



**Exhibit F**  
**IFB# 230-24-03**  
**Scope of Work**

**1. Background:**

GRTC Transit's new facility, completed in January 2010, operates on a 24/7 schedule, comprising a Maintenance facility spanning 100,600 square feet and an Administration building covering 26,600 square feet. Continuous usage of both facilities has led to significant wear and tear on various surfaces over the past 13 years, necessitating comprehensive repainting and maintenance efforts.

**2. Statement of Work:**

- a) GRTC is soliciting qualified vendors to provide painting services for specified areas within GRTC's Administrative Building and Maintenance Facility. The contractor must furnish all labor, materials, equipment, and incidentals necessary to complete the project in compliance with GRTC requirements and manufacturer recommendations. **GRTC is requesting the use of the original paint, Duron Eggshell Latex and Semi-Gloss latex or an equivalent produced by an American company.** Interested contractors are encouraged to attend pre-bid conferences and site visits for accurate assessments.
- b) Work will be conducted during normal operating hours (8:00 am – 4:00 pm, Monday I through Friday) to minimize disruption. However, night and weekend work may be necessary, subject to approval by GRTC's Project Manager, to avoid scheduling conflicts and interruptions.
- c) Preparation and Painting requirements: Prior to starting the work, the contractor shall check color and product to assure conformity to specified color and finish as requested by GRTC staff. All materials shall be LEED certified. All areas that are not to be painted shall be appropriately taped/masked off, this includes areas such as window frames, doors, light fixtures, trim, baseboards, all wall plates, and use of drop sheets wherever necessary to protect finished surfaces or other surfaces liable to damage during painting. Prior to painting, the area should be cleaned with TPS to remove loose foreign matter, including, dust and dirt in a manner which causes neither undue damage to the substrate nor damage to, or contamination of, the surroundings or the paint system to be applied. All cracks, holes, and deformities on the surfaces that are to be painted should be repaired using fillers, sheetrock mud as appropriate for the finishing system and substrate and sanded smooth to ensure a smooth professional surface. Paint shall be applied on two coats and in accordance with the manufacturer's recommendations. Allow each coat to dry completely as recommended by the manufacturer. Ensure each coat of paint is

uniform in color, gloss, thickness and texture and free of runs, sags, blisters, or other discontinuities. A wet paint warning notice shall be placed in the immediate area and not removed until the paint is dry. Office spaces 16' X 20' and smaller should be completed in one day. At the end of each day, the contractor is responsible for cleaning up the work area and leaving it in a manner that will not cause any disruptions of service. The contractor is to coordinate at the end of each day with GRTC's PM on work completed and plans for the next day.

### 3. High-Traffic Area Painting Techniques:

- a) **Specialized Paint Selection:** For areas experiencing high levels of foot traffic such as hallways, stairwells, and entryways, the contractor shall use specialized high-traffic paint formulated to withstand frequent use and cleaning without significant wear or damage. The selected paint products must demonstrate exceptional durability and resistance to scuffing, abrasion, and staining.
- b) **Surface Preparation:** Prior to painting, the contractor shall meticulously prepare high-traffic surfaces to ensure optimal adhesion and longevity of the paint finish. This includes thorough cleaning with appropriate cleaners and degreasers to remove dirt, oils, and contaminants that may interfere with paint adhesion. Additionally, any existing paint or coatings showing signs of failure shall be stripped or sanded to create a smooth, clean surface for painting.
- c) **Application Techniques:** Paint application in high-traffic areas shall be executed using techniques that promote durability and uniform coverage. The contractor shall apply paint using methods such as roller application or spray application, ensuring consistent thickness and coverage across the entire surface. Special attention shall be given to areas prone to heavy wear, such as baseboards, door frames, and handrails, to ensure thorough paint coverage and protection.
- d) **Drying and Curing:** Following paint application, sufficient drying and curing time shall be allowed as per manufacturer recommendations to ensure the paint fully sets and achieves maximum durability. During this time, the contractor shall take measures to protect freshly painted surfaces from contact or damage to prevent premature wear or blemishes.

### 4. Phase-Based Scope:

- (a) Phase 1: Focuses on Building A, including comprehensive painting of specified rooms, hallways, stairways, and other areas, with emphasis on sheet rock repair, corner treatments, and thorough cleaning. **Phase 1 must be completed in 90 days.**

- **Building A:** Room numbers (A101-A330). Contractors must address all areas that need sheetrock repair work as well as corners that need repairs. Once all repairs have been made and sanding has been completed, two new coats of paint need to be applied, and all corners need plastic corner guards installed. The contractor will need to clean with TPS, repair, sand, and paint walls in all specified rooms and bathrooms.
- **Front Lobby and Hallways:** Comprehensive painting, sheetrock repair, corner treatments, and cleaning of walls, including cloud over front receptionist desk, and installation of transparent plastic corner strips.
- **Stairways:** Cleaning, repair, sanding, and painting of two stairways, including metal doors and handrails, with attention to high-traffic areas.

(b) Phase 2: Targeted towards Building B, encompassing maintenance and transportation areas with similar scope as Phase 1, contingent upon funding approval after July 1, 2024.

- **Building B - First Floor Maintenance:** Painting of specified rooms and hallways (M101-M177), including sheetrock repair, corner treatments, and cleaning.
- **Building B - Second Floor Transportation:** Painting of specified rooms and hallways (T201-T260), including sheetrock repair, corner treatments, and cleaning.

## 5. Contractor Responsibilities:

The contractor shall protect surrounding areas, remove, and reinstall receptacle and light switch covers, clean impacted areas of excess materials or debris, and coordinate all work with the Facility Department.

### Additional Considerations:

- **Surface Evaluation and Testing:** Before commencing painting work, the contractor shall conduct a comprehensive evaluation of all surfaces to be painted.
- **Color and Finish Selection Process:** The contractor shall facilitate a structured process for color and finish selection in collaboration with GRTC staff, ensuring compatibility with existing aesthetics and alignment with branding standards.
- **Environmental Considerations:** The contractor shall prioritize the use of environmentally friendly practices and products, including low-VOC paints and eco-friendly cleaning agents, to minimize environmental impact.
- **Quality Assurance and Inspection:** Regular inspections by both the contractor and GRTC representatives shall be conducted to ensure adherence to standards and prompt resolution of any deviations.

- **Documentation and Reporting:** Clear documentation procedures shall be established to track work progress, change orders, and any deviations from the original scope, providing transparency and accountability.