# SITE SPECIFIC
# QUALITY CONTROL PROGRAM

| | |
|---|---|
| **PROJECT** | Metro Data Center — Building A |
| **LOCATION** | Richmond, Virginia |
| **GENERAL CONTRACTOR** | Apex Construction Group |
| **SUBCONTRACTOR** | Premier Finishing Co., Inc. |
| **CONTRACT VALUE** | $1,850,000.00 |
| **CONTRACT / PROJECT NO.** | ACG-24-0091 / SC-2847 |
| **SUBCONTRACT DATE** | January 14, 2025 |
| **DATE SUBMITTED** | May 19, 2026 |
| **REVISION** | 0 — Initial Submission |

## Document Revision History

| Rev | Date | Description | Prepared By |
|---|---|---|---|
| 0 | 05/19/2026 | Initial Submission | Sandra L. Kowalski |

## 1. Organization Chart – Roles & Responsibilities

The following personnel are assigned to the Metro Data Center — Building A project. Frank A. Deluca serves as the designated Quality Representative for Premier Finishing Co., Inc. on this project.

| Role | Name | Responsibilities |
|---|---|---|
| Vice President | Robert J. Harmon | Executive oversight, contract management, change order approval, billing review, escalation point for Apex |
| Estimator | Michael R. Pruitt | Bid preparation, cost analysis, scope review, alternate pricing, material takeoffs |
| Project Manager | Sandra L. Kowalski | Submittal management, scheduling coordination, billing, procurement, RFI processing, Apex liaison |
| Asst. Project Manager | Derek T. Navarro | Submittal tracking, document control, material coordination, closeout documentation |
| Superintendent | Frank A. Deluca | Field execution, crew supervision, daily quality inspections, substrate acceptance, punch list, safety compliance |
| Quality Representative (Designated QC Rep) | Frank A. Deluca | Three-phase inspection participation, IWP execution, quality documentation, deficiency tracking, mock-up coordination |

**Reporting Structure:**

- Quality Representative (Frank A. Deluca) reports directly to Sandra L. Kowalski on all quality matters
- Quality Representative has stop-work authority for quality deficiencies
- All quality issues escalated to Sandra L. Kowalski and Robert J. Harmon within 24 hours

## 2. Scope Overview & Definable Features of Work

### 2.1 Scope Overview

PREMIER FINISHING CO., INC. is responsible for providing all labor, material, and equipment to fully execute the following specification sections for the Metro Data Center — Building A project:

- Section 09 91 00 – Painting and Coating, interior and exterior
- Section 09 96 00 – High-Performance Coatings, mechanical and electrical rooms

- Section 07 81 00 – Applied Fireproofing, structural steel, intumescent

Work includes but is not limited to: all interior and exterior painting and coating, high-performance epoxy and urethane coatings in mechanical, electrical, and data hall areas, and spray-applied intumescent fireproofing on all exposed structural steel members requiring a 2-hour fire rating

## 2.2 Definable Features of Work (DFOWs)

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

| # | Definable Feature | Description / Spec Section |
|---|---|---|
| 1 | **Interior Painting — General Areas** | Two-coat latex system on drywall and CMU in office, corridor, and support areas; color and sheen per finish schedule; SSPC-SP 1 surface preparation |
| 2 | **High-Performance Epoxy Coating — Mech/Elec Rooms** | Three-coat epoxy system on concrete floors and CMU walls in all mechanical and electrical rooms; 12-mil minimum DFT; SSPC-SP 13 surface preparation |
| 3 | **Exterior Painting — Façade & Site Structures** | Two-coat acrylic system on exposed concrete and CMU; UV-stable topcoat; SSPC-SP 1 and SP 2 surface preparation |
| 4 | **Intumescent Fireproofing — Structural Steel** | Spray-applied intumescent fireproofing on all exposed structural steel per UL D925; 2-hour fire rating; DFT verified by third-party inspector per AWCI 12-B |

## 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 | **Predecessor Work Readiness** | Drywall or concrete not cured, patched, or primed by other trades; proceeding constitutes acceptance | Written pre-installation checklist completed and signed by superintendent before each DFOW; all deficiencies documented in writing to GC superintendent before proceeding |
| 2 | **Environmental Conditions — Coating DFOWs** | Temperature, humidity, or dew point out of range; coating failure, adhesion loss, or finish defects that require full removal and reapplication | Digital thermo-hygrometer readings taken and recorded at start and end of each shift; work suspended if conditions exceed manufacturer limits; documented in daily report |
| 3 | **DFT Verification — Intumescent Fireproofing** | Insufficient film build; failed third-party inspection; rework cost and schedule impact on following trades | Wet film gauge used during application; dry film readings taken at each member per AWCI 12-B grid pattern; superintendent reviews readings before moving to next bay |

| # | Challenge | Risk | Mitigation |
|---|---|---|---|
| 4 | **Trade Coordination — Data Hall Sequencing** | Access conflicts with MEP, racking, and equipment trades; completed coating work damaged | Weekly look-ahead submitted to GC superintendent; completed areas photo-documented at time of acceptance; damage by other trades reported in writing within 24 hours |
| 5 | **Material & Submittal Approval Sequence** | Work proceeds with unapproved products; non-conforming material installed and rejected | No work commences without approved submittal package on site; submittal log reviewed weekly; approval delays escalated to PM immediately |

## 4. Submittal Log

All submittals will be submitted to Apex within three (3) weeks of Notice to Proceed per the subcontract. Premier Finishing Co., Inc. will participate in Apex'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 | Delivery* |
|---|---|---|---|---|
| 1 | Product Data — Interior Latex Paint System | 09 91 00 | Product Data | Per Log |
| 2 | Product Data — Epoxy Floor and Wall Coating System | 09 96 00 | Product Data | Per Log |
| 3 | Product Data — Intumescent Fireproofing System | 07 81 00 | Product Data | Per Log |
| 4 | Color Schedule — Interior and Exterior | 09 91 00 | Color Schedule | Per Log |
| 5 | UL Directory Listing — D925 (2-Hour Steel Beam) | 07 81 00 | Certification | Per Log |
| 6 | AWCI 12-B Inspection Procedure — Intumescent | 07 81 00 | Test Method | Per Log |
| 7 | Safety Data Sheets — All Coating Products | 01 35 29 | Safety | Per Log |
| 8 | Manufacturer Warranties — All Systems | — | Closeout | Per Log |
| 9 | O&M; Manuals — Coating Systems | — | Closeout | Per Log |

## 5. Mock-Ups & Schedule of Completion

Premier Finishing Co., Inc. will provide early participation and materials for mock-ups showing typical assemblies per Section 01 43 39. Mock-ups will be installed in locations designated by Apex.

### 5.1 Planned Mock-Ups

1. Interior latex system — 4'×8' panel on drywall and CMU in designated location
2. High-performance epoxy system — 10'×10' area on concrete floor in Mechanical Room 1
3. Intumescent fireproofing — one W12×35 beam in structural bay designated by GC
4. Exterior acrylic system — 4'×8' panel on building façade

### 5.2 Mock-Up Schedule

Mock-ups will be coordinated within four (4) weeks of NTP and prior to commencing production work. Premier Finishing Co., Inc. will schedule all installations with the Apex Superintendent and request formal written acceptance prior to proceeding with production work.

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

Premier Finishing Co., Inc. will fully participate in Apex's three-phase inspection process for each Definable Feature of Work (DFOW) identified in Section 2.2. The Quality Representative (Frank A. Deluca) will lead Premier Finishing 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. Premier Finishing 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)

Premier Finishing 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
- 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 Apex 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 (temperature, humidity, dew point) are within manufacturer limits
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 (temperature, humidity, dew point)
3. Confirmation that rework or corrective actions from previous inspections are complete
4. Documentation of completed areas with photographs
5. Coordination with Apex 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 Section 01 66 00 — temperature, humidity, UV, and stacking limits observed
3. Apex determines if and when materials may be stored on site — Premier Finishing Co., Inc. will not store materials on site without Apex approval
4. 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 Section 01 71 13 and documented in the daily report:

- **Predecessor Work:** Complete, accepted, and within tolerance per specification
- **Substrate / Work Surface:** Clean, dry, and free of contaminants, grease, and chalk; surface profile within specification limits; 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, Apex 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. Apex 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 Sandra L. Kowalski and coordinate with Apex's QC team for re-inspection. No area will be considered complete until Apex provides written acceptance.

## 9. Participation in Punch List Activities

### 9.1 Pre-Punch / Self-Inspection

Prior to requesting Apex's formal punch list walkthrough, Premier Finishing 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 Apex's walkthrough.

### 9.2 Formal Punch List

1. Premier Finishing Co., Inc.'s Quality Representative will attend all Apex-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 Apex
4. Quality Representative will verify each punch item is resolved before requesting Apex re-inspection

## 9.3 Closeout

O&M; manuals, warranties, and closeout documents will be submitted sixty (60) days prior to Substantial Completion per Section 01 77 00. Derek T. Navarro 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 Section 01 78 00
- 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:** PREMIER FINISHING CO., INC.

| Signature | Name / Title (Print) | Date |
|---|---|---|

**Reviewed and Accepted By:** APEX CONSTRUCTION GROUP

| Signature | Name / Title (Print) | Date |
|---|---|---|