

OUTLINE SPECIFICATION

Division 1 – General Requirements

- A. Summary of work
- a. Project involves the complete renovation of 58 Alder Street, currently home to Skillful Vending, into the Bayside Bowl (aka Bowl Portland) bowling alley. Exterior sitework to include lighting, sidewalks, paving, parking, and crosswalks. Interior work to include all trades.
- b. Owner's Representative is Dale Akeley, Project Resources, Inc., 253 Main Street, Yarmouth, Maine, phone 207.846.8875.
- c. Bowling equipment manufacturer is Bowling Equipment US, Dorman Spencer, email: dorman@bowlingequipment.us
- d. Bowling alley equipment is provided and installed by Owner, coordinated by GC.
- e. Owner to obtain a building permit from Portland, Maine.
- f. GC is asked to make an effort to recycle as many of the waste materials as economically feasible and minimize waste sent to landfills.
- B. Add Alternates (refer to drawing R.1 for more detail)
- a. Add Alternate No. 1 – Add canopy at ADA entrance
- b. Add Alternate No. 2 – Add canopy above stair entrance
- c. Add Alternate No. 3 – Add dividing wall wood louvers and two storefront windows
- d. Add Alternate No. 4 – Add wood infill louvers at windows
- e. Add Alternate No. 5 – Add bowling alley wall plywood, perforated panels, lighting
- f. Add Alternate No. 6 – Add plywood at stage area
- g. Add Alternate No. 7 – Add concrete sink
- h. Add Alternate No. 8 – Add merchandise / trophy case
- i. Add Alternate No. 9 – Add bar equipment and FRP to "Future" bar area
- j. Add Alternate No. 10 – Add drapery coil curtain, curtain track and curtain pockets
- k. Add Alternate No. 11 – Add sound curtain, curtain track and lighting
- l. Add Alternate No. 12 – Add sound absorption and light fixture detail
- m. Add Alternate No. 13 – Add LED light fixtures in lieu of halogen

Division 2 – Site Work

- A. Site Preparation
- a. Install erosion controls as required by local officials and as described on drawing L5.
- B. Landscaping
- a. Refer to Site Detail drawings for landscaping information.
- C. Hardscaping
- a. Refer to Site Detail drawings for hardscaping information.
- D. Utilities
- a. GC to separate roof drain lines from sewer lines.

Division 3 – Concrete

- A. Cast-in-Place Concrete
- a. Concrete for walls, piers, footings, and interior slabs : refer to drawing S0 for additional information.
- B. Warehouse (bowling alley) concrete slab.
- a. Slab must be power troweled and level to within 1/2", no exceptions.
- b. Provide Eclipse additive water reducer agent.
- C. Concourse concrete slab.
- a. Finished concrete slab with Lithochrome Chernstain Classic acid stain by Scofield Systems or approved equivalent, color to be chosen by Architect. Provide concrete sealer compatible with coloring system.

Division 4 – Masonry

- A. Unit Masonry
- a. GC to clean and reuse existing brick to be removed for exterior infill at existing door and garage door. For new material, if necessary, contact Paul LaChance, Morin Brick Company.
- b. Grout color to match existing.
- c. Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen substrates or setting beds. Remove and replace unit masonry damaged by frost or by freezing conditions.
- d. Provide cold weather protection.
- e. Where indicated, tooth-in brick to match existing masonry.
- B. Clean / sandblast existing brick to remove existing paint and expose natural color at interior brick dividing wall and pilasters on perimeter of building as noted.

DIVISION 5 – METALS

- A. Structural steel shapes, plates, and bars: ASTM A36, carbon steel.
- B. Refer to drawing S0 for additional information.
- C. Guard rails, railings, bowling ball rack: Schedule 40, galvanized steel tube steel.
- D. Cable rail system: Stainless steel cable rail system by Atlantis Rail or approved equivalent. ASTM A492, Type 316 stainless steel wire, 1/4" diameter. Provide stainless steel cable sleeves through supports and stainless steel tensioners. Cable supports based on 42 inch o.c.
- E. GC shall schedule a meeting between Owner, Architect, and metal fabricator to review coordination details prior to construction.
- F. Perforated metal panels: Provide 1/4" diameter, 3/8" staggered centers, 18 ga. panels by McNichols, phone 800-237-3820. Metal shall be stainless steel. Standard size panels are 4' wide x 10' high. Panel comes with solid piece edging along 10' side standard. Provide stainless steel trim at cut edges. Refer to Alternate #5.

Division 6 – Carpentry

- A. Rough Carpentry
- a. All lumber must be well seasoned and contain not more than 19% moisture content (Marked "S-Dry").
- b. Blocking and wall framing shall be KD Spruce-Pine-Fir (SPF) stud grade or better
- B. Pressure Treated Materials
- a. Comply with requirements of AWPAC2 (lumber) and AWPAC9 (plywood) and AWPAC28 (glue-laminated framing members).
- b. Use pressure treated for sills and other members in contact with concrete.
- C. Plywood panels
- a. Subflooring shall be 3/4" tongue and groove Advantech. Glue and fasten with ring-shank nails or screws.
- D. Finish Carpentry
- a. Plywood wall finish to be finish grade Birch plywood.
- b. Handrails on both sides of stairs: Continuous fir handrail.
- c. Louver frames and louver blades shall be finish grade, clear birch, natural finish. Refer to Alternates.
- d. Drink rails and guard rail caps to be finish grade, clear birch, natural finish, eased edges.
- e. Bar, bowling countertop, table tops to be recycled bowling alley floor, pine, fabricated and supplied by bowling equipment manufacturer, finished and installed by GC.
- D. Millwork
- a. Birch plywood cabinets manufactured in style per plans, solid Birch flush doors, adjustable shelves where indicated. Provide shop drawings and samples for approval.
- E. Casework
- a. Plastic laminate countertops as indicated on the plans. Provide color samples for approval.
- F. Fiber Reinforced Plastic Panels
- a. In kitchen and behind bar provide fiber reinforced plastic panels by Marlite or approved equivalent. Color to be chosen by Architect.

Division 7 – Thermal and Moisture Protection

- A. Insulation
- a. Exterior wall insulation: Closed cell spray insulate an exterior perimeter wall, 2" thick; entire first floor and basement/crawl space, not indicated on second floor. If not covered with 5/8" gypsum board an ignition layer must be applied. (crawl space only)
- b. Underslab insulation: 2" Polystyrene rigid insulation.
- c. Crawl space and basement wall: 2" thick Thermax insulation at exposed areas or 2" thick closed cell spray insulation.
- d. Crawl space dirt floor: Lay down 2" thick Polystyrene rigid insulation around perimeter of exterior wall as noted on plans. Cover with vapor barrier
- e. Interior bathroom partitions. Insulate with fiberglass sound attenuation blankets.
- B. Vapor barrier:
- a. Provide a 15 mil. vapor barrier by Stego or Raven. Overlap and tape seams and seal to foundation walls according to manufacturer's instructions. GC shall NOT puncture vapor barrier to allow for quick set-up of slab.
- C. Canopy Roofing (see Alternates #1 and 2)
- a. Fully adhered (white color) TPO membrane roof on marine grade plywood (if acceptable by manufacturer) by Firestone or approved equivalent. Run membrane up brick wall and provide rigid and counterflashing per manufacturers standards.
- b. Where new construction affects existing roof membrane, tie into existing membrane per manufacturers instructions to maintain roof warranty.
- D. Firestopping
- a. At all penetrations through rated partitions provide appropriately rated firestopping.
- E. Prefinished metal panels
- a. Under canopy (see Alternates #1 and 2) provide prefinished architectural panel soffit system attached to marine grade substrate by Citadel Architectural Products Panel 20 or approved equivalent. Panels field assembled by installing a two-piece batten molding system system with inset panels.
- F. Sealants
- a. Provide exterior rated sealants in control and expansion joints in new unit masonry, joints between metal panels, frames of door and windows, and joints between different materials.
- b. Provide interior rated sealants in control and expansion joints on exposed interior surfaces of exterior walls, perimeter joints of exterior openings, frames of doors and windows, joints between plumbing fixtures and adjoining walls, floors and counters, and other joints as indicated.

Division 8 – Doors and Windows

- A. Storefront
- a. Provide exterior (and insulated at interior vestibule) aluminum storefront windows and doors, type Kawneer Trifab VG 451 T.
- b. Color of two entrance storefronts shall be anodized aluminum. Color of new window infills shall match existing dark bronze color of existing windows.
- c. Provide insect screen at operable unit (alternate #9)
- d. Provide Kawneer 350 Medium Wall, color to match storefront. Provide weatherstripping, sweeps, and continuous gear hinges. Threshold shall have a maximum height of 1/2" to meet ADA.
- e. Glazing at storefront entrances shall have a visible transmittance of 70% minimum.
- f. Glazing at window infill shall match existing visible transmittance.
- B. Doors
- a. Provide solid core flush Maple doors by VT Industries or approved equivalent. Color approved by Architect.
- b. Fire rated doors shall comply with NFPA 80 and must be listed and labeled by a qualified testing agency for fire-protection ratings according to UL10B.
- C. Hollow Metal Frames
- a. Door frames for openings 48" or less, fabricated from .053 inch thick steel sheet. For larger frames, .067 inch thick steel sheet.
- D. Floor Hatch
- a. Provide Acudor FT series aluminum floor access door type FT-8040, size 36 inch x 36 inch, recessed to accommodate carpet.

Division 9 – Finishes

- A. Gypsum board: Provide 5/8" thickness standard board with tapered edges. Install perpendicular to framing, in longest lengths possible to avoid butt joints. Tape and finish all drywall surfaces. Provide level 4 finish all areas.
- B. Gypsum board in Kitchen and Toilet Rooms: Provide 5/8" thick DensArmor Plus with tapered edges. Install perpendicular to framing, in longest lengths possible to avoid butt joints. Tape and finish all drywall surfaces. Provide level 4 finish all areas.
- C. Ceramic Tile
- a. In toilet rooms common wet wall provide Royal Mosa, The White Collection 5800, 12 x 18 installed vertically. Start at bottom edge and stacked with an effort to end on a whole tile piece.
- b. In toilet room wet wall in washroom (front, back and sides of wall) provide Royal Mosa, the White Collection 5800, 12 x 18 installed vertically. Start at bottom edge and stacked with an effort to end on a whole tile piece.
- c. Toilet and washroom flooring provide Royal Mosa Cool Black 203 RL (textured), 18 x 18.
- d. At vestibule, ramp and accent tile by bowling counter provide Royal Mosa Agate Gray 204 RL (textured), 12 x 24, installed as running bond.
- e. At kitchen and bar floor, provide quarry tile by Daltile, "Quarry Textures", 8"x8", Diablo Red OT01, with same Diablo Red cove base Q-3585, 5" x 8".
- D. Carpet
- a. At entrance areas and ramp provide carpet by JJ Invision.
- E. Plastic Laminate / Marmoleum
- a. At countertops indicated as plastic laminate or marmoleum, provide Forbo Marmoleum, color to be chose by Owner / Architect..
- F. Painting
- a. Interior walls and ceilings: Sherwin Williams primer and eggshell finish, color to be determined.
- b. Interior trim: Sherwin Williams primer and semi-gloss, color to be determined.
- c. Exterior painting: Sherwin Williams primer and exterior paint
- d. Wood and plywood to remain natural finish: Stain and urethane finish.
- e. Paint all exposed structure (metal and wood) and pipes (mechanical, plumbing, and sprinkler).
- G. Acoustical Panel Ceilings
- a. In Kitchen provide washable acoustical tile panel ceilings, size 24" x 48" by Armstrong, type fine Fissured Ceramaguard, washable and acceptable in food prep areas. Provide square lay-in, 15/16" grid.
- H. Gypsum Board Accessories
- a. Where gypsum board abuts to dissimilar materials, provide metal "J" bead and sealant.
- b. When noted, provide "F" reveal, 1/2" by Fry Reglet.
- I. Bar and Tabletops, and Bowling Countertop Finish
- a. Epoxy finish by Herb Clarke, Chameleon Coatings, phone 207-787-8029.
- J. Vinyl Wall Base
- a. Where indicated, provide 4" vinyl wall base by Johnsonite or approved equivalent. Color to be chosen by Architect.
- K. Upholstery
- a. Booths and bowling alley furniture upholstery by Carriagehouse Upholstery, John Cichocki, phone 207-634-4462.

Division 10 – Specialties

- A. Toilet accessories by Bobrick, Bradley or approved equivalent as indicated on the Plumbing Accessory legend. Provide mop and broom holder with stainless steel shelf at the floor sink in the pinsetting area and kitchen.
- B. Hand dryers shall be hands free infr-red, quick drying.
- C. Window film by 3m, type Milano.
- D. Articulating arm for televisions, Ergo model 15-PLA 50.
- E. Knox Box to be purchased by Owner and installed by GC.
- F. Toilet partitions to be floor mounted and overhead braced. Urinal screens to be wall mounted with continuous channel. All fasteners to be stainless steel.
- G. Portable fire extinguisher cabinets by Larsen's Manufacturing or approved equivalent, refer to Electrical Life Safety plan type and locations.
- H. Sound curtain type Visa Ultra Velvet by QuietCurtains, color to be chosen by Architect. Curtain track by Kirsch Architracs. Refer to Alternate #11.
- I. Coil Drapery curtain by Cascade Coil Drapery in length noted on plans, 8 feet high curtain, type Aluminum Mesh AO15200, 3/32 inch, 20 ga. Provide heavy I-beam track system 7/16" x 15/16", attached to wood joists and hung to 9 feet off finished floor. Refer to Alternate #10
- J. Where mirrors are noted in toilet rooms provide frameless mirrors with no visible attachment to walls.
- K. Where sliding glass merchandise / trophy case doors are indicated, provide double showcase sliding track ball bearing assembly by Knape and Vogt Products. Provide Sugatsume glass door lock (satin nickel) at all sliding glass doors.
- L. Where glass shelves in merchandise / trophy cases are indicated, provide brushed nickel aluminum shelving extrusion for 1/4" glass type SE1496BN by Alestech. Provide matching end caps.
- M. Where indicated behind perforated metal panels, provide Tectum Interior Wall Panels, 1 inch thick. Refer to Alternate #5.
- N. Where indicated provide 1" x 1" aluminum corner guard with wings.

Division 11 – Equipment

- A. Refer to Food Service plans for kitchen and bar equipment.
- B. Beer dispensing system to be Chillrite, space for 20 taps total (10 each side of dispensing unit. Dispensing system to be hung from ceiling as shown on drawings, stainless steel finish. Wrap beer lines from below ceiling under the keg cooler to dispensing unit in stainless steel box.

Division 12 – Furnishings

- A. Entrance mat in recessed frame: Roll-up vinyl hinged mats by Arden, C/S group or approved equivalent. Coordinate size of recess with concrete slab installer.

Division 15 – Mechanical

- A. Furnish and install plumbing, and HVAC work on a design/build assemblies. Refer to architectural drawings for UL fire rated assembly numbers and provide rated ceiling and wall dampers as required.
- a. The bowling alley must be designed to maintain a relative humidity of 35% in the winter and 55% in the summer.
- b. Air is not allowed to move directly onto the bowling lanes.
- c. GC is responsible for separating the storm (roof) drains from the sewer line. Currently, the lines are connected to the sewer line.
- d. Provide hose bib and floor drain in the toilet room.
- e. Provide floor drains in kitchen, bar, and future bar.
- B. Furnish and install sprinkler work on a design/build assembly. The existing warehouse does have a sprinkler system and may reused if possible. The entire building shall be fully sprinklered.

Division 16 – Electrical System

- A. Furnish and install electrical work based on a design/build basis.
- a. Per bowling equipment manufacturer, a three wire 208/220 volt 25 amp 60 Hz circuit (single phase) with ceiling mounted junction box with drop cord to each pinsetter is required. The junction box shall be located 12" behind the curtain wall (pinsetter side) and centered over each pinsetter. The cord shall be flexible rubber sheathed, 3 conductor, 12 ga, type "s" service, extending downward to within four feet above the playing surface. The wire from the panel to the junction box should be 3 conductor #10 Stranded. In addition, a 110 volt 20 amp 60 Hz circuit with dual receptacle (Hubbel Type) mounted to the curtain wall over the center of each pair of pinsetters is required.
- b. Refer to bowling equipment manufacturer for additional electrical information for overhead monitors, ball returns, scoring machines, masking unit, etc.
- B. Lighting fixture schedule is indicated on drawings A7.1, submit shop drawings for approval.
- C. Electrical Life Safety is included in the drawings and shall be considered part of the Electrical system and shall meet all applicable codes.

End of Outline Specifications

Consultants

Casco Bay Engineering
Structural Engineer

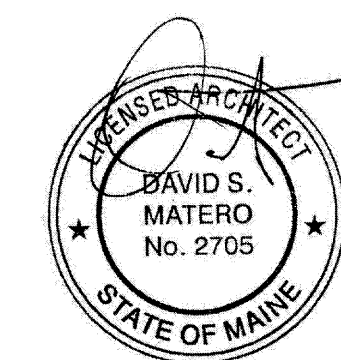
Casco Bay Engineering
Civil Engineer

TJM Consulting
Food Service

Urban Dwellings
Interior Design

Revisions

Bowl Portland
58 Alder Street
Portland, Maine



Job Number: 09.017

Date: 07.Dec.09

Scale: NTS

Drawing Title:

Outline
Specifications

R.4
Issue for Bid