

# UNION COUNTY BOARD OF EDUCATION CONTRACT ROUTING SHEET

Contractor Name: Universal Contractors, Inc.  
 Address: PO Box 77194  
 City, State, Zip: Charlotte, NC 28271  
 Contact Name: Thomas Page  
 Telephone Number: 704.201.3194

UCPS Contract Number: 1-97372069

Purpose of Contract (location and brief description): Waxhaw Elementary School-Interior & Exterior Painting Services

Submitting Department: Facilities Department

Date Submitted: 5/03/2021

Budget Account Number: 4.6580.817.319.372.163

Funding Source: 20-21 CIP

Contract Amount: \$ 110,000

Contract Period: 90 CCD

UCPS Employee to Contact: Penny Helms/Dave Burnett

Phone Number: 704-296-3160

**NOTE:** Individuals listed below should initial, date, and forward this form after completing their responsibilities relating to this Contract.

1. Approved by Fund Owner/Acquire Vendor Signature and proper  
**Insurance Certificate with UCBOE NAMED as  
 CERTIFICATE HOLDER.**

A. Insurance Certificate Reviewed/Approved by Risk Management

2. Approved by Appropriate Representative(s) of UCPS:

- ☒ UCPS Project Coordinator  
☒ UCPS Department Head/School Principal  
☒ Asst. Supt. for Administration & Operations  
☐ Asst. Supt. for Human Resources  
☐ Asst. Supt. for Instructional Programs Asst.  
☐ Asst. Supt. of Student Support  
☐ Chief School Performance Officer  
☐ Chief Technology Officer

Date Received	Date Processed	Initials
	5/4/2021   11:56 AM EDT	DS
	5/4/2021   7:31 AM EDT	DS
	5/3/2021   4:37 PM EDT	DS
	5/3/2021   4:06 PM EDT	DS
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

## FORWARD TO UCPS GENERAL COUNSEL OFFICE

3. Approved by Legal Counsel

Date Received	Date Processed	Initials
DS	DS	DS
SS	KB	MM

## FORWARD TO SUPERINTENDENT/BOARD OF EDUCATION

4. Approved by Superintendent  
 5. Approved by Board of Education

Date Received	Date Processed	Initials

## FORWARD TO FINANCE

6. Pre-audited by Representative of Finance Officer

Date Received	Date Processed	Initials
	5/4/2021   11:26 AM EDT	DS

## FORWARD TO PURCHASING

7. Purchase Order Number assigned by Purchasing  
 Director, or designee, and contract distributed

Date Received	Date Processed	Initials

**Contract #:1-97306066**

**CONTRACT FOR SERVICES  
WAXHAW ELEMENTARY SCHOOL  
INTERIOR & EXTERIOR PAINTING SERVICES**

This Contract for Services ("Contract") is made and entered into May 4, 2021 between The Union County Board of Education, with a mailing address of 400 North Church Street, Monroe, North Carolina 28112 ("UCBOE") and Universal Contractors, Inc. with a mailing address of PO Box 77194, Charlotte, North Carolina 28271 ("Vendor" or "Contractor" or "Service Provider").

For and in consideration of the mutual promises set forth in this Contract, the parties do mutually agree as follows:

1. Obligations of Vendor. The Vendor agrees to provide the services, goods, materials, equipment, and/or software (the "Services" and/or "Goods," as appropriate) to fully, timely and properly complete the Waxhaw Elementary School Interior & Exterior Painting Services as more particularly described in the Scope of Work document attached hereto and incorporated herein by reference as Exhibit 1.

The UCBOE and Vendor recognize that time is of the essence to this Agreement and that the UCBOE will suffer financial loss if the work is not completed within the times specified herein. Both parties also recognize the delays, difficulties and expense involved in proving, in a legal or arbitration proceeding, the actual loss suffered by the UCBOE if the Work is not completed on time. Accordingly, in lieu of requiring such proof, the UCBOE and Vendor agree that as liquidated damages for delay (but not as penalty) the Vendor shall pay to the UCBOE for each day in excess of the term allowed for completion of the Work, the sum of \$200 as liquidated damages.

The term of this Contract shall be for the time specified within Exhibit 1.

This Contract does not grant the Vendor the right or the exclusive right to provide specified Services and/or Goods to UCBOE. Similar Services and/or Goods may be obtained from sources other than the Vendor (or not at all) at the discretion of UCBOE.

The Vendor shall begin work immediately upon issuance of a written notice to proceed. The Vendor agrees to perform the Services and supply the Goods or in a timely, complete, and professional manner and in accordance with the terms and conditions of this Contract. Furthermore, the Vendor represents and warrants that (i) it is duly qualified and, if required by law, licensed to provide the Services and/or Goods; (ii) it will provide the Services and/or Goods in a manner consistent with the level of care and skill ordinarily exercised by contractors providing similar Services and/or Goods under similar conditions; (iii) it possesses sufficient experience, personnel, and resources to provide the Services and/or Goods; (iv) it shall provide the Services and/or Goods in compliance with applicable laws, statutes, ordinances, codes, orders, rules and regulations; and (v) its reports, if any, shall be complete, accurate, and unambiguous.

2. Obligations of UCBOE. UCBOE hereby agrees to pay to the Vendor for the faithful performance of this Contract, and the Vendor hereby agrees to provide all of the Services and/or Goods, for the sum not to exceed \$110,000.00 ("Contract Price") subject to adjustments as provided for in the Contract Documents:

3. Project Coordinator. Craig Reeder is designated as the Project Coordinator for UCBOE. The Project Coordinator shall be UCBOE's representative in connection with the Vendor's performance under this Contract. UCBOE has complete discretion in replacing the Project Coordinator with another person of its choosing.
4. Vendor Supervisor. Thomas Page is designated as the Vendor Supervisor for the Vendor. The Vendor Supervisor is fully authorized to act on behalf of the Vendor in connection with this Contract.
5. Terms and Methods of Payment. UCBOE will make payment after invoices are approved on a net 30-day basis. UCBOE will not pay for services or materials in advance without the prior approval of the Finance Officer. Vendor to submit invoices on the following schedule: 100% upon completion.
6. Standard Terms and Conditions: Vendor agrees to the Standard Terms and Conditions set forth as Attachment A attached hereto and incorporated herein by reference.
7. Counterpart Execution. This Contract may be executed and recorded in two or more counterparts, each of which shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument. Each party shall be entitled to rely upon executed copies of this Contract transmitted by facsimile or electronic "PDF" to the same and full extent as the originals.

[THE REST OF THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY]  
[SIGNATURES ON NEXT PAGE]

**IN WITNESS WHEREOF**, UCBOE and the Vendor have executed this Contract on the day and year first written above.

Universal Contractors, Inc.

Vendor Name

DocuSigned by:

Thomas Page

5/3/2021 | 4:10 PM PDT

Signature of Authorized Representative

Date

52-2416594

Vendor's Federal Identification #

[if Contract is with Organization or Social Security Number if individual]

**THE UNION COUNTY BOARD OF EDUCATION**

UCBOE Chairperson

Date

This instrument has been preaudited  
in the manner required by the School  
Budget and Fiscal Control Act.

DocuSigned by:

Shanna McLamb

5/4/2021 | 11:26 AM PDT

Finance Officer

Date

DocuSigned by:

Sara Hymel

5/4/2021 | 11:56 AM EDT

Risk Management

Date

As to form:

DocuSigned by:

Michele Morris

5/3/2021 | 5:13 PM PDT

UCBOE Attorney

Date

**Attachment A**

**Standard Terms and Conditions**

## **I. Standard Terms and Conditions for All Contracts**

1. Defined Terms, "Contract" means the agreement between UCBOE and Vendor which consists of the applicable Contract Documents. "Contract Documents" means: (i) any applicable purchase order between Vendor and UCBOE specifically including all terms and conditions set forth or referenced herein and on the face of a Purchase Order, (ii) any attachments hereto, (iii) any applicable solicitation documentation related to hereto (including without limitation any request for proposals or invitation for bids and Vendor's response thereto), and (iv) any other terms and conditions of a written agreement signed by Vendor and UCBOE that deals with the same subject matter. "Goods" means any supplies, materials, products or other tangible personal property provided by Vendor to UCBOE. "Purchase Order" mean any applicable purchase order issued by UCBOE. "Services" means services, specifically including without limitation construction services, design services, professional or consulting services and software as a service, "UCBOE" means the Union County Board of Education. "Vendor" means the party contracting with UCBOE and includes individual and entities that may be referred to in Contract Documents as "vendor", "seller", "service provider", or "contractor".
2. Written Agreement Signed by Both Parties; Acceptance of Purchase Order Terms and Conditions when there is not a Separate Written Agreement Signed by Both Parties. When a Contract is signed by both UCBOE and Vendor then the Purchase Order issued by UCBOE is for administrative convenience and is not part of the Contract Documents. When there is not a separate Contract signed by both UCBOE and Vendor, then Vendor's acknowledgment of the terms of any Purchase Order, without timely objection, or Vendor's shipment or performance of any part of a Purchase Order, constitutes an agreement to all terms and conditions set forth or referenced herein and on the face of the Purchase Order, together with the terms and conditions of any other applicable Contract Documents. The terms and provisions set forth in the Contract Documents shall constitute the entire agreement between Vendor and UCBOE with respect to the purchase by UCBOE of the Services and/or Goods work performed as described in the Contract Documents. In the event of any conflict between any terms and conditions of the Contract Documents, the terms and conditions most favorable to UCBOE shall control. A Purchase Order constitutes an offer by UCBOE and expressly limits acceptance to the terms and conditions stated therein. No additional or supplemental provision or provisions in variance herewith that may appear in Vendor's quotation, acknowledgment, invoice, or in any other communication from Vendor to UCBOE shall be deemed accepted by or binding on UCBOE. UCBOE hereby expressly rejects all such provisions which supplement, modify or otherwise vary from the terms of the Contract Documents, and such provisions are superseded by the terms and conditions stated in the Contract Documents, unless and until UCBOE's authorized representatives expressly assent, in writing, to such provisions. Stenographic and clerical errors and omissions by UCBOE are subject to correction.
3. Cancellation of Purchase Order. UCPS may cancel any Purchase Order or portion thereof without liability, if: (a) Vendor fails upon request to give reasonable assurance of timely performance or UCPS otherwise determines that it has reasonable grounds for insecurity regarding Vendor's performance; (b) conforming Goods or Services (including the quantities specified for delivery) are not delivered within the time specified or, if no time is specified, within a commercially reasonable time; (c) Vendor otherwise breaches the Contract and such breach is not corrected within thirty (30) days following written notice of breach; or (d) cancellation is otherwise required or allowed by law.
4. Quantities. Shipments must equal exact amounts ordered unless otherwise agreed in writing by UCBOE. The award of a term contract neither implies nor guarantees any minimum or maximum purchases. Materials received in excess of quantity specified on the purchase order , at UCBOE option's, may be returned at the Vendor's expense.
5. Prices. If Vendor's price or the regular market price of any of the Goods covered hereunder is lower than the price stated in the Contract Documents on the date of shipment of such Goods, Vendor agrees to give UCBOE the benefit of such lower price on any such Goods. In no event shall Vendor's price be higher than the price last quoted or last charged to UCBOE unless otherwise agreed in writing. No charges for transportation, boxing, crating, etc. are allowable unless such charges are included in the Contract Documents.
6. Invoices. It is understood and agreed that orders will be shipped at the established Contract prices in effect on dates orders are placed. Invoicing at variance with this provision may subject the Contract to cancellation.

Applicable North Carolina sales tax shall be invoiced as a separate item. Invoices shall be sent to UCBOE's accounts payable department with a copy to UCBOE Project Coordinator.

7. Freight on Board. All shipments of Goods are FOB destination unless otherwise stated in the Contract Documents. Any freight charges prepaid by Vendor are to be itemized on the invoice unless stated otherwise in writing by form of quote, bid, contract. In instances where Goods are shipped against this order by parties other than those specified on the Purchase Order, the third-party shipper must be instructed to list the UCBOE purchase order number on all packages, bills of lading, etc. to insure prompt identification of order.
8. Taxes. Taxes are included in the Contract Price. Applicable taxes shall be invoiced as a separate item for UCBOE's records.
9. Payment Terms. Payment terms are Net 30 days after receipt of correct invoice or acceptance of Goods, whichever is later.
10. Condition and Packaging. Unless otherwise provided by special terms and conditions or specifications, it is understood and agreed that any item offered or shipped has not been sold or used for any purpose and shall be in first class condition. All containers/packaging shall be suitable for handling, storage or shipment.
11. Safety Data Sheets. Safety Data Sheets must be provided with shipment of all chemicals."
12. Delays in Shipment. Time and date of delivery are of the essence, except when delay is due to causes beyond Vendor's reasonable control and without Vendor's fault or negligence.
13. Risk of Loss. Vendor shall have the risk of loss of and damage to the Goods subject to the Contract Documents until such Goods are delivered to the destination and accepted by UCBOE or its nominee.
14. Rejection. All Goods shall be received subject to UCBOE's inspection. Goods that are defective in workmanship or material or otherwise not in conformity with the requirements of the Contract Documents may be rejected and returned at Vendor's expense or may be accepted at a reduced price. UCBOE may require Vendor to promptly replace or correct any rejected Goods Services and, if Vendor fails to do so, UCBOE may contract with a third party to replace such Goods Services and charge Vendor the additional cost.
15. Warranties. Vendor warrants that all Goods delivered hereunder will be free from defects in materials and workmanship and will conform strictly to the specifications, drawings, or samples specified or furnished. This warranty shall survive any inspection, delivery, acceptance or payment by UCBOE of the Goods and shall run to UCBOE and any user of the Goods. This express warranty is in addition to Vendor's implied warranties of merchantability and fitness for a particular purpose which shall not be disclaimed. In addition to any other rights available at law or equity, UCBOE shall be entitled to all rights and remedies provided by the Uniform Commercial Code, Chapter 25 of the North Carolina General Statutes, for breach of express warranties and implied warranties of merchantability or fitness for a particular purpose, including but not limited to consequential and incidental damages.
16. Compliance with All Laws. Vendor warrants that all performance hereunder shall be in accordance with all applicable federal, state and local laws, regulations and orders. The right of Vendor to proceed may be terminated immediately by written notice if UCBOE determines that Vendor, its agent or another representative, has violated any provision of law.
17. Use of Federal Funds. If the source of funds for this Contract is federal funds, the following federal provisions apply pursuant to 2 C.F.R. § 200.326 and 2 C.F.R. Part 200, Appendix II (as applicable): Equal Employment Opportunity (41 C.F.R. Part 60); Davis-Bacon Act (40 U.S.C. 3141-3148); Copeland "Anti-Kickback" Act (40 U.S.C. 3145); Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708); Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387); Debarment and Suspension (Executive Orders 12549 and 12689); Byrd Anti-Lobbying Amendment (31 U.S.C. 1352); Procurement of Recovered Materials (2 C.F.R. § 200.322); and Record Retention Requirements (2 CFR § 200.324).
18. Registered Sex Offenders; Jessica Lunsford Act. Under North Carolina law, certain sex offenders are prohibited from coming onto school campuses. Vendor agrees to conduct an annual check of the N.C. Sex Offender and Public Protection Registration Program, the N.C. Sexually Violent Predator Registration Program and the National Sex Offender Registry for all of its employees whose job involves direct interaction with students as part of the job. UCBOE prohibits any personnel listed on such registries from being on any property owned or operated by UCBOE and from having any direct interaction with students. As a term of the Agreement, said checks must be performed by the Vendor and reported to UCBOE's Superintendent or designee, if Vendor's employees will be working directly with students. Under provisions set forth in the Jessica Lunsford Act under North Carolina law, the signature below certifies that neither Vendor nor any employee or agent of Vendor is

- listed as a sex offender on the N.C. Sex Offender and Public Protection Registration Program, the N.C. Sexually Violent Predator Registration Program, and/or the National Sex Offender Registry.
19. Nondiscrimination. During the performance of the Contract, Vendor shall not discriminate against or deny the Contract's benefits to any person on the basis of sexual orientation, national origin, race, ethnic background, color, religion, gender, age or disability.
  20. FERPA Electronically Stored Data Compliance: Vendor is expressly prohibited from selling or trading any education records or personally identifiable information acquired under the Agreement. Furthermore, Vendor agrees not to attempt to re-identify students from aggregated data. Further, Vendor will not use any personally identifiable information or education records to advertise or market to students of UCBOE or their parents. Any personally identifiable information and education records held by Vendor pursuant to the Agreement will be made available to UCBOE upon request. Vendor will store and process all data using appropriate administrative, physical, and technical safeguards to secure personally identifiable information and education records from unauthorized access, disclosure, and use. Vendor will conduct periodic risk assessments and remediate any identified security vulnerabilities in a timely manner. Vendor will also have a written incident response plan, to include prompt notification to UCBOE in the event of a security or privacy incident, as well as procedures for responding to a breach of data. Vendor agrees to share its incident response plan upon request. Vendor shall, for all personally identifiable data and education records in its possession and in the possession of any subcontractors, or agents to which it has transferred data as permitted herein, destroy or de-identify such data when such data is no longer needed to perform the Agreement. Vendor hereby agrees to abide by all Board of Education policies and procedures governing the confidentiality of student records and the responsible use of technology and internet safety. If Vendor experiences a security breach concerning any information covered by the Agreement, and such breach is covered by N.C.G.S. §75.61(14), then Vendor will (a) fully comply with Vendor's obligations under the N.C. Identity Theft Protection Act, (b) immediately notify UCBOE with the information listed in N.C.G.S. §75-65(d)(1-4), and (c) fully cooperate with UCBOE in carrying out its obligations under said Identity Theft Protection Act. Vendor will indemnify UCBOE for any breach of confidentiality or failure of its responsibilities to protect confidential information, and for cost of notification of affected persons as a result of its accidental or negligent release of personally identifiable information or education records provided to Vendor pursuant to the Agreement.
  21. North Carolina Public Records Law: Vendor acknowledges that UCBOE is subject to the requirements of North Carolina's Public Records Law ("NCPRL"), N.C.G.S. § 132-1, et. seq. The Agreement and any related documents, papers, letters, maps, books, photographs, films, sound recordings, magnetic or other tapes, electronic data-processing records, artifacts, or other documentary material, regardless of physical form or characteristics, made or received by UCBOE in connection with the transaction of the Agreement may be considered a "public record," subject to disclosure under the NCPRL. UCBOE is under no obligation to notify Vendor prior to its compliance of its duties under NCPRL.
  22. Conflict of Interest. Vendor represents and warrants that no member of UCBOE or any of its employees or officers who may obtain a direct benefit, personal gain or advantage for themselves or a relative or associate as a result of the Contract, subcontract or other agreement related to the Contract is in a position to influence or has attempted to influence the making of the Contract, has been involved in making the Contract, or will be involved in administering the Contract. Vendor also represents and warrants that, if the Contract is funded by any amount of federal funds, no violation of 2 C.F.R. § 200.318(c) or any other applicable federal conflict of interest law has occurred or will occur. Vendor shall cause this paragraph to be included in all Contracts, subcontracts and other agreements related to the Contract.
  23. Gratuities. Vendor represents and warrants that no member of UCBOE or any of its employees has been or will be offered or given a gratuity to an official or employee of UCBOE in violation of applicable law or policy.
  24. Kickbacks to Vendor. Vendor shall not permit any kickbacks or gratuities to be provided, directly or indirectly, to itself, its employees, subcontractors or subcontractor employees for the purpose of improperly obtaining or rewarding favorable treatment in connection with a UCBOE Contract or in connection with a subcontract relating to a UCBOE Contract. When Vendor has grounds to believe that a violation of this clause may have occurred, Vendor shall promptly report to UCBOE in writing the possible violation.
  25. Iran Divestment Act. Vendor certifies that, as of the date listed below, it is not on the Final Divestment List, as created by the State Treasurer pursuant to N.C.G.S. § 143-6A-4, in violation of the Iran Divestment Act. In compliance with the requirements of the Iran Divestment Act and N.C.G.S. § 143C-6A-5(b), Vendor shall not



utilize in the performance of the contract any subcontractor that is identified on the Final Divestment List. The Final Divestment List can be found on the State Treasurer's website at the address [www.nctreasurer.com/Iran](http://www.nctreasurer.com/Iran) and should be updated every 180 days.

26. Divestment from Companies that Boycott Israel. The Vendor certifies that it has not been designated by the North Carolina State Treasurer as a company engaged in the boycott of Israel pursuant to N.C.G.S. 147-86.81. It is the responsibility of each vendor or contractor to monitor compliance with this restriction. Contracts valued at less than \$1,000.00 are exempt from this restriction.
27. E-Verification. Vendor shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes
28. Indemnification. To the fullest extent permitted by law, Vendor shall indemnify and hold harmless UCBOE, its officers, agents, employees and assigns from and against all claims, losses, costs, damages, expenses, attorneys' fees and liability that any of them may sustain (a) arising out of Vendor's failure to comply with any applicable law, ordinance, regulation, or industry standard or (b) arising directly or indirectly out of Vendor's performance or lack of performance of the terms and conditions of the Contract. In the event that any Services and/or Goods sold and delivered or sold and performed under the Contract Documents shall be defective in any respect whatsoever, Vendor shall indemnify and save harmless UCBOE, its officers, agents, employees and assigns from all loss or the payment of all sums of money by reason of all accidents, injuries or damages to persons or property that shall happen or occur in connection with the use or sale of such Services and/or Goods and are contributed to by said condition. In the event Vendor, its employees, agents, subcontractors and or lower-tier subcontractors enter premises occupied by or under the control of UCBOE in the performance of the Contract Documents, Vendor agrees that it will indemnify and hold harmless UCBOE, its officers, agents, employees and assigns, from any loss, costs, damage, expense or liability by reason of property damage or personal injury of whatsoever nature or kind arising out of, as a result of, or in connection with such entry.
29. Insurance. Unless such insurance requirements are waived or modified by UCBOE or risk management ("DIRM"), Vendor certifies that it currently has and agrees to purchase and maintain during its performance under the Contract the following insurance from one or more insurance companies acceptable to UCBOE and authorized to do business in the State of North Carolina: Automobile - Vendor shall maintain bodily injury and property damage liability insurance covering all owned, non-owned and hired automobiles. The policy limits of such insurance shall not be less than \$1,000,000 combined single limit each person/each occurrence. Commercial General Liability - Vendor shall maintain commercial general liability insurance that shall protect Vendor from claims of bodily injury or property damage which arise from performance under the Contract. This insurance shall include coverage for contractual liability. The policy limits of such insurance shall not be less than \$1,000,000 combined single limit each occurrence/annual aggregate. Worker's Compensation and Employers' Liability Insurance - If applicable to Vendor, Vendor shall meet the statutory requirements of the State of North Carolina for worker's compensation coverage and employers' liability insurance. Vendor shall also provide any other insurance or bonding specifically recommended in writing by the DIRM or required by applicable law. Certificates of such insurance shall be furnished by Vendor to UCBOE and shall contain the provision that UCBOE be given 30 days' written notice of any intent to amend or terminate by either Vendor or the insuring company. Failure to furnish insurance certificates or to maintain such insurance shall be a default under the Contract and shall be grounds for immediate termination of the Contract.
30. Termination for Convenience. In addition to all of the other rights which UCBOE may have to cancel this Contract or an applicable Purchase Order, UCBOE shall have the further right, without assigning any reason therefore, to terminate the Contract (or applicable Purchase Order), in whole or in part, at any time at its complete discretion by providing 10 days' notice in writing from UCBOE to Vendor. If the Contract is terminated by UCBOE in accordance with this paragraph, Vendor will be paid in an amount which bears the same ratio to the total compensation as does the Services and/or Goods actually delivered or performed to the total originally contemplated in the Contract. UCBOE will not be liable to Vendor for any costs for completed Goods, Goods in process or materials acquired or contracted for if such costs were incurred prior to the date of this Contract or an applicable Purchase Order.
31. Termination for Default. UCBOE may terminate the Contract, in whole or in part, immediately and without prior notice upon breach of the Contract by Vendor. In addition to any other remedies available to UCBOE law or equity, UCBOE may procure upon such terms as UCBOE shall deem appropriate, Services and/or Goods

substantially similar to those so terminated, in which case Vendor shall be liable to UCBOE for any excess costs for such similar goods, supplies, or services and any expenses incurred in connection therewith.

32. **Contract Funding.** It is understood and agreed between Vendor and UCBOE that UCBOE's obligation under the Contract is contingent upon the availability of appropriated funds from which payment for Contract purposes can be made. No legal liability on the part of UCBOE for any payment may arise until funds are made available to UCBOE's Finance Officer and until Vendor receives notice of such availability. Should such funds not be appropriated or allocated, the Contract shall immediately be terminated. UCBOE shall not be liable to Vendor for damages of any kind (general, special, consequential or exemplary) as a result of such termination.
33. **Accounting Procedures.** Vendor shall comply with any accounting and fiscal management procedures prescribed by UCBOE to apply to the Contract and shall assure such fiscal control and accounting procedures as may be necessary for proper disbursement of and accounting for all project funds.
34. **Improper Payments.** Vendor shall assume all risks attendant to any improper expenditure of funds under the Contract. Vendor shall refund to UCBOE any payment made pursuant to the Contract if it is subsequently determined by audit that such payment was improper under any applicable law, regulation or procedure. Vendor shall make such refunds within thirty (30) days after UCBOE notifies Vendor in writing that a payment has been determined to be improper.
35. **Contract Transfer.** Vendor shall not assign, subcontract or otherwise transfer any interest in the Contract without the prior written approval of UCBOE.
36. **Contract Personnel.** Vendor agrees that it has, or will secure at its own expense, all personnel required to provide the Services and/or Goods set forth in the Contract.
37. **Key Personnel.** Vendor shall not substitute for key personnel (defined as those individuals identified by name or title in the Contract Documents or in written communication from Vendor) assigned to the performance of the Contract without prior written approval from UCBOE Project Coordinator (the individual at UCBOE responsible for administering the Contract).
38. **Contract Modifications.** The Contract may be amended only by written amendment duly executed by both UCBOE and Vendor.
39. **Relationship of Parties.** Vendor is an independent contractor and not an employee of UCBOE. The conduct and control of the work will lie solely with Vendor. The Contract shall not be construed as establishing a joint venture, partnership or any principal-agent relationship for any purpose between Vendor and UCBOE. Employees of Vendor shall remain subject to the exclusive control and supervision of Vendor, which is solely responsible for their compensation.
40. **Advertisement.** The Contract will not be used in connection with any advertising by Vendor without prior written approval by UCBOE.
41. **Monitoring and Evaluation.** Vendor shall cooperate with UCBOE, or with any other person or agency as directed by UCBOE, in monitoring, inspecting, auditing or investigating activities related to the Contract. Vendor shall permit UCBOE to evaluate all activities conducted under the Contract. UCBOE has the right at its sole discretion to require that Vendor remove any employee of Vendor from UCBOE Property and from providing Services and/or Goods under the Contract following provision of notice to Vendor of the reasons for UCBOE's dissatisfaction with the Services and/or Goods of Vendor's employee.
42. **Financial Responsibility.** Vendor is financially solvent and able to perform under the Contract. If requested by UCBOE, Vendor agrees to provide a copy of its latest audited annual financial statements or other financial statements as deemed acceptable by UCBOE's Finance Officer. In the event of any proceedings, voluntary or involuntary, in bankruptcy or insolvency by or against Vendor, the inability of Vendor to meet its debts as they become due or in the event of the appointment, with or without Vendor's consent, of an assignee for the benefit of creditors or of a receiver, then UCBOE shall be entitled, at its sole option, to cancel any unfilled part of the Contract without any liability whatsoever.
43. **Governmental Restrictions.** In the event any governmental restrictions are imposed which necessitate alteration of the material, quality, workmanship or performance of the items offered prior to their delivery, it shall be the responsibility of the Vendor to notify, in writing, the issuing purchasing office at once, indicating the specific regulation which required such alterations. UCBOE reserves the right to accept any such alterations, including any price adjustments occasioned thereby, or to cancel the Contract.
44. **Inspection at Vendor's Site.** UCBOE reserves the right to inspect, at a reasonable time, the equipment/item, plant or other facilities of a prospective contractor prior to Contract award, and during the Contract term as

necessary for UCBOE determination that such equipment/item, plant or other facilities conform with the specifications/requirements and are adequate and suitable for the proper and effective performance of the Contract.

45. Confidential Information. All information about UCBOE provided to the Vendor or its officers, employees, agents, representatives and advisors (the "Vendor Representatives"), and all copies or other full or partial reproductions thereof and notes, memoranda or other writings related thereto created by Vendor or any Vendor Representative, regardless of whether provided before or after the date of the Contract and regardless of the manner or medium in which it is furnished, is referred to as "Confidential Information". Confidential Information does not include any information that (a) is or becomes generally available to the public other than as a result of an impermissible disclosure by Vendor, (b) was known by or available on a nonconfidential basis to Vendor before it was disclosed by UCBOE or (c) becomes available to Vendor on a nonconfidential basis from a third party whom Vendor does not know to be bound by a confidentiality agreement with, or have an obligation of secrecy to, UCBOE. Except as and to the extent required by law or order or demand of any governmental or regulatory authority, Vendor and Vendor Representatives will (x) keep all Confidential Information confidential and (y) will only disclose or reveal any Confidential Information to Vendor Representatives who must have the information to fulfill Vendor's obligations under the Contract and who agree to observe the terms of this Section. Vendor and Vendor Representatives will not use the Confidential Information for any purpose other than fulfilling Vendor's obligations under the Contract. By way of example and not limitation, Vendor shall not sell, market, or commercialize Confidential Information, create derivative products or applications based on Confidential Information. If Vendor is requested or required, pursuant to applicable law or regulation or by legal process, to disclose any Confidential Information, Vendor will provide UCBOE with prompt and timely notice of the requests or requirements so that UCBOE can seek an appropriate protective order or other remedy and will not be prejudiced by delay. If UCBOE does not obtain a protective order or other remedy, Vendor will only disclose that portion of the Confidential Information which Vendor's legal counsel determines Vendor is required to disclose. Upon termination of the Contract or otherwise upon UCBOE's request, Vendor will promptly deliver to UCBOE all Confidential Information in the possession of Vendor or the Vendor Representatives.

Student Information: If, during the course of Vendor's performance of the Contract, Vendor should obtain any information pertaining to students or students' official records, Vendor agrees to keep any such information confidential and to not disclose or permit it to be disclosed, directly or indirectly, to any person or entity. The Contract shall not be construed by either party to constitute a waiver of or to in any manner diminish the provisions for confidentiality of students' records. Additionally, pursuant to N.C.G.S. 115C-401.1, it is unlawful for a person who enters into a contract with a local board of education to sell personally identifiable information that is obtained from a student as a result of that person's performance under the Contract.

Employee Personnel Information: If, during the course of Vendor's performance of the Contract, Vendor should obtain any information pertaining to employees of UCBOE's personnel records, Vendor agrees to keep any such information confidential and to not disclose or permit it to be disclosed, directly or indirectly, to any person or entity. This section will survive the termination of this Contract.

46. Intellectual Property. Vendor agrees, at its own expense, to indemnify, defend and save UCBOE harmless from all liability, loss or expense, including costs of settlement and attorney's fees, resulting from any claim that UCBOE's use, possession or sale of the Services and/or Goods infringes any copyright, patent or trademark or is a misappropriation of any trade secret.
47. No Pre-Judgment or Post-Judgment Interest. In the event of any action by Vendor for breach of contract in connection with the Contract, any amount awarded shall not bear interest either before or after any judgment, and Vendor specifically waives any claim for interest.
48. Background Checks. At the request of UCBOE's Project Coordinator, Vendor (if an individual) or any individual employees of Vendor shall submit to UCBOE criminal background check and drug testing procedures.
49. Mediation. If a dispute arises out of or relates to the Contract, or the breach of the Contract, and if the dispute cannot be settled through negotiation, the parties agree to try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its Commercial Mediation Rules before resorting to litigation.

50. **No Third-Party Benefits.** The Contract shall not be considered by Vendor to create any benefits on behalf of any third party. Vendor shall include in all contracts, subcontracts or other agreements relating to the Contract an acknowledgment by the contracting parties that the Contract creates no third-party benefits.
51. **Force Majeure.** Neither party shall be responsible to the other for any losses resulting from the failure to perform any terms or provisions of the Agreement if the party's failure to perform is attributable to war, riot or other disorder, strike or other work stoppage; fire; flood; storm; illness; pandemic, communicable disease, or any other act not within the control of the party whose performance is interfered with, and which, by reasonable diligence, such party is unable to prevent. However, UCBOE will be entitled to a refund for fees paid on account of services not rendered by Vendor including any and all deposits.
52. **Ownership of Documents; Work Product.** All documents created pursuant to the Contract shall, unless expressly provided otherwise in writing, be owned by UCBOE. Upon the termination or expiration of the Contract, any and all finished or unfinished documents and other materials produced by Vendor pursuant to the Contract shall, at the request of UCBOE, be turned over to UCBOE. Any technical knowledge or information of Vendor which Vendor shall have disclosed or may hereafter disclose to UCBOE shall not, unless otherwise specifically agreed upon in writing by UCBOE, be deemed to be confidential or proprietary information and shall be acquired by UCBOE free from any restrictions as part of the consideration of the Contract.
53. **Strict Compliance.** UCBOE may at any time insist upon strict compliance with these terms and conditions notwithstanding any previous course of dealing or course of performance between the parties to the contrary.
54. **General Provisions.** UCBOE's remedies as set forth herein are not exclusive. Any delay or omission in exercising any right hereunder, or any waiver of any single breach or default hereunder, shall not be deemed to be a waiver of such right or of any other right, breach, or default. If action be instituted by Vendor hereunder, UCBOE shall be entitled to recover costs and reasonable attorney's fees. Vendor may not assign, pledge, or in any manner encumber Vendor's rights under this Contract or applicable Purchase Order or delegate the performance of any of its obligations hereunder, without UCBOE's prior, express written consent.
55. **Contract Situs.** All matters, whether sounding in contract or tort relating to the validity, construction, interpretation and enforcement of the Contract, will be determined in Union County, North Carolina. North Carolina law will govern the interpretation and construction of the Contract.
56. **Severability.** Any provision of this Contract that is determined by any court of competent jurisdiction to be invalid or unenforceable will not affect the validity or enforceability of any other provision. Any provision of the Contract held invalid or unenforceable only in part or degree will remain in full force and effect to the extent not held invalid or unenforceable.

## **II. Additional Standard Terms and Conditions for Construction Contracts**

1. **Supervision and Provision for Labor and Supplies.** The Vendor will supervise and direct the construction work (the "Work") and shall furnish, provide, and pay for all labor, materials, equipment, machinery, utilities, and services reasonably necessary for the execution and completion of the Work.
2. **Coordination of Work and Notification of Progress.** The Vendor agrees to coordinate its Work with the work of any other separate contractors or with the work of UCBOE's own forces to avoid delaying or interfering with their work. Vendor shall enforce good order and discipline among his employees and subcontractors on the Project. The Vendor further agrees to inform UCBOE on a regular basis or at UCBOE's request of the progress of the Work.
3. **Provision for all Permits, Licenses, and Inspections.** Unless otherwise provided, the Vendor shall secure and pay for all permits, licenses, and inspections necessary for the proper execution and completion of the Work.
4. **Cleanliness.** Vendor shall keep the Project reasonably free from waste materials or rubbish resulting from the Vendor's operations.
5. **Additional Warranties.** The Vendor warrants that the Vendor has visited the location of the Project and is familiar with all field conditions bearing upon the Vendor's performance of the Work; that the materials and equipment furnished under the Contract are of good quality and new (unless otherwise permitted); that the Work is non-negligent and meets or exceeds the standards ordinarily observed in the industry; and that the Work conforms to the requirements of the Contract and to all applicable codes, ordinances, laws, or regulations. The Vendor further warrants and promises that the Work shall be free from defects

and nonconformities in materials and workmanship for a period of one year from the later of the Date of Completion, which is the date UCBOE accepts the Work or such date as the Vendor actually completes all the Work (the "Date of Completion"). During such period, the Vendor will remedy at Vendor's expense nonconformities or defects in the Work within a reasonable time after receiving notice thereof from UCBOE.

6. Indemnity for Subcontractor Payment. In addition to the indemnification obligations contained in the attached terms and conditions to this Contract, the Vendor further agrees to defend and indemnify UCBOE from and against all claims, damages, losses, and expenses, including reasonable attorneys' fees, arising out of the Vendor's failure to pay subcontractors or materials suppliers.
7. Change Orders. The Vendor agrees that UCBOE may order changes in the general scope of the Work, including additions, deletions, and similar revisions. The parties agree to adjust the Contract Price and Date of Completion to reflect the effects of such changes, which adjustments shall be authorized only upon execution of a written change order (a "Change Order"). In case of emergency or extenuating circumstances or if a construction contingency is provided as stated below, approval of changes may be obtained verbally by telephone or field orders approved by UCBOE Project Coordinator and promptly thereafter substantiated in writing as outlined under normal procedures. The amount of any increase or decrease in the Contract Price shall be by mutual acceptance of a total amount supported by sufficient data and information to substantiate the change. Any decrease in Contract Price for a decrease in the Work will be the reasonable costs of the Work deleted, including a reasonable amount for the decrease in the Vendor's overhead.
8. Performance/Payment Bond. If required by law and/or the bidding documentation, the Vendor agrees to provide a Performance Bond and Labor and Material Payment Bond for its faithful performance in a form reasonably satisfying to UCBOE.
9. Payments Withheld. The UCBOE may withhold payment for the following reasons to the extent permitted under N.C. Gen. Stat. § 143-134.1(e): (1) defective Work not remedied; (2) third party claims filed or reasonable evidence indicating probable filing of such claims unless security acceptable to UCBOE is provided by the Vendor; (3) failure of the Vendor to make payments properly to subcontractors or for labor, materials or equipment; (4) reasonable evidence that the Work will not be completed with the time specified, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; (5) failure to carry out the Work in accordance with the Contract Documents; (6) failure to provide sales tax documentation in accordance with subparagraph 9.3.5; (7) failure or refusal of the Vendor to submit the required information on minority business enterprises; and (8) failure of the Vendor to comply with (a) the provisions of the Sedimentation and Pollution Control Act (N.C. Gen. Stat. § 113A-50 *et seq.*), and/or (b) any Notice of Violation issued by the North Carolina Department of Natural Resources.
10. Retainage. For public construction contracts costing an amount equal to or greater than \$100,000, the UCBOE will retain five percent of the amount of each progress payment on the project for as long as is authorized by N.C. Gen. Stat. § 143-134.1. At all times during the Project, the UCBOE may retain the maximum funds allowed by N.C. Gen. Stat. § 143-134.1. The UCBOE specifically reserves the right to withhold additional funds as authorized by this Contract and N.C. Gen. Stat. § 143-134.1. The Vendor may pay each subcontractor no later than seven days after receipt of payment from the UCBOE and in accordance with N.C. Gen. Stat. § 143-134.1 the amount to which the subcontractor is entitled, reflecting percentages actually retained from payments to the Vendor on account of the subcontractor's portion of the Work. The Vendor shall, by appropriate agreement with each subcontractor, require each subcontractor to make payments to sub-subcontractors in a similar manner and in accordance with N.C. Gen. Stat. § 143-134.1.
11. The Vendor shall use and submit applications for payment using a form reasonably satisfactory to UCBOE ("Application for Payment"). The Contractor shall submit with each Application for Payment a completed "Statement of Sales Tax Paid" and "Minority Business Enterprise" documentation in a form acceptable to UCBOE.

**III. Additional Standard Term and Condition for Designer Contracts (which include Architectural, Engineering, Surveying, and Technical Services)**

Additional Insurance. In addition to the insurance required pursuant to Section 22 of the Standard Terms and Conditions for All Contracts, the Vendor certifies that it currently has and agrees to purchase and maintain during its performance under the Contract the following insurance from one or more insurance companies acceptable to UCBOE and authorized to do business in the State of North Carolina: Professional liability insurance in commercially reasonable amounts as reasonably determined by UCBOE.

#### **IV. Additional Standard Terms and Conditions for Information Technology Contracts**

1. Definitions.

“Hardware” means the hardware the Vendor utilizes in the Hosted Environment for delivery and maintenance of the Hosted Software Services.

“Hosted Environment” means the Hardware, system software, hosting support software, network connectivity, and facility used by Vendor to support the Hosted Software Services.

“Hosted Software Services” means the application, including the Hosted Software and any applicable Third-Party Software, as run on the Hosted Environment.

“Hosted Software” means the software owned and controlled by Vendor or Vendor’s third-party contractor that supports the Hosted Software Services.

“Support Services” means application and technical support required to maintain the performance, uptime and connectivity of the Hosted Software Services for UCBOE access and use, including without limitation, telephone support, error correction, maintenance, and installation of Updates and Upgrades to the Hosted Software.

“Updates” means (i) modifications to or releases of the Hosted Software that (a) add new features, functionality, and/or improved performance, (b) operate on new or other databases, operating systems, or server platforms or (c) extend the Hosted Software functionality to take advantage of advances in coding language, hardware, network or wireless infrastructures; and (ii) deviation corrections, bug or error fixes, patches, workarounds, and maintenance releases.

“Upgrades” means any new version or new release of the Hosted Software typically provided on an annual or bi-annual basis by the Vendor that includes new features, functions, support or service that were not in place with the immediately prior version.

2. Grant of License. Vendor grants to UCBOE for the term of this Contract a non-exclusive, non-transferable license to access and use over the internet the Hosted Software (the “License”).
3. Updates and Upgrades. Vendor will make certain limited and applicable Hosted Software Updates and Upgrades available to UCBOE at no additional cost. All such Updates and Upgrades shall automatically become subject to the benefits and terms of this Contract and shall automatically be considered part of the License granted under this Contract.
4. Security. Vendor’s Hosted Environment shall maintain security measures in place to help protect against the loss, misuse, and alteration of the Hosted Software Services, and specifically the Confidential Information provided to Vendor by UCBOE.
5. Warranties. Vendor warrants the following: (a) Vendor has the full authority to grant the License; (b) the Hosted Software is free from material defects or viruses; (c) the Hosted Software contains no disabling devices; and (d) the Hosted Software conforms to all material specifications set forth in the documentation and any other written material provided to UCBOE for any purpose. Without limiting any other remedies available to UCBOE under this Contract, at law or in equity, in the event that any Hosted Software does not conform to the warranties set forth for the Hosted Software herein, Vendor shall, at UCBOE’s option, promptly correct or replace such Hosted Software and, in either case, Vendor shall perform any Support Services or other work required to restore the Hosted Software to the state that existed prior to any such breach, all at Vendor’s expense. UCBOE reserves the right to reject the Hosted Software and to hold Vendor responsible for any loss, direct or indirect, caused by any such breach of warranty. In the event Vendor is or becomes aware of a problem with any item of Hosted Software, Vendor shall notify UCBOE upon such determination. Acceptance or use of the Hosted Software shall not constitute a waiver of any claim under any warranty.
6. Effect of Termination and Orderly Transition. Upon termination or expiration of this Contract for any reason, Vendor will cooperate in good faith with UCBOE to provide for an orderly transfer of the Goods and Services

and Confidential Information to UCBOE or UCBOE's successor vendor ("Orderly Transition") and according to the terms of this section.

- a. **Scope of Work for Orderly Transition.** Within thirty (30) days of notification by UCBOE that it will transfer Goods and Services to itself or a successor vendor, the parties will create and execute a scope of work document detailing tasks, the responsible parties for individual tasks, and timeframes for completion of tasks necessary to complete an Orderly Transition. The final, executed Orderly Transition scope of work shall be incorporated into this Contract and become subject to its terms. Vendor's failure to (a) cooperate in developing the Orderly Transition scope of work, (b) execute an Orderly Transition scope of work, or (c) abide by the executed Orderly Transition scope of work shall be deemed a material breach of this Contract.
  - b. **Time Frame.** Unless otherwise mutually agreed in an executed Orderly Transition scope of work, Vendor shall continue to provide Goods and Services while UCBOE migrates its Confidential Information from Vendor's Hosted Software Services in the Orderly Transition process. Vendor agrees that, as part of the Orderly Transition process and within the specified time frame, it will transfer to UCBOE all of the Confidential Information provided to Vendor by UCBOE pursuant to this Contract. Vendor will provide the Confidential Information in commercially reasonable electronic format as agreed in the Orderly Transition scope of work at no additional cost.
  - c. **Time and Material Costs Only.** UCBOE will be obligated to pay for time and materials at a reasonable hourly rate of no more than \$75/hour for the Orderly Transition. No other fees will be assessed for the Orderly Transition. Fees shall be agreed upon in advance as part of developing the scope of work referenced in subsection (a) above.
  - d. **Destruction of Confidential Information after Orderly Transition.** Unless otherwise mutually agreed in an executed Orderly Transition scope of work, Vendor agrees that after returning all Confidential Information to UCBOE pursuant to subsection (b) above it will destroy all remaining copies of Confidential Information and back-up Confidential Information in its possession, contained in or on any medium (such as a storage area network or "SAN") or as may be stored offsite, within thirty (30) days of completion of Orderly Transition. Vendor shall provide UCBOE with a detailed summary of the destruction process and standards to be utilized by Vendor with respect to the Confidential Information, and UCBOE shall approve such process and standards prior to Vendor commencing such destruction.
7. **Intellectual Property Warranty.** In addition to the warranties set forth elsewhere in this Contract with respect to the Goods and Services, Vendor expressly represents, warrants and covenants that neither the furnishing of Hosted Services to UCBOE hereunder, nor does the Hosted Software, violate, in whole or in part, any provision of any law, common law or regulation concerning copyrights, trade secrets, trademarks, tradenames, service marks, patents or other provisions regulating or concerning intellectual property rights.
  8. **Additional Indemnification.** To the fullest extent permitted by law, Vendor shall indemnify, defend and hold harmless UCBOE, its and directors, officers, managers, employees and agents, from all suits, claims, costs, damages and other liabilities, including reasonable attorneys' fees as incurred by counsel of UCBOE's choice, relating to or arising from (a) Vendor's failure to maintain the security and integrity of Confidential Information, the Hosted Software Services and the Hosted Environment; (b) any claim for infringement of any copyright, trade secret, trademark, tradename, service mark, patent, or other law or regulation concerning intellectual and/or proprietary property rights; and (c) any claims by third party interests in the Hosted Software.
  9. **Data Use.** Notwithstanding the foregoing, Vendor acknowledges and agrees that all Confidential Information is proprietary to and owned exclusively by UCBOE, whether provided in tangible or electronic form and whether entered into any software or Hosted Software Services owned or licensed by Vendor (including without limitation the Hosted Software and Hosted Software Services) or otherwise provided in connection with any products provided and services performed by Vendor (including without limitation the Goods and Services) and whether to, by or through a Vendor-affiliated ASP or other Hosted Software Services. Furthermore, Vendor shall not sell, market, or commercialize Confidential Information, create derivative products or applications based on Confidential Information or otherwise use Confidential Information in any manner unrelated to the performance of Vendor's obligations under the Contract. Vendor shall not share Confidential Information with any parent or subsidiary company of Vendor or any other Vendor-affiliated entity without the express prior written consent of UCBOE detailing the scope of allowable disclosure. Vendor agrees that if it breaches this

section, UCBOE may, at its option, pursue any or all of the following remedies: (a) immediately terminate this Contract without liability to Vendor; (b) seek an injunction without posting a bond; and (c) pursue whatever other remedies may be available to it at law, in equity or pursuant to this Contract.



## INTRODUCTION:

It is the intentions of Union County Public Schools to contract the interior and exterior painting of Waxhaw Elementary School to a professional painting contractor that is experienced in commercial painting projects of this type and size. Surfaces requiring Electrostatic Painting is exempted from this project. The awarded Contractor will be expected to paint all surfaces that have been previously painted. The project areas are identified on the site map located within Appendix II.

## SCOPE OF WORK:

### General

- a. The awarded Contractor shall be responsible for furnishing all equipment, labor, materials, paint, tools, and supervision as necessary to complete the specifications as listed herein in a safe, professional, and timely manner.
- b. The awarded Contractor shall appoint a Project Coordinator to be the sole point of contact during the project. The Project Coordinator must have the ability to fluently read, speak, and write in the English Language and be on the project site at all times during the work process.
- c. UCPS is a tobacco free facility. Under no circumstances is alcohol, tobacco, drugs or any other type of controlled substances permitted on UCPS property.
- d. Under no circumstances shall firearms be permitted on UCPS property.
- e. All works are restricted to the project site only.
- f. Contractor shall dress appropriately for a school environment and perform work in a professional manner.
- g. All subcontractors must receive approval by Union County Public Schools prior to award.
- h. Jessica Lunsford Act is applicable to this project and the awarded Contractor must comply.
- i. Contractor is responsible for a turn-key project.
- j. Contractor is responsible for all damages to UCPS and shall immediately notify the assigned UCPS Project Coordinator of such damages.
- k. Contractor shall safeguard the project areas at all times for the safety of UCPS staff, students, and to protect the newly painted surfaces, as well as, non-painted surfaces.

### Materials

- a. Trim Color to be determined by the UCPS Project Manager.
- b. The awarded Contractor must use the Paint Specifications that is included in Appendix I or an approved equivalent. Substitution requests must be received to [penny.helms@ucps.k12.nc.us](mailto:penny.helms@ucps.k12.nc.us) no later than the question deadline located on page 1 of IFB.
- c. A Primer coat and a minimum of (2) finish coats will be required on all surfaces previously painted with solvent based products, but full coverage and a professional finish must be obtained regardless of the number of finish coats needed. Neutral based coatings will be avoided if possible.
- d. Awarded Contractor shall use ODOR ZAPPE, a paint odor reducer additive to be used in all solvent based paints, primers, and other coatings. NO EXCEPTIONS.

## Workmanship

### Qualifications

- ❖ The awarded Contractor shall be solely responsible for furnishing Skilled Laborers that are thoroughly trained and experienced in the necessary crafts, materials, and equipment to clean, prep and re-coat all previously coated interior and exterior surfaces as outlined in this RFP.
- ❖ Contractor shall have a minimum of five (5) years of successfully completing projects of this type and size.

### Method

- ❖ The awarded Contractor shall retain minimum of (4) skilled craftsmen on the project at all times.
- ❖ All materials used shall be new and be prepared, cleaned and applied in strict accordance with coating manufacturer's instruction. Use applicators and techniques best suited for the material and surfaces to be applied. Apply paint only to dry, clean, and adequately prepared surfaces in areas where dust is no longer generated by activities such that airborne particles will not affect the quality of finished surfaces. Apply additional coats when undercoats or conditions show through final paint coat, until paint film is of uniform finish, color, and appearance. Work must be evenly uniform in sheen, color, and texture; free from brush marks, sags, crawls, runs or other defects detrimental to appearance or performance. Paint surfaces behind movable equipment and furniture same as adjacent similar exposed surfaces unless otherwise directed by the assigned UCPS Project Coordinator. Apply each material at no less than the manufacturer's recommended spreading rate.
- ❖ Concrete, masonry, stucco, and plaster shall be cleaned of oils, efflorescence, chalk, dust, dirt, and shall be thoroughly dry or dried prior to painting. Holes, cracks, and other imperfections in surfaces to be painted shall be suitably primed and patched with a compound recommended by the manufacturer of the paint to be applied to these surfaces, and all areas to be painted shall be brought to true, even surfaces.
- ❖ Assure that all coats are thoroughly dry before applying succeeding coats. Sand surfaces between coats as necessary to produce a smooth finish and as may be required for adhesion of succeeding coats.
- ❖ The new coating must be compatible with the old paint to avoid problems such as lifting or loss of adhesion.
- ❖ Contractor shall contact the assign UCPS Project Coordinator upon completion of each application for inspection and allow ample time (minimum of 24 hours) for the drying process prior to applying the next coating.
- ❖ The awarded Contractor must complete the entire building prior to moving on to a new area.

### Exterior:

- ◆ Stucco: Pressure wash all stucco. Awarded Contractor shall eliminate (kill) all Mildew/Algae before repairs are made or re-coated. One coat of finish or coverage is required.
- ◆ All Previously Painted Courtyard Benches shall be cleaned, primed and repainted.
- ◆ All Previously Painted Roof Top Structures, Units, etc. shall be cleaned, primed and repainted.
- ◆ All previously painted surfaces must be repainted (interior and exterior of school building including roof units/ladders etc.).
- ◆ All Previously Painted Flashing/Gravel Stop shall be cleaned, primed and repainted.
- ◆ Galvanized Handrails shall NOT be painted.
- ◆ All Previously Painted Lintels over all openings shall be cleaned, primed and repainted unless natural galvanized.
- ◆ All Light Poles throughout campus, parking lot, courtyard, etc. shall be re-coated.
- ◆ All Previously Painted Double Doors shall be cleaned, primed and painted.

### **Interior:**

- ◆ Contractor shall perform trim work on all casings.
- ◆ All painted doors and window frames shall be cleaned, sanded and prepped before applying primer and a minimum of two top coats.
- ◆ All polyurethane doors and surfaces shall be de-glossed, sanded and a minimum of 2 coats of polyurethane applied.
- ◆ Remove ALL staples, tape, glue, etc. from doors and walls before re-coating. Skim all drywall tears. Patch all holes with suitable materials.
- ◆ All holes found shall be filled and painted.
- ◆ Contractor is responsible for storing all paint, polyurethane, primer and block filler.
- ◆ Contractor is responsible for a minimum of 3 coats (1 Primer and 2 Paint).

### **Safety**

- ❖ Furnish, maintain, and remove all scaffolding, ladders, and planks required for this work, and all drop cloths for the protection of concrete walks, floors, adjacent surfaces, pre-finished materials, building fixtures, and similar surfaces. Painted and finished surfaces subject to damage or defacement due to other work in the station or building shall be properly protected and covered. The Contractor shall be responsible for damage to painted work and to that of other work caused by painting operations under this Section until final acceptance by the District.
- ❖ The awarded Contractor shall make every attempt to ventilate and deodorize all areas to insure as few odor related complaints as possible.
- ❖ Asbestos may or may not be present at the project site. In accordance with the Asbestos Hazard Emergency Response Act (AHERA) the Owner has had an Asbestos Management Plan (AMP) prepared for this site. A copy of the AMP is available at the UCPS Facilities Department or at the project site. The AMP is designed to document (to the best of the Owner's ability) the asbestos containing building materials (ACBM) or presumed asbestos containing materials (PACM) present at the project site. It is incumbent upon the Contractor to review the AMP to insure his/her staff does not come in contact or otherwise disturb the ACBM/PACM. The Contractor is to notify all their subcontractors and other staff involved with the project of the AMP so they may also avoid being exposed to and /or disturbing any ACBM/PACM during construction. It shall be understood that by executing an agreement between the Owner and Contractor that the Contractor has made this review and has notified all staff involved with this project of the availability of the AMP.
- ❖ If the event the contractor, or his representatives, notices an area that is suspicious looking of asbestos or lead paint, the individual shall stop immediately and contact the UCPS Project Coordinator for direction.

### **Cleanup**

- ❖ Awarded Contractor shall not leave trash in any of the areas. All trash and garbage must be properly disposed in an approved, safe manner off UCPS Property on a daily basis. DO NOT USE SCHOOL DUMPTERS.
- ❖ The Awarded Contractor shall either remove all paint and equipment daily or provide storage for equipment and paint on site. Any onsite storage must be prearranged with the assigned UCPS Project Coordinator.
- ❖ Clean and retouch the work as necessary for a first-class job. All surfaces of the station or building and surrounding areas shall be left clean and neat in all respects, free from any paint spots, smears, smudges, or stain.

## **WARRANTY**

- a. Contractor shall provide a Fidelity Bond in the minimum amount of \$10,000 per employee.
- b. Contractor shall be responsible for all Damages and/or Loss incurred to UCPS Property.
- c. Contractor must provide a minimum of (1) year warranty from the date of final acceptance against any latent defects, design, materials, workmanship and installation, including but not limited to peeling of paint.
- d. Contractor shall promptly refinish the entire painting area that is damaged during the warranty period at no cost to Union County Public Schools. "No Cost" includes, but not limited to, equipment, labor, materials, supervision, and travel.

## **SCHEDULING**

- a. The awarded Contractor shall work diligently to meet the schedule given to him/her by the UCPS Project Coordinator.
- b. The awarded Contractor may begin work on June 7, 2021 and must be complete by July 30, 2021.
- c. The Consecutive Calendar Days (CCD) listed on the Cost Proposal/Execution of Proposal Form shall be based on having access to the building Monday through Thursday 7:30 am through 5:30 pm with the exception of holidays.

**Waxhaw Elementary School**  
**Interior/Exterior Painting**  
**BID NO. 1-97372069**

### **COST PROPOSAL/EXECUTION OF PROPOSAL**

By submitting, the potential contractor certifies that the proposal is signed by an authorized representative of the firm. The undersigned offers and agrees, if this proposal is accepted within **60** days from date of opening, to furnish subject services for a cost not to exceed the extended cost list below. This includes, but is not limited to, equipment, material, labor, sales tax, etc.

Base Bid	\$ <u>97,000.00</u>	<u>75</u> *CCD
Alternate 1	\$ <u>13,000.00</u>	<u>15</u> *CCD
All Inclusive Total (may include discount)	\$ <u>110,000.00</u>	<u>      </u> *CCD

\*CCD- Consecutive Calendar Days required for substantial completion from notice to proceed (receipt of purchase order).

#### **ACKNOWLEDGE RECEIPT:**

ADDENDUM 1: X                      ADDENDUM 2: X                      ADDENDUM 3:                             ADDENDUM 4:       

#### **EXECUTE:**

COMPANY: Universal Contractors, Inc                      FEDERAL ID NO. 52-2416594

ADDRESS: PO Box 77194                      CITY, STATE, ZIP Charlotte, NC 28271

TELEPHONE NUMBER: 704-201-3194                      FAX:                             EMAIL: tompagueuci@aol.com

BY: Thomas Page                      TITLE: President                      DATE: 4/13/2021  
       (Signature)

Thomas Page  
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**APPENDIX I**

**SPECIFICATIONS**



## **UCPS PAINTING PRICE LIST (03/31/2021)**

### **INTERIOR PAINTING:**

WALLS – 17-921 SEAL GRIP PRIMER \$19.05/gallon with two topcoats 6-500 SPEEDHIDE Latex Semi-Gloss Enamel \$17.90/gallon

WALLPAPER WALLS – 6-14 SPEEDHIDE FD Sealer \$20.95/gallon with two topcoats 6-500 SPEEDHIDE Latex Semi-Gloss Enamel \$17.90/gallon

BATHROOM, JANITORIAL, GYMNASIUM AND KITCHEN WALLS – 17-921 SEAL GRIP Primer \$19.05/gallon with two topcoats 16-510 PITT GLAZE WBI Interior Semi Gloss Pre-Catalyzed Water-Borne Acrylic Epoxy \$17.90/gallon

METAL DOORS, DOOR FRAMES, WINDOW FRAMES – Two coats V50 BREAK-THROUGH Interior/Exterior Satin Water-Borne Acrylic DTM \$38.00/gallon

METAL HANDRAILS – 6-14 SPEEDHIDE FD Sealer \$20.95/gallon with two coats 4216 DEVFLEX Acrylic DTM Semi-Gloss \$24.95/gallon

CEILINGS, PRE PRIMED METAL DECKING AND TECTUM DECKING – 6-725 SPEEDHIDE WB Dryfall Flat \$10.80/gallon.

CEILINGS, PREVIOUSLY PAINTED STRUCTURAL STEEL AND DUCTWORK – 6-14 SPEEDHIDE FD Sealer \$20.95/gallon with two coats 4216 DEVFLEX Acrylic DTM Semi-Gloss \$24.95/gallon

WOOD DOORS – Two coats DEFT 221 Polyurethane Clear Gloss \$40.00/gallon

## **EXTERIOR PAINTING:**

PREVIOUSLY PAINTED SURFACES – Spot prime bare areas with 17-921 \$19.05/gallon, 4-503 for stucco \$19.05/gallon with two coats SUNPROOF 72-110 Flat \$25.49/gallon.

FERROUS METAL AND ALUMINUM – Spot prime bare areas 4160 DEVGUARD Primer \$30.10/gallon with two coats 4308 DEVGUARD Gloss \$36.40/gallon.

UNDERSIDE OF CANOPIES – Spot prime rusty areas with AMERLOCK Sealer \$81.71/gallon with two coats EDF Acrylic Semi-Gloss \$27.10/gallon

METAL T BUILDINGS – Walls: Spot prime bare areas with 4160 DEVGUARD Primer \$30.10/gallon with two coats ACRI-SHIELD Satin \$26.49/gallon. Roofs: Spot prime rusty areas with AMERLOCK Sealer \$81.71/gallon with two coats 4216 DEVFLEX Acrylic DTM Semi-Gloss \$24.95/gallon

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## **UNION COUNTY PUBLIC SCHOOLS – PAINT PRODUCT SCHEDULES 2020 - PPG PAINTS**

### **A. INTERIOR APPLICATIONS:**

1. Concrete (Latex Semi-Gloss Enamel)
  - a. Primer (Bare and Previously Painted):
    1. PPG: 17-921 Seal Grip Acrylic Universal Primer
  - b. First and Second Coats:
    1. PPG: 6-500 SPEEDHIDE Latex Semi-Gloss Enamel
2. Concrete (Pre-Catalyzed Semi Gloss Water-Borne Acrylic Epoxy Enamel):
  - a. Primer (Bare and Previously Painted):
    1. PPG: 17-921 Seal Grip Acrylic Universal Primer
  - b. First and Second Coats:
    1. PPG: 16-510 PITT GLAZE WB1 Interior Pre-Catalyzed Water-Borne Acrylic Epoxy Enamel
3. Concrete (Alkyd Semi Gloss Enamel):
  - a. Primer (Bare and Previously Painted):
    1. PPG: 17-921 Seal Grip Acrylic Universal Primer
  - b. First and Second Coats:
    1. PPG: 16-510 PITT GLAZE WB1 Interior Pre-Catalyzed Water-Borne Acrylic Epoxy Enamel
4. CMU Walls (Latex Semi-Gloss Enamel):
  - a. Block Filler (Bare):
    1. PPG: 6-7 Speedhide Interior/Exterior Latex Masonry Block Filler
  - b. Primer (Previously Painted):
    1. PPG: 17-921 Seal Grip Acrylic Universal Primer
  - c. First and Second Coats:
    1. PPG: 6-500 Speedhide Latex Semi-Gloss Enamel
5. CMU Walls (Pre-Catalyzed Semi Gloss Water-Borne Acrylic Epoxy Enamel):
  - a. Block Filler (Bare):
    1. PPG 6-7 Speedhide Interior/Exterior Latex Masonry Block Filler
  - b. Primer (Previously Painted):
    1. PPG: 17-921 Seal Grip Acrylic Universal Primer
  - c. First and Second Coats:
    1. PPG: 16-510 PITT GLAZE WB1 Interior Pre-Catalyzed Water-Borne Acrylic Epoxy Enamel

6. CMU Walls (Alkyd Semi Gloss Enamel):

- a. Block Filler (Bare):
  - 1. PPG: 6-7 Speedhide Interior Exterior Latex Masonry Block Filler
- b. Primer (Previously Painted):
  - 1. PPG: 17-921 Seal Grip Acrylic Universal Primer
- c. First and Second Coats:
  - 1. PPG: 6-1110XI Speedhide Interior Alkyd Semi Gloss Enamel

7. Brick (Latex Semi-Gloss Enamel)

- a. Primer (Bare and Previously Painted)
  - 1. PPG: 17-921 Seal Grip Universal Acrylic Primer
- b. First and Second Coat
  - 1. PPG: 6-500 Speedhide Latex Semi-Gloss Enamel

8. Brick (Pre-Catalyzed Semi Gloss Water Borne Acrylic Epoxy Enamel):

- a. Primer (Bare and Previously Painted):
  - 1. PPG: 17-921 Seal Grip Acrylic Universal Primer
- b. First and Second Coats:
  - 1. PPG: 16-510 PITT-GLAZE WB1 Interior Semi-Gloss Pre-Catalyzed Water-Borne Acrylic Epoxy Enamel

9. Brick (Alkyd Semi Gloss Enamel):

- a. Primer (Bare and Previously Painted):
  - 1. PPG: 17-921 Seal Grip Acrylic Universal Primer
- b. First and Second Coats:
  - 1. PPG: 6-1110XI Speedhide Interior Alkyd Semi Gloss Enamel

10. Gypsum Drywall (Latex Semi-Gloss Enamel):

- a. Primer (Bare and Previously Painted):
  - 1. PPG: 17-921 Seal Grip Acrylic Universal Primer
- b. First and Second Coats
  - 1. PPG: 6-500 Speedhide Latex semi-Gloss Enamel

11. Gypsum Drywall (Pre-Catalyzed Semi-Gloss Water-Borne Acrylic Epoxy Enamel):

a. Primer (Bare):

1. PPG: 6-2 Speedhide Interior Latex Primer Sealer

b. Primer (Previously Painted):

1. PPG: 17-921 Seal Grip Acrylic Universal Primer

c. First and Second Coats:

1. PPG: 16-510 PITT-GLAZE WB1 Interior Semi-Gloss Pre-Catalyzed Water-Borne Acrylic Epoxy Enamel

12. Gypsum Drywall (Alkyd Semi Gloss):

a. Primer (Bare):

1. PPG: 6-2 Speedhide Interior Latex Primer Sealer

b. Primer (Previously Painted):

1. PPG: 17-921 Seal Grip Acrylic Universal Primer

c. First and Second Coats:

1. PPG: 6-1110XI Speedhide Interior Alkyd Semi Gloss Enamel

13. Gypsum Drywall (Flat Finish For Ceilings):

a. Primer (Bare):

1. PPG: 6-2 Speedhide Interior Latex Primer Sealer

b. Primer (Previously Painted):

1. PPG: 17-921 Seal Grip Acrylic Universal Primer

c. First and Second Coats:

1. PPG: 9585 Ceiling Paint

d. For Dry Fog Requirement:

1. PPG: 6-725XI Speedhide Super Tech WB Interior Dry-Fog Flat Latex

14. Plaster (Pre-Catalyzed Semi-Gloss Water-Borne Acrylic Epoxy Enamel):

a. Primer (Bare and Previously Painted):

1. PPG: 17-921 Seal Grip Acrylic Universal Primer

b. First and Second Coats:

1. PPG: 16-510 PITT-GLAZE WB1 Interior Semi-Gloss Pre-Catalyzed Water-Borne Acrylic Epoxy Enamel

15. Plaster (Alkyd Semi Gloss):

a. Primer (Bare and Previously Painted):

1. PPG: 17-921 Seal Grip Acrylic Universal Primer

b. First and Second Coats:

1. PPG: 6-1110XI Speedhide Interior Alkyd Semi Gloss Enamel

16. Formica and Laminated Surfaces:

a. First and Second Coats:

1. PPG: 98-1 Aquapon WB Waterborne Polyamide Epoxy.

17. Ferrous Metal, Doors, Door Frames, Window Frames and Miscellaneous Metals (Acrylic Satin Enamel)
  - a. Primer (Bare and Spot Prime Previously Painted):
    1. PPG: 6-208 Speedhide Interior Exterior Rust Inhibitive Steel Primer.
  - b. First and Second Coats:
    1. PPG: V50 BREAK-THROUGH Interior/Exterior Satin Water-Borne Acrylic
18. Ferrous Metal, Handrails (Semi-Gloss Acrylic Enamel)
  - a. Primer (Bare):
    1. PPG: 6-208 Speedhide Interior Exterior Rust Inhibitive Steel Primer
  - b. Primer (Previously Painted):
    1. PPG: 6-14 FD Sealer
  - c. First and Second Coats
    1. PPG: 4216 DEVFLEX Acrylic DTM Semi-Gloss
19. Galvanized Metal:
  - a. Primer (Bare and Spot Prime Previously Painted):
    1. PPG: 90-712 Pitt Tech Interior Exterior Acrylic DTM Primer Finish
  - b. First and Second Coats:
    1. PPG: 4216 DEVFLEX Acrylic DTM Semi-Gloss
20. Pre Primed and Previously Painted Metal Ceiling Decking, Tectum Decking (Tectum Decking may require multiple coats to achieve a uniform finish):
  1. PPG: 6-725XI Speedhide Super Tech WB Interior Dry-Fog Flat Latex
21. Ceiling Previously Painted Structural Steel Members, Ductwork (Semi-Gloss Acrylic Enamel);
  - a. Primer (Previously Painted)
    1. PPG: 6-14 FD Sealer
  - b. First and Second Coats:
    1. PPG: 4216 DEVFLEX Acrylic DTM Semi-Gloss
22. Painted Wood Surfaces:
  - a. Primer (Bare):
    1. PPG: 17-941NF Seal Grip Int/Ext Alkyd Universal Primer/Sealer
  - b. Primer (Previously Painted):
    1. PPG: 6-14 Speedhide Interior Quick Dry Stain Kill Primer/Sealer
  - c. First and Second Coats:
    1. PPG: 6-1110XI Speedhide Interior Alkyd Semi Gloss Enamel

23. Stained Wood Surfaces:

- a. Stain Coat:
  - 1. PPG: DEFT Interior Oil Base Wood Stain
- b. Sealer Coat:
  - 1. PPG: DEFT Interior Oil Based Sanding Sealer
- c. First and Second Coats
  - 1. PPG: DEFT Gloss Interior Fast Dry Varnish

24. Previously Finished Clear Wood Doors

- a. Clear Coat:
  - 1. Two coats DEFT Polyurethane Clear Gloss

**B. EXTERIOR APPLICATIONS:**

1. Concrete, Stucco, EIFS, Brick, and Hardy Board Siding:

- a. Primer (Bare):
  - 1. PPG: 4-603 Perma Crete Acrylic Alkali Resistant Primer
- b. Primer (Pre Painted Chalky Surfaces):
  - 1. PPG: 4-809 Perma Crete Interior/Exterior Acrylic Masonry Surface Sealer
- c. First and Second Coats (Select Sheen):
  - 1. Flat - PPG: PP519 Acri Shield Exterior Acrylic Flat House Paint
  - 2. Satin - PPG: PP739 Acri Shield Exterior Acrylic Satin House Paint
  - 3. Semi Gloss - PPG: PP649 Acri Shield Exterior Acrylic Semi Gloss House Paint

2. CMU - Concrete Masonry Units:

- a. Block Filler (Bare):
  - 1. PPG: 6-7 Speedhide Interior Exterior Latex Masonry Block Filler
- b. Primer (Pre Painted Chalky Surfaces):
  - 1. PPG: 4-809 Perma Crete Interior/Exterior Acrylic Masonry Surface Sealer
- c. First and Second Coats: (Select Sheen)
  - 1. Flat -PPG: PP519 Acri Shield Exterior Acrylic Flat House Paint
  - 2. Satin – PPG: PP739 Acri-Shield Exterior Acrylic Satin House Paint
  - 3. Semi-Gloss – PPG: PP649 Acri Shield Acrylic Semi Gloss House Paint

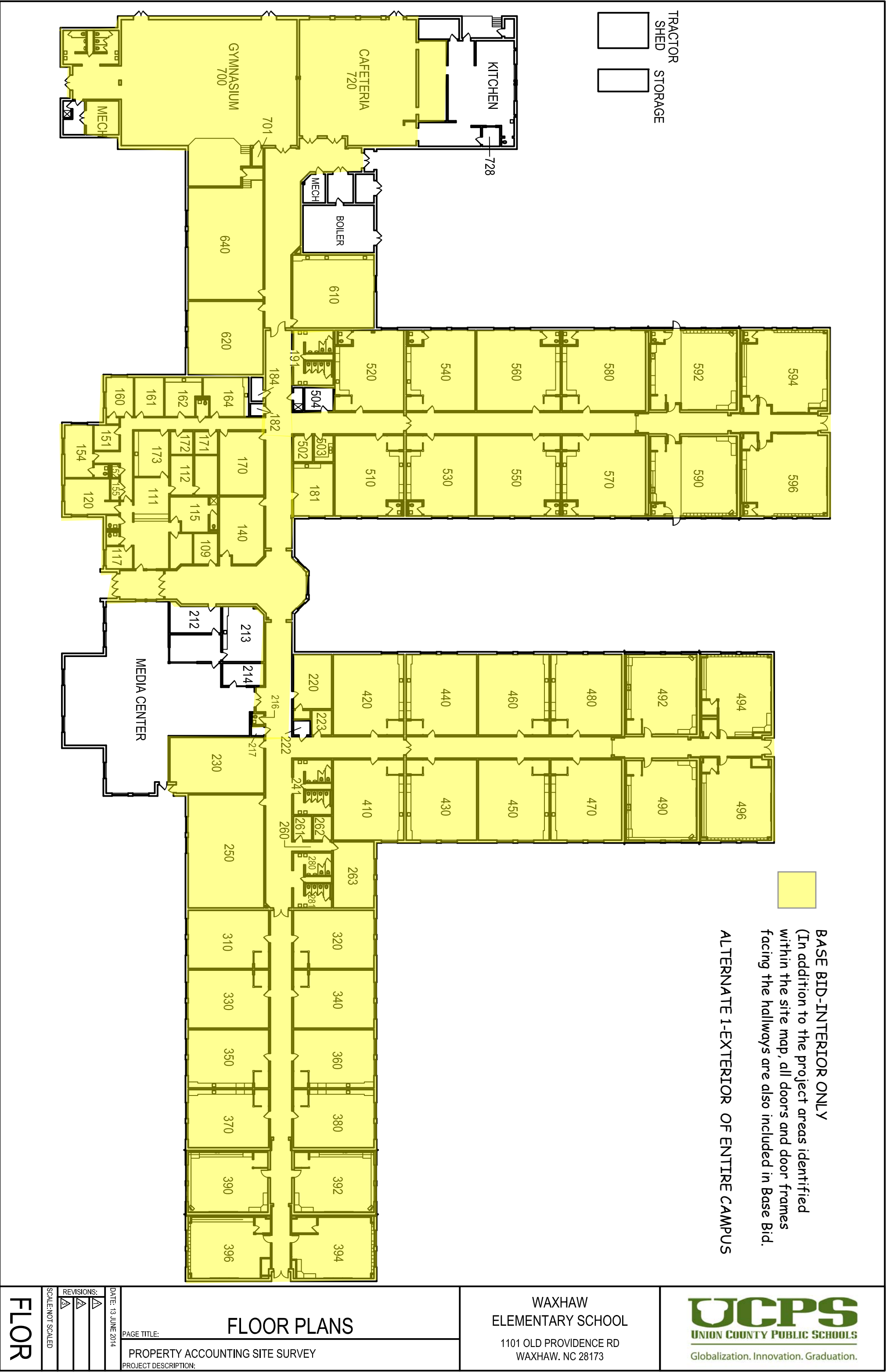
3. Painted Wood Surfaces:
  - a. Primer (Bare and Previously Painted):
    1. PPG: 17-921 Seal Grip Acrylic Universal Primer
  - b. First and Second Coats:
    1. PPG: PP619 Acri Shield Exterior Acrylic Gloss House Paint
4. Stained Wood and T-111 Siding Surfaces:
  - a. First and Second Coats:
    1. PPG: PP1975 Acri-Shield 100% Acrylic Latex Solid Color Stain
5. Ferrous Metal and Aluminum:
  - a. Primer (Bare and Spot Prime Previously Painted):
    1. PPG: 4160 DEVGUARD Interior Exterior Rust Inhibitive Primer.
  - b. First and Second Coats:
    1. PPG: 4308 DEVGUARD Industrial Gloss Oil Base Enamel
6. Galvanized Metal:
  - a. Primer (Bare and Spot Prime Previously Painted):
    1. PPG: 4160 DEVGURD Interior Exterior Rust Inhibitive Primer
  - b. First and Second Coats:
    1. PPG: 4308 DEVGUARD Industrial Gloss Oil Base Enamel

END OF SECTION

## **APPENDIX II**

### **SITE MAP**





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 201 Venus Street  
Monroe, NC 28112  
 704-296-9898  
 704-289-9182  
 [ucps.k12.nc.us](http://ucps.k12.nc.us)

## Purchasing and Contract

### **ADDENDUM 1**

PROJECT: Waxhaw Elementary School-Interior and Exterior Painting

BID DUE DATE: 3:00 p.m., April 15, 2021

**Contractor shall fulfill all requirements contained in bid documents, including additions, revisions noted below.**

#### When Applicable

Bathroom Walls shall be the Acrylic Epoxy system.

Contractor shall apply one (1) coat of paint behind the bleachers. Owner will assist in providing access.

Contractor shall clean the basketball goals and support system-Do Not paint them.

#### Additional Requirements

Contractor shall prime and paint inside and outside of all previously painted Interior/Exterior Window Frames throughout the school.

Contractor shall cut to 1" around all murals. The murals to remain will be marked on-site.

Contractor shall pressure wash exterior brick/canopy surfaces-Owner to provide water.

Contractor shall protect all property of UCPS, Staff, Visitors. This includes, but is not limited to, security equipment, fire equipment, technology equipment, ceiling tile, floors, banners, sound baffles, brick, concrete, vehicles, computers, bleachers, furniture.

Contractor and Owner will have a Preconstruction Meeting to discuss scheduling, color schemes, etc.

Contractor will not have access to the entire building at all times due to other projects, custodial cleaning etc that may be taking place.

Contractors may work inside school Monday through Thursday 7:30 a.m. to 5:00 p.m. with exception of holidays observed by Owner.

Contractor may work on the exterior of the school anytime provided no disruption to the school.

END OF ADDENDUM



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## Purchasing and Contract

### **ADDENDUM 2**

PROJECT: Waxhaw Elementary School-Interior and Exterior Painting

BID DUE DATE: 3:00 p.m., April 15, 2021

**Contractor shall fulfill all requirements contained in bid documents, including additions, revisions noted below.**

PPG Revised Price List is attached.

END OF ADDENDUM



## **UCPS PAINTING PRICE LIST (04/13/2021)**

### **INTERIOR PAINTING:**

WALLS – 17-921 SEAL GRIP PRIMER \$12.00/gallon with two topcoats 6-500 SPEEDHIDE Latex Semi-Gloss Enamel \$7.52/gallon/in a five

WALLPAPER WALLS – 6-14 SPEEDHIDE FD Sealer \$20.95/gallon with two topcoats 6-500 SPEEDHIDE Latex Semi-Gloss Enamel \$7.52/gallon/in a five

BATHROOM, JANITORIAL, GYMNASIUM AND KITCHEN WALLS – 17-921 SEAL GRIP Primer \$19.05/gallon with two topcoats 16-510 PITT GLAZE WBI Interior Semi Gloss Pre-Catalyzed Water-Borne Acrylic Epoxy \$17.90/gallon

METAL DOORS, DOOR FRAMES, WINDOW FRAMES – Two coats V50 BREAK-THROUGH Interior/Exterior Satin Water-Borne Acrylic DTM \$38.00/gallon

METAL HANDRAILS – 6-14 SPEEDHIDE FD Sealer \$20.95/gallon with two coats 4216 DEVFLEX Acrylic DTM Semi-Gloss \$24.95/gallon

CEILINGS, PRE PRIMED METAL DECKING AND TECTUM DECKING – 6-725 SPEEDHIDE WB Dryfall Flat \$10.80/gallon.

CEILINGS, PREVIOUSLY PAINTED STRUCTURAL STEEL AND DUCTWORK – 6-14 SPEEDHIDE FD Sealer \$20.95/gallon with two coats 4216 DEVFLEX Acrylic DTM Semi-Gloss \$24.95/gallon

WOOD DOORS – Two coats DEFT 221 Polyurethane Clear Gloss \$40.00/gallon

## **EXTERIOR PAINTING:**

PREVIOUSLY PAINTED SURFACES – Spot prime bare areas with 17-921 \$12.00/gallon, 4-503 for stucco \$19.05/gallon with two coats SUNPROOF 72-110 Flat \$25.49/gallon.

FERROUS METAL AND ALUMINUM – Spot prime bare areas 4160 DEVGUARD Primer \$30.10/gallon with two coats 4308 DEVGUARD Gloss \$36.40/gallon.

UNDERSIDE OF CANOPIES – Spot prime rusty areas with AMERLOCK Sealer \$81.71/gallon with two coats EDF Acrylic Semi-Gloss \$27.10/gallon

METAL T BUILDINGS – Walls: Spot prime bare areas with 4160 DEVGUARD Primer \$30.10/gallon with two coats ACRI-SHIELD Satin \$26.49/gallon. Roofs: Spot prime rusty areas with AMERLOCK Sealer \$81.71/gallon with two coats 4216 DEVFLEX Acrylic DTM Semi-Gloss \$24.95/gallon

PPG Contact: Tom Taylor, Cell: 704-634-8624, Email: [t.taylor@ppg.com](mailto:t.taylor@ppg.com)



**PROJECT:** Waxhaw Elementary School-Interior/Exterior Painting  
**REFERENCE NUMBER:** 1-97372069  
**BID OPENING:** 3:00 p.m., April 15, 2021  
**BID EXPIRATION:** Monday, June 14, 2021

**BID TABULATION**

	Company	BASE BID		ALTERNATE 1		ALL INCLUSIVE TOTAL	
		Cost	CCD	Cost	CCD	Cost	CCD
1	Peterson Painting & Construction Lincolnton, NC	\$101,250.00	45	\$17,000.00	45	\$118,250.00	45
2	TruBlue Services, LLC Easley, SC	\$89,950.00	30	\$57,800.00	30	\$147,750.00	60
3	Universal Contractors, Inc. Charlotte, NC	\$97,000.00	75	\$13,000.00	15	\$110,000.00	-