

## Specifications

### PROJECT DESCRIPTION

- Project includes but is not limited to:
- Alterations and modifications to existing building for The Warehouse. Work includes minor site modifications, minor building demolition, exterior repair and painting, interior partition demolition, new interior partition layout, addition of sprinklers, HVAC and electrical upgrades and modifications
  - Coordination of Tire Warehouse equipment and fixture installation.

### GENERAL CONDITIONS

The Work includes only that which is shown and specified in these documents. The drawings and specifications are to be used as complementary to each other. The more stringent, greater quality or quality of either shall be provided.

All workmanship to be of first class quality.

All materials shall be new and of the quality specified or matching the existing, unless noted to be existing to be reused.

All work to conform to current federal, state and local applicable building, accessibility, fire, electrical mechanical and plumbing codes and regulations.

All contractors and subcontractors shall hold current appropriate licenses, were required, for the work they are to perform.

Contractor shall obtain and include in bid the cost of all necessary construction permits.

Do not make any changes to the Work without written approval from the Architect. The Architect shall be notified in writing of any proposed changes to the Work prior to its execution. The Architect has the right to reject such changes. A signed Change Order with a description of the work involved and final cost changes shall be executed prior to the changes being carried out.

The Contractor shall review all materials and equipment substitutions with the Owner and obtain Owner's written approval of changes.

Clean and remove all debris from the interior on a daily basis and dispose of in an enclosed, appropriate size container. Have the debris container emptied when full. Pick up any debris that is on the site daily.

Install appropriate dust control to limit dust and dirt entering areas beyond the work for locations that are to remain in operation during work.

Maintain the security integrity and weather integrity of the structure at the close of each working day for locations that are to remain in operation during work.

Provide work schedule to the Owner. For locations that are to remain in operation during the work, the Owner must have access and use of the facility at all times. Review with client specific requirements and needs and provide temporary construction as necessary. The facility shall remain operation for the carrying out of the Owner's normal business during construction. Confine work operations to the areas of work and minimize disruption of the owner's use of the premises.

Provide copy of all warranties to the client.

### CODE DATA

- (2009 IBC - MUBEC)  
Use - Mercantile - Automotive Tire Retail and mounting, alignment, associated tire storage - no repair - no change of use.  
Construction type - 4B - combustible unprotected  
Sprinklers - Yes - added in this contract  
Floor Area - 6,070GSF, allowable 9,000GSF plus sprinkler increase  
Height - 1 story - 15feet, allowable 2 story - 60feet with sprinkler increase

### PATCHING AND GENERAL PAINTING

All area where partitions, flooring, ceilings, door openings, have been impacted by the demolition work, patch and repair to blend to the adjacent finish with like materials and appearance.

Make all transitions smooth and clean so that the finished appearance is like new.

Unless specifically noted elsewhere, painting is to include all new work and existing disturbed work. Painting shall not be terminated in the field of any surface but shall extend corner to corner, either interior or exterior corners and entire ceiling.

Repair or replace any and all damage to materials and construction to remain caused by the Work in a manner to match existing conditions.

### DEMOLITION

Provide legal dumpster for containment of all debris.

Remove all debris from site on a regular basis and when dumpster is full. Cover or otherwise contain as necessary to eliminate potential of debris blowing around or creating a hazard.

Repair any and all damage to the site from the dumpster, dumpster placement and demolition or construction activities to match existing conditions caused by such Work.

Provide all demolition and removal work in a professional, craftsmanship, neat manner so as not to damage adjoining or other finish work to remain.

Remove unused conduit, cables, wiring, hangers and miscellaneous items.

Remove floor finishes, SAP ceilings, all interior partitions, toilet fixtures, remove above grade piping and ducts no longer in use or needed for this renovation. Cap below grade piping and conduits flush with floor.

See A1 - Demolition Plan for removal of partitions, ceilings, doors etc. and related items. In general, at the conclusion of demolition the interior shall be clear of all construction and finishes. Clean floors, interior roof deck and walls

Additional miscellaneous demolition and removal as shown on drawings and as required for all new work.

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## Specifications

Proposed Tire Warehouse  
126 North Boyd Street  
Portland, ME 04101

SP1

Date:  
4/29/16  
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