

**UMC Bid No. 2011-10 Building Painting – UMC Campus**  
**SCOPE OF WORK AND SPECIFICATIONS**

The successful bidder shall be responsible for providing all materials, labor, tools, equipment, supervision, and support services necessary to complete all patching/repairs, surface preparations, priming and painting as indicated in these specifications. Owner shall not contract with subcontractors for any of the aforementioned.

Bidder shall indicate in the exceptions space provided any requirement of these Technical Specifications that is not met in his response package.

**PART ONE: GENERAL CONDITIONS**

**1.01 SCOPE OF WORK**

The intent of this specification is to describe in general all work to be accomplished on the project. All designated areas are to be power washed, patched/repaired, caulked and primed prior to painting.

All surfaces are to receive a minimum of one coat to achieve total coverage per manufacturer specifications. All surfaces are to receive the recommended coats of paint applied in a manner to achieve as durable and protective a coating as possible.

Handrails, doors, and other surfaces prone to hand contact should be coated with paint not susceptible to oil migration/deterioration. A gloss or semi-gloss oil-based or water-based paint with approval by UMC should be used.

Manufacturer's specifications are to be followed for the application of all paint to all surfaces.

Buildings to be painted are of concrete block and EIFS construction.

- A. Building Locations:  
UMC Campus, 1800 West Charleston Blvd, Las Vegas Nevada.  
(IT Building, Trauma Building, 2040 Building)
  
- B. Materials:
  - 1. Frazee Exterior Flat Paint or equivalent. Substitutions of other paint manufacturers require prior approval of Owner.
  - 2. Colors:
    - S1 – Sheer Cliff
    - S2 – Granite
    - S3 – Golden Ecrú
  
- C. Undercoats and Thinners: Undercoats and Thinners: Provide undercoat paint produced by the same manufacturer as the finish coat. Use only the thinners recommended by the paint manufacturer and use only to the recommended limits. Insofar as practicable, use undercoat, finish coat and thinner material as parts of a

unified system of paint finish.

- D. Material Safety Data Sheets: MSDS for all materials and products used by Contractor shall be provided to Owner prior to start-up of project.
- E. Contractor to provide means for easily identifying all Contractor personnel working as part of this project.

## **1.02 SITE INSPECTION**

- A. The Contractor will be required to inspect the subject project to determine the full extent of all work as specified. All conditions pertaining to this painting project shall be verified at the pre-bid meeting.
- B. All extraordinary conditions observed by the Contractor during the job walk must be noted in the "Exceptions" area of the bid, even if such conditions are not described in this specification. There will be no allowance made for lack of knowledge on the part of the Contractor regarding obvious existing conditions pertaining to this project after bids are received and opened.

## **1.03 DELIVERY AND STORAGE**

- A. Paint materials shall be submitted to the Owner's Representative for approval. Applications shall state the name of the manufacturer, the brand or trade name of the paint and the manufacturer's specifications or formula for the material. The maximum amount of thinner which may be added to the delivered material without impairing its value shall also be specified. Exact colors, shades and texture of all material shall be approved by the Owner's Representative. All materials specified and approved shall be delivered in manufacturer's sealed containers, with original labels intact defining the contents therein.
- B. The Contractor shall arrange with the Owner's Representative of the project for storage space. If available, storage of paints/or equipment will be limited to their designated areas only. At the end of each day's work all materials, rags, mixers, full or partially full paint containers shall be removed from the work areas to these assigned storage areas. If no storage space is available, all materials and equipment must be removed from the job site each day.
- C. The Contractor's operation for the mixing or preparation of paint materials will be limited to areas set aside for such use. These areas shall be kept clean and in an orderly manner at all times.
- D. In the storage and preparation of paint materials, the Contractor shall be responsible to employ all appropriate safety and housekeeping measures for the prevention of fire hazards.

- E. Contractor shall keep the job site clean of all surplus materials and debris. Contractor shall dispose of all debris and leave area broom clean at the end of each work shift.

#### **1.04 SCHEDULING OF WORK**

- A. Work may be done at hours convenient to Contractor, provided there is no additional cost to Owner. Contractor is responsible for coordinating work schedule with the Owner's Representative, or his designee, to insure that inconvenience to the facility is held to a minimum.
- B.. Whenever necessary, the Contractor is responsible to coordinate with the Owner's Representative or his designee to post adequate notice of work schedules which will require some action.

#### **1.05 EQUIPMENT**

Contractor shall provide all scaffolding, ladders and other equipment for the proper execution of this work, and conform to all laws, rules, and regulations governing the equipment.

#### **1.06 LAWS, CODES AND REGULATIONS**

All work pertaining to and materials supplied for the execution and completion of this project, shall comply with applicable laws, codes and regulations of the State of Nevada.

#### **1.07 RELEASE OF LIEN**

The Contractor shall provide lien releases for labor and materials to Owner prior to final payment of the contract amount.

#### **1.08 GUARANTEE**

Guarantee workmanship performed under these specifications for one (1) year, in addition to manufacturer's standard warranties. All guarantees to be from the date when Notice of Completion is issued by Owner.

### **PART TWO: EXECUTION**

#### **2.01 PREPARATION OF SURFACES**

- A. All surfaces shall be thoroughly cleaned of all moisture, dirt, oil, grease, rust, scale, pitch, tar, asphalt and other foreign matter prior to applying block filler and/or painting
- B. Masonry shall be fully cleaned, brushed free of loose particles and pointed prior

to being primed

- C. Remove all rust or other damage to shop coat on ferrous metal surfaces. Re-prime damaged metal surfaces, bare metal surfaces with red oxide paint prior to painting.
- D. All cracks, voids and other holes shall be repaired with according to the manufacturer's recommendations.
- E. All areas to be painted shall be primed using manufacturer's recommended primer.
- F. Contractor shall not paint any surfaces that are not in proper condition for painting. Contractor shall notify the Owner's Representative in writing before any painting or finishing of such surfaces is commenced. The application of the first coat of job painting or finishing shall be construed as an acceptance of the surface to which it is applied and shall be considered as waiving all claims of the Contractor in regard to proper condition of the surfaces so painted or finished.

## **2.02 APPLICATION**

- A. A foreman having thorough knowledge and experience in the painting of commercial buildings shall supervise all work. All materials shall be applied by experienced and qualified personnel in strict accordance with the manufacturer's published directions, specifications and instructions.
- B. Paint materials shall be free from skims, lumps, or any foreign matter when used. Pigment fillers and other materials shall be kept well stirred while being applied. Thinning shall be performed only in accordance with directions of manufacturer.
- C. No paint shall be applied at temperature below 50 degrees Fahrenheit or when wind is blowing dust, dirt, debris or insects can collect on freshly applied paint.
- D. All materials shall be evenly spread, smoothly flowed on, and brushed out thoroughly, without running or sagging. First coat of paint shall be allowed to dry before application of second coat. Vary tint of coats slightly to permit identification of coats. Coverage and method of application shall be in accordance with manufacturer's recommendation.
- E. Exterior paint and masonry shall be brushed thoroughly into voids and crevices in surfaces to produce a thick coating.
- F. Paint applications shall be brush, roller or spray.
- G. All lines of demarcation between paint of different colors or shades and between painted and unpainted surfaces shall be carefully drawn and shall be free of wavy

lines, blurred edges or overlaps.

- H. Completed surfaces shall be uniform in gloss, finish, sheen and color and shall be free from runs, sags, crawls, brush marks and other defects.
- I. Do not paint over any code-required labels, such as Under-writer's Laboratories and Factory Mutual, or any equipment identification, performance rating, name, or nomenclature plates.

### **2.03 MASKING**

- A. All signage, nameplates and other surfaces not to be painted shall be neatly masked prior to painting.

### **2.04 PROTECTION AND CLEAN UP**

- A. Wherever surface preparation, patching/repair, priming or painting is being performed, all walks, stairs, floors, plants or shrubbery, or other surfaces and items not being painted shall be carefully protected from damage. Care must be taken to protect automobiles in adjacent areas.
- B. All accidental splatter, spillage, etc. shall be immediately cleaned up and damaged surfaces restored to their original condition at Contractor's sole expense.
- C. Building occupants shall receive advance notice when being asked to remove vehicles. Contractor shall work with Owner to develop a communication plan to building occupants to give adequate prior notice of painting schedule.
- D. The work, while in progress, will be subject to random unannounced inspections by a representative of Owner. As many inspections may be performed as desired to confirm and ensure that the work is being done according to these specifications.
- E. Upon completion of work on this painting project, all excess paint, coatings, materials and supplies, as well as empty containers, caulking tubes and other rubbish or debris shall be completely removed from the job site. All areas affected by this painting project shall be left in a clean, orderly and acceptable condition.
- F. Any problems discovered during the course of cleaning will be reported in writing to Owner's Representative.
- G. Once the painting project has been completed, representatives of the Contractor and Owner will perform a Quality Assurance Inspection. This inspection will consist of a thorough inspection of the areas painted.

- H. Contractor is responsible for barricading and securing work area so unauthorized person(s) cannot easily enter the area.

**Should any work not meet the standards of these specifications, that area so identified, shall be redone at no additional cost to Owner.**

**Attachments:**

Facility Map

Pictures

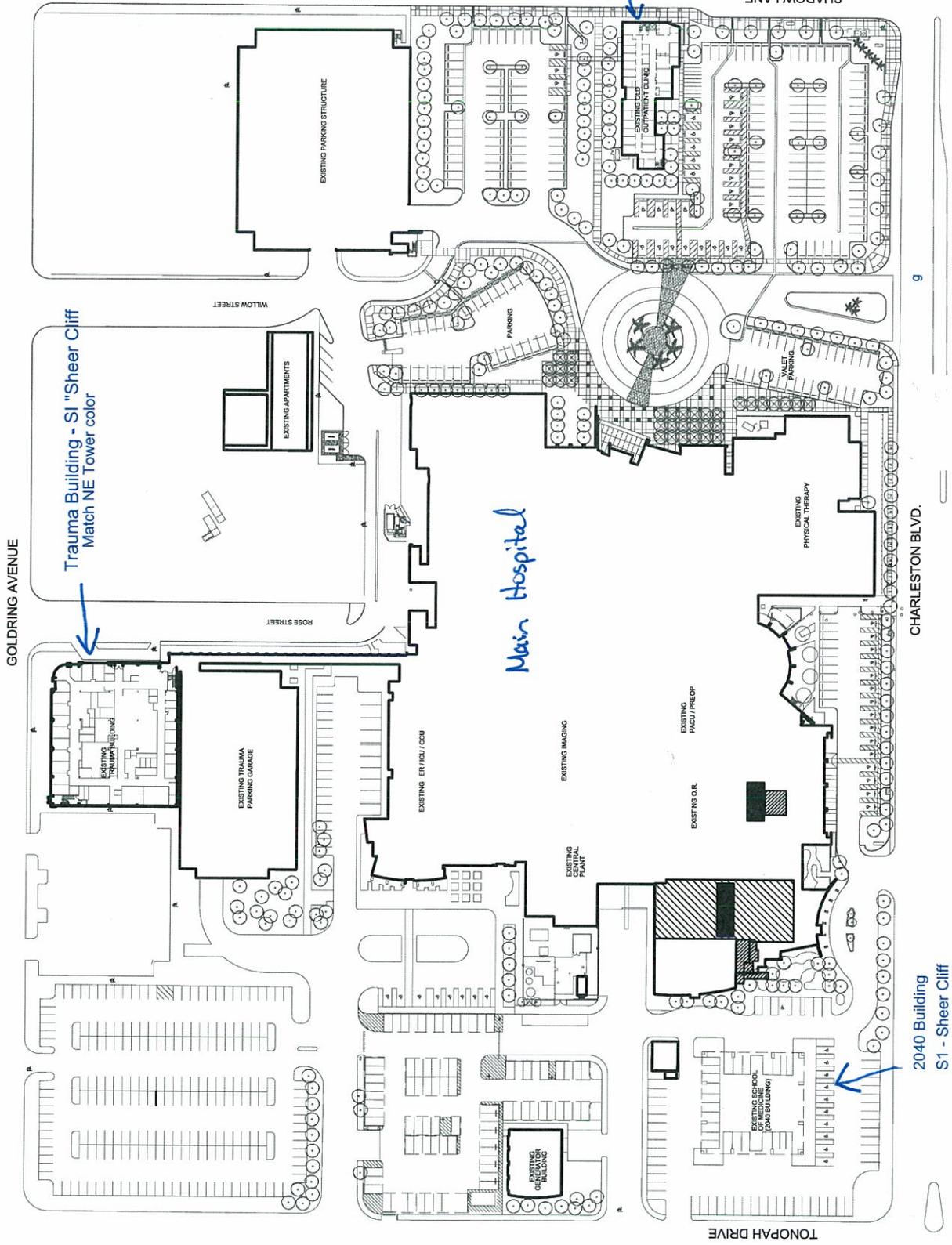
IT Building

Trauma Building

2040 Building

Paint Colors

# Facility Map



IT Building  
S1 - Base Color  
S2 & S3 accents  
See attached  
Image

Trauma Building - S1 "Sheer Cliff  
Match NE Tower color"

Main Hospital

2040 Building  
S1 - Sheer Cliff

# IT Building



Base Building - S1 -  
"Sheer Cliff"

S3 - "Golden Ecrú"

Overhang - S2 "Granite"

Overhang - S2 - Granite

S3 - "Golden Ecrú"

UMC  
UNIVERSITY MEDICAL CENTER  
PHYSICIAN SERVICES



# Trauma Building

Building - S1 "Sheer Cliff"

Children's Hospital  
of Nevada

UMC TRAUMA



2040 Building  
S1 - Sheer Cliff



UNIVERSITY OF NEVADA  
SCHOOL of MEDICINE





S1 - Sheer Cliff  
Basic Building Color "Brown"



S2 - Granite  
Accent Color "Dark Olive/Brown"



S3 - Golden Ecrú  
Accent Building Color "Golden"