainting in accordance with the requirements of the **MPI Maintenance Repainting Manual, Exterior Surface Preparation**, Chapter 2 and as herein specified in reference to specific requirements for the following:

- .a environmental conditions
- .b pH testing
- .c acid etching
- .d rust stain removal
- .e mildew removal
- .f structural steel and miscellaneous metals
- .g galvanized and zinc coated metals
- .h aluminum and copper surfaces
- .i dimension and dressed lumber
- .j wood doors and frames
- .k wood paneling and casework
- .l wood decks, floors, stairs and steps
- .m wood shingles and shakes
- .n stucco

- 5.1.2 Remove all evidence of heavy algae growth from the surface using hand and power tool methods prior to mildew treatment and power washing procedures.
- 5.1.3 Remove all mildew, moss, dirt, etc. from surfaces and treat in accordance with **Repaint Surface Preparation MPI (RSP) Standards**, Chapter 6, MPI RSP-9 Mildew Treatment. Hand scrub all areas with mildew in evidence with a solution of one (1) part of household bleach mixed in five (5) parts of water. Let solution sit for approximately 10 to 20 minutes, then rinse surfaces well to remove all traces of solution. Repeat procedure until all evidence of mildew has been removed from the surface. This procedure must be carried out before pressure washing commences.
- 5.1.4 Pressure wash all exterior surfaces scheduled for painting, even those not to be painted including items under work excluded, in accordance with MPI Standards for type of surfaces and recommended pressures to ensure complete removal of all loose and peeling paint, stains, dirt, contaminants and other foreign matter, ensuring no physical damage is done to the substrates.

Refer to **Repaint Surface Preparation MPI (RSP) Standards**, Chapter 6, MPI RSP-5 Pressure Washing, for the various types of substrates and PSI range.

Care is to be taken to prevent intrusion of water into exterior spaces including walls and soffit cavities. This work shall be carried out only by qualified tradesmen experienced in pressure water cleaning. The use of water hose cleaning will not be considered satisfactory, unless specifically specified.

- 5.1.5 Allow sufficient drying time and test all surfaces using an electronic moisture meter before commencing work. Substrates will be ready when moisture readings are less than 12%.
- 5.1.6 Rust stains can be removed by hand cleaning (**MPI RSP-1**), power tool cleaning (**MPI RSP-4**), or with an oxalic acid solution (**MPI RSP-12**).
- 5.1.7 Mildew treatment and high-pressure water cleaning must be inspected before paint application is undertaken.
- 5.1.8 Sand, clean, dry, etch, neutralize and/or test all surfaces under adequate illumination, ventilation and temperature requirements.
- 5.1.9 Remove all building attachments such as downpipes and signage not permanently attached to the building unless directed by the Owner or Authorized Representative, clean and re-install at completion of work.
- 5.1.10 Remove all loose, and failed caulking (i.e latex/silicone, etc) and replace with paintable urethane based caulking on items scheduled to be painted.

- 5.1.11 Caulk all open joints, back to back metals, holes and cracks in all substrates with a paintable urethane compound. Back-Up Material: Closed cell polyethylene and some open cell polyurethane rods may be used as joint backing to control depth of sealant. Joint backing must be dry at time of sealant application. Prior to painting, cure caulking compounds in compliance with the manufacturer's instructions and recommendations. Caulking is **not required** where existing openings are part of the building envelope requirement. The Owner is responsible for all building envelope requirements.
- 5.1.12 Prior to paint application, review all surfaces and remove all remaining loose and peeling paint and non-adhering coating material by the appropriate preparation method for the condition.
- 5.1.13 Remove and replace loose or defective glazing compound from items scheduled to be painted.
- 5.1.14 Feather sanding is required on chipped or scraped substrates in order to leave an acceptable finished appearance.
- 5.1.15 Set nails and remove brackets etc. not currently in use from items scheduled to be painted.
- 5.2 **Concrete / Masonry Surfaces**
- 5.2.1 Remove all evidence of heavy algae growth from the surface using hand and power tool methods prior to mildew treatment and power washing procedures.
- 5.2.2 In areas of corrosion and spalling concrete, chip out concrete to locate the source and prepare metal surface as defined within 5.4 Metals. Prime surface with an MPI Approved anti-corrosive primer prior to patching surfaces with a cementitious filling compound as selected from the contractor's chosen manufacturer.
- 5.2.3 Patch masonry surfaces with a suitable cementitious patching compound.
- 5.2.4 All cementitious patching material must be allowed to thoroughly dry and cure prior to the application of any coating.
- 5.2.5 Prepare all open cracks and apply the manufacturer's recommended caulking / patching compound.
- 5.2.6 All caulked and patched areas must be blended and match adjacent surfaces in appearance and texture.
- 5.3 **Wood**
- 5.3.1 All open miter joints and gaps in door frames are to be caulked with the selected coating manufacturer's approved caulking compound.

- 5.3.2 All loose and flaking paint shall be removed by a combination of hand scraping, hand sanding and mechanical sanding.
 - 5.3.3 Existing debris such as paint skins etc are to be sanded or scraped from the surface prior to coating application. Raised wood fibers are to be scraped or sanded from the surface prior to application of the finish coat.
 - 5.3.4 Wood surfaces exhibiting severe coating delamination or other failures shall be stripped completely and sanded to attain an even consistent appearance.
 - 5.3.5 Brush all bare wood joints at miter joints and cut-ends of lumber etc with the specified MPI primer.
 - 5.3.6 Loose siding, trim boards and open joints are to be nailed back using galvanized nails only.
 - 5.3.7 Corroded nail heads shall be spot primed with an MPI Approved anti-corrosive primer. Protruding nails shall be removed or reset.
 - 5.3.8 Bare and stained knots shall be sealed with the manufacturer's recommended knot/stain sealer.
 - 5.3.9 Cracks and fractures greater than 1/16 of an inch shall be caulked with the manufacturer's approved caulking compound.
- 5.4 **Metals**
- 5.4.1 All metal surfaces shall be cleaned using a heavy duty metal cleaner such as Devprep 88 or equivalent to remove all surface contaminants such as grease, oils and dirt deposits.
 - 5.4.2 All substrates exhibiting corrosion and rust staining must be prepared to the following standards:
 - .a SSPC-SP 1 Solvent Cleaning
 - .b SSPC-SP 2 Hand Tool Cleaning
 - .c SSPC-SP 11 Power Tool Cleaning to Bare Metal to locate the source of the corrosion, followed with the application of an MPI approved anti-corrosive primer prior to filling/patching (if applicable).
 - .d Stripe coat all irregular surfaces such as welds, bolts and edges with the specified primer, allow to dry/cure before applying the intermediate and finish coat.
 - .e Spot prime bare metal with an MPI Approved primer for the substrate as the work proceeds to protect the surface from flash rusting.

6.0 APPLICATION

6.1 General

- 6.1.1 Prepare and paint all new and unpainted surfaces scheduled to be painted as per the **MPI** Architectural Painting Specification Manual requirements, latest edition, unless otherwise specified.
- 6.1.2 Repaint all surfaces requiring paint or stain finish to minimum **MPI** Maintenance Repainting Manual requirements, latest edition, unless otherwise specified with application methods in accordance with best trade practices for type and application of materials used.
- 6.1.3 Minimum painting standards shall be in accordance with the **MPI** Maintenance Repainting Manual Premium Grade finish, unless otherwise specified.
- 6.1.4 Do not commence repainting unless substrates and all environmental conditions are acceptable for the application of products.
- 6.1.5 Apply paint material in a workmanlike manner using skilled and Trades Qualified Journeyman applicators as noted under Quality Assurance.
- 6.1.6 Protect soffit vents and screens during painting of soffits. Soffit vents and screens over sprayed during repainting will be removed and replaced with new vents and screens by the contractor at no cost to the City of Richmond.
- 6.1.7 Primers and topcoats must be from the same manufacturer.
- 6.1.8 Apply primer, paint or stain within an appropriate time frame after cleaning and preparation to prevent weathering or water staining of substrate or before environmental conditions encourage flash-rusting, rusting, contamination or when the manufacturer's paint specifications require earlier applications.
- 6.1.9 All substrates where the previous coating has been removed down to the substrate, require the application of an appropriate primer prior to the application of the specified system.
- 6.1.10 If the Painting Contractor elects to utilize spray application methods then all coating applications will require back-rolling/brushing unless approved otherwise by the Owner, Authorized Representative or MPDA Inspection Agency. Requests to spray in some areas may be submitted in writing. This request may or may not be granted.
- 6.1.11 Primer, paint or stain coats specified are intended to cover surfaces satisfactorily when applied at proper consistency and in accordance with manufacturer's recommendations.

- 6.1.12 Tint each coat of paint progressively darker to enable confirmation of number of coats unless approved by the MPDA Inspection Agency.
 - 6.1.13 Sand and dust between each coat to provide an anchor for the next coat and to remove surface defects such as runs, sags, etc. on existing and new coatings where applicable for the surface texture.
 - 6.1.14 Do not apply finishes on exterior surfaces that are not sufficiently dry. Each coat of finish should be dry and hard before a following coat is applied unless the manufacturer's directions state otherwise.
 - 6.1.15 To avoid air entrapment in applied coats, apply material in strict accordance with manufacturer's spread rates and application requirements.
 - 6.1.16 Complete hiding is required on all finished substrates, including deep tone colours. Contractors should therefore allow for additional coats where required.
 - 6.1.17 Top and bottom edges of all exterior doors shall be coated with the finish system, whether previously painted or not.
 - 6.1.18 All paintable items at roof level are included in the Scope of Work, excluding unpainted aluminum and stainless items, unless otherwise noted.
 - 6.1.19 Non-skid additive such as white silica sand must be added to the first coat applied to all exterior steps, landing, ramps, etc.
 - 6.1.20 Where touch-up painting is required and found to be noticeable, the entire surface will have to be redone from break to break or corner-to-corner.
 - 6.1.21 The painting contractor is to ensure that all windows are freed up prior to repainting and remain free upon completion of painting.
 - 6.1.22 Contractor shall employ sufficient tradesmen to carry out the job with no interruption, slow down or inconvenience to the City of Richmond.
- 6.2 **Priming and Back Priming**
- 6.2.1 Exterior new woodwork which is to receive a paint finish, shall be primed with an MPI Approved primer compatible with the finish system.
 - 6.2.2 All factory finished metals and unpainted PVC pipes scheduled to be painted must receive a full coat of **MPI #69 Bonding Primer** (solvent based) after proper surface preparation and prior to the application of the specified system.
- 6.3 **Transition Primers**
- 6.3.1 Ensure that a transition primer, **MPI # 5 Exterior Alkyd Wood Primer** is applied over alkyd surfaces where waterborne systems have been specified.

6.4 **Gloss / Sheen:**

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

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

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

7.0 **Field Quality Control / Standard of Acceptance:**

7.1 All surfaces, preparation and paint applications shall be inspected by the MPDA Inspection Agency or designate. **Mandatory site inspections must be scheduled as follows:**

- .a following the pressure water cleaning and moisture tests.
- .b surface preparation and before commencing application of specified paint system.
- .c intermediate coat before proceeding with the second (final) coat.

NOTE: failure to have the intermediate coat inspected by the MPDA Inspection Agency or designate before proceeding with the second (final) coat will result, in all cases, of having an additional second coat applied while an inspector is on site.

7.2 Repainted exterior surfaces shall be considered to lack uniformity and soundness if any of the following defects are apparent to the MPDA Technical Representative and not limited to:

- .a brush/roller/tracking, streaks, laps, runs, sags, drips, heavy stippling, hiding or shadowing by inefficient application methods, skipped or missed areas, and foreign materials in paint coatings.
- .b spray application defects such as dry spray, gun spits, heavy orange peel etc.
- .c damage due to touching before paint is sufficiently dry or any other contributory cause.
- .d damage due to application on moist surfaces.
- .e damage and/or contamination of paint due to wind blown contaminants (dust, sand blast materials, salt spray, etc.).

- 7.3 Repainted exterior surfaces shall be considered unacceptable if any of the following are evident under natural lighting conditions:
- .a visible defects are evident on vertical surfaces when viewed at 90 degrees to the surface from a distance not less than 1000 mm (39”).
 - .b visible defects are evident on horizontal surfaces when viewed at 45 degrees to the surface from a distance not less than 1000 mm (39”).
 - .c visible defects are evident on soffit and other overhead surfaces when viewed at 45 degrees to the surface
 - .d when the final coat on any surface exhibits a lack of uniformity of sheen across full surface area.
- 7.4 Repainted surfaces rejected by the Owner or Authorized Representative or MPDA Technical Representative shall be made good at the expense of the Painting Contractor.

8.0 Clean-up:

- 8.1 Remove all paint where spilled, splashed, splattered or sprayed as work progresses using means and materials that will not cause damage to the finished surface from which it is removed.
- 8.2 Keep work area free from any unnecessary accumulation of tools, equipment, surplus materials and debris.
- 8.3 Remove combustible rubbish materials and empty paint cans each day and safely dispose of same in accordance with requirements of authorities having jurisdiction.
- 8.4 Clean equipment and dispose of wash water / solvents as well as all other cleaning and protective materials (e.g. rags, drop cloths, masking papers, etc.), paints, thinners, paint removers/strippers in accordance with the safety requirements of authorities having jurisdiction.
- 8.5 All brushes, rollers and spray equipment solvent residue shall not be disposed into site drains, utility sinks or any other water drainage systems.
- 8.6 All debris from repainting operations shall be disposed of by the Contractor. No debris or other waste shall be disposed into the Owners site containers.

9.0 Exterior Finish Schedule

- 9.1 Paint and Repaint exterior surfaces in accordance with the following **MPI** Architectural Painting Specification Manual and **MPI** Maintenance Repainting Manual requirements. (Premium Grade finish)
- 9.2 The intention is to paint all unpainted surfaces and repaint all previously painted surfaces. If not specifically identified on the finish schedule the Contractor shall allow for the appropriate system defined within the **MPI** Architectural Painting Specification Manual and **MPI** Maintenance Repainting Manual for designated preparation and paint system for the substrate.
- 9.3 Substrates identified with an asterisk (*): **All metal surfaces shall be cleaned scrubbed) using a heavy duty metal cleaner such as Devprep 88 or equivalent to remove all surface contaminates such as grease, oils and dirt deposits. Rusting and corroded ferrous metal areas shall be spot primed with MPI #79 Alkyd Anti- Corrosive Metal Primer and non ferrous metals with MPI # 95 Q.D. Primer for Aluminum followed by a full prime coat of MPI # 69 Bonding Primer (Solvent Based). Do not apply MPI # 69 over spot primed areas of MPI # 79 or MPI # 95.**
- 9.4 Substrates identified with an asterisk (**): **All metal surfaces shall be cleaned (scrubbed) using a heavy duty metal cleaner such as Devprep 88 or equivalent to remove all surface contaminates such as grease, oils and dirt deposits. Rusting and corroded ferrous metal areas shall be spot primed with MPI #79 Alkyd Anti-Corrosive Metal Primer and non ferrous metals with MPI # 95 Q.D. Primer for Aluminum.**
- 9.5 Substrates identified with an asterisk (***) : All plastic/PVC surfaces shall be primed with MPI # 69.
- 9.6 Substrates identified with an asterisk (****): All metal surfaces shall receive a full prime coat of MPI # 79.
- 9.7 **Aluminum and Galvanized Metal:** Appropriately clean and etch all unpainted metal with MPI #25 Etching Cleaner. Refer to **MPI** Surface Preparation 1.4 Acid Etching.
- 9.8 **MPI Product No:** refers to MPI Approved Product to be used for finish coat(s) as part of the Specified Paint System.

Location and Substrate	DSD No.	Paint System	Gloss Level	MPI Product No.
Aluminum				
Canopy (carport entrance)	1	REX 5.4A Exterior Alkyd	G6 Gloss	9

Location and Substrate	DSD No.	Paint System	Gloss Level	MPI Product No.
Dimension Lumber				
Battens	2	REX 6.2A Exterior Latex	G3-4 Satin	15
Beams and Posts	2	REX 6.2C Exterior Alkyd	G5 Semi-Gloss	94
Siding	1-2	EXT 6.2A Exterior Latex	G3-4 Satin	15
T&G Ceiling (carport)	2	REX 6.2A Exterior Latex	G5 Semi-Gloss	11
T&G Ceiling (deck) (full prime coat)	2	REX 6.2A Exterior Latex	G5 Semi-Gloss	5/11
Dressed Lumber				
2"x4" (wall mounted - south elevation)	2	REX 6.3A Exterior Latex	G3-4 Satin	15
Barge Boards	2	REX 6.3A Exterior Latex	G5 Semi-Gloss	11
Doors and Door Frames	2	REX 6.3B Exterior Alkyd	G5 Semi-Gloss	94
Fascia Boards	2-3	REX 6.3A Exterior Latex	G5 Semi-Gloss	11
Overhead Door Frame	2-3	REX 6.3B Exterior Alkyd	G5 Semi-Gloss	94
Signage (Street Number, Backboard)	2	REX 6.3B Exterior Alkyd	G6 Gloss	9
Window Frames	1	REX 6.3A Exterior Latex	G5 Semi-Gloss	11
Galvanized Metal				
Conduit / Boxes / Cover Plates		EXT 5.3A Exterior Latex	G3-4 Satin	15
Conduit / Boxes / Cover Plates	2	REX 5.3A Exterior Latex	G3-4 Satin	15
Structural Steel & Metal Fabrications				
Clothes Line Pully Fasteners	3	REX 5.1D Exterior Alkyd	G5 Semi-Gloss	94
Overhead Door	2	REX 5.1D Exterior Alkyd	G5 Semi-Gloss	94
Stucco				
Ceilings, Walls,	1-2	REX 9.1A Exterior Latex	G3-4 Satin	15
Wood Decks and Stairs/Steps				
Landing, Posts, Stringers, Treads, Misc. Related Wood		EXT 6.5B Exterior Alkyd (Anti-skid additive)	G6 Gloss	27
Wood Paneling				
Plywood Covered Beam	1	REX 6.4B Exterior Alkyd	G5 Semi-Gloss	11
Plywood Hydro Meter Surround	1	REX 6.4A Exterior Latex	G3-4 Satin	15
Plywood Soffits	1-2	REX 6.4A Exterior Latex	G3-4 Satin	15
Plywood Wall Panel (deck window)	1	REX 6.4A Exterior Latex	G3-4 Satin	15



PAINT QUALITY ASSURANCE™

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



REQUEST FOR AN ASSIGNMENT OF AN INSPECTOR

PROJECT NAME: Paulik Park Caretaker House

PROJECT ADDRESS: 7611 Ash Street

City, Province, Postal Code: Richmond, BC

PAINTING CONTRACTOR: _____

ADDRESS: _____

FAX: _____ CONTACT: _____ PH: _____

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

SPECIFYING AUTHORITY: Master Painters and Decorators Association

ADDRESS: 2800 Ingleton Avenue, Burnaby, BC V5C 6G7

FAX: 604-298-7571 CONTACT: Gordon Barker PH: 604-298-3875

EMAIL: g.barker-mpda@telus.net (please tick box for fax or email correspondence)

GENERAL CONTRACTOR: N/A

ADDRESS: _____

FAX: _____ CONTACT: _____ PH: _____

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

OWNER/REP.: City of Richmond

ADDRESS: 5599 Lynas Lane, Richmond, BC V7C 5B2

FAX: 604-233-3303 CONTACT: John Shaw PH: 604-270-8721

EMAIL: jshaw2@richmond.ca (please tick box for fax or email correspondence)

SPECIAL COMMENTS: _____

CONTRACT PRICE: _____ NEW: _____ REPAINT: X

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

Lower Mainland:

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

I have read and understand this agreement. I also understand that the MPDA Guarantee applies to MPDA Members only.

SIGNED: _____

Signature of Painting Contractor or Firm

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

Card No: _____ Valid /Expiry Date: _____

DATE: _____ SIGNED: _____

Signature of Authorized Card Holder

To be completed by Office:

Assigned Inspector: Gordon Barker File #: _____

**Specifications for the Work to be done at the
South Arm Pool (Slide)**

**Written by the Master Painters and
Decorators Association**

2.0 WORK INCLUDED

- 2.1 All work shall conform to the standards of the **MPI** (Master Painters Institute) Maintenance Repainting Manual and **MPI** Architectural Painting Specification Manual, latest editions, and as herein specified, indicated on drawings and schedules.
- 2.2 This section of work shall include all labour, materials, tools, scaffolds and other equipment, transportation, services and supervision required to prepare surfaces and to cover them with paint and/or stain as herein specified and as shown on the “Finish Schedule”, to the full intent of the specifications.
- 2.3 All previously painted surfaces shall be repainted unless identified within **3.0 Work Excluded**.
- 2.4 Include all incidental items not specifically noted above but considered part of the finished surface.
- 2.5 Refer to Finish Schedule for type, location and extent of exterior repainting required, scheduled or specified.
- 2.6 This Section along with the Finish Schedule forms part of the Contract documents and is to be read, interpreted and coordinated with all other parts.
- 2.7 Division 1, General Requirements form an integral part of this Section of Work. The Painting Contractor shall refer to these and all other related parts.
- 2.8 **For a complete list of all included items and corresponding colours, please refer to ITEMS / COLOUR SCHEDULE provided by the City of Richmond attached to the back of this document.**
- 2.9 **Separate Price: N/A**
- 2.10 **Please note: Tower and related steel (excluding blue coating on stairs and ramps) was originally coated with an epoxy and has been repainted with an alkyd enamel. Areas of alkyd paint failure where the epoxy coating is exposed will require a bonding primer before application of the specified alkyd system. The blue Steelcote coating is a urethane with a coat of an unknown clear finish applied as a topcoat.**
- 2.11 Products for the recoating of the blue urethane are manufactured by Steelcote and are only available from Progressive Services, 815 Tupper Avenue, Coquitlam. Phone 604-525-1685. **No alternative products will be accepted.**
Urethane tie coat: Steelcote Speedepoxy
Intermediate and topcoats: Steelcote Epo-Lux 520

3.0 WORK EXCLUDED

- 3.1 Unless otherwise noted, the following work or conditions are not included under this Section of work:
- 3.1.1 Condition of substrates, correction of DSD-4 defects and deficiencies in substrates which may adversely affect repainting work, except for minimal work performed by this trade and preparation of surfaces to receive paint and finishes under this section of work.
- 3.1.2 Correction of leaking windows, flashings, decks, membranes, scuppers, stucco or other jurisdictional items.
- 3.1.3 **NOT IN CONTRACT:**

Unpainted Substrates

Fibreglass slide tubes

Miscellaneous Substrates

Metal railings (outside of chains at landing) **see Finish Schedule for inclusion**

4.0 CONDITION OF SURFACES

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

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

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

5.0 PREPARATION OF SURFACES

5.1 General

- 5.1.1 Prepare and test all exterior surfaces scheduled for repainting in accordance with the requirements of the **MPI Maintenance Repainting Manual, Exterior Surface Preparation**, Chapter 2 and as herein specified in reference to specific requirements for the following:
- .a environmental conditions
 - .b pH testing
 - .c acid etching
 - .d rust stain removal
 - .e mildew removal
 - .f vertical and horizontal concrete surfaces
 - .g structural steel and miscellaneous metals
- 5.1.2 Remove all evidence of heavy algae growth from the surface using hand and power tool methods prior to mildew treatment and power washing procedures.
- 5.1.3 Remove all mildew, moss, dirt, etc. from surfaces and treat in accordance with **Repaint Surface Preparation MPI (RSP) Standards**, Chapter 6, MPI RSP-9 Mildew Treatment. Hand scrub all areas with mildew in evidence with a solution of one (1) part of household bleach mixed in five (5) parts of water. Let solution sit for approximately 10 to 20 minutes, then rinse surfaces well to remove all traces of solution. Repeat procedure until all evidence of mildew has been removed from the surface. This procedure must be carried out before pressure washing commences.

- 5.1.4 Pressure wash all exterior surfaces scheduled for painting, even those not to be painted including items under work excluded, in accordance with MPI Standards for type of surfaces and recommended pressures to ensure complete removal of all loose and peeling paint, stains, dirt, contaminates and other foreign matter, ensuring no physical damage is done to the substrates.

Refer to **Repaint Surface Preparation MPI (RSP) Standards**, Chapter 6, MPI RSP-5 Pressure Washing, for the various types of substrates and PSI range.

Pressure washing with a turbo nozzle is mandatory to ensure complete removal of loose and peeling clear finish on stair treads.

Care is to be taken to prevent intrusion of water into exterior spaces including walls and soffit cavities. This work shall be carried out only by qualified tradesmen experienced in pressure water cleaning. The use of water hose cleaning will not be considered satisfactory, unless specifically specified.

- 5.1.5 Allow sufficient drying time and test all surfaces using an electronic moisture meter before commencing work. Substrates will be ready when moisture readings are less than 12%.
- 5.1.6 Rust stains can be removed by hand cleaning (**MPI RSP-1**), power tool cleaning (**MPI RSP-4**), or with an oxalic acid solution (**MPI RSP-12**).
- 5.1.7 Mildew treatment and high-pressure water cleaning must be inspected before paint application is undertaken.
- 5.1.8 Sand, clean, dry, etch, neutralize and/or test all surfaces under adequate illumination, ventilation and temperature requirements.
- 5.1.9 Prior to paint application, review all surfaces and remove all remaining loose and peeling paint and non-adhering coating material by the appropriate preparation method for the condition.
- 5.1.10 Feather sanding is required on chipped or scraped substrates in order to leave an acceptable finished appearance.

5.2 **Concrete / Masonry Surfaces**

- 5.2.1 Remove all evidence of heavy algae growth from the surface using hand and power tool methods prior to mildew treatment and power washing procedures.
- 5.2.2 In areas of corrosion and spalling concrete, chip out concrete to locate the source and prepare metal surface as defined within 5.4 Metals. Prime surface with an MPI Approved anti-corrosive primer prior to patching surfaces with a

cementitious filling compound as selected from the contractor's chosen manufacturer.

- 5.2.3 Patch masonry surfaces with a suitable cementitious patching compound.
- 5.2.4 All cementitious patching material must be allowed to thoroughly dry and cure prior to the application of any coating.
- 5.2.5 Prepare all open cracks and apply the manufacturer's recommended caulking / patching compound.
- 5.2.6 All caulked and patched areas must be blended and match adjacent surfaces in appearance and texture.

5.3 **Metals**

- 5.4.1 All metal surfaces shall be cleaned using a heavy duty metal cleaner such as Devprep 88 or equivalent to remove all surface contaminants such as grease, oils and dirt deposits.
- 5.4.2 All substrates exhibiting corrosion and rust staining must be prepared to the following standards:
 - .a SSPC-SP 1 Solvent Cleaning
 - .b SSPC-SP 2 Hand Tool Cleaning
 - .c SSPC-SP 11 Power Tool Cleaning to Bare Metal to locate the source of the corrosion, followed with the application of an MPI approved anti-corrosive primer prior to filling/patching (if applicable).
 - .d Stripe coat all irregular surfaces such as welds, bolts and edges with the specified primer, allow to dry/cure before applying the intermediate and finish coat.
 - .e Spot prime bare metal with an MPI Approved primer for the substrate as the work proceeds to protect the surface from flash rusting.

6.0 **APPLICATION**

6.1 **General**

- 6.1.1 Prepare and paint all new and unpainted surfaces scheduled to be painted as per the **MPI** Architectural Painting Specification Manual requirements, latest edition, unless otherwise specified.
- 6.1.2 Repaint all surfaces requiring paint or stain finish to minimum **MPI** Maintenance Repainting Manual requirements, latest edition, unless otherwise specified with application methods in accordance with best trade practices for type and application of materials used.
- 6.1.3 Minimum painting standards shall be in accordance with the **MPI** Maintenance Repainting Manual Premium Grade finish, unless otherwise specified.

- 6.1.4 Do not commence repainting unless substrates and all environmental conditions are acceptable for the application of products.
- 6.1.5 Apply paint material in a workmanlike manner using skilled and Trades Qualified Journeyman applicators as noted under Quality Assurance.
- 6.1.6 Primers and topcoats must be from the same manufacturer.
- 6.1.7 Apply primer, paint or stain within an appropriate time frame after cleaning and preparation to prevent weathering or water staining of substrate or before environmental conditions encourage flash-rusting, rusting, contamination or when the manufacturer's paint specifications require earlier applications.
- 6.1.8 All substrates where the previous coating has been removed down to the substrate, require the application of an appropriate primer prior to the application of the specified system.
- 6.1.9 If the Painting Contractor elects to utilize spray application methods then all coating applications will require back-rolling/brushing unless approved otherwise by the Owner, Authorized Representative or MPDA Inspection Agency. Requests to spray in some areas may be submitted in writing. This request may or may not be granted.
- 6.1.10 Primer, paint or stain coats specified are intended to cover surfaces satisfactorily when applied at proper consistency and in accordance with manufacturer's recommendations.
- 6.1.11 Tint each coat of paint progressively darker to enable confirmation of number of coats unless approved by the MPDA Inspection Agency.
- 6.1.13 Sand and dust between each coat to provide an anchor for the next coat and to remove surface defects such as runs, sags, etc. on existing and new coatings where applicable for the surface texture.
- 6.1.14 Do not apply finishes on exterior surfaces that are not sufficiently dry. Each coat of finish should be dry and hard before a following coat is applied unless the manufacturer's directions state otherwise.
- 6.1.15 To avoid air entrapment in applied coats, apply material in strict accordance with manufacturer's spread rates and application requirements.
- 6.1.16 Complete hiding is required on all finished substrates, including deep tone colours. Contractors should therefore allow for additional coats where required.
- 6.1.17 Non-skid additive such as white silica sand must be added to the first coat applied to all exterior steps, landing, ramps, etc.

6.1.18 Where touch-up painting is required and found to be noticeable, the entire surface will have to be redone from break to break or corner-to-corner.

6.1.19 Contractor shall employ sufficient tradesmen to carry out the job with no interruption, slow down or inconvenience to the City of Richmond.

6.2 Priming

6.2.1 All surfaces scheduled to be painted must receive a spot priming after proper surface preparation and prior to the application of the specified system.

6.3 Transition/Bonding Primers

6.3.1 Ensure that a transition primer, **MPI # 69 Primer, Bonding, Solvent Based** is applied over epoxy coated surfaces where alkyds have been specified.

6.3.2 Ensure a tie coat of **Steelcote Speedepoxy** is applied over existing urethane coated surfaces (blue stringers, treads, risers, concrete and steel ramps).

6.4 Gloss / Sheen:

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

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

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

7.0 Field Quality Control / Standard of Acceptance:

7.1 All surfaces, preparation and paint applications shall be inspected by the MPDA Inspection Agency or designate. **Mandatory site inspections must be scheduled as follows:**

- .a following the pressure water cleaning and moisture tests.
- .b surface preparation and before commencing application of specified paint system.
- .c intermediate coat before proceeding with the second (final) coat.

NOTE: failure to have the intermediate coat inspected by the MPDA Inspection Agency or designate before proceeding with the second (final) coat will result, in all cases, of having an additional second coat applied while an inspector is on site.

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

8.0 Clean-up:

- 8.1 Remove all paint where spilled, splashed, splattered or sprayed as work progresses using means and materials that will not cause damage to the finished surface from which it is removed.
- 8.2 Keep work area free from any unnecessary accumulation of tools, equipment, surplus materials and debris.
- 8.3 Remove combustible rubbish materials and empty paint cans each day and safely dispose of same in accordance with requirements of authorities having jurisdiction.

-
- 8.4 Clean equipment and dispose of wash water / solvents as well as all other cleaning and protective materials (e.g. rags, drop cloths, masking papers, etc.), paints, thinners, paint removers/strippers in accordance with the safety requirements of authorities having jurisdiction.
 - 8.5 All brushes, rollers and spray equipment solvent residue shall not be disposed into site drains, utility sinks or any other water drainage systems.
 - 8.6 All debris from repainting operations shall be disposed of by the Contractor. No debris or other waste shall be disposed into the Owners site containers.

9.0 Exterior Finish Schedule

- 9.1 Paint and Repaint exterior surfaces in accordance with the following **MPI** Architectural Painting Specification Manual and **MPI** Maintenance Repainting Manual requirements. (Premium Grade finish)
- 9.2 The intention is to paint all unpainted surfaces and repaint all previously painted surfaces. If not specifically identified on the finish schedule the Contractor shall allow for the appropriate system defined within the **MPI** Architectural Painting Specification Manual and **MPI** Maintenance Repainting Manual for designated preparation and paint system for the substrate.
- 9.3 Substrates identified with an asterisk (*): **All metal surfaces shall be cleaned scrubbed) using a heavy duty metal cleaner such as Devprep 88 or equivalent to remove all surface contaminates such as grease, oils and dirt deposits. Rusting and corroded ferrous metal areas shall be spot primed with MPI #79 Alkyd Anti- Corrosive Metal Primer and non ferrous metals with MPI # 95 Q.D. Primer for Aluminum followed by a full prime coat of MPI # 69 Bonding Primer (Solvent Based). Do not apply MPI # 69 over spot primed areas of MPI # 79 or MPI # 95.**
- 9.4 Substrates identified with an asterisk (**): **All metal surfaces shall be cleaned (scrubbed) using a heavy duty metal cleaner such as Devprep 88 or equivalent to remove all surface contaminates such as grease, oils and dirt deposits. Rusting and corroded ferrous metal areas shall be spot primed with MPI #79 Alkyd Anti-Corrosive Metal Primer and non ferrous metals with MPI # 95 Q.D. Primer for Aluminum.**
- 9.5 Substrates identified with an asterisk (***) : All plastic/PVC surfaces shall be primed with MPI # 69.
- 9.6 Substrates identified with an asterisk (****): All metal surfaces shall receive a full prime coat of MPI # 79.
- 9.7 **Aluminum and Galvanized Metal:** Appropriately clean and etch all unpainted metal with MPI #25 Etching Cleaner. Refer to **MPI** Surface Preparation 1.4 Acid Etching.
- 9.8 **MPI Product No:** refers to MPI Approved Product to be used for finish coat(s) as part of the Specified Paint System.

Location and Substrate	DSD No.	Paint System	Gloss Level	MPI Product No.
Concrete Vertical Surfaces				
Slide Base Footings, Ramp	2	REX 3.1M Polyurethane, Pigmented	G6 Gloss (Epo-Lux 520)	
Concrete Horizontal Surfaces				
Ramp	2	REX 3.1M Polyurethane, Pigmented	G6 Gloss (Epo-Lux 520)	
Structural Steel & Metal Fabrications				
Staircase, Decks, Ramp (blue)	3	REX 5.1H Polyurethane, Pigmented (with NSA on ramps and treads)	G6 Gloss (Epo-Lux 520)	
Tower, Railings and Related Steel; Tube Brackets, Support Bracing and Related Steel	2-3	REX 5.1D Exterior Urethane Alkyd	G6 Gloss	9



PAINT QUALITY ASSURANCE™

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



REQUEST FOR AN ASSIGNMENT OF AN INSPECTOR

PROJECT NAME: South Arm Pool (water slide)

PROJECT ADDRESS: 10080 Williams Road

City, Province, Postal Code: Richmond, BC

PAINTING CONTRACTOR: _____

ADDRESS: _____

FAX: _____ CONTACT: _____ PH: _____

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

SPECIFYING AUTHORITY: Master Painters and Decorators Association

ADDRESS: 2800 Ingleton Avenue, Burnaby, BC V5C 6G7

FAX: 604-298-7571 CONTACT: Gordon Barker PH: 604-298-3875

EMAIL: g.barker-mpda@telus.net (please tick box for fax or email correspondence)

GENERAL CONTRACTOR: N/A

ADDRESS: _____

FAX: _____ CONTACT: _____ PH: _____

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

OWNER/REP.: City of Richmond

ADDRESS: 5599 Lynas Lane, Richmond, BC V7C 5B2

FAX: 604-233-3303 CONTACT: John Shaw PH: 604-270-8721

EMAIL: jshaw2@richmond.ca (please tick box for fax or email correspondence)

SPECIAL COMMENTS: _____

CONTRACT PRICE: _____ NEW: _____ REPAINT: X

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

Lower Mainland:

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

I have read and understand this agreement. I also understand that the MPDA Guarantee applies to MPDA Members only.

SIGNED: _____

Signature of Painting Contractor or Firm

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

Card No: _____ Valid /Expiry Date: _____

DATE: _____ SIGNED: _____

Signature of Authorized Card Holder

To be completed by Office:

Assigned Inspector: Gordon Barker File #: _____

Specifications for the Work to be done at the Steveston Community Society Net Shed

**Written by the Master Painters and
Decorators Association**

2.0 WORK INCLUDED

- 2.1 All work shall conform to the standards of the **MPI** (Master Painters Institute) Maintenance Repainting Manual and **MPI** Architectural Painting Specification Manual, latest editions, and as herein specified, indicated on drawings and schedules.
- 2.2 This section of work shall include all labour, materials, tools, scaffolds and other equipment, transportation, services and supervision required to prepare surfaces and to cover them with paint and/or stain as herein specified and as shown on the “Finish Schedule”, to the full intent of the specifications.
- 2.3 All previously painted surfaces shall be repainted unless identified within **3.0 Work Excluded**.
- 2.4 Include all incidental items not specifically noted above but considered part of the finished surface.
- 2.5 Refer to Finish Schedule for type, location and extent of exterior repainting required, scheduled or specified.
- 2.6 This Section along with the Finish Schedule forms part of the Contract documents and is to be read, interpreted and coordinated with all other parts.
- 2.7 Division 1, General Requirements form an integral part of this Section of Work. The Painting Contractor shall refer to these and all other related parts.
- 2.8 **For a complete list of all included items and corresponding colours, please refer to ITEMS / COLOUR SCHEDULE provided by the City of Richmond attached to the back of this document.**

3.0 WORK EXCLUDED

- 3.1 Unless otherwise noted, the following work or conditions are not included under this Section of work:
 - 3.1.1 Condition of substrates, correction of DSD-4 defects and deficiencies in substrates which may adversely affect repainting work, except for minimal work performed by this trade and preparation of surfaces to receive paint and finishes under this section of work.
 - 3.1.2 Correction of leaking windows, flashings, decks, membranes, scuppers, stucco or other jurisdictional items.

3.1.3 **NOT IN CONTRACT:**

Factory Finished Substrates

Metal wall cladding (east elevation, all cladding above lower roof)

Unpainted Substrates

Concrete: foundation walls

Galvanized metal chain link fence (enclosures)

Miscellaneous Substrates

Plywood site sign (wall mounted – remove and replace for painting of wall cladding)

4.0 CONDITION OF SURFACES

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

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

- 4.3 No repainting work shall commence until all such DSD-4 adverse conditions and defects have been corrected and surfaces and conditions are acceptable to the Painting Contractor. The Painting Contractor shall not be responsible for the condition of the substrate or for correcting defects and deficiencies in the substrate, which may adversely affect the painting work except for minimal work normally performed by the Painting

Contractor and as, indicated herein. It shall always, however, be the responsibility of the Painting Contractor to see that surfaces are properly prepared before any paint or coating is applied.

- 4.4 It shall also be the Painting Contractor's responsibility to paint the surface as specified providing that the owner accepts responsibility for uncorrected DSD-4 substrate conditions.

5.0 PREPARATION OF SURFACES

5.1 General

5.1.1 Prepare and test all exterior surfaces scheduled for repainting in accordance with the requirements of the **MPI Maintenance Repainting Manual, Exterior Surface Preparation**, Chapter 2 and as herein specified in reference to specific requirements for the following:

- .a environmental conditions
- .b pH testing
- .c acid etching
- .d rust stain removal
- .e mildew removal
- .f structural steel and miscellaneous metals
- .g galvanized and zinc coated metals
- .h dimension and dressed lumber
- .i wood paneling and casework

5.1.2 Remove all evidence of heavy algae growth from the surface using hand and power tool methods prior to mildew treatment and power washing procedures.

5.1.3 Remove all mildew, moss, dirt, etc. from surfaces and treat in accordance with **Repaint Surface Preparation MPI (RSP) Standards**, Chapter 6, MPI RSP-9 Mildew Treatment. Hand scrub all areas with mildew in evidence with a solution of one (1) part of household bleach mixed in five (5) parts of water. Let solution sit for approximately 10 to 20 minutes, then rinse surfaces well to remove all traces of solution. Repeat procedure until all evidence of mildew has been removed from the surface. This procedure must be carried out before pressure washing commences.

5.1.4 Pressure wash all exterior surfaces scheduled for painting, even those not to be painted including items under work excluded, in accordance with MPI Standards for type of surfaces and recommended pressures to ensure complete removal of all loose and peeling paint, stains, dirt, contaminates and other foreign matter, ensuring no physical damage is done to the substrates.

Refer to **Repaint Surface Preparation MPI (RSP) Standards**, Chapter 6, MPI RSP-5 Pressure Washing, for the various types of substrates and PSI range.

Pressure washing with a turbo nozzle is mandatory to ensure complete removal of loose and peeling paint.

Care is to be taken to prevent intrusion of water into exterior spaces including walls and soffit cavities. This work shall be carried out only by qualified tradesmen experienced in pressure water cleaning. The use of water hose cleaning will not be considered satisfactory, unless specifically specified.

- 5.1.5 Allow sufficient drying time and test all surfaces using an electronic moisture meter before commencing work. Substrates will be ready when moisture readings are less than 12%.
- 5.1.6 Rust stains can be removed by hand cleaning (**MPI RSP-1**), power tool cleaning (**MPI RSP-4**), or with an oxalic acid solution (**MPI RSP-12**).
- 5.1.7 Mildew treatment and high-pressure water cleaning must be inspected before paint application is undertaken.
- 5.1.8 Sand, clean, dry, etch, neutralize and/or test all surfaces under adequate illumination, ventilation and temperature requirements.
- 5.1.9 Remove all building attachments such as downpipes and signage not permanently attached to the building unless directed by the Owner or Authorized Representative, clean and re-install at completion of work.
- 5.1.10 Remove all loose, and failed caulking (i.e latex/silicone, etc) and replace with paintable urethane based caulking on items scheduled to be painted.
- 5.1.11 Caulk all open joints, back to back metals, holes and cracks in all substrates with a paintable urethane compound. Back-Up Material: Closed cell polyethylene and some open cell polyurethane rods may be used as joint backing to control depth of sealant. Joint backing must be dry at time of sealant application. Prior to painting, cure caulking compounds in compliance with the manufacturer's instructions and recommendations. Caulking is **not required** where existing openings are part of the building envelope requirement. The Owner is responsible for all building envelope requirements.
- 5.1.12 Prior to paint application, review all surfaces and remove all remaining loose and peeling paint and non-adhering coating material by the appropriate preparation method for the condition.
- 5.1.13 Remove and replace loose or defective glazing compound from items scheduled to be painted.

5.1.14 Feather sanding is required on chipped or scraped substrates in order to leave an acceptable finished appearance.

5.1.15 Set nails and remove brackets etc. not currently in use from items scheduled to be painted.

5.2 **Concrete / Masonry Surfaces**

5.2.1 Remove all evidence of heavy algae growth from the surface using hand and power tool methods prior to mildew treatment and power washing procedures.

5.2.2 In areas of corrosion and spalling concrete, chip out concrete to locate the source and prepare metal surface as defined within 5.4 Metals. Prime surface with an MPI Approved anti-corrosive primer prior to patching surfaces with a cementitious filling compound as selected from the contractor's chosen manufacturer.

5.2.3 Patch masonry surfaces with a suitable cementitious patching compound.

5.2.4 All cementitious patching material must be allowed to thoroughly dry and cure prior to the application of any coating.

5.2.5 Prepare all open cracks and apply the manufacturer's recommended caulking / patching compound.

5.2.6 All caulked and patched areas must be blended and match adjacent surfaces in appearance and texture.

5.3 **Wood**

5.3.1 All open miter joints and gaps in door frames are to be caulked with the selected coating manufacturer's approved caulking compound.

5.3.2 All loose and flaking paint shall be removed by a combination of hand scraping, hand sanding and mechanical sanding.

5.3.3 Existing debris such as paint skins etc are to be sanded or scraped from the surface prior to coating application. Raised wood fibers are to be scraped or sanded from the surface prior to application of the finish coat.

5.3.4 Wood surfaces exhibiting severe coating delamination or other failures shall be stripped completely and sanded to attain an even consistent appearance.

5.3.5 Brush all bare wood joints at miter joints and cut-ends of lumber etc with the specified MPI primer.

- 5.3.6 Loose siding, trim boards and open joints are to be nailed back using galvanized nails only.
- 5.3.7 Corroded nail heads shall be spot primed with an MPI Approved anti-corrosive primer. Protruding nails shall be removed or reset.
- 5.3.8 Bare and stained knots shall be sealed with the manufacturer's recommended knot/stain sealer.
- 5.3.9 Cracks and fractures greater than 1/16 of an inch shall be caulked with the manufacturer's approved caulking compound.

5.4 **Metals**

- 5.4.1 All metal surfaces shall be cleaned using a heavy duty metal cleaner such as Devprep 88 or equivalent to remove all surface contaminants such as grease, oils and dirt deposits.
- 5.4.2 All substrates exhibiting corrosion and rust staining must be prepared to the following standards:
 - .a SSPC-SP 1 Solvent Cleaning
 - .b SSPC-SP 2 Hand Tool Cleaning
 - .c SSPC-SP 11 Power Tool Cleaning to Bare Metal to locate the source of the corrosion, followed with the application of an MPI approved anti-corrosive primer prior to filling/patching (if applicable).
 - .d Stripe coat all irregular surfaces such as welds, bolts and edges with the specified primer, allow to dry/cure before applying the intermediate and finish coat.
 - .e Spot prime bare metal with an MPI Approved primer for the substrate as the work proceeds to protect the surface from flash rusting.

6.0 **APPLICATION**

6.1 **General**

- 6.1.1 Prepare and paint all new and unpainted surfaces scheduled to be painted as per the **MPI** Architectural Painting Specification Manual requirements, latest edition, unless otherwise specified.
- 6.1.2 Repaint all surfaces requiring paint or stain finish to minimum **MPI** Maintenance Repainting Manual requirements, latest edition, unless otherwise specified with application methods in accordance with best trade practices for type and application of materials used.
- 6.1.3 Minimum painting standards shall be in accordance with the **MPI** Maintenance Repainting Manual Premium Grade finish, unless otherwise specified.

- 6.1.4 Do not commence repainting unless substrates and all environmental conditions are acceptable for the application of products.
- 6.1.5 Apply paint material in a workmanlike manner using skilled and Trades Qualified Journeyman applicators as noted under Quality Assurance.
- 6.1.6 Protect soffit vents and screens during painting of soffits. Soffit vents and screens over sprayed during repainting will be removed and replaced with new vents and screens by the contractor at no cost to the City of Richmond.
- 6.1.7 Primers and topcoats must be from the same manufacturer.
- 6.1.8 Apply primer, paint or stain within an appropriate time frame after cleaning and preparation to prevent weathering or water staining of substrate or before environmental conditions encourage flash-rusting, rusting, contamination or when the manufacturer's paint specifications require earlier applications.
- 6.1.9 All substrates where the previous coating has been removed down to the substrate, require the application of an appropriate primer prior to the application of the specified system.
- 6.1.10 If the Painting Contractor elects to utilize spray application methods then all coating applications will require back-rolling/brushing unless approved otherwise by the Owner, Authorized Representative or MPDA Inspection Agency. Requests to spray in some areas may be submitted in writing. This request may or may not be granted.
- 6.1.11 Primer, paint or stain coats specified are intended to cover surfaces satisfactorily when applied at proper consistency and in accordance with manufacturer's recommendations.
- 6.1.12 Tint each coat of paint progressively darker to enable confirmation of number of coats unless approved by the MPDA Inspection Agency.
- 6.1.13 Sand and dust between each coat to provide an anchor for the next coat and to remove surface defects such as runs, sags, etc. on existing and new coatings where applicable for the surface texture.
- 6.1.14 Do not apply finishes on exterior surfaces that are not sufficiently dry. Each coat of finish should be dry and hard before a following coat is applied unless the manufacturer's directions state otherwise.
- 6.1.15 To avoid air entrapment in applied coats, apply material in strict accordance with manufacturer's spread rates and application requirements.

- 6.1.16 Complete hiding is required on all finished substrates, including deep tone colours. Contractors should therefore allow for additional coats where required.
- 6.1.17 Top and bottom edges of all exterior doors shall be coated with the finish system, whether previously painted or not.
- 6.1.18 All paintable items at roof level are included in the Scope of Work, excluding unpainted aluminum and stainless items, unless otherwise noted.
- 6.1.19 Non-skid additive such as white silica sand must be added to the first coat applied to all exterior steps, landing, ramps, etc.
- 6.1.20 Where touch-up painting is required and found to be noticeable, the entire surface will have to be redone from break to break or corner-to-corner.
- 6.1.21 The painting contractor is to ensure that all windows are freed up prior to repainting and remain free upon completion of painting.
- 6.1.22 Contractor shall employ sufficient tradesmen to carry out the job with no interruption, slow down or inconvenience to the City of Richmond.

6.2 Priming and Back Priming

- 6.2.1 Exterior new woodwork which is to receive a paint finish, shall be primed with an MPI Approved primer compatible with the finish system.
- 6.2.2 All factory finished metals and unpainted PVC pipes scheduled to be painted must receive a full coat of MPI #69 Bonding Primer (solvent based) after proper surface preparation and prior to the application of the specified system.

6.3 Transition Primers

- 6.3.1 Ensure that a transition primer, MPI # 5 Exterior Alkyd Wood Primer is applied over alkyd surfaces where waterborne systems have been specified.

6.4 Gloss / Sheen:

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

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

G7	High-Gloss finish	> 85	
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6.4.2 Gloss level ratings of all painted surfaces shall be as specified herein and as noted on Finish Schedule.

7.0 Field Quality Control / Standard of Acceptance:

7.1 All surfaces, preparation and paint applications shall be inspected by the MPDA Inspection Agency or designate. **Mandatory site inspections must be scheduled as follows:**

- .a following the pressure water cleaning and moisture tests.
- .b surface preparation and before commencing application of specified paint system.
- .c intermediate coat before proceeding with the second (final) coat.

NOTE: failure to have the intermediate coat inspected by the MPDA Inspection Agency or designate before proceeding with the second (final) coat will result, in all cases, of having an additional second coat applied while an inspector is on site.

7.2 Repainted exterior surfaces shall be considered to lack uniformity and soundness if any of the following defects are apparent to the MPDA Technical Representative and not limited to:

- .a brush/roller/tracking, streaks, laps, runs, sags, drips, heavy stippling, hiding or shadowing by inefficient application methods, skipped or missed areas, and foreign materials in paint coatings.
- .b spray application defects such as dry spray, gun spits, heavy orange peel etc.
- .c damage due to touching before paint is sufficiently dry or any other contributory cause.
- .d damage due to application on moist surfaces.
- .e damage and/or contamination of paint due to wind blown contaminants (dust, sand blast materials, salt spray, etc.).

7.3 Repainted exterior surfaces shall be considered unacceptable if any of the following are evident under natural lighting conditions:

- .a visible defects are evident on vertical surfaces when viewed at 90 degrees to the surface from a distance not less than 1000 mm (39”).
- .b visible defects are evident on horizontal surfaces when viewed at 45 degrees to the surface from a distance not less than 1000 mm (39”).
- .c visible defects are evident on soffit and other overhead surfaces when viewed at 45 degrees to the surface
- .d when the final coat on any surface exhibits a lack of uniformity of sheen across full surface area.

7.4 Repainted surfaces rejected by the Owner or Authorized Representative or MPDA Technical Representative shall be made good at the expense of the Painting Contractor.

8.0 Clean-up:

- 8.1 Remove all paint where spilled, splashed, splattered or sprayed as work progresses using means and materials that will not cause damage to the finished surface from which it is removed.
- 8.2 Keep work area free from any unnecessary accumulation of tools, equipment, surplus materials and debris.
- 8.3 Remove combustible rubbish materials and empty paint cans each day and safely dispose of same in accordance with requirements of authorities having jurisdiction.
- 8.4 Clean equipment and dispose of wash water / solvents as well as all other cleaning and protective materials (e.g. rags, drop cloths, masking papers, etc.), paints, thinners, paint removers/strippers in accordance with the safety requirements of authorities having jurisdiction.
- 8.5 All brushes, rollers and spray equipment solvent residue shall not be disposed into site drains, utility sinks or any other water drainage systems.
- 8.6 All debris from repainting operations shall be disposed of by the Contractor. No debris or other waste shall be disposed into the Owners site containers.

9.0 Exterior Finish Schedule

- 9.1 Paint and Repaint exterior surfaces in accordance with the following **MPI** Architectural Painting Specification Manual and **MPI** Maintenance Repainting Manual requirements. (Premium Grade finish)
- 9.2 The intention is to paint all unpainted surfaces and repaint all previously painted surfaces. If not specifically identified on the finish schedule the Contractor shall allow for the appropriate system defined within the **MPI** Architectural Painting Specification Manual and **MPI** Maintenance Repainting Manual for designated preparation and paint system for the substrate.
- 9.3 Substrates identified with an asterisk (*): **All metal surfaces shall be cleaned scrubbed) using a heavy duty metal cleaner such as Devprep 88 or equivalent to remove all surface contaminates such as grease, oils and dirt deposits. Rusting and corroded ferrous metal areas shall be spot primed with MPI #79 Alkyd Anti- Corrosive Metal Primer and non ferrous metals with MPI # 95 Q.D. Primer for Aluminum followed by a full prime coat of MPI # 69 Bonding Primer (Solvent Based). Do not apply MPI # 69 over spot primed areas of MPI # 79 or MPI # 95.**
- 9.4 Substrates identified with an asterisk (**): **All metal surfaces shall be cleaned (scrubbed) using a heavy duty metal cleaner such as Devprep 88 or equivalent to remove all surface contaminates such as grease, oils and dirt deposits. Rusting and corroded ferrous metal areas shall be spot primed with MPI #79 Alkyd Anti-Corrosive Metal Primer and non ferrous metals with MPI # 95 Q.D. Primer for Aluminum.**
- 9.5 Substrates identified with an asterisk (***) : All plastic/PVC surfaces shall be primed with MPI # 69.
- 9.6 Substrates identified with an asterisk (****): All metal surfaces shall receive a full prime coat of MPI # 79.
- 9.7 **Aluminum and Galvanized Metal:** Appropriately clean and etch all unpainted metal with MPI #25 Etching Cleaner. Refer to **MPI** Surface Preparation 1.4 Acid Etching
- 9.8 **MPI Product No:** refers to MPI Approved Product to be used for finish coat(s) as part of the Specified Paint System.

Location and Substrate	DSD No.	Paint System	Gloss Level	MPI Product No.
Dressed Lumber				
Base Board (playground area)		EXT 6.3B Exterior Alkyd	G6 Gloss	9
Posts		EXT 6.3B Exterior Alkyd	G6 Gloss	9

Location and Substrate	DSD No.	Paint System	Gloss Level	MPI Product No.
Galvanized Metal				
Angle Braces (wood posts)		EXT 5.3B Exterior Alkyd	G6 Gloss	9
Conduit / Boxes / Cover Plates		EXT 5.3G W.B. Light Industrial Coating	G3 Eggshell	161
Doors and Door Frames (incl. drip cap)	3	REX 5.3B Exterior Alkyd	G6 Gloss	9
Water Pipe (south elevation)		EXT 5.3B Exterior Alkyd	G6 Gloss	9
Plastic				
***Conduit		EXT 6.8 W.B. Light Industrial Coating	G3 Eggshell	161
***Downpipes		EXT 6.8B Exterior Alkyd	G6 Gloss	9
Downpipes	2	REX 6.8B Exterior Alkyd	G6 Gloss	9
Vent Pipe (wall mounted – west elevation)	2	REX 6.8B Exterior Alkyd	G6 Gloss	9
Structural Steel & Metal Fabrications				
Canopies and Related Steel (including Q deck ceilings)	3	REX 5.1D Exterior Alkyd	G6 Gloss	9
Caster Brackets (rolling gates/doors)	3	REX 5.1D Exterior Alkyd	G6 Gloss	9
Downpipes and Brackets	2-3	REX 5.1D Exterior Alkyd	G6 Gloss	9
Gutters	2-3	REX 5.1D Exterior Alkyd	G6 Gloss	9
*Roof Flashing	2	REX 5.1D Exterior Alkyd	G6 Gloss	9
Vent Pipe (wall mounted – west elevation)		REX 5.1D Exterior Alkyd	G6 Gloss	9
*Wall Cladding		REX 5.1C W.B. Light Industrial Coating	G3 Eggshell	161
Wall Cladding	1-2	REX 5.1C W.B. Light Industrial Coating	G3 Eggshell	161
Wood Paneling				
Plywood Ceiling (south elevation canopy) re and re to paint steel canopy ceiling	2	REX 6.4B Exterior Alkyd	G6 Gloss	9
Plywood Covered Windows (playground – re and re; paint window frames)	3	REX 6.4B Exterior Alkyd	G6 Gloss	9
Plywood Wall Panels (canopy area)		EXT 6.4B Exterior Alkyd	G6 Gloss	9



PAINT QUALITY ASSURANCE™

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



REQUEST FOR AN ASSIGNMENT OF AN INSPECTOR

PROJECT NAME: Steveston Community Society (Net Shed)

PROJECT ADDRESS: c/o Steveston Community Centre, 4111 Moncton Street

City, Province, Postal Code: Richmond, BC

PAINTING CONTRACTOR: _____

ADDRESS: _____

FAX: _____ CONTACT: _____ PH: _____

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

SPECIFYING AUTHORITY: Master Painters and Decorators Association

ADDRESS: 2800 Ingleton Avenue, Burnaby, BC V5C 6G7

FAX: 604-298-7571 CONTACT: Gordon Barker PH: 604-298-3875

EMAIL: g.barker-mpda@telus.net (please tick box for fax or email correspondence)

GENERAL CONTRACTOR: N/A

ADDRESS: _____

FAX: _____ CONTACT: _____ PH: _____

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

OWNER/REP.: City of Richmond

ADDRESS: 5599 Lynas Lane, Richmond, BC V7C 5B2

FAX: 604-233-3303 CONTACT: John Shaw PH: 604-270-8721

EMAIL: jshaw2@richmond.ca (please tick box for fax or email correspondence)

SPECIAL COMMENTS: _____

CONTRACT PRICE: _____ NEW: _____ REPAINT: X

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

Lower Mainland:

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

I have read and understand this agreement. I also understand that the MPDA Guarantee applies to MPDA Members only.

SIGNED: _____

Signature of Painting Contractor or Firm

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

Card No: _____ Valid /Expiry Date: _____

DATE: _____ SIGNED: _____

Signature of Authorized Card Holder

To be completed by Office:

Assigned Inspector: Gordon Barker File #: _____

**Specifications for the Work to be done at the
Terra Nova Children's Centre**

**Written by the Master Painters and
Decorators Association**

2.0 WORK INCLUDED

- 2.1 All work shall conform to the standards of the **MPI** (Master Painters Institute) Maintenance Repainting Manual and **MPI** Architectural Painting Specification Manual, latest editions, and as herein specified, indicated on drawings and schedules.
- 2.2 This section of work shall include all labour, materials, tools, scaffolds and other equipment, transportation, services and supervision required to prepare surfaces and to cover them with paint and/or stain as herein specified and as shown on the “Finish Schedule”, to the full intent of the specifications.
- 2.3 All previously painted surfaces shall be repainted unless identified within **3.0 Work Excluded**.
- 2.4 Include all incidental items not specifically noted above but considered part of the finished surface.
- 2.5 Refer to Finish Schedule for type, location and extent of exterior repainting required, scheduled or specified.
- 2.6 This Section along with the Finish Schedule forms part of the Contract documents and is to be read, interpreted and coordinated with all other parts.
- 2.7 Division 1, General Requirements form an integral part of this Section of Work. The Painting Contractor shall refer to these and all other related parts.
- 2.8 **For a complete list of all included items and corresponding colours, please refer to ITEMS / COLOUR SCHEDULE provided by the City of Richmond attached to the back of this document.**
- 2.9 **Separate Price: N/A**

3.0 WORK EXCLUDED

- 3.1 Unless otherwise noted, the following work or conditions are not included under this Section of work:
 - 3.1.1 Condition of substrates, correction of DSD-4 defects and deficiencies in substrates which may adversely affect repainting work, except for minimal work performed by this trade and preparation of surfaces to receive paint and finishes under this section of work.
 - 3.1.2 Correction of leaking windows, flashings, decks, membranes, scuppers, stucco or other jurisdictional items.

3.1.3 NOT IN CONTRACT:

Factory Finished Substrates

Aluminum ceiling
Aluminum downpipes
Aluminum gutters
Aluminum soffits
Aluminum window frames
Aluminum window sills
Hydro meter box
Metal drip cap (mid stucco walls)
Metal gate

Unpainted Substrates

Concrete: foundation walls, landings
Copper hose bib assembly
Fire Department lock box
Metal astragals and handles
Plastic downpipes
Plastic electrical outlet box
Plastic reveal strips in stucco

Miscellaneous Substrates

Wall mounted light fixtures
Wood fence

4.0 CONDITION OF SURFACES

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

Condition	Description
DSD-0	Sound Surface (may include visual (aesthetic) defects that do not affect films protective properties).
DSD-1	Slightly Deteriorated Surface (may show fading; gloss reduction, slight surface contamination, minor pin holes scratches, etc.) / Minor cosmetic defects (runs, sags, etc.).

DSD-2	Moderately Deteriorated Surface (small areas of peeling, flaking, slight cracking, staining, etc.).
DSD-3	Severely Deteriorated Surface (heavy peeling, flaking, cracking, checking, scratches, scuffs, abrasion, small holes and gouges).
DSD-4	Substrate Damage (repair or replacement of surface required)

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

5.0 PREPARATION OF SURFACES

5.1 General

5.1.1 Prepare and test all exterior surfaces scheduled for repainting in accordance with the requirements of the **MPI Maintenance Repainting Manual, Exterior Surface Preparation**, Chapter 2 and as herein specified in reference to specific requirements for the following:

- .a environmental conditions
- .b pH testing
- .c acid etching
- .d rust stain removal
- .e mildew removal
- .f structural steel and miscellaneous metals
- .g galvanized and zinc coated metals
- .h dimension and dressed lumber
- .i wood doors and frames
- .j stucco

5.1.2 Remove all evidence of heavy algae growth from the surface using hand and power tool methods prior to mildew treatment and power washing procedures.

5.1.3 Remove all mildew, moss, dirt, etc. from surfaces and treat in accordance with **Repaint Surface Preparation MPI (RSP) Standards**, Chapter 6, MPI RSP-9 Mildew Treatment. Hand scrub all areas with mildew in evidence with a solution

of one (1) part of household bleach mixed in five (5) parts of water. Let solution sit for approximately 10 to 20 minutes, then rinse surfaces well to remove all traces of solution. Repeat procedure until all evidence of mildew has been removed from the surface. This procedure must be carried out before pressure washing commences.

- 5.1.4 Pressure wash all exterior surfaces scheduled for painting, even those not to be painted including items under work excluded, in accordance with MPI Standards for type of surfaces and recommended pressures to ensure complete removal of all loose and peeling paint, stains, dirt, contaminants and other foreign matter, ensuring no physical damage is done to the substrates.

Refer to **Repaint Surface Preparation MPI (RSP) Standards**, Chapter 6, MPI RSP-5 Pressure Washing, for the various types of substrates and PSI range.

Care is to be taken to prevent intrusion of water into exterior spaces including walls and soffit cavities. This work shall be carried out only by qualified tradesmen experienced in pressure water cleaning. The use of water hose cleaning will not be considered satisfactory, unless specifically specified.

- 5.1.5 Allow sufficient drying time and test all surfaces using an electronic moisture meter before commencing work. Substrates will be ready when moisture readings are less than 12%.
- 5.1.6 Rust stains can be removed by hand cleaning (**MPI RSP-1**), power tool cleaning (**MPI RSP-4**), or with an oxalic acid solution (**MPI RSP-12**).
- 5.1.7 Mildew treatment and high-pressure water cleaning must be inspected before paint application is undertaken.
- 5.1.8 Sand, clean, dry, etch, neutralize and/or test all surfaces under adequate illumination, ventilation and temperature requirements.
- 5.1.9 Remove all building attachments such as downpipes and signage not permanently attached to the building unless directed by the Owner or Authorized Representative, clean and re-install at completion of work.
- 5.1.10 Remove all loose, and failed caulking (i.e latex/silicone, etc) and replace with paintable urethane based caulking on items scheduled to be painted.
- 5.1.11 Caulk all open joints, back to back metals, holes and cracks in all substrates with a paintable urethane compound. Back-Up Material: Closed cell polyethylene and some open cell polyurethane rods may be used as joint backing to control depth of sealant. Joint backing must be dry at time of sealant application. Prior to painting, cure caulking compounds in compliance with the manufacturer's instructions and recommendations. Caulking is **not required** where existing openings are part of

the building envelope requirement. The Owner is responsible for all building envelope requirements.

5.1.12 Prior to paint application, review all surfaces and remove all remaining loose and peeling paint and non-adhering coating material by the appropriate preparation method for the condition.

5.1.13 Remove and replace loose or defective glazing compound from items scheduled to be painted.

5.1.14 Feather sanding is required on chipped or scraped substrates in order to leave an acceptable finished appearance.

5.1.15 Set nails and remove brackets etc. not currently in use from items scheduled to be painted.

5.2 **Concrete / Masonry Surfaces**

5.2.1 Remove all evidence of heavy algae growth from the surface using hand and power tool methods prior to mildew treatment and power washing procedures.

5.2.2 In areas of corrosion and spalling concrete, chip out concrete to locate the source and prepare metal surface as defined within 5.4 Metals. Prime surface with an MPI Approved anti-corrosive primer prior to patching surfaces with a cementitious filling compound as selected from the contractor's chosen manufacturer.

5.2.3 Patch masonry surfaces with a suitable cementitious patching compound.

5.2.4 All cementitious patching material must be allowed to thoroughly dry and cure prior to the application of any coating.

5.2.5 Prepare all open cracks and apply the manufacturer's recommended caulking / patching compound.

5.2.6 All caulked and patched areas must be blended and match adjacent surfaces in appearance and texture.

5.3 **Wood**

5.3.1 All open miter joints and gaps in door frames are to be caulked with the selected coating manufacturer's approved caulking compound.

5.3.2 All loose and flaking paint shall be removed by a combination of hand scraping, hand sanding and mechanical sanding.

- 5.3.3 Existing debris such as paint skins etc are to be sanded or scraped from the surface prior to coating application. Raised wood fibers are to be scraped or sanded from the surface prior to application of the finish coat.
- 5.3.4 Wood surfaces exhibiting severe coating delamination or other failures shall be stripped completely and sanded to attain an even consistent appearance.
- 5.3.5 Brush all bare wood joints at miter joints and cut-ends of lumber etc with the specified MPI primer.
- 5.3.6 Loose siding, trim boards and open joints are to be nailed back using galvanized nails only.
- 5.3.7 Corroded nail heads shall be spot primed with an MPI Approved anti-corrosive primer. Protruding nails shall be removed or reset.
- 5.3.8 Bare and stained knots shall be sealed with the manufacturer's recommended knot/stain sealer.
- 5.3.9 Cracks and fractures greater than 1/16 of an inch shall be caulked with the manufacturer's approved caulking compound.

5.4 **Metals**

- 5.4.1 All metal surfaces shall be cleaned using a heavy duty metal cleaner such as Devprep 88 or equivalent to remove all surface contaminates such as grease, oils and dirt deposits.
- 5.4.2 All substrates exhibiting corrosion and rust staining must be prepared to the following standards:
 - .a SSPC-SP 1 Solvent Cleaning
 - .b SSPC-SP 2 Hand Tool Cleaning
 - .c SSPC-SP 11 Power Tool Cleaning to Bare Metal to locate the source of the corrosion, followed with the application of an MPI approved anti-corrosive primer prior to filling/patching (if applicable).
 - .d Stripe coat all irregular surfaces such as welds, bolts and edges with the specified primer, allow to dry/cure before applying the intermediate and finish coat.
 - .e Spot prime bare metal with an MPI Approved primer for the substrate as the work proceeds to protect the surface from flash rusting.

6.0 **APPLICATION**

6.1 **General**

- 6.1.1 Prepare and paint all new and unpainted surfaces scheduled to be painted as per the **MPI Architectural Painting Specification Manual** requirements, latest edition, unless otherwise specified.

- 6.1.2 Repaint all surfaces requiring paint or stain finish to minimum **MPI** Maintenance Repainting Manual requirements, latest edition, unless otherwise specified with application methods in accordance with best trade practices for type and application of materials used.
- 6.1.3 Minimum painting standards shall be in accordance with the **MPI** Maintenance Repainting Manual Premium Grade finish, unless otherwise specified.
- 6.1.4 Do not commence repainting unless substrates and all environmental conditions are acceptable for the application of products.
- 6.1.5 Apply paint material in a workmanlike manner using skilled and Trades Qualified Journeyman applicators as noted under Quality Assurance.
- 6.1.6 Protect soffit vents and screens during painting of soffits. Soffit vents and screens over sprayed during repainting will be removed and replaced with new vents and screens by the contractor at no cost to the City of Richmond.
- 6.1.7 Primers and topcoats must be from the same manufacturer.
- 6.1.8 Apply primer, paint or stain within an appropriate time frame after cleaning and preparation to prevent weathering or water staining of substrate or before environmental conditions encourage flash-rusting, rusting, contamination or when the manufacturer's paint specifications require earlier applications.
- 6.1.9 All substrates where the previous coating has been removed down to the substrate, require the application of an appropriate primer prior to the application of the specified system.
- 6.1.10 If the Painting Contractor elects to utilize spray application methods then all coating applications will require back-rolling/brushing unless approved otherwise by the Owner, Authorized Representative or MPDA Inspection Agency. Requests to spray in some areas may be submitted in writing. This request may or may not be granted.
- 6.1.11 Primer, paint or stain coats specified are intended to cover surfaces satisfactorily when applied at proper consistency and in accordance with manufacturer's recommendations.
- 6.1.12 Tint each coat of paint progressively darker to enable confirmation of number of coats unless approved by the MPDA Inspection Agency.
- 6.1.13 Sand and dust between each coat to provide an anchor for the next coat and to remove surface defects such as runs, sags, etc. on existing and new coatings where applicable for the surface texture.

- 6.1.14 Do not apply finishes on exterior surfaces that are not sufficiently dry. Each coat of finish should be dry and hard before a following coat is applied unless the manufacturer's directions state otherwise.
- 6.1.15 To avoid air entrapment in applied coats, apply material in strict accordance with manufacturer's spread rates and application requirements.
- 6.1.16 Complete hiding is required on all finished substrates, including deep tone colours. Contractors should therefore allow for additional coats where required.
- 6.1.17 Top and bottom edges of all exterior doors shall be coated with the finish system, whether previously painted or not.
- 6.1.18 All paintable items at roof level are included in the Scope of Work, excluding unpainted aluminum and stainless items, unless otherwise noted.
- 6.1.19 Non-skid additive such as white silica sand must be added to the first coat applied to all exterior steps, landing, ramps, etc.
- 6.1.20 Where touch-up painting is required and found to be noticeable, the entire surface will have to be redone from break to break or corner-to-corner.
- 6.1.21 The painting contractor is to ensure that all windows are freed up prior to repainting and remain free upon completion of painting.
- 6.1.22 Contractor shall employ sufficient tradesmen to carry out the job with no interruption, slow down or inconvenience to the City of Richmond.
- 6.2 **Priming and Back Priming**
- 6.2.1 Exterior new woodwork which is to receive a paint finish, shall be primed with an MPI Approved primer compatible with the finish system.
- 6.2.2 All factory finished metals and unpainted PVC pipes scheduled to be painted must receive a full coat of **MPI #69 Bonding Primer** (solvent based) after proper surface preparation and prior to the application of the specified system.
- 6.3 **Transition Primers**
- 6.3.1 Ensure that a transition primer, **MPI # 5 Exterior Alkyd Wood Primer** is applied over alkyd surfaces where waterborne systems have been specified.
- 6.4 **Gloss / Sheen:**
- 6.4.1 Paint gloss shall be defined as the sheen rating of applied paint, in accordance with the following **MPI** gloss / sheen standard values:

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

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

7.0 Field Quality Control / Standard of Acceptance:

- 7.1 All surfaces, preparation and paint applications shall be inspected by the MPDA Inspection Agency or designate. **Mandatory site inspections must be scheduled as follows:**
- .a following the pressure water cleaning and moisture tests.
 - .b surface preparation and before commencing application of specified paint system.
 - .c intermediate coat before proceeding with the second (final) coat.

NOTE: failure to have the intermediate coat inspected by the MPDA Inspection Agency or designate before proceeding with the second (final) coat will result, in all cases, of having an additional second coat applied while an inspector is on site.

- 7.2 Repainted exterior surfaces shall be considered to lack uniformity and soundness if any of the following defects are apparent to the MPDA Technical Representative and not limited to:
- .a brush/roller/tracking, streaks, laps, runs, sags, drips, heavy stippling, hiding or shadowing by inefficient application methods, skipped or missed areas, and foreign materials in paint coatings.
 - .b spray application defects such as dry spray, gun spits, heavy orange peel etc.
 - .c damage due to touching before paint is sufficiently dry or any other contributory cause.
 - .d damage due to application on moist surfaces.
 - .e damage and/or contamination of paint due to wind blown contaminants (dust, sand blast materials, salt spray, etc.).

- 7.3 Repainted exterior surfaces shall be considered unacceptable if any of the following are evident under natural lighting conditions:
- .a visible defects are evident on vertical surfaces when viewed at 90 degrees to the

surface from a distance not less than 1000 mm (39”).

- .b visible defects are evident on horizontal surfaces when viewed at 45 degrees to the surface from a distance not less than 1000 mm (39”).
- .c visible defects are evident on soffit and other overhead surfaces when viewed at 45 degrees to the surface
- .d when the final coat on any surface exhibits a lack of uniformity of sheen across full surface area.

7.4 Repainted surfaces rejected by the Owner or Authorized Representative or MPDA Technical Representative shall be made good at the expense of the Painting Contractor.

8.0 Clean-up:

- 8.1 Remove all paint where spilled, splashed, splattered or sprayed as work progresses using means and materials that will not cause damage to the finished surface from which it is removed.
- 8.2 Keep work area free from any unnecessary accumulation of tools, equipment, surplus materials and debris.
- 8.3 Remove combustible rubbish materials and empty paint cans each day and safely dispose of same in accordance with requirements of authorities having jurisdiction.
- 8.4 Clean equipment and dispose of wash water / solvents as well as all other cleaning and protective materials (e.g. rags, drop cloths, masking papers, etc.), paints, thinners, paint removers/strippers in accordance with the safety requirements of authorities having jurisdiction.
- 8.5 All brushes, rollers and spray equipment solvent residue shall not be disposed into site drains, utility sinks or any other water drainage systems.
- 8.6 All debris from repainting operations shall be disposed of by the Contractor. No debris or other waste shall be disposed into the Owners site containers.

9.0 Exterior Finish Schedule

- 9.1 Paint and Repaint exterior surfaces in accordance with the following **MPI** Architectural Painting Specification Manual and **MPI** Maintenance Repainting Manual requirements. (Premium Grade finish)
- 9.2 The intention is to paint all unpainted surfaces and repaint all previously painted surfaces. If not specifically identified on the finish schedule the Contractor shall allow for the appropriate system defined within the **MPI** Architectural Painting Specification Manual and **MPI** Maintenance Repainting Manual for designated preparation and paint system for the substrate.
- 9.3 Substrates identified with an asterisk (*): **All metal surfaces shall be cleaned scrubbed) using a heavy duty metal cleaner such as Devprep 88 or equivalent to remove all surface contaminates such as grease, oils and dirt deposits. Rusting and corroded ferrous metal areas shall be spot primed with MPI #79 Alkyd Anti- Corrosive Metal Primer and non ferrous metals with MPI # 95 Q.D. Primer for Aluminum followed by a full prime coat of MPI # 69 Bonding Primer (Solvent Based). Do not apply MPI # 69 over spot primed areas of MPI # 79 or MPI # 95.**
- 9.4 Substrates identified with an asterisk (**): **All metal surfaces shall be cleaned (scrubbed) using a heavy duty metal cleaner such as Devprep 88 or equivalent to remove all surface contaminates such as grease, oils and dirt deposits. Rusting and corroded ferrous metal areas shall be spot primed with MPI #79 Alkyd Anti-Corrosive Metal Primer and non ferrous metals with MPI # 95 Q.D. Primer for Aluminum.**
- 9.5 Substrates identified with an asterisk (***) : All plastic/PVC surfaces shall be primed with MPI # 69.
- 9.6 Substrates identified with an asterisk (****): All metal surfaces shall receive a full prime coat of MPI # 79.
- 9.7 **Aluminum and Galvanized Metal:** Appropriately clean and etch all unpainted metal with MPI #25 Etching Cleaner. Refer to **MPI** Surface Preparation 1.4 Acid Etching.
- 9.8 **MPI Product No:** refers to MPI Approved Product to be used for finish coat(s) as part of the Specified Paint System.

Location and Substrate	DSD No.	Paint System	Gloss Level	MPI Product No.
Dimension Lumber				
Barge Boards	2	REX 6.2A Exterior Latex	G5 Semi-Gloss	11
Battens	2	REX 6.2A Exterior Latex	G3-4 Satin	15
Door Trim Boards	1	REX 6.2A Exterior Latex	G3-4 Satin	15
Fascia Boards	2	REX 6.2A Exterior Latex	G5 Semi-Gloss	11
Pergola (all related wood)	2-4	REX 6.2A Exterior Latex	G3-4 Satin	15
Planter Boxes		EXT 6.2D Solid Colour Stain		14
Shed	2-3	REX 6.2A Exterior Latex	G3-4 Satin	15
Stucco Column Bases	2-3	REX 6.2A Exterior Latex	G3-4 Satin	15
Transition Strips (soffit to stucco walls)	2	REX 6.2A Exterior Latex	G3-4 Satin	15
Window Trim Boards	1	REX 6.2A Exterior Latex	G3-4 Satin	15
Dressed Lumber				
Door Frames	1	REX 6.3B Exterior Alkyd	G5 Semi-Gloss	94
Planter Box Cap	3	REX 6.3B Exterior Alkyd	G6 Gloss	9
Galvanized Metal				
Doors and Door Frames	1-2	REX 5.3B Exterior Alkyd	G5 Semi-Gloss	94
Structural Steel & Metal Fabrications				
Fire Bell	1	REX 5.1D Exterior Alkyd	G6 Gloss	9
Gas Lines	3	REX 5.1D Exterior Alkyd	G6 Gloss	9
Vent Stack Base Flashing (roof mounted)	3	REX 5.1D Exterior Alkyd	G6 Gloss	9
Stucco				
Beams, Columns, Walls	1	REX 9.1A Exterior Latex	G3-4 Satin	15



PAINT QUALITY ASSURANCE™

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



REQUEST FOR AN ASSIGNMENT OF AN INSPECTOR

PROJECT NAME: Terra Nova Children's Centre

PROJECT ADDRESS: 6011 Blanshard Drive

City, Province, Postal Code: Richmond, BC

PAINTING CONTRACTOR: _____

ADDRESS: _____

FAX: _____ CONTACT: _____ PH: _____

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

SPECIFYING AUTHORITY: Master Painters and Decorators Association

ADDRESS: 2800 Ingleton Avenue, Burnaby, BC V5C 6G7

FAX: 604-298-7571 CONTACT: Gordon Barker PH: 604-298-3875

EMAIL: g.barker-mpda@telus.net (please tick box for fax or email correspondence)

GENERAL CONTRACTOR: N/A

ADDRESS: _____

FAX: _____ CONTACT: _____ PH: _____

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

OWNER/REP.: City of Richmond

ADDRESS: 5599 Lynas Lane, Richmond, BC V7C 5B2

FAX: 604-233-3303 CONTACT: John Shaw PH: 604-270-8721

EMAIL: jshaw2@richmond.ca (please tick box for fax or email correspondence)

SPECIAL COMMENTS: _____

CONTRACT PRICE: _____ NEW: _____ REPAINT: X

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

Lower Mainland:

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

I have read and understand this agreement. I also understand that the MPDA Guarantee applies to MPDA Members only.

SIGNED: _____

Signature of Painting Contractor or Firm

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

Card No: _____ Valid /Expiry Date: _____

DATE: _____ SIGNED: _____

Signature of Authorized Card Holder

To be completed by Office:

Assigned Inspector: Gordon Barker File #: _____

**Specifications for the Work to be done at
Watermania**

**Written by the Master Painters and
Decorators Association**

2.0 WORK INCLUDED

- 2.1 All work shall conform to the standards of the **MPI** (Master Painters Institute) Maintenance Repainting Manual and **MPI** Architectural Painting Specification Manual, latest editions, and as herein specified, indicated on drawings and schedules.
- 2.2 This section of work shall include all labour, materials, tools, scaffolds and other equipment, transportation, services and supervision required to prepare surfaces and to cover them with paint and/or stain as herein specified and as shown on the “Finish Schedule”, to the full intent of the specifications.
- 2.3 All previously painted surfaces shall be repainted unless identified within **3.0 Work Excluded**.
- 2.4 Include all incidental items not specifically noted above but considered part of the finished surface.
- 2.5 Refer to Finish Schedule for type, location and extent of exterior repainting required, scheduled or specified.
- 2.6 This Section along with the Finish Schedule forms part of the Contract documents and is to be read, interpreted and coordinated with all other parts.
- 2.7 Division 1, General Requirements form an integral part of this Section of Work. The Painting Contractor shall refer to these and all other related parts.
- 2.8 **For a complete list of all included items and corresponding colours, please refer to ITEMS / COLOUR SCHEDULE provided by the City of Richmond attached to the back of this document.**
- 2.9 **Separate Price: N/A**

3.0 WORK EXCLUDED

- 3.1 Unless otherwise noted, the following work or conditions are not included under this Section of work:
 - 3.1.1 **Please note: Pressure washing of the roof is Not in Contract (NIC).**
 - 3.1.2 Condition of substrates, correction of DSD-4 defects and deficiencies in substrates which may adversely affect repainting work, except for minimal work performed by this trade and preparation of surfaces to receive paint and finishes under this section of work.

3.1.3 Correction of leaking windows, flashings, decks, membranes, scuppers, stucco or other jurisdictional items.

3.1.4 **NOT IN CONTRACT:**

Factory Finished Substrates

Anodized aluminum doors and door frames

Anodized aluminum window frames and sills

HVAC units (rooftop)

Metal bike racks

Metal doors and door frames (painted black) **see Finish Schedule for inclusion**

Metal downpipes

Metal flashings: cap flashing, fascia covers, roof flashing, vent base flashing, window drip cap

Metal gutters (aluminum)

Metal railings (painted black) **see Finish Schedule for inclusion**

Metal roof cladding

Metal rooftop vents, stacks and bases

Metal site sign cans (wall mounted)

Metal site sign (neon)

Metal skylight frames

Metal torch (peaks of roof)

Metal vent louvers

Metal wall cladding

Unpainted Substrates

Block (split face only)

Concrete: columns, entrance canopy steel post footings, foundation walls, landings, planter boxes, pony walls, retaining walls, steps, wall caps

Exposed aggregate garbage containers

Exposed aggregate picnic tables

Galvanized metal chain link fence (enclosures)

Metal sprinkler head covers

Metal vent louvers

Plastic conduit, cover plates

Plastic downpipes and metal straps

Plastic rapped pipes

Roof vent stacks

Miscellaneous Substrates

Gas Lines

Wall and soffit mounted light fixtures

Wood benches

Wood signs (wall mounted)

4.0 CONDITION OF SURFACES

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

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

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

5.0 PREPARATION OF SURFACES

5.1 General

- 5.1.1 Prepare and test all exterior surfaces scheduled for repainting in accordance with the requirements of the **MPI Maintenance Repainting Manual, Exterior**

Surface Preparation, Chapter 2 and as herein specified in reference to specific requirements for the following:

- .a environmental conditions
- .b pH testing
- .c acid etching
- .d rust stain removal
- .e mildew removal
- .f vertical and horizontal concrete surfaces
- .g clay and concrete masonry units
- .h structural steel and miscellaneous metals
- .i galvanized and zinc coated metals

- 5.1.2 Remove all evidence of heavy algae growth from the surface using hand and power tool methods prior to mildew treatment and power washing procedures.
- 5.1.3 Remove all mildew, moss, dirt, etc. from surfaces and treat in accordance with **Repaint Surface Preparation MPI (RSP) Standards**, Chapter 6, MPI RSP-9 Mildew Treatment. Hand scrub all areas with mildew in evidence with a solution of one (1) part of household bleach mixed in five (5) parts of water. Let solution sit for approximately 10 to 20 minutes, then rinse surfaces well to remove all traces of solution. Repeat procedure until all evidence of mildew has been removed from the surface. This procedure must be carried out before pressure washing commences.
- 5.1.4 Pressure wash all exterior surfaces scheduled for painting, even those not to be painted including items under work excluded, in accordance with MPI Standards for type of surfaces and recommended pressures to ensure complete removal of all loose and peeling paint, stains, dirt, contaminants and other foreign matter, ensuring no physical damage is done to the substrates.

Please note: Pressure washing of the roof is Not in Contract (NIC).

NOTE: Skylights complete with frames are not to be pressure washed. Hand wash with brushes and rinse with water hose.

Refer to **Repaint Surface Preparation MPI (RSP) Standards**, Chapter 6, MPI RSP-5 Pressure Washing, for the various types of substrates and PSI range.

Care is to be taken to prevent intrusion of water into exterior spaces including walls and soffit cavities. This work shall be carried out only by qualified tradesmen experienced in pressure water cleaning. The use of water hose cleaning will not be considered satisfactory, unless specifically specified.

- 5.1.5 Allow sufficient drying time and test all surfaces using an electronic moisture meter before commencing work. Substrates will be ready when moisture readings are less than 12%.
 - 5.1.6 Rust stains can be removed by hand cleaning (**MPI RSP-1**), power tool cleaning (**MPI RSP-4**), or with an oxalic acid solution (**MPI RSP-12**).
 - 5.1.7 Mildew treatment and high-pressure water cleaning must be inspected before paint application is undertaken.
 - 5.1.8 Sand, clean, dry, etch, neutralize and/or test all surfaces under adequate illumination, ventilation and temperature requirements.
 - 5.1.9 Remove all building attachments such as downpipes and signage not permanently attached to the building unless directed by the Owner or Authorized Representative, clean and re-install at completion of work.
 - 5.1.10 Remove all loose, and failed caulking (i.e latex/silicone, etc) and replace with paintable urethane based caulking on items scheduled to be painted.
 - 5.1.11 Caulk all open joints, back to back metals, holes and cracks in all substrates with a paintable urethane compound. Back-Up Material: Closed cell polyethylene and some open cell polyurethane rods may be used as joint backing to control depth of sealant. Joint backing must be dry at time of sealant application. Prior to painting, cure caulking compounds in compliance with the manufacturer's instructions and recommendations. Caulking is **not required** where existing openings are part of the building envelope requirement. The Owner is responsible for all building envelope requirements.
 - 5.1.12 Prior to paint application, review all surfaces and remove all remaining loose and peeling paint and non-adhering coating material by the appropriate preparation method for the condition.
 - 5.1.13 Remove and replace loose or defective glazing compound from items scheduled to be painted.
 - 5.1.14 Feather sanding is required on chipped or scraped substrates in order to leave an acceptable finished appearance.
 - 5.1.15 Set nails and remove brackets etc. not currently in use from items scheduled to be painted.
- 5.2 **Concrete / Masonry Surfaces**
- 5.2.1 Remove all evidence of heavy algae growth from the surface using hand and power tool methods prior to mildew treatment and power washing procedures.

- 5.2.2 In areas of corrosion and spalling concrete, chip out concrete to locate the source and prepare metal surface as defined within 5.4 Metals. Prime surface with an MPI Approved anti-corrosive primer prior to patching surfaces with a cementitious filling compound as selected from the contractor's chosen manufacturer.
- 5.2.3 Patch masonry surfaces with a suitable cementitious patching compound.
- 5.2.4 All cementitious patching material must be allowed to thoroughly dry and cure prior to the application of any coating.
- 5.2.5 Prepare all open cracks and apply the manufacturer's recommended caulking / patching compound.
- 5.2.6 All caulked and patched areas must be blended and match adjacent surfaces in appearance and texture.
- 5.3 **Wood**
 - 5.3.1 All open miter joints and gaps in door frames are to be caulked with the selected coating manufacturer's approved caulking compound.
 - 5.3.2 All loose and flaking paint shall be removed by a combination of hand scraping, hand sanding and mechanical sanding.
 - 5.3.3 Existing debris such as paint skins etc are to be sanded or scraped from the surface prior to coating application. Raised wood fibers are to be scraped or sanded from the surface prior to application of the finish coat.
 - 5.3.4 Wood surfaces exhibiting severe coating delamination or other failures shall be stripped completely and sanded to attain an even consistent appearance.
 - 5.3.5 Brush all bare wood joints at miter joints and cut-ends of lumber etc with the specified MPI primer.
 - 5.3.6 Loose siding, trim boards and open joints are to be nailed back using galvanized nails only.
 - 5.3.7 Corroded nail heads shall be spot primed with an MPI Approved anti-corrosive primer. Protruding nails shall be removed or reset.
 - 5.3.8 Bare and stained knots shall be sealed with the manufacturer's recommended knot/stain sealer.
 - 5.3.9 Cracks and fractures greater than 1/16 of an inch shall be caulked with the manufacturer's approved caulking compound.

5.4 **Metals**

- 5.4.1 All metal surfaces shall be cleaned using a heavy duty metal cleaner such as Devprep 88 or equivalent to remove all surface contaminants such as grease, oils and dirt deposits.
- 5.4.2 All substrates exhibiting corrosion and rust staining must be prepared to the following standards:
 - .a SSPC-SP 1 Solvent Cleaning
 - .b SSPC-SP 2 Hand Tool Cleaning
 - .c SSPC-SP 11 Power Tool Cleaning to Bare Metal to locate the source of the corrosion, followed with the application of an MPI approved anti-corrosive primer prior to filling/patching (if applicable).
 - .d Stripe coat all irregular surfaces such as welds, bolts and edges with the specified primer, allow to dry/cure before applying the intermediate and finish coat.
 - .e Spot prime bare metal with an MPI Approved primer for the substrate as the work proceeds to protect the surface from flash rusting.

6.0 **APPLICATION**

6.1 **General**

- 6.1.1 Prepare and paint all new and unpainted surfaces scheduled to be painted as per the **MPI** Architectural Painting Specification Manual requirements, latest edition, unless otherwise specified.
- 6.1.2 Repaint all surfaces requiring paint or stain finish to minimum **MPI** Maintenance Repainting Manual requirements, latest edition, unless otherwise specified with application methods in accordance with best trade practices for type and application of materials used.
- 6.1.3 Minimum painting standards shall be in accordance with the **MPI** Maintenance Repainting Manual Premium Grade finish, unless otherwise specified.
- 6.1.4 Do not commence repainting unless substrates and all environmental conditions are acceptable for the application of products.
- 6.1.5 Apply paint material in a workmanlike manner using skilled and Trades Qualified Journeyman applicators as noted under Quality Assurance.
- 6.1.6 Protect soffit vents and screens during painting of soffits. Soffit vents and screens over sprayed during repainting will be removed and replaced with new vents and screens by the contractor at no cost to the City of Richmond.
- 6.1.7 Primers and topcoats must be from the same manufacturer.

- 6.1.8 Apply primer, paint or stain within an appropriate time frame after cleaning and preparation to prevent weathering or water staining of substrate or before environmental conditions encourage flash-rusting, rusting, contamination or when the manufacturer's paint specifications require earlier applications.
- 6.1.9 All substrates where the previous coating has been removed down to the substrate, require the application of an appropriate primer prior to the application of the specified system.
- 6.1.10 If the Painting Contractor elects to utilize spray application methods then all coating applications will require back-rolling/brushing unless approved otherwise by the Owner, Authorized Representative or MPDA Inspection Agency. Requests to spray in some areas may be submitted in writing. This request may or may not be granted.
- 6.1.11 Primer, paint or stain coats specified are intended to cover surfaces satisfactorily when applied at proper consistency and in accordance with manufacturer's recommendations.
- 6.1.12 Tint each coat of paint progressively darker to enable confirmation of number of coats unless approved by the MPDA Inspection Agency.
- 6.1.13 Sand and dust between each coat to provide an anchor for the next coat and to remove surface defects such as runs, sags, etc. on existing and new coatings where applicable for the surface texture.
- 6.1.14 Do not apply finishes on exterior surfaces that are not sufficiently dry. Each coat of finish should be dry and hard before a following coat is applied unless the manufacturer's directions state otherwise.
- 6.1.15 To avoid air entrapment in applied coats, apply material in strict accordance with manufacturer's spread rates and application requirements.
- 6.1.16 Complete hiding is required on all finished substrates, including deep tone colours. Contractors should therefore allow for additional coats where required.
- 6.1.17 Top and bottom edges of all exterior doors shall be coated with the finish system, whether previously painted or not.
- 6.1.18 All paintable items at roof level are included in the Scope of Work, excluding unpainted aluminum and stainless items, unless otherwise noted.
- 6.1.19 Non-skid additive such as white silica sand must be added to the first coat applied to all exterior steps, landing, ramps, etc.

- 6.1.20 Where touch-up painting is required and found to be noticeable, the entire surface will have to be redone from break to break or corner-to-corner.
- 6.1.21 The painting contractor is to ensure that all windows are freed up prior to repainting and remain free upon completion of painting.
- 6.1.22 Contractor shall employ sufficient tradesmen to carry out the job with no interruption, slow down or inconvenience to the City of Richmond.

6.2 Priming and Back Priming

- 6.2.1 Exterior new woodwork which is to receive a paint finish, shall be primed with an MPI Approved primer compatible with the finish system.
- 6.2.2 All factory finished metals and unpainted PVC pipes scheduled to be painted must receive a full coat of **MPI #69 Bonding Primer** (solvent based) after proper surface preparation and prior to the application of the specified system.

6.3 Transition Primers

- 6.3.1 Ensure that a transition primer, **MPI # 5 Exterior Alkyd Wood Primer** is applied over alkyd surfaces where waterborne systems have been specified.

6.4 Gloss / Sheen:

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

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

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

7.0 Field Quality Control / Standard of Acceptance:

- 7.1 All surfaces, preparation and paint applications shall be inspected by the MPDA Inspection Agency or designate. **Mandatory site inspections must be scheduled as follows:**

- .a following the pressure water cleaning and moisture tests.
- .b surface preparation and before commencing application of specified paint system.
- .c intermediate coat before proceeding with the second (final) coat.

NOTE: failure to have the intermediate coat inspected by the MPDA Inspection Agency or designate before proceeding with the second (final) coat will result, in all cases, of having an additional second coat applied while an inspector is on site.

7.2 Repainted exterior surfaces shall be considered to lack uniformity and soundness if any of the following defects are apparent to the MPDA Technical Representative and not limited to:

- .a brush/roller/tracking, streaks, laps, runs, sags, drips, heavy stippling, hiding or shadowing by inefficient application methods, skipped or missed areas, and foreign materials in paint coatings.
- .b spray application defects such as dry spray, gun spits, heavy orange peel etc.
- .c damage due to touching before paint is sufficiently dry or any other contributory cause.
- .d damage due to application on moist surfaces.
- .e damage and/or contamination of paint due to wind blown contaminants (dust, sand blast materials, salt spray, etc.).

7.3 Repainted exterior surfaces shall be considered unacceptable if any of the following are evident under natural lighting conditions:

- .a visible defects are evident on vertical surfaces when viewed at 90 degrees to the surface from a distance not less than 1000 mm (39”).
- .b visible defects are evident on horizontal surfaces when viewed at 45 degrees to the surface from a distance not less than 1000 mm (39”).
- .c visible defects are evident on soffit and other overhead surfaces when viewed at 45 degrees to the surface
- .d when the final coat on any surface exhibits a lack of uniformity of sheen across full surface area.

7.4 Repainted surfaces rejected by the Owner or Authorized Representative or MPDA Technical Representative shall be made good at the expense of the Painting Contractor.

8.0 Clean-up:

- 8.1 Remove all paint where spilled, splashed, splattered or sprayed as work progresses using means and materials that will not cause damage to the finished surface from which it is removed.
- 8.2 Keep work area free from any unnecessary accumulation of tools, equipment, surplus materials and debris.

- 8.3 Remove combustible rubbish materials and empty paint cans each day and safely dispose of same in accordance with requirements of authorities having jurisdiction.
- 8.4 Clean equipment and dispose of wash water / solvents as well as all other cleaning and protective materials (e.g. rags, drop cloths, masking papers, etc.), paints, thinners, paint removers/strippers in accordance with the safety requirements of authorities having jurisdiction.
- 8.5 All brushes, rollers and spray equipment solvent residue shall not be disposed into site drains, utility sinks or any other water drainage systems.
- 8.6 All debris from repainting operations shall be disposed of by the Contractor. No debris or other waste shall be disposed into the Owners site containers.

9.0 Exterior Finish Schedule

- 9.1 Paint and Repaint exterior surfaces in accordance with the following **MPI** Architectural Painting Specification Manual and **MPI** Maintenance Repainting Manual requirements. (Premium Grade finish)
- 9.2 The intention is to paint all unpainted surfaces and repaint all previously painted surfaces. If not specifically identified on the finish schedule the Contractor shall allow for the appropriate system defined within the **MPI** Architectural Painting Specification Manual and **MPI** Maintenance Repainting Manual for designated preparation and paint system for the substrate.
- 9.3 Substrates identified with an asterisk (*): **All metal surfaces shall be cleaned scrubbed) using a heavy duty metal cleaner such as Devprep 88 or equivalent to remove all surface contaminates such as grease, oils and dirt deposits. Rusting and corroded ferrous metal areas shall be spot primed with MPI #79 Alkyd Anti- Corrosive Metal Primer and non ferrous metals with MPI # 95 Q.D. Primer for Aluminum followed by a full prime coat of MPI # 69 Bonding Primer (Solvent Based). Do not apply MPI # 69 over spot primed areas of MPI # 79 or MPI # 95.**
- 9.4 Substrates identified with an asterisk (**): **All metal surfaces shall be cleaned (scrubbed) using a heavy duty metal cleaner such as Devprep 88 or equivalent to remove all surface contaminates such as grease, oils and dirt deposits. Rusting and corroded ferrous metal areas shall be spot primed with MPI #79 Alkyd Anti-Corrosive Metal Primer and non ferrous metals with MPI # 95 Q.D. Primer for Aluminum.**
- 9.5 Substrates identified with an asterisk (***): All plastic/PVC surfaces shall be primed with MPI # 69.
- 9.6 Substrates identified with an asterisk (****): All metal surfaces shall receive a full prime coat of MPI # 79.
- 9.7 **Aluminum and Galvanized Metal:** Appropriately clean and etch all unpainted metal with MPI #25 Etching Cleaner. Refer to **MPI** Surface Preparation 1.4 Acid Etching.
- 9.8 **MPI Product No:** refers to MPI Approved Product to be used for finish coat(s) as part of the Specified Paint System.

Location and Substrate	DSD No.	Paint System	Gloss Level	MPI Product No.
Concrete Masonry Units (CMU's)				
Concrete Block and Brick	0-4	EXT 4.2A Exterior Latex	G3-4 Satin	15
Concrete Block and Brick	2	REX 4.2A Exterior Latex	G3-4 Satin	15

Location and Substrate	DSD No.	Paint System	Gloss Level	MPI Product No.
Concrete Vertical Surfaces				
Walls (bottom of ramps)	1	REX 3.1A Exterior Latex	G3-4 Satin	15
Galvanized Metal				
Doors and Door Frames	1-2	REX 5.3B Exterior Alkyd	G6 Gloss	9
Q Deck Canopy Ceiling	2-3	REX 5.3B Exterior Alkyd	G6 Gloss	9
Plastic				
Conduit	1	REX 6.8A Exterior Latex	G3-4 Satin	15
Structural Steel & Metal Fabrications				
Lintels (door, block sill)	2-3	REX 5.1D Exterior Alkyd	G6 Gloss	9
Main Entrance Canopy and Related Steel	2	REX 5.1D Exterior Alkyd	G6 Gloss	9
Railings (main entrance, ramp)	2-3	REX 5.1D Exterior Alkyd	G6 Gloss	9
Soffit Beams (including truss box ends)	3	REX 5.1D Exterior Alkyd	G6 Gloss	9
Sun Screens and Related Steel	2-3	REX 5.1D Exterior Alkyd	G6 Gloss	9



PAINT QUALITY ASSURANCE™

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



REQUEST FOR AN ASSIGNMENT OF AN INSPECTOR

PROJECT NAME: Watermania

PROJECT ADDRESS: 14300 Entertainment Boulevard

City, Province, Postal Code: Richmond, BC

PAINTING CONTRACTOR: _____

ADDRESS: _____

FAX: _____ CONTACT: _____ PH: _____

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

SPECIFYING AUTHORITY: Master Painters and Decorators Association

ADDRESS: 2800 Ingleton Avenue, Burnaby, BC V5C 6G7

FAX: 604-298-7571 CONTACT: Gordon Barker PH: 604-298-3875

EMAIL: g.barker-mpda@telus.net (please tick box for fax or email correspondence)

GENERAL CONTRACTOR: N/A

ADDRESS: _____

FAX: _____ CONTACT: _____ PH: _____

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

OWNER/REP.: City of Richmond

ADDRESS: 5599 Lynas Lane, Richmond, BC V7C 5B2

FAX: 604-233-3303 CONTACT: John Shaw PH: 604-270-8721

EMAIL: jshaw2@richmond.ca (please tick box for fax or email correspondence)

SPECIAL COMMENTS: _____

CONTRACT PRICE: _____ NEW: _____ REPAINT: X

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

Lower Mainland:

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

I have read and understand this agreement. I also understand that the MPDA Guarantee applies to MPDA Members only.

SIGNED: _____

Signature of Painting Contractor or Firm

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

Card No: _____ Valid /Expiry Date: _____

DATE: _____ SIGNED: _____

Signature of Authorized Card Holder

To be completed by Office:

Assigned Inspector: Gordon Barker File #: _____

Environmental Terms and Conditions of Contract

1.0 Environmental Policy Requirements

1.1 The City of Richmond's Environmental Purchasing Policy

The City of Richmond's Environmental Purchasing Policy states:

In order to increase the development and awareness of environmentally sound products and services, City of Richmond staff will review their contracts and tender specifications for goods and services, to ensure that wherever possible and economically feasible, specifications are amended to provide for consideration of environmental characteristics. Consideration may be given to those environmental products that are certified by an independent accredited organization.

The City of Richmond as a whole will endeavour to increase its use of products and services that are more responsible to the environment in the way they are made, used, transported, stored and packaged and disposed of. It is recognized that analysis is required in order to ensure that the products are made available at competitive prices, and that the environmental benefits provided by a product or service should not significantly affect the intended use of that product or service.

1.1.1 The City of Richmond reserves the right to request information from bidders that will demonstrate compliance to this environmental purchasing policy.

1.1.2 Bidders are asked to supply information on environmentally preferable products and services that meet all specifications and performance requirements.

1.1.3 Placing the City of Richmond in breach of its environmental policy or environmental laws will result in the termination or suspension of an agreement, at the sole discretion of the City.

1.1.4 The City of Richmond Environmental Purchasing Guide is available from the City of Richmond Web site at:

<http://www.richmond.ca/services/environment/policies/purchasing.htm>

General Conditions of the Contract

1. Definitions

The two parties to the Contract/Purchase Order are the Contractor and the City, defined as follows:

The Contractor: The successful bidder for the work upon receipt of a purchase order and/or written acceptance of his Quotation from the City.

The City: City of Richmond

Acceptance of the City of Richmond's Purchase order deems acceptance of all conditions of the supply and installation contract.

2. Contract Documents

This Contract is comprised of the following documents:

- a. Instructions to Bidders
- b. Quotation Form
- c. Schedule of Quantities and Prices
- d. Quotation Annexures
- e. Specifications
- f. General Conditions of the Contract
- g. Environmental Terms and Conditions of the Contract.
- h. Supplementary General Requirements written by Master Painters and Decorators Association.
- i. Any addenda issued and received during the bid submission period.

3. Work to Satisfaction of City

The whole of the works and the manner of performing this Contract shall be done to the entire satisfaction and approval of the City, and it shall be the sole judge of the work and materials in respect of both quality and quantity, and its decision with regard to work or materials, or as to the meaning and intention of this Contract, or any part or parts thereof, shall be binding and final upon the Contractor.

4. Work to be in Conformity with Contract Documents and Drawings

All work shall be done in strict conformity with the Contract Documents and drawings which form a part of the Contract. The intent of the contract documents is

General Conditions of the Contract (Cont'd)

to include all labour, materials, equipment, services, supplies and all the things necessary for the proper and complete execution of the work.

5. Permits

The Contractor shall comply with all codes, laws, regulations, and ordinances which concern the work, and unless otherwise provided herein shall obtain and pay for all applicable permits, licences, and certificates.

6. Use of Premises

The Contractor shall confine the use of the premises for his work as directed by the City and shall comply with regulations which govern the building or institution where the work is located.

At the conclusion of the work, the Contractor shall clean up and remove all debris and rubbish to the satisfaction of the City.

7. Light, Power, and Heat

The City's supply of electrical energy will be available to the Contractor without charge.

The City's supply of water will be available to the Contractor without charge.

The Contractor, upon completion of the work, shall remove temporary connections and extension of services, leaving the existing structures and services undamaged.

8. Warranty

Unless otherwise specified, the Contractor warrants that only the best workmanship and materials will be employed and if, within a period of one (1) year from the date of acceptance of the work by the City, such work or supplies or any portion thereof are found by the City to be defective or faulty due to imperfect or bad workmanship or material, the Contractor agrees to replace such defective supplies and correct such defective work forthwith without expense to the City.

9. Liens

The Contractor shall fully indemnify the City from and against any and all liability or expenses by way of legal costs or otherwise in respect of any claim which may be made for a lien or charge at law or inequity or to any claim or liability under the Builders Lien Act, or to any attachment for debt, garnishee process, or otherwise.

General Conditions of the Contract (Cont'd)

10. Patent Fees

The Contractor shall pay all royalties and licence fees and shall save the City harmless from loss on account of suits or claims of infringement of patents in the doing of the work.

11. Default

- (a) The City may, by notice of default to the Contractor, terminate the whole or any part of this Contract if the Contractor fails to perform any provision of this Contract within the time specified or to perform any other provision of this contract.
- (b) In the event the City terminates this Contract in whole or in part as provided in clause (a), the City may procure supplies or services similar to those so terminated, and the Contractor shall be liable to the City for any excess costs for such similar supplies or services.
- (c) The Contractor shall not be liable for any excess costs under clause (b) if failure to perform the Contract arises by reason of strikes, lockouts, acts of God, or acts of the City.

12. Taxes

Unless otherwise provided herein, the Contractor shall pay all government sales or excise taxes in force at the date of the Agreement, provided that any increase or decrease in such taxes shall increase or decrease the amount due under the Contract accordingly. Invoices shall show the appropriate amounts for Goods and Services Taxes and Provincial Sales Taxes separately.

13. Time

Time shall be the essence in this Contract.

14. Laws

The laws of British Columbia shall govern the work.

15. Assignment

Neither party to the Contract shall assign the Contract without the written consent of the other.

General Conditions of the Contract (Cont'd)

16. Notices

Any notice required to be given in this Contract shall be deemed to be duly given to the City if sent by registered mail addressed to the City's Purchasing and Risk Manager at Richmond "City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1" and to the Contractor if sent by registered mail addressed to the Contractor at the address set forth in the Quotation.

17. Inquiries

Contractor's inquiries to the City during construction should be directed to the following:

John Shaw
Trades Foreman and Paint Supervisor
Facility Management, Eng & PW
City of Richmond

Telephone: 604-244-1235
E-mail: jshaw2@richmond.ca

18. Settlement of Complaints Re: Work

If, in the opinion of the Manager Purchasing and Risk, the work is improperly, defectively, or insufficiently performed, or being performed, the Manager Purchasing and Risk may, in writing, order the Contractor to re-execute or correct the work in accordance with such order; and if the Contractor fails to comply with such order within ten working days, the Manager Purchasing and Risk may, at any time thereafter, execute or cause to be executed the order so given, and the Contractor shall, on demand, pay to the City of Richmond, all costs, damages, and expenses incurred in respect thereof or occasioned by reason of the non-compliance by the Contractor with any such orders; and if the Contractor fails to pay such costs, damages, and expenses, the City of Richmond may retain and deduct such costs, damages, and expenses from any amount then or thereafter payable to the Contractor under this Contract.

19. Personnel

19.1 Qualified Personnel

The Contractor will provide only professional personnel who have the qualifications, experience and capabilities to perform the Work.

20. Changes in the Work

The City may make changes to the work; the Contract price, and time being adjusted accordingly. Except for emergencies, all changes will be made by written order.

General Conditions of the Contract (Cont'd)

21. Protection

The Contractor shall maintain protection of all his work and materials from damage and shall protect the City's and any adjoining property from injury due to the Contractor's work.

22. Payments

The City shall make progress payments once a month for work completed and materials on the site upon receipt of the Contractor's invoice. The Contractor's invoice will list the City's purchase order and the Contractor's payment terms and shall be accompanied by a Statutory Declaration (except for the first invoice) and a clearance notification from the Workers' Compensation Board.

Except for the final payment, the City shall holdback 10% of the amount of progress payments. The City shall pay the holdback 55 days after completion of the work upon receipt of the contractor's written claim for final payment accompanied by a Statutory Declaration stating that the Contractor has discharged every obligation and paid or satisfied every just claim incurred by him in connection to the Contract, including claims by his subcontractors, and upon receipt of clearance from the Workers' Compensation Board. The final payment is also subject to a Builder's Lien Search performed by the City.

23. Indemnification and Insurance

The Contractor will indemnify, hold, and save harmless the City from and against all claims, losses, damages, costs, actions, and other proceedings, made, sustained, brought or prosecuted in manner, based upon, occasioned by, attributable to any injury, including death, property damage, infringement, or damage arising from any act or omission of the Contractor, his employees, officers, volunteers, servants, or agents or persons from whom the Contractor has assumed responsibility in the performance or purported performance of this agreement.

The Contractor shall, at his own expense, through the terms of the contract secure, maintain, and pay for the following coverages:

- (a) Comprehensive General Liability Insurance with a limit of not less than \$5,000,000 inclusive per occurrence for bodily injury and property damage and \$5,000,000 for personal injury. The policy or policies shall cover all premises and operations necessary or incidental to the performance of this agreement and include but not necessarily be limited to the following coverages:
 1. Contractual liability assumed under this agreement.

General Conditions of the Contract (Cont'd)

2. Contingent employer's liability with respect to operations of sub-contractors.
 3. Owner's protective liability.
 4. Cross liability.
 5. Automobile liability (non-owned, hired).
 6. Completed operations liability 24 months after completed operations.
 7. Voluntary medical payments.
- (b) "Course of Construction" Property Damage Insurance covering all risks of physical loss or damage on an occurrence basis, including loss of use of property, and including losses or damage from flood or earthquake. The coverage provided shall amount to no less than 80% of the total value of the work done and material delivered to the site, or under the control of the Contractor, payable to the City and Contractor as their interests may appear, and protecting each in such terms as will preclude subrogation claims by the insurer against anyone insured thereunder.

The City, its officers, officials, and employees shall be added as an additional insured on all such policies. All such insurance provided by these policies shall be primary regardless of any insurance or self insurance that may be enforced at the time of any loss or claim that insures the City, its officers, officials, and employees.

The policy or policies shall be underwritten by an insurance company or companies licensed to do business in the Province of British Columbia and who meet with the reasonable approval of the City. Prior to the commencement of the work defined by this agreement, the Contractor shall furnish the City through the Office of the Manager Purchasing and Risk a certified original copy of all such policies as evidence that such insurance is in force. The Contractor agrees that such insurance policies cannot be cancelled, lapsed, or materially changed without at least 30 days' written notice to the City.

Maintenance of such insurance and the performance of the Contractor of his obligations under this clause shall not relieve the Contractor of liability under the indemnification provisions here and above set forth. The foregoing insurance provisions shall not limit the insurance required by Municipal, Provincial, or Federal law.

It shall be the full responsibility of the Contractor to determine whether any additional insurance coverage is necessary and advisable for its own protection and/or to fulfil its obligations under this Contract. Any such additional insurance shall be provided and maintained by the Contractor its own expense.

General Conditions of the Contract (Cont'd)

It is understood that this agreement is strictly between the Contractor and the City and the Contractor is an independent contractor for the City and no employment relationship, partnership, agency, or joint venture exists between the City, the employees of the Contractor and/or its agents and/or their employees, and/or its Contractors and/or their employees. Any disputes between the Contractor and any of its employees and/or its agents and/or their employees and/or their Contractors and/or their employees shall be resolved by the Contractor with no involvement by the City.

24. Bonds

Within fourteen (14) calendar days of the notice of award of the Contract, the Contractor shall provide and pay for a Performance Bond and a Labour and Materials Payment Bond each in the amount of fifty percent (50%) of the Contract Price, covering the faithful performance of the Contract including the requirements of Item Eight (8) – Warranty, and including without limitations, corrections after completion, and payment of all obligations arising under the Contract.

For greater certainty, the Performance Bond shall cover the Owner and the Construction Manager in the event of the Contractor's Failure to faithfully perform the Contract, whether from bankruptcy or otherwise, for all expenses incurred to properly complete the work, including reasonable legal fees and additional architectural or engineering fees, watchman services, heating, lighting and all similar expenses.

The aforesaid Performance Bond and Labour and Materials Bond shall name the City of Richmond as the obligee, and shall be issued by the surety only after the Contractor has provided to the surety complete disclosure of all Terms and Conditions of the Contract, any amendments thereto, and all assignment agreements, if any, applicable to the Contract, and shall be duly executed by all parties thereto. The Contractor shall provide to the Owner, or cause to be provided to the Owner, such written confirmation as the Owner deems appropriate that the surety has received full disclosure of all material information and documents which may affect or impact upon the surety's obligations under the Performance Bond and the Labour and Materials Payment Bond.

25. No Promotion Of Relationship with the City or the 2010 Olympic and Paralympic Winter Games.

The Contractor shall not disclose or promote its relationship with the City, including by means of any verbal declarations, announcements, sales, marketing or other literature, letters, client lists, press releases, brochures or other written materials (the "Communications") without the express prior written consent of the City (except as may be necessary for the Contractor to perform the Contractor's obligations under the terms of this Agreement).

General Conditions of the Contract (Cont'd)

Furthermore, the Contractor undertakes not to disclose or promote its relationship with the City in any Communications in a manner which could suggest or create an association, express or implied, between the Contractor and the International Olympic Committee, the 2010 Olympic and Paralympic Winter Games, the Olympic Movement or the Vancouver Organizing Committee for the 2010 Olympic and Paralympic Winter Games (also known as "VANOC"). Without limiting the generality of the foregoing, The Contractor shall not refer to "VANOC", "Vancouver 2010", the "2010 Games", the "Games", "Host City", "Olympic" or "Olympics", and shall not use any official emblem, logo or mascot of the 2010 Games, in any Communications, without the express prior written consent of the City, which may be withheld.

26. Workers' Compensation Board Coverage/Prime Contractor

The Contractor agrees that it shall at its own expense procure and carry or cause to be procured and carried and paid for, full Workers' Compensation Board coverage for itself and all workers, employees, servants and others engaged in or upon any work or service which is the subject of this contract. The Contractor agrees that the City has the unfettered right to set off the amount of the unpaid premiums and assessments for such Workers' Compensation Board coverage against any monies owing by the City to the Contractor. The City shall have the right to withhold payment under this contract until the Workers' Compensation Board premiums, assessments or penalties in respect of work done or service performed in fulfilling this contract had been paid in full.

The Contractor agrees that it is the Prime Contractor for the purposes of the Workers' Compensation Board Occupational Health and Safety Regulations for the Province of British Columbia. The Contractor shall have a safety program acceptable to the Workers' Compensation Board and shall ensure that all Workers' Compensation Board safety rules and regulations are observed during performance of this contract, not only by the Contractor but by all subcontractors, workers, material men and others engaged in the performance of this contract. Prior to commencement of construction, the Contractor shall complete and file a "Construction Notice of Project" with the Workers' Compensation Board and shall provide a copy of the same to the City confirming that the Contractor shall be the Prime Contractor responsible for coordination of safety and health under Part 3 of the Workers Compensation Act and Part 20 of the WCB Occupational Health and Safety Regulations.

The Contractor shall provide the City with the Contractor's Workers' Compensation Board registration number and a letter from the Workers' Compensation Board confirming that the Contractor is registered in good standing with the Workers' Compensation Board and that all assessments have been paid to the date thereof prior to the City having any obligation to pay monies under this contract. The Contractor shall also provide a signed copy of the Prime Contractor Designation Document.

General Conditions of the Contract (Cont'd)

The Contractor shall indemnify the City and hold harmless the City from all manner of claims, demands, costs, losses, penalties and proceedings arising out of or in any way related to unpaid Workers' Compensation Board assessments owing from any person or corporation engaged in the performance of this contract or arising out of or in any way related to the failure to observe safety rules, regulations and practices of the Workers' Compensation Board, including penalties levied by the Workers' Compensation Board.

Supplementary General Requirements for Contract 3898Q

**Written by the Master Painters and
Decorators Association**

PART 1 – GENERAL

1.0 GENERAL

1.0.1 The General Conditions, Supplementary General Conditions of this specification, and all documents listed in the Tender, shall apply to and govern all phases of the work hereinafter specified and/or shown on the contract drawings.

1.1 QUALITY ASSURANCE

1.1.1 Qualification of Manufacturer

The paint products of the Paint Manufacturer shall be as listed in the Master Painters Institute (MPI) Architectural Painting Specification Manual and MPI Maintenance Repainting Manual, under the Approved Product List (latest edition) section or approved equivalent.

1.1.2 Qualification of Contractors and Workforce

The Contractor shall have a minimum of five (5) years proven satisfactory experience and shall maintain a qualified crew of painters throughout the duration of the work who shall be qualified to fully satisfy the requirements of this specification.

Note: Only competent and qualified journeypersons, as defined by local jurisdiction and Trades Qualified Journeymen Painters and who have a Provincial or Interprovincial Painter & Decorator or Painting & Decorating Certificate of Qualification and who are thoroughly experienced with the material and methods specified, shall be engaged in the painting and decorating work. Registered apprentices may be employed provided they work under direct supervision of a skilled Trades Qualified Journeyman Painter in accordance with trade regulations. **Ratio of qualified journeypersons to Trades Qualified Journeymen Painters will be permitted at 3 to 1 (three qualified journeypersons to one Trades Qualified Journeymen Painter).**

1.1.3 The number of qualified journeypersons and trades qualified journeypersons who will be engaged in the Work and throughout the duration of the project will be: _____

1.1.4 The number of Registered apprentices who will be engaged in the Work and throughout the duration of the project will be: _____

1.1.5 General labour type activities may be performed by labourers and trades helpers who are thoroughly experienced with preparation procedures provided they work under the direction of a skilled Trades Qualified Journeyman Painter.

1.1.6 Individual trade certification and apprentice registration number must be presented upon request.

1.1.7 **A skilled Trades Qualified Journeyman Painter shall be present at all times during the execution of the work.**

1.1.8 Requests for exemption from the prescribed Workforce noted in 1.3.2 thru 1.3.5 as they pertain to some projects must be submitted in writing to the Master Painters and Decorators Association Specification Services Inc. Inspector. Final approval on relaxation of any qualifications is at the sole discretion of the Owner.

1.1.9 Qualification of Inspection Agency
Painting and decorating inspection shall be performed by a technical representative assigned by the Master Painters and Decorators Association.

1.1.10 Fully cooperate at all times with the requirements of the MPDA Paint Inspection Agency in the performance of their duties, including providing access and assistance as required to complete inspection work.

1.2 REQUIREMENTS OF REGULATORY AGENCIES

1.2.1 Conform to work place safety regulations for storage, mixing, application and disposal of all paint related materials to requirements of those authorities having jurisdiction.

1.2.2 Conform to safety precautions in accordance with the latest legal requirements to The Occupational Health and Safety (OHS) Regulations, latest edition, of authorities having jurisdiction.

1.2.3 Notify the MPDA (Master Painters and Decorators Association) Inspection Agency on award of contract and make application for assignment of an MPDA Technical Representative using appropriate forms supplied by the Agency as well as, finish schedule and list of MPI (Master Painters Institute) Approved Products Intended for Use on the Project for verification purposes prior to commencement of work.

1.2.4 Fully cooperate at all times with the requirements of the MPDA Paint Inspection Agency in the performance of their duties, including providing access and assistance as required to complete inspection work.

1.2.5 To reduce the amount of contaminants entering waterways, sanitary / storm drain systems or into the ground the following procedures shall be strictly adhered to but not limited to:

- .a Retain cleaning water for water-based materials to allow sediments to be filtered out.
- .b Retain cleaners, thinners, solvents and excess paint and place in designated containers and ensure proper disposal.
- .c Return solvent and oil soaked rags used during painting operations for contaminant recovery, proper disposal, or appropriate cleaning and laundering.
- .d Dispose of contaminants in an approved legal manner in accordance with hazardous waste regulations. Contaminates shall include paint chips, caulking residue and other debris caused through surface preparation procedures but not limited to.
- .e Empty paint cans are to be dry prior to disposal or recycling (where available).

- .f Close and seal tightly partly used cans of materials including sealant and adhesive containers and store protected in well ventilated fire-safe area at moderate temperature.
- .g Where paint recycling is available, collect waste paint by type and provide for delivery to recycling or collection facility.

1.3 Mock-Ups:

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

1.4 SUBMITTALS

- 1.4.1 Approvals:
Submit list of all painting materials to the Consultant and the Paint Inspection Agency for review prior to ordering materials. Submit a written request to the MPDA for approval of equivalent products listing each of the materials proposed and surfaces to be covered. State clearly manufacturer's name, brand name of material, and manufacturer's product code.
- 1.4.2 Samples and Colours:
Paint colours shall be as selected by the City of Richmond.
- 1.4.3 Provide samples of all paints to be used and submit to the City of Richmond for approval of colour and sheen before commencement of repainting. Brush samples out on boards or similar background material to provide complete hiding so that a colour comparison can be made with standard colour chips.
- 1.4.4 At project completion, provide a minimum of 4 liters (1 gallon) of each type and colour of paint used in unopened cans to the City of Richmond and provide an itemized list complete with manufacturer, paint type and colour coding for all colours used for Owner's later use in maintenance and future touch-up. Containers must clearly indicate the product, colour, surfaces used on, and the building name.
- 1.4.5 The successful Painting Contractor will be required to provide proof of possession, i.e. serial number of the of the **MPI** Repainting Manual, and have a working knowledge of the Degree of Surface Degradation (DSD) covered in the MPI Repainting Manual.

1.5 DOCUMENTS REQUIRED ON SITE

- 1.5.1 The Contractor is responsible to maintain the following documents at the Place of Work:
- .a Specifications
 - .b Addenda
 - .c Change Orders or other modifications to the Contract
 - .d Field Inspection Reports
 - .e Copy of approved work schedule
 - .f Manufacturer's installation and application instructions
 - .g Material Safety Data Sheets (MSDS) for all materials
 - .h Copy of approved colour schedule and sample board
 - .i MPI Approved Products Intended For Use Form
 - .j MPI Architectural Painting Specification Manual and Maintenance Repainting Manual (Latest Editions)

1.6 PRODUCT DELIVERY, STORAGE and HANDLING

1.6.1 Delivery of Materials:

Paint materials shall be delivered to the job site in sealed original labeled containers bearing manufacturer's name, type of paint, brand name, designation and instruction for mixing and/or reducing and application requirements.

1.6.2 Storage of Materials:

The Contractor shall provide adequate storage facilities. Store all paint materials in original labeled containers in secure (lockable), dry, heated and well ventilated single designated area meeting the minimum requirements of both paint manufacturer and authorities having jurisdiction and at a minimum ambient temperature of 7° C. Only materials used on this project are to be stored on site.

1.6.3 Fire Hazard and Safety:

Take all necessary precautionary and safety measures to prevent fire hazards and spontaneous combustion and to protect the environment from hazardous spills. Close and seal tightly partly used cans of materials including sealant and adhesive containers and store protected in well ventilated fire-safe area at moderate temperature.

1.6.4 Toxic Materials:

Where toxic and/or volatile / explosive / flammable materials are being used, provide adequate fireproof storage lockers and take all appropriate precautions and post adequate warnings (e.g. no smoking) must be taken as a regular procedure. Dispose of contaminants in an approved legal manner in accordance with hazardous waste regulations.

- 1.6.5 Comply with requirements of authorities having jurisdiction in regard to use, handling, storage and disposal of hazardous materials.

- 1.6.6 All debris from repainting operations shall be disposed of by the Contractor. No debris or other waste shall be disposed into the Owners site containers.

1.7 TEMPORARY FACILITIES

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

1.8 PROJECT / ENVIRONMENTAL CONDITIONS

- 1.8.1 Temperature, Humidity, and Moisture Content shall conform to the following:

Temperature: UNLESS specifically pre-approved by the Owner, Authorized Representative, MPDA Inspection Agency and the applied product manufacturer, no painting shall be performed when ambient air temperatures or substrate temperatures are below 10° C (50° F).

Relative Humidity: Perform no exterior repainting work when the relative humidity is above 85% or when the dew point is less than 3° C (5° F) variance between the air and surface temperature.

Moisture of Surfaces: Conduct all moisture tests using a properly calibrated electronic Moisture Meter.

Perform no exterior repainting work when the maximum moisture content of the substrate exceeds:

Masonry/Concrete (clay and concrete brick / block: Maximum moisture content 12% for solvent type paint. Test concrete and masonry surfaces for alkalinity as required.

Wood: Maximum moisture content 15%.

- 1.8.2 Perform no exterior repainting work unless environmental conditions are within the MPI and paint manufacturer's requirements.
- 1.8.3 It is the Painting Contractors responsibility to conduct all required tests such as moisture content, pH tests, air and surface temperature and all other testing prior to the application of any coatings.
- 1.8.4 Apply paint only to dry, clean, and adequately prepared surfaces in areas where dust is no longer generated by construction activities such that airborne particles will not affect the quality of finished surface.

1.9 PROTECTION

- 1.9.1 The Painting Contractor shall guard or otherwise protect Work including all material, plant and real property related to the Work against loss or damage from any cause.
- 1.9.2 Protect all exterior surfaces and areas, including landscaping, walks, drives, all adjacent building surfaces (including glass, aluminum surfaces, etc.) and equipment and any labels and signage from repainting operations and damage by drop cloths, shields, masking, templates, or other suitable protective means and make good any damage caused by failure to provide such protection.
- 1.9.3 Plants and foliage near the areas to be cleaned and painted must be considered before any chemical injection to the power washing and the use of solvents proceeds. Many detergents, bleach, acid and caustic materials may do serious damage to plants and lawns. Protect landscaping and exterior features, pull away from surface to be painted, provide temporary support and cover with drop sheets or plastic.
- 1.9.4 Drop Cloths:
Furnish sufficient drop cloths, shields and protective equipment to prevent spray or dropping from fouling surfaces not being painted and in particular, surfaces within the storage and preparation area.
- 1.9.4 The Contractor shall be responsible for recovering and removing from the property **paint chips dislodged from the building exterior surfaces** as a consequence of surface preparation. Recovery will be done as an integral part of surface preparation through scraping, pressure washing or other means. The use of tarpaulins or landscape weed barrier fabric is recommended to collect and remove paint chips. At the conclusion of the work, leave the premises neat and clean to the satisfaction of the Owner.
- 1.9.5 Removal of Flammable Rubbish:
Cotton waste, cloths and material, which may constitute a fire hazard, shall be placed in closed metal containers and removed daily from the site.

- 1.9.6 All ladders, scaffolds, lift equipment and general plant shall be securely locked when not in use to prevent access to the balconies, roofs or through windows by other parties than the Contractor.

1.10 CONDITION OF SURFACES

- 1.10.1 Prior to commencement of work of this section, thoroughly examine and test all surfaces scheduled to be painted. Report to the City of Richmond any condition adversely affecting this work. No painting work shall proceed until all defects have been corrected and surfaces are acceptable for painting.
- 1.10.2 Commencement of work shall not be held to imply acceptance of surfaces. All preparation work shall be the responsibility of the Painting Contractor (refer to **Scope of Work 4.0 CONDITION OF SURFACES**).

1.11 ADDITIONAL FINAL INSPECTION COST

- 1.11.1 The Contractor will be responsible for paying all inspection costs under this contract, which included one final follow up inspection. Any additional final inspections will be charged to the Contractor at the rate of \$100.00 per hour, and the City of Richmond shall deduct this amount from the contract price.

1.12 WORK SCHEDULE

- 1.12.1 Repaint work is to commence approximately **May 17th, 2010**, with substantial completion by **August 31st, 2010**, and must be totally completed by **September 17th** of this same year.
- 1.12.2 No repaint work is to be done between **September 18th, 2010** and **April 30th, 2011** without prior approval from the City.
- 1.12.3 Sufficient monies will be held back to ensure proper completion of the work.

1.13 QUALITY CONTROL

GUARANTEE

- 1.13.1 The Painting Contractor shall furnish either the local MPI Accredited Quality Assurance Association's guarantee, or, alternatively, a 100% Maintenance Bond – both in accordance with MPI Architectural Painting Specification Manual and MPI Maintenance Repainting Manual requirements. The Guarantee (or Maintenance Bond) shall cover making good defects in the painting work done under the specification due to faulty

workmanship or defective materials supplied by the Painting Subcontractor which appear during a two (2) year period following “substantial” completion of the repainting.

1.13.2 Type of Guarantee:

- .a If the Contractor is a member of the A.Q.A. Association, such guarantee will be issued in the form as stated in this Manual (see sample of guarantee), by the A.Q.A. Association, subject to the Inspection Reports, and as stated on the face of the Guarantee subsequently issued for Two (2) years (Premium Grade).
- .b If the Contractor is NOT a member of the A.Q.A. Association, such guarantee MUST be provided by the Painting Contractor to the Owner’s Representative in the form of a 100% Two (2) Year Maintenance Bond issued by a surety licensed in the appropriate jurisdiction for Two (2) years (Premium Grade).

In either event, the Inspection shall be as detailed in the MPI Architectural Painting Specification Manual and MPI Maintenance Repainting Manual.

- .c Painting and Decorating Contractors choosing the Maintenance Bond option shall submit a consent of surety from a reputable surety company licensed to do business in the jurisdiction with Bid Submission as proof of ability to supply a 100% Maintenance Bond if the MPI Accredited Quality Assurance Association’s guarantee option is not to be used. Cash or certified check is not acceptable in lieu of consent of surety.

1.14 CLEANING

1.14.1 Promptly as the work proceeds and on completion of the work, remove all paint where spilled, splashed or spattered; during the progress of the work keep the premises free from any unnecessary accumulation of tools, equipment, surplus materials and debris. At the conclusion of the work leave the premises neat and clean to the satisfaction of the Paint Inspector and the City of Richmond.

1.15 PRODUCTS

1.15.1 Materials

- .a All paint manufacturers and products (primers, paints, coatings, varnishes, stains, lacquers, fillers, etc.) used shall be listed in the “Approved Products List” section of the latest edition of the MPI Architectural Painting Specification Manual and MPI Maintenance Repainting Manual and as specified herein are acceptable for use on this project. All such material shall be from a single manufacturer for each system used.

- .b Other paint materials such as linseed oil, shellac, thinners, solvents, etc. and any of the above materials not specifically mentioned herein but required for first class work with the finish specified shall be of the highest quality product and shall be compatible with other coating materials as recommended by the MPI approved product manufacturer.
- .c All materials and paints shall be lead and mercury free.
- .d Where required, use only materials having a minimum *MPI* “Environmentally Friendly” [E1] [E2] [E3] rating based on VOC (EPA Method 24) content levels.
- .e All paint materials shall have good flowing and brushing properties and shall dry or cure free of blemishes, sags, air entrapment, etc. Refer to 7.0 Field Quality Control / Standard of Acceptance requirements.
- .f Slip Resistant Additives (SRA): rubber aggregate, clean/washed silica sand or ground walnut chips (interior dry areas only) for use with or as a component part of paint (usually floor / porch / stair enamel) on exterior horizontal surfaces as required to provide slip resistance. Where site applied, material to be either mixed into the paint and mixed constantly to keep material in suspension or broadcast into the first or prime coat as required.

1.16 EXECUTION

1.16.1 Conditions of Existing Surfaces

- .a All surfaces exhibit moderately to severely deteriorated paint/stain conditions.
- .b Contractor must examine all surfaces before repainting and notify the City of Richmond of any surface, which is found to be unsuitable for repainting due to wood rot, damage, etc. The Contractor will be expected to delay painting any surface found to be unsuitable until the City of Richmond staff have repaired or replaced the unsuitable surface.

1.17 FIELD QUALITY CONTROL

1.17.1 All exterior repainting work shall be inspected by a Paint Inspection Agency (Technical Representative) acceptable to the City of Richmond and the local **MPI Accredited Quality Assurance Association**. The Painting Contractor shall notify the Paint Inspection Agency a minimum of **10 days prior** to commencement of work.

1.17.2 All work shall be in strict accordance with the MPI Architectural Painting Specification Manual and MPI Maintenance Repainting Manual requirements and shall be inspected by the MPI Accredited Quality Assurance Association’s Paint Inspection Agency (inspector), whether using either the MPI Accredited Quality Assurance Association’s guarantee, or the Maintenance Bond option. The cost for such inspections, at 5.0% of the contract value, and for either the A.Q.A. Association’s Guarantee, or the Maintenance Bond, shall be included in the Base Bid Price.

1.17.3 Inspection

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

1.18 SUBSTANTIAL PERFORMANCE AND COMPLETION OF THE WORK

1.18.1 Promptly after the date of Substantial Performance, the Painting Contractor shall remove all surplus products, tools, construction machinery and equipment not required for the performance of the remaining Work, unless otherwise directed by the Owner or Authorized Representative. The Painting Contractor shall also remove any waste products and debris and leave the Place of Work in a clean and suitable condition for use by the Owner or its tenants.

1.18.2 The Painting Contractor shall be required to repair or replace any damaged areas due to usage by the Painting Contractor during the duration of the contract, all costs for repairs or replacement to their original condition will be the responsibility of the contractor.

1.18.3 The work shall not be considered complete until all deficiencies identified on the MPDA Final Inspection Report have been completed to the Technical Specifications and related sections to the satisfaction of the Owners or MPDA Technical Representative and all inspection fees are paid.

1.19 PROPERTY OF CITY OF RICHMOND

1.19.1 All property such as keys, name tags, colour book, etc. loaned/signed out to the Painting Contractor and/or employees **must be returned** to the owner's representative prior to the MPDA releasing a final inspection report. Items not returned will be considered a deficiency.



Note: Receipt of this completed form will assist us in calling for future bids. Please complete and submit this form prior to the closing date and time as shown on the Request for Quotation/Proposal/Tender form.
Please remember to include Quotation/Proposal/Tender No. at right.

Quotation/Proposal/Tender No.

3898Q

A Quotation/Proposal/Tender is not being submitted for the following reason(s):

- | | |
|--|--|
| <input type="checkbox"/> We do not manufacture/supply the required goods/services | <input type="checkbox"/> Cannot obtain raw materials/goods in time to meet delivery requirements |
| <input type="checkbox"/> We do not manufacture/supply to stated specifications | <input type="checkbox"/> Cannot meet delivery requirements |
| <input type="checkbox"/> Specifications are not sufficiently defined | <input type="checkbox"/> Cannot quote/tender a firm price at this time |
| <input type="checkbox"/> Insufficient information to prepare quote/proposal/tender | <input type="checkbox"/> Insufficient time to prepare quote/tender. |
| <input type="checkbox"/> Quantity too small | <input type="checkbox"/> We are unable to competitively quote/tender at this time. |
| <input type="checkbox"/> Quantity too large | <input type="checkbox"/> We do not have facilities to handle this requirement |
| <input type="checkbox"/> Quantity beyond our production capacity | <input type="checkbox"/> Licensing restrictions (please explain) |
| <input type="checkbox"/> Cannot meet packaging requirements | <input type="checkbox"/> Agreements with distributors/dealers do not permit us to sell directly. |
| <input type="checkbox"/> Cannot handle due to present plant loading | <input type="checkbox"/> Other reasons or additional comments (please explain below) |

I / We wish to quote / tender on similar goods / services in future <input type="checkbox"/> Yes <input type="checkbox"/> No	Authorized Company Official – Signature and Title	Date
This space for City of Richmond Comments	Firm Name	
	Address	
	City	
	Province	Postal Code
	Telephone Number	