SECTION 1: PROJECT IDENTIFICATION

Project Title:	MCAS Multiple Building Paint and Flooring Repairs
Project Number:	25M114CN
Contract Number:	25-0453
MAXIMO Number:	5335157
Date Issued:	August 15, 2024
Attachments:	Paint and Flooring Specifications (Incorporated Herein)

SECTION 2: GENERAL SCOPE OF WORK

The Contractor shall furnish all labor, material, equipment, and supervision to execute the painting and flooring repairs for the buildings specified herein. The work includes all necessary preparation, finishing, and cleanup as detailed in this document. All measurements and quantities provided are for reference only and must be field-verified by the Contractor prior to bidding.

SECTION 3: GENERAL CONDITIONS & REQUIREMENTS

The following summary of requirements applies to all work performed under this contract. All work shall be performed in strict accordance with the detailed technical specifications outlined in Section 6: Technical Specifications - Paints and Coatings (09 90 00). In case of conflict, the detailed specifications in Section 6 shall govern.

3.1 Surface Preparation:

- Repair all cracks, holes, and other surface damage.
- Clean and treat all areas affected by mold and mildew.
- Replace damaged/rotten trim and siding; secure any loose elements.
- Replace all failing caulking and glazing.
- Note: Extensive scraping and preparation are required on all wood, masonry, and metal surfaces due to previous coating adhesion failure.

3.2 Painting & Finishing:

- All finish colors shall match existing unless otherwise specified.
- All work shall conform to the coating systems and application methods defined in Section 6.
- Concrete Floors (Previously Painted): Prepare substrate and apply Ardex Sealer (or equivalent) followed by Sherwin Williams Rexthane I Floor Paint (or equivalent).
- Signage & Piping: Paint over and replace existing stenciled signage. Repaint all exposed piping/insulation and re-apply proper stenciled markings per ASME A13.1.

3.3 Site & Asset Protection:

- The Contractor is responsible for the protection, removal, storage, and reinstallation of all furniture and building components.
- Remove and reinstall all electrical and data receptacle/switch covers.

3.4 Cleanup:

- Clean all over-spray, drips, splatters, and spills from all surfaces upon completion.

SECTION 4: BID SCHEDULE - PROJECT AREA WORK ITEMS

The Contractor shall provide pricing for the following itemized work, to be performed in accordance with all sections of this IFB:

Item	Building	Location	Description of Work
1.0	A66	Float Tank Room	1.1 Remove existing flooring to expose concrete substrate. 1.2 Prepare concrete substrate and install Stonehard GS (or comparable) non-skid epoxy flooring system.
2.0	AS236	Building Exterior	2.1 Prepare and paint all previously painted exterior surfaces per Section 6. Color to match existing.
3.0	AS237	Building Exterior	3.1 Prepare and paint all previously painted exterior surfaces per Section 6. Color to match Building AS236.
4.0	AS4108	Rooms 205, 207, 208, 217, 213, 212, 221, 220	4.1 Remove existing flooring and cove base. 4.2 Seal concrete floors with Ardex floor sealer (or comparable). 4.3 Install Tarkett Winter Gray 19103 carpet tiles (or comparable). 4.4 Install new Johnsonite Charcoal WG vinyl cove base (or comparable).

5.0	G920	Company Office Lobby, Hallway, Offices	5.1 Remove existing flooring. 5.2 Seal floors with Ardex floor sealer (or comparable). 5.3 Install Tarkett Winter Gray 19103 carpet tiles (or comparable). 5.4 Install new Johnsonite Charcoal WG vinyl cove base (or comparable).
6.0	G640	Interior	6.1 Prepare and paint all previously painted interior surfaces per Section 6. Color to match existing. 6.2 Paint product to be Sherwin Williams Pro Industrial Multi Surface (or comparable), meeting applicable MPI specs in Section 6.
7.0	RR465	Supply Office Spaces	7.1 Remove existing flooring. 7.2 Seal floor with Ardex floor sealer (or comparable). 7.3 Install Tarkett Winter Gray 19103 carpet tiles (or comparable). 7.4 Install new Johnsonite Charcoal WG vinyl cove base (or comparable).
8.0	AS217	Rooms 108, 114, 115, 116, 120, 201, 216, 217, 301, 302, Conf. Room	8.1 Demolish and dispose of existing carpet and cove base. 8.2 Seal floors with Ardex floor sealer (or comparable). 8.3 Install Tarkett Winter Gray 19103 carpet tiles (or comparable). 8.4 Install new Johnsonite Charcoal WG vinyl cove base (or comparable).

SECTION 5: SUBMITTALS & SPECIAL CONDITIONS

5.1 Submittals:

- Submit all data and samples as required by Section 09 90 00, Part 1.4.
- Upon project completion, provide two (2) CDs/DVDs containing a complete digital package of all approved submittals.

5.2 Special Scheduling & Access:

- Work shall be phased. A maximum of 25% of the work area in any given building may be available at one time.
- The Contractor is responsible for coordinating a detailed work schedule with the Point of Contact (POC) for each building.

5.3 Hazardous Materials (Lead Paint):

- Assume lead paint is present. The intent is encapsulation, not abatement.
- The Contractor shall perform work only to the extent necessary to prepare for new coatings, in compliance with Section 09 90 00, Part 1.7.1.d.
- The Contractor must submit a Hazardous Materials Plan detailing procedures for handling lead-containing materials.

5.4 Points of Contact (POC):

Building	POC Name	Phone Number
A66	Terry Alexander	910-440-7759
AS236 / AS237	Rachel Hoffman	910-449-6801
AS4108	LCPL Kuyknedall	910-449-5535
G920	GYSGT B.G. Sydow	910-449-0284
G640	Terry Castleberry	910-451-6270
RR465	LCpl. Smith	910-440-0441
AS217	LCPL Lameris	910-449-6852

SECTION 6: TECHNICAL SPECIFICATIONS - PAINTS AND COATINGS (09 90 00)

(The following is the governing specification for all painting and coating work)

PART 1 GENERAL

1.1 RELATED REQUIREMENTS

1.1.1 Painting Included
Where a space or surface is indicated to be painted, include the following unless indicated otherwise.
a. Surfaces behind portable objects and surface mounted articles readily detachable by removal of fasteners, such as screws and bolts.
b. New factory finished surfaces that require identification or color coding and factory finished surfaces that are damaged during performance of the work.
c. Existing coated surfaces that are damaged during performance of the work.

1.1.1.1 Exterior Painting
Includes new surfaces, existing coated surfaces, and existing uncoated surfaces, of the building and appurtenances. Also included are existing coated surfaces made bare by cleaning operations.

1.1.1.2 Interior Painting
Includes new surfaces, existing uncoated surfaces, and existing coated surfaces of the

building and appurtenances as indicated and existing coated surfaces made bare by cleaning operations. Where a space or surface is indicated to be painted, include the following items, unless indicated otherwise.

1.2 REFERENCES
The publications listed below form a part of this specification to the extent referenced. The publications are referred to within the text by the basic designation only.
(Reference list from original document is incorporated here)

1.3 DEFINITIONS
(Definitions from original document are incorporated here, including Qualification Testing, Coating, DFT, MPI Gloss Levels, etc.)

1.4 SUBMITTALS
Government approval is required for submittals with a "G" classification. Submit the following in accordance with Section 01 33 00 SUBMITTAL PROCEDURES:

- SD-02 Shop Drawings: Piping Identification
- SD-03 Product Data: Coating (G), Sealant
- SD-04 Samples: Color (G), Textured Wall Coating System (G)
- SD-07 Certificates: Indoor Air Quality for Paints and Primers, Indoor Air Quality for Consolidated Latex Paints
- SD-08 Manufacturer's Instructions: Application Instructions, Mixing, Manufacturer's Safety Data Sheets
- SD-10 Operation and Maintenance Data: Coatings, Data Package 1 (G)

1.5 QUALITY ASSURANCE

1.5.1 Regulatory Requirements

- Environmental Protection: Conform to local Air Pollution Control District restrictions.
- Lead Content: Do not use coatings with lead content over 0.06% by weight of nonvolatile content.
- Chromate Content: Do not use coatings containing zinc-chromate or strontium-chromate.
- Asbestos Content: Provide asbestos-free materials.
- Mercury Content: Provide materials free of mercury or mercury compounds.
- Silica: Provide abrasive blast media containing no free crystalline silica.
- Human Carcinogens: Do not use materials containing ACGIH 0100 confirmed (A1) or suspected (A2) human carcinogens.
- Carbon Based Fibers/Tubes: Materials must not contain carbon-based fibers like carbon nanotubes or nanofibers.

1.5.2 Approved Products List
Use the current MPI "Approved Product List" to determine compliance. Each coating system must be from a single manufacturer.

1.5.3 Paints and Coatings Indoor Air Quality Certifications
Provide product certification from MPI GPS-1-14, MPI GPS-2-14, or other third-party programs.

1.6 PACKAGING, LABELING, AND STORAGE
Provide paints in sealed containers, legibly labeled with all required information. Store materials off the ground, under cover, between 40-95°F, and in well-ventilated areas.

1.7 SAFETY AND HEALTH
Comply with all applicable safety laws, regulations, and the project ACCIDENT PREVENTION PLAN. Refer to 29 CFR 1926.62 for handling lead-based paint. Submit Safety Data Sheets (SDS) for all hazardous materials.

1.8 ENVIRONMENTAL REQUIREMENTS
Do not apply coatings when air/substrate temperature is less than 5°F above dew point or outside the 50-95°F range, unless pre-approved. After application, ventilate the space for a minimum of 72 hours.

PART 2 PRODUCTS

2.1 MATERIALS
Provide materials conforming to the coating specifications and standards in PART 3. Submit all required product data and manufacturer's instructions.

2.2 COLOR SELECTION OF FINISH COATS
Colors will be selected by the Contracting Officer. Tint each coat progressively darker to enable visual confirmation of the number of coats applied.

PART 3 EXECUTION

3.1 PROTECTION OF AREAS AND SPACES NOT TO BE PAINTED
Protect all items not to be painted. Restore any contaminated or damaged surfaces to their original condition.

3.2 RESEALING OF EXISTING EXTERIOR JOINTS
Prepare joint surfaces, install backstops and primers as recommended by the sealant manufacturer. Apply ASTM C920 sealant under proper ambient conditions.

3.3 SURFACE PREPARATION

- Remove all dirt, grease, oil, loose particles, and other contaminants before coating.
- Existing Coatings: Test for lead before disturbing. Clean and sand existing surfaces as required. Remove all deteriorated coatings and feather edges. Roughen slick surfaces. Ensure compatibility between new and existing coatings.
- Substrate Repair: Repair any substrate damage that occurs during coating removal.

3.4 PREPARATION OF METAL SURFACES

- Ferrous Surfaces: Solvent clean per SSPC-SP 1. Clean damaged shop coats or rusted areas per SSPC-SP 2, SP 3, SP 6, or SP 10.
- Galvanized Surfaces: Clean per SSPC-SP 1. If passivated, treat per ASTM D6386.
- Non-Ferrous Surfaces: Solvent clean per SSPC-SP 1 and wash with a non-alkaline detergent.

3.5 PREPARATION OF CONCRETE AND CEMENTITIOUS SURFACES

- Curing: Allow surfaces to cure for a minimum of 30 days before painting.
- Cleaning: Remove all dirt, oil, fungus, mold, and efflorescence.
- Moisture Content: Do not apply coatings to surfaces with excessive moisture as determined by ASTM D4263 or ASTM F1869.

3.6 APPLICATION

- Apply all coatings in accordance with SSPC-PA 1 and the manufacturer's instructions.
- Apply each coat to a uniform thickness, free from defects.
- Observe all specified drying and overcoat window times.
- Mixing/Thinning: Thin paints only when permitted in writing by the Contracting Officer and in accordance with manufacturer instructions. Do not exceed VOC limits.

3.7-3.9 COATING SYSTEMS (BY SUBSTRATE)
Apply coating systems as detailed in the Paint Tables (Part 3.12) for the specific substrate (Metal, Concrete, Wood).

3.11 WASTE MANAGEMENT
Dispose of all waste materials, including paints, solvents, and debris, in accordance with the project Waste Management Plan and all applicable regulations.

3.12 PAINT TABLES
All Dry Film Thickness (DFT) values are minimums. Use only materials listed in the MPI Green Approved Products List with a minimum E1, E2, or E3 rating. The following tables dictate the required coating system for each substrate.