

Exhibit A

CONSTRUCTION SERVICES FOR PAINTING AT THE FOLLOWING CITY PARKING GARAGES

Magnolia Street SCOPE OF WORK

General

The purpose of this work is to provide construction services for cleaning and painting the existing exterior stairwells, walls, window seals, doors, handrails, piping, and bollards. Work will include cleaning and the removal of rust, scale, dirt and oils from the structural steel components that are part of the garage system.

Construction Phase

The contractor shall provide services which may include, but not limited to:

- Contractor shall prepare the substructure by removal of rust, scale, dirt, oils and any material that would prohibit the adhesion of the paint product. Contractor may choose method for cleaning per Standard Painting Specifications listed below:

Hand Tool Cleaning (SSPC-SP2) This standard covers the requirements for hand tool cleaning steel surfaces. Hand tool cleaning is a method of preparing steel surfaces by the use of non-power hand tools. Hand tool cleaning removes all loose mill scale, loose rust, loose paint, and other loose detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Mill scale, rust, and paint are considered adherent if they cannot be removed by lifting with a dull putty knife.

Power Tool Cleaning (SSPC-SP3) This standard covers the requirements for power tool cleaning of steel surfaces. Power tool cleaning is a method of preparing steel surfaces by the use of power assisted hand tools. Power tool cleaning removes all loose mill scale, loose rust, loose paint, and other loose detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Mill scale, rust, and paint are considered adherent if they cannot be removed by lifting with a dull putty knife.

Brush Off Blast Cleaning (SSPC-SP 7/ NACE NO. 4) This standard covers the requirements for brush-off blast cleaning of unpainted or painted steel surfaces by the use of abrasives. These requirements include the end condition of the surface and materials and procedures necessary to achieve and verify the end condition. A brush-off blast cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, loose mill scale, loose rust, and loose coating. Tightly adherent mill scale, rust, and coating may remain on the surface.

Near-White Blast Cleaning (SSPC-SP 10/ NACE NO. 2) This standard covers the requirements for near-white blast cleaning of unpainted or painted steel surfaces by the use of abrasives. These requirements include the end condition of the surface and materials and procedures necessary to achieve and verify the end condition. A near-white metal blast cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dust, dirt, mill scale, rust, coating, oxides, corrosion products, and other foreign matter, except for staining as noted. Random staining shall be limited to no more than 5 percent of each unit area of surface as defined, and may consist of light shadows, slight streaks, or minor discolorations caused by stains of rust, stains of mill scale, or stains of previously applied coating.

- Manufacturers approved are:
 - Glidden Professional, Division of PPG Architectural Finishes, Inc.
 - Benjamin Moore & Co. (Moore)
 - PPG Industries (PPG)
 - Sherwin Williams Com (S-W)
 - or approved equal
- Contractor shall not continue priming until city staff has approved the preparation areas.
- Contractor will apply 2 coats of manufacturer best quality rust inhibited alkyd based primer per manufacturer specifications.
- Contractor will apply the number of coats of manufacturer **alkyd acrylic enamel** to achieve the thickness required in the manufacturer specifications. Provide the total dry thickness on the entire system as recommended by manufacturer.
- Steel-Remove rust, loose mill scale, shop primer in any. Clean using methods recommended in writing by paint manufacturer.
- Masonry-Remove efflorescence, flaking and chalk. Do not paint surfaces if moisture content of alkalinity of surface or mortar joints exceeds that permitted in manufacturer's written instructions.
- Cleanup: At the end of each workday, remove empty cans, rags, rubbish and other discarded paint materials from the site.
- Contractor shall protect the garage structure from splatters, overspray, roller marks, brush marks, and spills. Contractor's means and method shall be approved prior to start.
- Contractor shall protect paint spray from offsite locations. Contractor is responsible for the control of paint being sprayed. If there is the presence of wind. **Shield or Don't Spray**
- Provide "Wet Paint" signs to protect newly finishes.
- Contractor shall exhaust fumes by a mechanical method. Fans, etc.
- Contractor shall coordinate, with city project manager, times and location. This is an active garage and contractor shall protect from other persons and trades.
- The owner reserves the right to invoke test procedures at any time and as often as the owners deems necessary during the period when paint is being applied.
- All equipment and service of equipment shall be warranted for a period of not less than one (1) year from date of acceptance.
- Contractor shall continue priming once city staff has approved the preparations areas.
- Contractor shall provide verification from manufacturer representative that product has been applied to the manufacturer's specifications.
- Owner will engage the services of a qualified testing agency to sample paint materials. Contractor will be notified in advance and may be present when samples are taken. Sample will be identified, sealed and certified by testing agency.
- Contractor to provide 1 gallon of unused paint material of each color as attic stock for future touch up.

Submit all questions in writing:

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No questions will be answered verbally.