

PART 1 - GENERAL

- 1.1 Description: Prepare and Repaint the areas affected by the lead paint abatement to Georgina Light Station (Mayne Island) Structures**-Light Keepers House, Weather Station, Beacon, Garage, Shed. **East Point Light Station (Saturna Island) Structures**-Light Tower & Shed, Bunkhouse, Fog Horn Building. **Port Lock Point (Provost Island) Structure**-Lighthouse. **Russell Island Structures**-Mahoi House, Care Takers Shed, Water Tower.

Work Included:

- .1 Section Includes: All labor, materials, tools and other equipment, services and supervision required to complete all interior and exterior repainting work of all previously painted surfaces as indicated on Finish Schedules and to the full extent of the drawings and specifications.
- .2 Work under this Contract shall also include, but not necessarily be limited to:
 - .a Surface preparation of substrates as required for acceptance of paint, including cleaning, small crack repair, patching, caulking, and making good surfaces and areas to the limits defined under *MPI* Repainting Manual Preparation requirements.
 - .b Specific pre-treatments noted herein or specified in the *MPI* Repainting Manual.
 - .c Sealing / priming surfaces for repainting in accordance with *MPI* Repainting Manual requirements.
- .3 Include all incidental items not specifically noted above but considered part of the finished surface.
- .4 Refer to Finish Schedule for type, location and extent of exterior repainting required scheduled or specified.
- .5 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.
- .6 Division 1, and Division 2, General Requirements form an integral part of this Section of Work. The Painting Contractor shall refer to these and all other related parts.

1.2 Related Sections – Work Excluded:

- .1 Unless otherwise noted, the following work is not included under this Section of work
 - .a 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.

- .b Correction of leaking windows, flashings, decks, membranes, scuppers, stucco or other jurisdictional items.
- .c All factory-finished metal work, parking lines, and symbols.

1.3 Quality Assurance:

- .1 The Contractor shall have a minimum of five (5) years proven satisfactory experience and shall show proof before commencement of work that he will maintain a qualified crew of painters throughout the duration of the work. When requested, the Painting Contractor shall provide a list of the last three comparable exterior repainting jobs including, name, location, Specifying Authority / Project Manager/ Property Management, start / completion dates and value of the work.
- .2 Only trades qualified journeypersons, as defined by local jurisdiction, shall be engaged in exterior repainting work. Registered apprentices may be employed provided they work under the direct supervision of a qualified journeyperson in accordance with trade regulations.
- .3 All materials, preparation and workmanship shall conform to the standards contained in the latest edition of the Master Painters Institute (***MPI***) Maintenance and Repainting Manual (herein referred to as the ***MPI*** Repainting Manual) as issued by the local ***MPI*** Accredited Quality Assurance Association having jurisdiction.
- .4 All exterior repainting work shall be inspected by the MPDA Inspection Agency acceptable to the local ***MPI*** Accredited Quality Assurance Association. The Painting Contractor shall notify the MPDA Inspection Agency a minimum of one week prior to commencement of work.
- .5 **All surfaces requiring repainting shall be inspected** by the Painting Contractor who shall notify the MPDA Inspection Agency, Owner or Departmental Representative in writing of any defects or problems, prior to commencing repainting or after preparation work.

1.4 Inspection

- .1 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.
- .2 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.

1.5 Regulatory Requirements:

- .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.

- .2 Conform to safety precautions in accordance with the latest requirements to Industrial Health and Safety Regulations, latest edition, of authorities having jurisdiction.
- .3 Notify the MPDA 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 Approved Products Intended for Use on the Project for verification purposes prior to commencement of work.
 - .a 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.
- .4 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.
 - .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.
 - .h 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 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.

1.6 Mock-Ups:

- .1 When requested by the Owner, Departmental 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.

1.7 Submittals:

- .1 All submittals shall be in accordance with the requirements of Section 01300 - Submittals.
- .2 Submit written proof of ability to supply a 100% two (2) year Maintenance Bond, if Paint Association warranty option is not used with Bid Submission.
- .3 Submit list of all MPI Approved Products Intended for Use on the Project to the MPDA Inspection Agency for review prior to ordering materials, including sundries.
- .4 Submit two sets of Material Safety Data Sheets (MSDS) prior to commencement of work for review and for posting at job site as required.
- .5 Submit certification reports for ecologo paint products used.
- .6 If requested submit an invoice list of all paint materials ordered for the Work to the Paint Inspection Agency indicating manufacturer, types and quantities for verification and compliance with specification.
- .7 Submit work schedule for various stages of the Work to the Owner or Departmental Representative for approval if requested.
- .8 At project completion provide an itemized list complete with manufacturer, paint type and color coding for all colors used for Owner's later use in maintenance.

1.8 Product Delivery, Storage and Handling:

- .1 Deliver all painting materials in sealed, original labeled containers bearing manufacturer's name, brand name, type of paint or coating and color designation, standard compliance, materials content as well as mixing and/or reducing and application requirements.
- .2 Store all paint materials in original labeled containers in a 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 45 F (7 C). Only materials used on this project are to be stored on site.

- .3 Where toxic and/or volatile / explosive / flammable materials are being used, provide adequate fireproof storage lockers and take all necessary precautions and post adequate warnings (e.g. no smoking) as required.
- .4 Take all necessary precautionary and safety measures to prevent fire hazards and spontaneous combustion and to protect the environment from hazard spills. Materials that constitute a fire hazard (paints, solvents, drop clothes, etc.) shall be stored in suitable closed and rated containers and removed from the site on a daily basis.
- .5 Comply with requirements of authorities having jurisdiction, in regard to the use, handling, storage and disposal of hazardous materials.

1.9 Temporary Facilities

- .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.
- .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.
- .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.
- .4 At completion ensure all areas are cleaned and made good to the Owner's satisfaction.

1.10 Project /Environmental Requirements:

- .1 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.
- .2 UNLESS specifically pre-approved by the Owner, Departmental Representative, MPDA Inspection Agency and the applied product manufacturer, perform no exterior repainting work when the ambient air and substrate temperatures are below 50 F (10 C).
- .3 Perform no exterior repainting work unless environmental conditions are within the MPI and paint manufacturer's requirements.
- .4 Perform no exterior repainting work when the relative humidity is above 85% or when the dew point is less than 5 F (3 C) variance between the air and surface temperature.
- .5 Perform no exterior repainting work when the maximum moisture content of the substrate exceeds:

- .a 15% for wood
- .6 Conduct all moisture tests using a properly calibrated electronic Moisture Meter.
- .7 Test concrete and masonry surfaces for alkalinity as required.

1.11 Protection

- .1 The Painting Contractor shall guard or otherwise protect the Work including all material, plant and real property related to the Work against loss or damage from any cause.
- .2 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.
- .3 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.

1.12 Scheduling:

- .1 Schedule repainting operations to prevent disruption of Owner's operations or building occupants. Obtain written authorization from Owner or Departmental Representative for changes in work schedule.

1.13 Guarantee:

- .1 Furnish a two (2) year Maintenance Bond both in accordance with MPI Repainting Manual requirements (one (1) year on Wood Fences). The Maintenance Bond shall be obtained from an approved bonding company and shall warrant that all repainting work has been performed in accordance with MPI Repainting Manual requirements.
- .2 All interior and exterior repainting work shall be in accordance with MPI Repainting Manual requirements and shall be inspected by the MPDA.
- .3 The cost for Painting Association inspections, at 5% of the contract value and travel costs/charges, as well as Maintenance Bond shall be included in the Base Bid Price and any Separate Pricing or Cost-Plus items awarded to the Painting Contractor. The Painting Contractor shall pay for these inspections.
 - .a Any and all reports are to be provided to the Departmental Representative.

1.14 Maintenance Materials:

- .1 At project completion provide a minimum of 4 liters (1 gallon) of each type and color of paint from same production run (batch mix) used in unopened cans, properly labeled and identified for Owner's later use in maintenance.

PART 2 - PRODUCTS**2.1 Materials:**

- .1 All materials (primers, paints, coatings, varnishes, stains, etc.) shall be products listed in the latest edition of the **MPI** Approved Product List and shall be from a single manufacturer for each system used.
- .2 Other paint sundries such as linseed oil, shellac, solvents, shall be the highest quality product and shall be compatible with other coating materials as recommended by the MPI Approved product manufacturer.
- .3 All materials and paints shall be lead and mercury free.
- .4 Where required, paint products shall meet **MPI** Environmentally Friendly" E3 ratings or better based on VOC (EPA Method 24) content levels.
- .5 Caulking and filling compounds shall be as recommended by the Painting Contractors chosen paint manufacturer.
- .6 All paint materials shall have good flowing and brushing properties and shall dry or cure free of blemishes, sags, air entrapment, etc. Refer to 3.5, Field Quality Control / Standard of Acceptance requirements.
- .7 Slip Resistant Additives (SRA): rubber aggregate or clean / washed silica sand 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 either mixed into paint and mixed constantly to keep material in suspension.

2.2 Equipment:

- .1 Painting Equipment: to best trade standards for type of product and application.
- .2 Spray-Painting Equipment: of ample capacity, suited to the type and consistency of paint or coating being applied and kept clean and in good working order at all times.

2.3 Mixing and Tinting:

- .1 Unless otherwise specified or pre-approved, all paints shall be ready-mixed and pre-tinted. Re-mix all paint in containers prior to and during application to ensure break-up of lumps, complete dispersion of settled pigment, and color and gloss uniformity.
- .2 Catalyzed paint mixes shall be mixed in strict accordance with manufacturer's written instructions.

- .3 Where thinner is used, addition shall not exceed paint manufacturer's recommendations.
- .4 If required, thin paint for spraying in strict accordance with paint manufacturer's instructions. If directions are not on container, obtain instructions in writing from manufacturer and provide copy of instructions to the MPDA Inspection Agency.

2.4 Finish and Colors:

- .1 Unless otherwise specified herein, all exterior repainting work shall be done in accordance with **MPI** Premium Grade requirements.
- .2 Colors shall be as selected by the Owner or Departmental Representative from a manufacturer's full range of colors. Refer to the Finish Schedule for identification and location.
- .3 Color selection will be based on four (4) base colors and two (2) accent colors. No more than (six (6)) colors will be selected for interior and exterior painting work on this project unless specified otherwise.
- .4 Provide a slip resistant additive to exterior painted stair treads, landings etc.

2.5 Gloss / Sheen:

- .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	

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

PART 3 - EXECUTION**3.1 Condition of Surfaces:**

- .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, Departmental Representative and MPDA Inspection Agency where applicable; any conditions or surfaces that will adversely affect work of this section.
- .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 by others).

- .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 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.

3.2 Preparation of Surfaces:

- .1 Prepare and test all exterior surfaces scheduled for repainting in accordance with MPI Repainting Manual requirements. Refer to the MPI Repainting Manual in reference to specific requirements for the following:
 - .a environmental conditions.
 - .b pH testing.

- .c acid etching.
 - .d mildew removal.
 - .e vertical and horizontal concrete surfaces.
 - .f structural steel and miscellaneous metals.
 - .g galvanized and zinc coated metal.
 - .h dimension and dressed lumber.
 - .i wood doors.
 - .j wood paneling and casework.
 - .k wood decks, floors, stairs and steps.
 - .l wood shingles and shakes.
- .2 Remove all mildew, moss, dirt, sulphates, nitrates, and other contaminants from surfaces and treat in accordance with MPI Repainting Manual requirements. 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 all surfaces to remove all traces of solution, repeat procedure until all evidence of mildew has been removed from the surface. This procedure is to be carried out before pressure washing commences. The use of proprietary cleaners is also acceptable.
- .3 Pressure wash exterior surfaces scheduled for painting 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. This work shall be carried out only by qualified tradesman experienced in pressure water cleaning. The use of water hose cleaning will not be considered satisfactory, unless specifically specified. Allow sufficient drying time and test all surfaces using an electronic moisture meter before commencing work.
- .4 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 Remove all building attachments such as downspouts and signage not permanently attached to the buildings unless directed by the Owner or Departmental Representative, re-install and clean at completion of Work.

3.3 Concrete/Masonry Surfaces

1. In areas of corrosion and spalling concrete, chip out and locate source and prepare metal surface as defined in 3.5.2. Prime metal surface with MPI approved Anti Corrosive Primer prior to patching surfaces with cementitious filler compound as selected by the contractor's chosen manufacturer
2. All cementitious patching material must be allowed to thoroughly dry and cure prior to the application of any coating
3. Remove all evidence of heavy algae growth from the surface using hand and power tool methods prior to mildew treatment and power washing procedure

3.4 Wood

1. All loose and flaking paint shall be removed by a combination of hand scraping, hand sanding and mechanical sanding
2. Wood surfaces exhibiting severe coating delamination or other failures shall be stripped completely and sanded to attain an even consistent appearance
3. Corroded nail heads shall be spot primed with an MPI Approved anti-corrosive primer. Protruding nails shall be removed or reset
4. Cracks and fractures greater than 1/16 of an inch shall be caulked with the manufacturers approved caulking compound

3.5 Metals

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 salts (sulphates), nitrates, grease, oils and dirt deposits.
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-SP6 or 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.

3.6 Application:

- .1 Do not commence repainting unless substrates and all environmental conditions are acceptable for the application of products.
- .2 Apply primer, paint or stain in accordance with **MPI** Painting Manual Premium Grade finish requirements unless otherwise specified.
- .3 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, Departmental Representative or MPDA Inspection Agency.
- .4 Apply primer, paint or stain in a workmanlike manner using skilled and trade qualified

applicators as noted under Quality Assurance.

- .5 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 Primer, paint or stain coats specified are intended to cover surfaces satisfactorily when applied at proper consistency and in accordance with manufacturer's recommendations.
- .7 Tint each coat of paint progressively darker to enable confirmation of number of coats unless approved by the MPDA Inspection Agency.
- .8 Where deep or bright colors are used allow for the application of a minimum of 4 finish coats to achieve satisfactory results.
- .9 Sand and dust between each coat to provide an anchor for next coat and to remove surface defects such as runs, sags, etc. on existing and new coatings were applicable for the surface texture.
- .10 Do not apply finishes on exterior surfaces that are not sufficiently dry. Unless manufacturer's directions state otherwise, each coat shall be sufficiently dry and hard before a following coat is applied.
- .11 To avoid air entrapment in applied coats, apply materials in strict accordance with manufacturer's spread rates and application requirements.
- .12 Where touch-up painting is undertaken and found to be noticeable, the entire surface will require repainting from break to break or corner to corner.
- .13 Colours are to match Parks Canada standard colours as per RAP report

3.7 Priming and Back Priming

- .1 Exterior new woodwork which is to receive a paint finish, shall be primed and back primed prior to installation with MPI #5-Alkyd Exterior Wood Primer, compatible with the finish system.
- .2 Top and bottom edges of wood and metal doors exposed to the exterior shall be coated with the finish system.

3.8 Field Quality Control / Standard of Acceptance:

- .1 All surfaces, preparation and paint applications shall be inspected by the MPDA Inspection Agency.
- .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.).
- .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.
- .4 Repainted surfaces rejected by the Owner or Departmental Representative or MPDA Technical Representative shall be made good at the expense of the Painting Contractor.

3.9 Clean-up:

- .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 surfaces.
- .2 Keep work area free from any unnecessary accumulation of tools, equipment, surplus materials and debris.
- .3 Remove combustible rubbish materials and empty paint cans each day and safely dispose of same in accordance with requirements of authorities having jurisdiction.
- .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.
- .5 All brushes, rollers and spray equipment solvent residue shall not be disposed into site drains, utility sinks or any other water drainage systems.

3.10 Finish Schedule: Georgina Point

- .1 Repaint all surfaces in relation to the Lead Abatement and Removal exterior surfaces in accordance with the following **MPI** Repainting Manual requirements:

Location and Substrate	Paint System	MPI #	Gloss Level
Light Keepers House			
Concrete Interior -Floor	RIN 3.2A-Latex Floor Paint. After cleaning and adequate surface preparation, full prime with MPI #3 followed by the intermediate and final application of MPI #60.	3, 60	Low Gloss
Wood Exterior -Door	REX6.3JJ- W.B. Light Industrial over Alkyd Primer. After cleaning and adequate surface preparation, full prime with MPI #69 followed by the intermediate and final application of MPI #163	69, 163	5
Concrete-Exterior -Foundation Wall -Wall below Deck -Base of detached Flag pole	REX 3.1A-Latex over Alkali Resistant primer. After cleaning and adequate surface preparation, full prime with MPI #17 followed by the intermediate and final application of MPI #15	17, 15	3-4
Weather Station			
Concrete -Exterior Trim	REX 3.1A-Latex over Alkali Resistant primer. After cleaning and adequate surface preparation, full prime with MPI #3 followed by the intermediate and final application of MPI #15	17, 15	3-4
Galvanized Metal-Exterior -Antenna	REX5.3D-Pigmented Polyurethane. After cleaning and adequate surface preparation, all coatings must be removed from existing structure. Full prime with MPI #120 followed by the intermediate and final application of MPI #72	120, 72	6

Location and Substrate	Paint System	MPI #	Gloss Level
Beacon			
Galvanized Metal-Interior -wall and ceiling panels	RIN5.3B-W.B. Light Industrial over W.B Galvanized Primer. After cleaning and adequate surface preparation, Full prime with MPI #134 or #17 followed by the intermediate and final application of MPI #153	134, 17, 153	5
Ferrous Metal-Exterior -Railings -Deck/Floor -Staircase	REX5.1A-Quick Dry Enamel over Anti Corrosive Primer. After cleaning and adequate surface preparation, full prime with MPI #76 followed by the intermediate and final application of MPI #96. Broadcast slip-resistant aggregate into the intermediate coat for the deck coating application prior to final coat.	76, 96	6
Ferrous Metal-Interior -Floor	RIN5.1-(Modified)-Floor Coating-Thin Film. After cleaning and adequate surface preparation, Full prime with MPI #212a-Sherwin Williams Protective and Marine Armorseal 33 Epoxy Primer-B58AQ33 followed by the intermediate and final application of MPI #212b- Sherwin Williams Industrial and Marine Armorseal HS Polyurethane Floor Enamel-Top Coat-B65W00220.	212 a & b	N/A
Concrete -Foundation Wall	REX 3.1A-Latex over Alkali Resistant primer. After cleaning and adequate surface preparation, full prime with MPI #17 followed by the intermediate and final application of MPI #15	17, 15	3-4
Garage			
Concrete Interior -Floor	RIN 3.2A-Latex Floor Paint. After cleaning and adequate surface preparation, full prime with MPI #17 followed by the intermediate and final application of MPI #60.	17, 60	Low Gloss
Wood -Fascia	REX6.3JJ- W.B. Light Industrial over Alkyd Primer. After cleaning and adequate surface preparation, full prime with MPI #5 followed by the intermediate and final application of MPI #163	5, 163	5
Shed			
Concrete -Front Steps	REX 3.2A-Latex Floor Paint. After cleaning and adequate surface preparation, full prime with MPI #60 followed by the intermediate and final application of MPI #60.	60	Low Gloss
Wood -Doors	REX6.3JJ- W.B. Light Industrial over Alkyd Primer. After cleaning and adequate surface preparation, full prime with MPI #5 followed by the intermediate and final application of MPI #163	5, 163	5

3.11 Finish Schedule: East Point

- .1 Repaint all surfaces in relation to the Lead Abatement and Removal exterior surfaces in accordance with the following **MPI** Repainting Manual requirements:

Location and Substrate	Paint System	MPI #	Gloss Level
Light Tower & Shed			
Galvanized Metal-Exterior -Steel Tower	REX5.3D-Pigmented Polyurethane. After cleaning and adequate surface preparation, all coatings must be removed from existing structure. Full prime with MPI #120 followed by the intermediate and final application of MPI #72	120, 72	6
Concrete-Exterior -Tower Footings	REX 3.1A-Latex over Alkali Resistant primer. After cleaning and adequate surface preparation, full prime with MPI #3 followed by the intermediate and final application of MPI #15	3, 15	3-4
Bunk House			
Wood Exterior -Siding	REX6.2K-Latex over Alkyd Primer. After cleaning and adequate surface preparation, full prime (including back priming before installation) with MPI #5 followed by the intermediate and final application of MPI #15	5, 15	3-4
Fog Horn Building			
Wood Exterior -Shingle Siding	REX6.6A-Latex over Alkyd Primer. After cleaning and adequate surface preparation, spot prime bare wood or where paint removed with MPI #69 followed by the intermediate and final application of MPI #15	69, 15	3-4

3.12 Finish Schedule: Port Lock Point

- .1 Repaint all surfaces in relation to the Lead Abatement and Removal exterior surfaces in accordance with the following **MPI** Repainting Manual requirements:

Location and Substrate	Paint System	MPI #	Gloss Level
Light House			
Wood Exterior -Trims -Window and door	REX6.3JJ- W.B. Light Industrial over Alkyd Primer. After cleaning and adequate surface preparation, full prime with MPI #69 followed by the intermediate and final application of MPI #163	69, 163	5
Ferrous Metal-Interior	RIN5.1B- W.B. Light Industrial over Alkyd Primer After cleaning and adequate surface preparation, spot prime with MPI #76 followed by the intermediate and final application of MPI #153	76, 153	5
Galvanized Metal-Interior -Wall and ceiling panels	RIN5.3B-W.B. Light Industrial over W.B Galvanized Primer. After cleaning and adequate surface preparation, Full prime with MPI #134 or #17 followed by the intermediate and final application of MPI #153	134, 17, 153	5

Location and Substrate	Paint System	MPI #	Gloss Level
Galvanized Metal-Exterior -Walls and roof	REX5.3D-Pigmented Polyurethane. After cleaning and adequate surface preparation, all coatings must be removed from existing structure. Full prime with MPI #120 followed by the intermediate and final application of MPI #72	120, 72	6

3.13 Finish Schedule: Russell Island

- .1 Repaint all surfaces in relation to the Lead Abatement and Removal exterior surfaces in accordance with the following **MPI** Repainting Manual requirements:

Location and Substrate	Paint System	MPI #	Gloss Level
Care Takers Shed			
Wood Exterior -Siding	REX6.2K-Latex over Alkyd Primer. After cleaning and adequate surface preparation, full prime (back prime prior to installation) with MPI #5 followed by the intermediate and final application of MPI #15	5, 15	3-4
Water Tower			
Wood Exterior -Trims	REX6.3JJ- W.B. Light Industrial over Alkyd Primer. After cleaning and adequate surface preparation, full prime with MPI #5 followed by the intermediate and final application of MPI #163	5, 163	5
Mahoi House			
Wood Exterior -Siding	REX6.2K-Latex over Alkyd Primer. After cleaning and adequate surface preparation, full prime with MPI #69 followed by the intermediate and final application of MPI #15	69, 15	3-4

END OF SECTION