

STATEMENT OF WORK
Paint Occupant Rooms
1 September 2026

Project:

Facilities: 2422 Dormitory

Project Manager: Charles Shoemaker

Period of Performance: 60 days

Government Furnished Material/Equipment: Pre-Application Preparation

Attachments: 0. General Requirements, 2. 2422 Layout

General

1. Overview & Objective

The Contractor shall provide all labor, supervision, materials, tools, equipment, and insurance necessary to apply two (2) coats of latex paint across 107 dormitory rooms to include their bathrooms and 2 stairwells located on the ends of the dormitory facility. The dormitory facility is completely unoccupied for the duration of this contract. The primary objective is to produce a uniform, defect-free institutional finish on pre-prepped wall and ceiling surfaces (approximately 81,000 square feet).

2. Division of Responsibility & Scope of Work

a. Government-Furnished Work (Pre-Application Preparation)

- **Surface Preparation:** All preparatory surface work will be completed by Government craftsmen prior to releasing rooms to the Contractor. This includes patching holes, cracks, and gouges, spackling and sanding flush, cleaning surfaces of dirt, grease, and dust, and spot-priming bare drywall and compound repairs.
- **Room Release:** The Government will inspect and officially release rooms to the Contractor in writing once preparation meets standards for topcoat application.

b. Contractor Responsibilities (Paint Application)

- **Site Protection:** Contractor shall furnish and place heavy-duty drop cloths and masking to protect floors, built-in cabinetry, doors, glazing, hardware, HVAC grilles, and life-safety systems (sprinklers, smoke detectors) from overspray and splatter.
- **Paint System:** Apply two (2) full, continuous, uniform coats of Sherwin-Williams 8180 Almond White Semi-Gloss latex paint to all specified interior wall and ceiling surfaces.
- **Recoat Window:** Adhere strictly to the manufacturer's specified dry/cure times between coat applications (minimum 2 to 4 hours under standard temperature and humidity).
- **Workmanship Standards:** Application via brush and roller (or airless spray with back rolling where approved by the Contracting Officer). Cut-in lines along ceilings, trim, door frames, and corners must be sharp, straight, and consistent. Finished coats must show no lap marks, holidays, runs, sags, drips, or roller texture irregularities.

3. Material Specifications

Item	Specification/Requirement
Manufacturer	Sherwin-Williams
Product/Color Code	8180 Almond White
Coating Type	Interior Latex
Application Finish	Semi-Gloss
Coverage	Two (2) complete, opaque coats
Substrate Readiness	Prepared/accepted surfaces by Government Craftsmen

4. Work Sequence & Phased Progression

Because the building is unoccupied, access is streamlined. Work must progress strictly from the top floor down to maintain cleanliness and prevent cross-floor traffic through completed spaces:

- a. Phase 1 (Third Floor):
 - Contractor verifies Government-prepared rooms on the 3rd floor.
 - Prep 1 mockup room for Contracting Officer sign-off.
 - Apply two (2) coats to all 3rd -floor dormitory rooms.
 - Conduct 3rd-floor punch-list walk-through and achieve written sign-off.
- b. Phase 2 (Second Floor):
 - Mobilize to the 2nd floor upon Government turnover of prepped spaces.
 - Apply two (2) coats across all 2nd-floor dormitory rooms.
 - Conduct 2nd-floor inspection and turnover.
- c. Phase 3 (First Floor):
 - Mobilize to the 1st floor upon Government turnover of prepped spaces.
 - Apply two (2) coats across all 1st-floor dormitory rooms.
 - Final clean-up and staged material demobilization.
- d. Phase 4 (Final Building Turnover):
 - Comprehensive final walk-through across all 107 rooms.

END STATEMENT OF WORK