

Optimum Inc.
91 Auburn St. Suite 1030
Portland, ME 04103

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207.712.7195

Project: 193 Congress Phase 1

Project Location: 193 Congress St.

Date: 8/5/14

Portland, ME

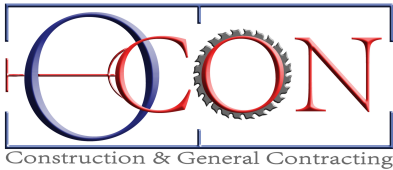
Construction Scope

Selective deconstruction

- 1. Remove and dispose of drop ceilings**
- 2. Remove and dispose of all millwork, casings, and all other trim**
- 3. Remove and dispose of the existing layer of GWB**
- 4. Remove and dispose of sub layer of horse hair plaster**
- 5. Prep walls for new drywall (Remove nails and clean stud bays)**
- 6. Remove and dispose of twenty – one (21) interior doors and hardware and one (1) exterior door and hardware**
- 7. Remove and dispose of all carpet to expose hardwood floors**
- 8. Remove and dispose of tack strips from carpet**
- 9. Remove and dispose of square stock balusters**
- 10. Remove and dispose of intercom system at the building entrance**
- 11. Remove and dispose of rotten exterior fascia**
- 12. Remove and dispose of lead flashing (remove brick mortar as needed)**
- 13. Remove and dispose of rotten exterior cedar siding on front elevation of building**
- 14. Maintain a safe working environment for construction workers and other occupants.**

Interior Carpentry

- 15. Furnish and install strapping on ceilings for drywall**
- 16. Repair and secure railings to standard spec.**
- 17. Furnish and install twenty – one (21) interior fire rated doors and one (1) rear exterior fire rated door in existing door locations**
- 18. Furnish and install twenty – two (22) dead-bolt and lock hardware sets**
- 19. Furnish and install new balusters to spec. where square stock has been removed**
- 20. Furnish and install colonial door casing on twenty – one (21) interior doors in common areas**
- 21. Re-use and re-install twenty – one (21) existing door casings inside of units after new doors have been installed**
- 22. Furnish and install colonial door casing on each side of new exterior rear door to spec.**
- 23. Maintain a safe working environment for construction workers and other occupants.**



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Exterior Carpentry

24. Furnish and install clapboards to spec. bump outs on front elevation of the building
25. Furnish and install white aluminum metal trim on windows to spec. at North side elevation of the building
26. Furnish and install new fascia to spec on front elevation of the building
27. Furnish and install new lead flashing from brick to fascia where fascia will be replace on front elevation of the building
28. Furnish and install brick mortar where old lead flashing was removed
29. Maintain a safe working environment for construction workers and other occupants.

GWB Assemblies

30. Furnish and install 5/8" fire rated GWB on common area walls & ceilings to spec.
31. Furnish and install 5/8" fire rated GWB on window jambs and returns to spec.
32. Furnish and install fire tape and non light weight fire rated joint compound
33. Furnish and install finish joint compound

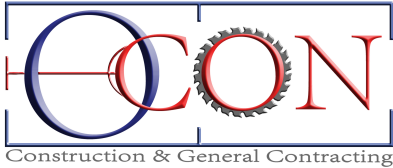
Interior Paint & Caulk

34. Furnish and install drywall primer to walls and ceilings in common areas
35. Furnish and install flat white ceiling paint, coat to finish spec.
36. Furnish and install satin wall paint, coat to finish spec. (color TBD)
37. Furnish and install semi-gloss white paint on millwork
38. Sand and scrape existing railings and balusters
39. Furnish and install semi gloss paint to existing railings and balusters (color TBD)
40. Furnish and install flexible crack resistant caulking on all millwork

Exterior Paint & Caulk

41. Furnish and install exterior solid stain to new clapboard siding
42. Furnish and install exterior primer to new fascia trim
43. Furnish and install exterior egg shell paint to new fascia trim
44. Furnish and install exterior egg shell paint to existing stood walls and ceilings (color TBD)
45. Furnish and install exterior flexible crack resistant caulking on new millwork and
46. Furnish and install exterior flexible crack resistant caulking to new work as needed to spec.
47. Furnish and install exterior flexible crack resistant caulking to front stoop prior to re painting

Flooring



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- 48. Remove and dispose of damaged flooring to spec.**
- 49. Repair damaged hardwood floor throughout common areas (not to exceed \$1500)**
- 50. Refinish hardwood flooring in common areas to spec. (semi-gloss finish)**
- 51. Furnish and install 4” black cove base throughout common areas**

Electrical & Lighting

- 52. Remove and dispose of existing non – grounded knob and tube wiring throughout building**
- 53. Furnish and install new wiring throughout building to spec.**
- 54. Furnish and install unit outlets and gfi’s to spec.**
- 55. Furnish and install hallway outlets and gfi’s to spec.**
- 56. Furnish and install common area lighting to spec. (devices TBD)**
- 57. Furnish and install two (2) exterior accent lights at spec. “daley block” location**
- 58. Furnish and install two (2) exterior accent light to spec. on stoop to accent new vestibule entry**
- 59. Maintain a safe working environment for construction workers and other occupants.**

We acknowledge receipt of addendums: N/A
Taxes: State Sales Taxes included.

Exclusions:

- 1. Vestibule doors and glass**
- 2. Removal and disposal of vestibule flooring**
- 3. Furnishing and installing of vestibule flooring**