

# SITE SPECIFIC QUALITY CONTROL PROGRAM

<b>PROJECT</b>	IAD 557 SHELL/TI
<b>LOCATION</b>	Mineral, VA
<b>GENERAL CONTRACTOR</b>	Clark Construction Group, LLC
<b>SUBCONTRACTOR</b>	Sparkle Painting Co., Inc.
<b>CONTRACT VALUE</b>	\$651,440.00
<b>CONTRACT / PROJECT NO.</b>	26029B1 / 4300047422
<b>SUBCONTRACT DATE</b>	13th Day of April, 2026
<b>DATE SUBMITTED</b>	May 16, 2026
<b>REVISION</b>	0 — Initial Submission

**Document Revision History**

Rev	Date	Description	Prepared By
0	05/16/2026	Initial Submission	Sparkle Painting Co., Inc.

**1. Organization Chart – Roles & Responsibilities**

The following personnel are assigned to the IAD 557 SHELL/TI project. joe serves as the designated Quality Representative for Sparkle Painting Co., Inc. on this project.

Role	Name	Responsibilities
Vice President	pete	Executive oversight, contract management, change order approval, billing review, escalation point for Clark
Asst. Project Manager	jim	Submittal tracking, document control, material coordination, closeout documentation
Superintendent	john	Field execution, crew supervision, daily quality inspections, substrate acceptance, punch list, safety compliance
Quality Representative (Designated QC Rep)	joe	Three-phase inspection participation, IWP execution, quality documentation, deficiency tracking, mock-up coordination

**Reporting Structure:**

- Quality Representative (joe) reports directly to the Project Manager on all quality matters
- Quality Representative has stop-work authority for quality deficiencies
- All quality issues escalated to the Project Manager within 24 hours

**2. Scope Overview & Definable Features of Work**

**2.1 Scope Overview**

SPARKLE PAINTING CO., INC. is responsible for providing all labor, material, and equipment to fully execute the following specification sections for the IAD 557 SHELL/TI project:

- Section 09 30 13 – Ceramic Tiling, Complete per Contract Documents; includes TL01A, TL02, TL03A finish codes
- Section 09 65 00 – Resilient Flooring, Complete per Contract Documents
- Section 09 65 13 – Resilient Base and Accessories, Complete; includes RB01, RB03, RB04, RB05A, RB06A, WB01, WB02, WT01
- Section 09 65 19 – Resilient Tile Flooring, Complete; includes RS01 and RS02 finish codes
- Section 09 68 13 – Tile Carpeting, Complete; includes CP01A and CP02A finish codes

- Section 09 72 00 – Wall Coverings, Complete; includes WC01A finish code
- Section 09 91 13 – Exterior Painting, Complete; includes PT10, PT13, PT14 finish codes; tilt-up panels, parapet walls, bollards
- Section 09 91 23 – Interior Painting, Complete; includes PT01, PT03A, PT04, PT05A, PT06A, PT07, PT08A finish codes
- Section 09 96 00 – High-Performance Coatings, As applicable; includes pre-catalyzed epoxy at interior plenum shaft walls per Detail 9/A780; C.I.C.O. room paint and striping
- Section 03 30 00 – Cast-In-Place Concrete, As applies to painting and sealing scope
- Section 03 35 43 – Polished Concrete Finishing, As applies to concrete sealer S01; Alternate 2 includes Level 2, Class B polished concrete
- Section 03 47 13 – Tilt-Up Concrete, As applies — exterior paint for tilt-up panels including temporary protection for joint sealants
- Section 07 19 00 – Water Repellents, As applies to subcontractor's scope
- Section 07 91 00 – Preformed Joint Sealants, As applies — finish caulking paint-to-paint
- Section 07 92 00 – Joint Sealants, As applies — finish caulking including windows to drywall and door frames to drywall
- Section 12 48 13 – Entrance Floor Mats and Frames, Complete; includes WM01 walk-off mat

Work includes but is not limited to: Sparkle Painting Co., Inc. is responsible for all exterior and interior painting, high-performance coatings, concrete sealing, and finish flooring for the IAD 557 data center shell and tenant improvement. Shell scope includes exterior tilt-up panel painting (PT10, PT13, PT14), concrete sealer (S01), epoxy coatings at plenum shaft walls, and paint for metals, bollards, railings, parapet walls, and hollow metal doors and frames. Tenant Improvement scope (Alternate 1) adds interior painting, resilient flooring, carpet tile, ceramic tile, resilient base, wall coverings, and entrance floor mats across all finish codes.

**2.2 Definable Features of Work (DFOWs)**

Each DFOW below will have a separate Integrated Work Plan (IWP) and will proceed through Clark's three-phase inspection process independently:

#	Definable Feature	Description / Spec Section
1	<b>Exterior Tilt-Up Panel Painting</b>	Exterior paint application on tilt-up concrete panels using finish codes PT10, PT13, and PT14 per Spec Section 09 91 13. Includes power washing prior to painting, temporary protection of adjacent joint sealant work between panels, and winter solvent-based texture application as a qualified inclusion. Coordination required with tilt-up wall subcontractor.
2	<b>Exterior Metals and Miscellaneous Painting</b>	Exterior painting of parapet walls, site bollards (safety yellow), common supply header and guardrails, railings, stringers, stair metals, hollow metal doors and frames, and trash enclosure cast-in-place concrete walls and gates per Spec Section 09 91 13 and Contract Documents.

#	Definable Feature	Description / Spec Section
3	<b>Concrete Sealer Application</b>	Application of concrete sealer finish code S01 at designated slab-on-grade and concrete surfaces per Spec Section 03 35 43. Requires coordination with concrete subcontractor for timing. Protect adjacent concrete surfaces not receiving sealer. Alternate 2 adds Level 2, Class B polished concrete at all S01 locations including breakrooms and restrooms.
4	<b>Interior Painting — Drywall, Concrete, and Architectural Surfaces</b>	Interior painting of drywall partitions, ceilings, soffits, baseboards, cast-in-place concrete, and hollow metal and wood doors and frames using finish codes PT01, PT03A, PT04, PT05A, PT06A, PT07, and PT08A per Spec Section 09 91 23. Includes mechanical and electrical paint adjacent to painted surfaces.
5	<b>High-Performance Epoxy Coatings — Plenum Shaft Walls and C.I.C.O. Rooms</b>	Application of pre-catalyzed epoxy coating at interior plenum shaft walls per Detail 9/A780 and high-performance paint and striping at C.I.C.O. rooms per Spec Section 09 96 00. Includes fire retardant paint for plywood in telecom rooms.
6	<b>Interior Steel and Miscellaneous Metals Painting</b>	Paint application on exposed structural steel, plates, stair metals, railings, stringers and supports, and common supply header and guardrails in interior locations per Contract Documents and Spec Section 09 91 23. Includes qualified inclusion for painting miscellaneous steel and plates not shown.
7	<b>Finish Caulking and Sealants</b>	Paint-to-paint caulking and finish caulking to adjacent materials including windows to drywall and door frames to drywall per Spec Sections 07 91 00 and 07 92 00. Includes water repellent applications as applicable to subcontractor scope.
8	<b>Ceramic Tile Flooring and Tile Base</b>	Furnish and install ceramic tile finish codes TL01A, TL02, and TL03A per Spec Section 09 30 13. Includes waterproof membranes below setting beds, setting beds from structural slab to finished floor elevation, grout, Schluter metal transitions, dry lay in shop prior to installation, and surface preparation. Tile base WB01 and WB02 and water containment base WT01 are also included.
9	<b>Resilient Tile Flooring</b>	Furnish and install resilient tile flooring finish codes RS01 and RS02 per Spec Sections 09 65 00 and 09 65 19. Includes surface preparation, skim coat (one application), and temporary Skudo Board protection after installation.
10	<b>Resilient Base and Accessories</b>	Furnish and install resilient base finish codes RB01, RB03, RB04, RB05A, and RB06A per Spec Section 09 65 13. Includes all accessories and Schluter transitions as applicable.
11	<b>Carpet Tile Flooring</b>	Furnish and install carpet tile finish codes CP01A and CP02A per Spec Section 09 68 13. Includes surface preparation, temporary floor protection, final cleaning including vacuuming, and phased deliveries as directed by Clark.

#	Definable Feature	Description / Spec Section
12	<b>Wall Coverings</b>	Furnish and install wall coverings finish code WC01A per Spec Section 09 72 00. Includes surface preparation and temporary protection of adjacent finished work.
13	<b>Entrance Floor Mats and Frames</b>	Furnish and install entrance floor mats and frames finish code WM01 per Spec Section 12 48 13. Includes coordination with floor finish elevations and adjacent flooring work.

### 3. Quality Challenges

The following quality challenges have been identified that may affect the work on this project. Mitigation strategies are included for each.

#	Challenge	Risk	Mitigation
1	<b>Tilt-Up Panel Surface Preparation</b>	Inadequate power washing or surface contamination on tilt-up panels prior to painting will cause adhesion failure and premature peeling of exterior coatings.	Conduct pre-installation inspection of all tilt-up panels and notify Clark superintendent in writing at least two (2) weeks prior to scheduled painting if surfaces are deficient. Power wash all exterior concrete immediately prior to coating and document surface profile, moisture content, and pH readings before primer application.
2	<b>Substrate Moisture — Concrete Floors</b>	Elevated moisture vapor emission from the concrete slab will cause resilient tile, carpet tile, and wall base adhesives to fail, resulting in bubbling, delamination, and bond failure.	Perform ASTM F2170 in-situ relative humidity testing and ASTM F1869 calcium chloride testing prior to any flooring installation; results must meet manufacturer and specification requirements before proceeding. Document all test results and submit to Clark.
3	<b>Finish Floor Elevation Tolerances</b>	Failure to achieve specified finish floor elevations at transitions between floor materials will result in tripping hazards, failed inspections, and costly remediation.	Survey slab flatness and levelness prior to installation for all flooring types; provide skim coat leveling (one application included) and flash patching as needed to achieve required transitions. Verify Schluter and other transition details with approved shop drawings before installation.
4	<b>Temporary Protection of Installed Flooring</b>	Damage to installed tile, carpet, and resilient flooring by subsequent trades will require replacement, causing schedule delays and cost impacts.	Install Skudo Board protection immediately after each floor type is installed and maintain throughout construction. Provide tire booties for all equipment driven on slab. Inspect protection condition daily and repair immediately if compromised.

#	Challenge	Risk	Mitigation
5	<b>Coating Adhesion on Exterior Steel and Metals</b>	Application of paint over improperly prepared or contaminated steel surfaces will result in early corrosion, delamination, and finish failures on exposed exterior metals.	Verify surface preparation meets SSPC standards for cleanliness and profile prior to primer application. Inspect all steel surfaces for mill scale, rust, oil, and moisture before coating; document and report deficiencies to Clark in writing prior to proceeding.
6	<b>Environmental Conditions During Exterior Painting</b>	Painting in temperatures outside manufacturer-specified limits, high humidity, or when rain is imminent will cause blistering, poor adhesion, and sheen inconsistency on tilt-up panel coatings.	Monitor temperature, relative humidity, dew point, and surface temperature prior to and during each exterior coating application; suspend work if conditions fall outside manufacturer requirements. Document weather conditions on daily reports in Procore at each shift start.
7	<b>Pre-Catalyzed Epoxy Application — Plenum Shaft Walls</b>	Incorrect mixing ratios, pot-life exceedance, or improper application of pre-catalyzed epoxy at plenum shaft walls will result in coating failure that is extremely difficult and costly to remediate in confined spaces.	Conduct a pre-installation preparatory meeting covering mixing procedures, pot life, application rate, and environmental requirements per Spec Section 09 96 00 and Detail 9/A780. Verify ventilation is adequate and temperature is within manufacturer limits; apply wet film thickness gauges to confirm specified DFT on each coat.
8	<b>Phased Installation Sequencing — Multi-Trade Coordination</b>	Painting and flooring work installed out of sequence or before prerequisite trades are complete will result in damage to finished work and rework costs that impact schedule and budget.	Participate in weekly pull planning sessions and daily foreman huddles with Clark to confirm readiness of substrates and sequencing. Submit a written pre-installation substrate inspection report to the Clark superintendent at least two (2) weeks prior to each scheduled installation phase.

#### 4. Submittal Log

All submittals will be submitted to Clark within 3 weeks of Notice to Proceed per the subcontract. Sparkle Painting Co., Inc. will participate in Clark's collaborative multidisciplinary submittal review sessions in person with relevant suppliers.

The complete submittal log with anticipated delivery dates is maintained in a separate document and will be provided concurrently with this QC program. Key submittal categories include:

#	Submittal Description	Spec Section	Type	Delive ry*
1	Exterior and Interior Paint Products — Technical Data Sheets (TDS), Safety Data Sheets (SDS), and color/sheen schedules for all paint finish codes (PT01, PT03A, PT04, PT05A, PT06A, PT07, PT08A, PT10, PT13, PT14) per Spec Sections 09 91 13 and 09 91 23	09 91 13, 09 91 23	Product Data	Per Log
2	High-Performance Coatings Product Data — TDS, SDS, mixing instructions, and application requirements for pre-catalyzed epoxy at plenum shaft walls and C.I.C.O. room coatings per Spec Section 09 96 00	09 96 00	Product Data	Per Log
3	Concrete Sealer Product Data — TDS and SDS for sealer finish code S01 per Spec Section 03 35 43	03 35 43	Product Data	Per Log
4	Water Repellent and Joint Sealant Products — TDS and SDS for products used in painting subcontractor's scope per Spec Sections 07 19 00, 07 91 00, and 07 92 00	07 19 00, 07 91 00, 07 92 00	Product Data	Per Log
5	Paint Color and Finish Samples — physical samples for all exterior and interior paint finish codes for Clark and Owner review and approval	09 91 13, 09 91 23	Sample	Per Log
6	Ceramic Tile Product Data, Samples, and Layout — TDS, SDS, grout product data, Schluter transition product data, and tile samples for finish codes TL01A, TL02, TL03A; includes tile layout drawings per Spec Section 09 30 13	09 30 13	Product Data	Per Log
7	Resilient Tile Flooring and Base Product Data and Samples — TDS, SDS, and physical samples for finish codes RS01, RS02, RB01, RB03, RB04, RB05A, RB06A, WB01, WB02, WT01 per Spec Sections 09 65 00, 09 65 13, 09 65 19	09 65 00, 09 65 13, 09 65 19	Product Data	Per Log
8	Carpet Tile Product Data and Samples — TDS, SDS, and physical samples for finish codes CP01A and CP02A per Spec Section 09 68 13	09 68 13	Product Data	Per Log

#	Submittal Description	Spec Section	Type	Deliverable*
9	Wall Covering Product Data and Samples — TDS, SDS, installation requirements, and physical samples for finish code WC01A per Spec Section 09 72 00	09 72 00	Product Data	Per Log
10	Entrance Floor Mat and Frame Product Data and Samples — TDS and samples for finish code WM01 per Spec Section 12 48 13	12 48 13	Product Data	Per Log
11	Waterproof Membrane Product Data — TDS and SDS for waterproof membranes below tile setting beds	09 30 13	Product Data	Per Log
12	Moisture Testing Reports — ASTM F2170 in-situ relative humidity and ASTM F1869 calcium chloride test results for all flooring installation areas prior to installation	09 30 13, 09 65 00, 09 65 19, 09 68 13	Test Report	Per Log
13	Environmental Product Declaration (EPD) — Product-Specific or Industry-Wide Type III EPDs per ISO 14025 for flooring and paints as required by Exhibit B Other Provisions Item 4	01 33 29	Sustainability	Per Log
14	Paint and Coating Manufacturer Warranties — manufacturer's written warranty for all exterior and interior paint systems and high-performance coating systems	09 91 13, 09 91 23, 09 96 00	Warranty	Per Log
15	Flooring Manufacturer Warranties — manufacturer's written warranties for ceramic tile, resilient tile, carpet tile, resilient base, and wall coverings	09 30 13, 09 65 00, 09 65 13, 09 65 19, 09 68 13, 09 72 00	Warranty	Per Log
16	Closeout O&M; Manuals and As-Built Documents — operation and maintenance data, as-built drawings, and all closeout documentation for all painting, coating, and flooring systems per Spec Section 01 77 23 and Exhibit B Schedule Item 44e	01 77 23	Closeout	Per Log

## 5. Mock-Ups & Schedule of Completion

Sparkle Painting Co., Inc. will provide early participation and materials for mock-ups showing typical assemblies per Exhibit B, Item 4. Mock-ups will be installed in locations designated by Clark.

## 5.1 Planned Mock-Ups

1. Exterior tilt-up panel painting mock-up — apply all specified exterior paint finish codes (PT10, PT13, PT14) on a minimum one full tilt-up panel or designated mock-up panel at the project site; acceptance criteria include color uniformity, sheen consistency, adhesion, and film thickness meeting spec; required prior to start of production exterior painting per Exhibit B Item 4
2. Interior painting mock-up — apply interior paint finish codes (PT01, PT03A, PT04, PT05A, PT06A, PT07, PT08A) on a representative drywall and concrete wall assembly at an agreed interior location; acceptance criteria include color match to approved samples, sheen level, coverage, and workmanship quality
3. Pre-catalyzed epoxy plenum shaft wall mock-up — apply epoxy coating system per Detail 9/A780 at a representative shaft wall section; acceptance criteria include correct DFT per coat, cure hardness, and surface finish meeting Spec Section 09 96 00 requirements
4. Ceramic tile mock-up — dry lay and then install a minimum 4-foot x 4-foot sample of each tile finish code (TL01A, TL02, TL03A) at a location designated by Clark; acceptance criteria include grout joint alignment, lippage within specification, grout color and finish, and Schluter transition detail
5. Resilient flooring mock-up — install a minimum 6-foot x 6-foot sample of resilient tile (RS01, RS02) and resilient base (RB01) in a representative room or corridor; acceptance criteria include seam quality, edge termination, adhesion, and transition to adjacent materials
6. Carpet tile mock-up — install a minimum 10-foot x 10-foot sample of carpet tile (CP01A, CP02A) at a location designated by Clark; acceptance criteria include pattern alignment, seaming quality, adhesion, and transition details to adjacent flooring

## 5.2 Mock-Up Schedule

Sparkle Painting Co., Inc. will schedule all mock-up installations with the Clark Superintendent and request formal written acceptance prior to proceeding with production work.

## 6. Participation in Clark's Three-Phase Inspection Process

Sparkle Painting Co., Inc. will fully participate in Clark's three-phase inspection process for each Definable Feature of Work (DFOW) identified in Section 2.2. The Quality Representative (joe) will lead Sparkle Painting Co., Inc.'s participation in each phase.

### 6.1 Phase 1 – Preparatory Meeting

Prior to starting each DFOW, the Quality Representative will attend and participate in the Preparatory Meeting. Sparkle Painting Co., Inc.'s preparation will include:

1. Review of applicable specification sections and approved submittals
2. Review of the Integrated Work Plan (IWP) for the specific DFOW
3. Confirmation of approved materials on site
4. Verification of predecessor work readiness and written documentation of any deficiencies
5. Confirmation of required environmental and site conditions within specified limits
6. Review of safety requirements and work area conditions
7. Identification of hold points, inspection criteria, and testing requirements

## 6.2 Integrated Work Plans (IWPs)

Sparkle Painting Co., Inc. will develop an IWP for each DFOW prior to the Preparatory Meeting. Each IWP will include:

- Scope and location of the specific work activity
- Applicable specifications, drawing references, and approved submittals
- Approved products, systems, and installation or application methods
- Predecessor work acceptance criteria and surface preparation requirements
- Environmental requirements (min/max temperature, humidity, dew point) per manufacturer technical data sheet — for coating and sealer DFOWs
- Moisture testing requirements and acceptance criteria per specification — for flooring DFOWs
- Safety and protection requirements
- Quality hold points, testing requirements, and sign-off sequence

## 6.3 Phase 2 – Initial Inspection

Upon starting each DFOW, the Quality Representative will coordinate with Clark for the Initial Inspection to verify:

1. Work is being performed in accordance with the approved IWP and contract documents
2. Approved materials are being used and stored correctly
3. Predecessor work and substrate conditions meet specification requirements
4. Installation or application methods and rates are per manufacturer and specification
5. Environmental conditions are within acceptable ranges (coatings) or moisture readings are within specification limits (flooring)
6. Initial work matches the approved mock-up standard

## 6.4 Phase 3 – Follow-Up Inspections

The Quality Representative will conduct ongoing follow-up inspections throughout production work for each DFOW. Follow-up inspections will include:

1. Daily visual inspection of work in progress for compliance, quality, and uniformity
2. Environmental condition monitoring (coatings) or moisture monitoring (flooring)
3. Confirmation that rework or corrective actions from previous inspections are complete
4. Documentation of completed areas with photographs
5. Coordination with Clark for final acceptance of each area

## 7. Material Storage & Installation Requirements Tracking

### 7.1 Material Receiving & Storage

1. All materials inspected upon receipt for damage, correct product, and compliance with approved submittals
2. Materials stored per manufacturer requirements per Exhibit B, Item 11 — temperature, humidity, UV, and stacking limits observed

3. Flooring materials stored flat, off the floor, and conditioned to installation temperature per manufacturer requirements prior to installation
4. Clark determines if and when materials may be stored on site — Sparkle Painting Co., Inc. will not store materials on site without Clark approval
5. Shelf life and expiry dates tracked; materials past shelf life removed from site immediately

## 7.2 Substrate & Environmental Conditions

Prior to installation of any system or assembly, the following conditions will be verified per Exhibit B, Item 3 and documented in the daily report:

- **Predecessor Work:** Complete, accepted, and within tolerance per specification
- **Substrate / Work Surface:** Clean, dry, and free of contaminants; coating substrates verified for surface profile and adhesion; flooring substrates tested for moisture per specification — deficiencies reported to GC superintendent in writing before proceeding
- **Environmental Conditions:** Temperature, humidity, and dew point within manufacturer and specification limits — verified at start and end of each shift for coating DFOWs
- **Approved Submittals:** On site and available to field crew before work commences

## 8. Process for Closing Outstanding Items, Rework & Open Inspections

### 8.1 Deficiency Tracking

All quality deficiencies, rework items, and open inspection items will be tracked in a Deficiency Log maintained by the Quality Representative. The log will include:

- Item number, date identified, location, description of deficiency
- Source (self-identified, Clark inspection, or third-party)
- Corrective action required and responsible party
- Target completion date
- Date closed and verification sign-off

### 8.2 Rework Process

1. Deficiency identified and logged by Quality Representative
2. Root cause determined and corrective action plan developed
3. Rework performed per original specification requirements and approved IWP
4. Quality Representative inspects rework and documents completion with photos
5. Clark notified for re-inspection and formal acceptance
6. Item closed in Deficiency Log with date and sign-off

### 8.3 Open Inspections

Any incomplete inspections will remain open in the Deficiency Log until all items are resolved. The Quality Representative will review open items weekly with the Project Manager and coordinate with Clark's QC team for

re-inspection. No area will be considered complete until Clark provides written acceptance.

**9. Participation in Punch List Activities**

**9.1 Pre-Punch / Self-Inspection**

Prior to requesting Clark's formal punch list walkthrough, Sparkle Painting Co., Inc. will conduct a comprehensive self-inspection of all completed work. The Quality Representative and Superintendent will walk every area and document any items requiring correction. All self-identified items will be corrected before requesting Clark's walkthrough.

**9.2 Formal Punch List**

1. Sparkle Painting Co., Inc.'s Quality Representative will attend all Clark-initiated punch list walkthroughs
2. All punch list items will be logged with location, description, and photo documentation
3. Punch list work will be completed within the timeframe directed by Clark
4. Quality Representative will verify each punch item is resolved before requesting Clark re-inspection

**9.3 Closeout**

O&M; manuals, warranties, and closeout documents will be submitted 90 days prior to Substantial Completion per Exhibit B, Item 44e. jim will coordinate closeout package preparation, including:

- Operation and maintenance manuals from each product manufacturer
- Manufacturer warranties for all installed systems
- Attic stock and maintenance materials per Exhibit B, Item 35
- Test reports, certificates of compliance, and special inspection records

**Acceptance & Approval**

This Site Specific Quality Control Program is submitted for review and acceptance. Upon acceptance by the General Contractor, this document governs quality control activities for the subcontract scope of work.

**Submitted By:** SPARKLE PAINTING CO., INC.

Signature

Name / Title (Print)

Date

**Reviewed and Accepted By:** CLARK CONSTRUCTION GROUP, LLC

Signature

Name / Title (Print)

Date