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Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 08/12/14

Project: 193 Congress Phase 1

Project Location: 193 (

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.**

Construction & General Contracting

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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. **Funrish 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**