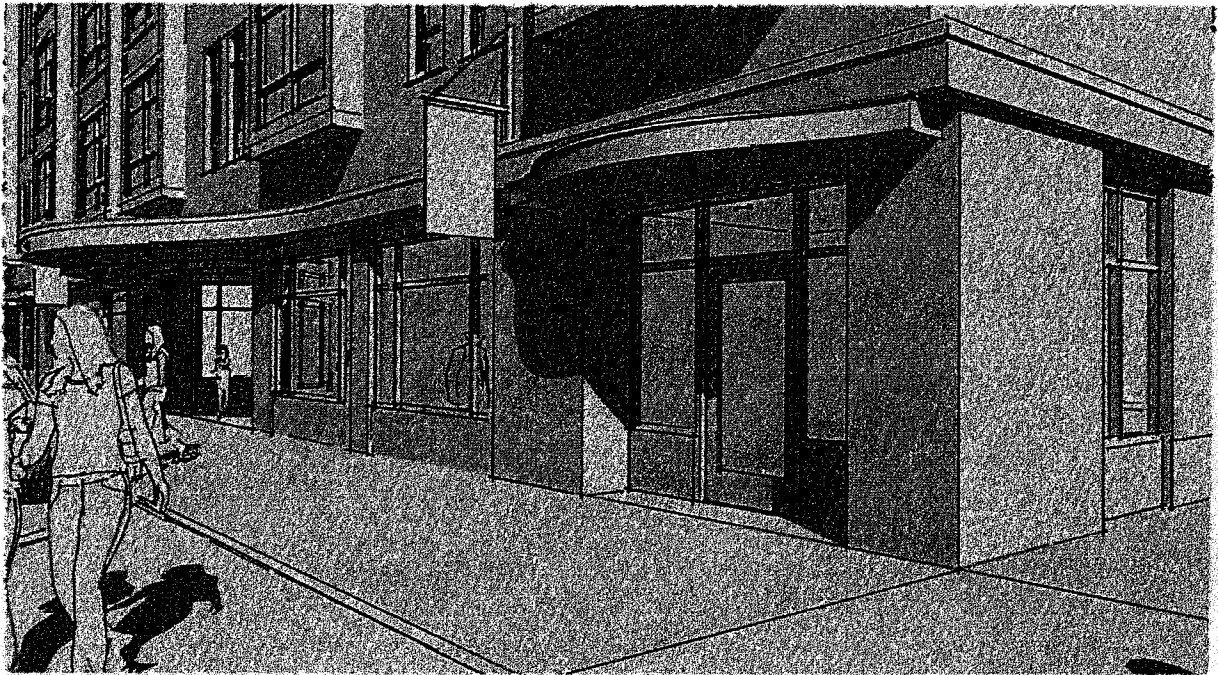


Renovations to 645 Congress Street

Portland, Maine

Date: May 27, 2009

Issued for: Bidding & Permitting



Development Team

- ▶ **Bayside Maine, LLC**
c/o Shinberg Consulting
477 Congress Street, Suite 1012 Portland, Maine 04101
Owner
Phone: 207.772.7070
- ▶ **CWS Architects**
434 Cumberland Avenue Portland ME 04101-2325
Architect
Phone: 207.774.4441
- ▶ **Price Structural Engineers. Inc.**
75 Farm's Edge Road N. Yarmouth, ME 04097
Structural Engineer
Phone: 207.846.0099
- ▶ **Mitchell & Associates**
70 Center Street Portland, ME 04101
Landscape Architect
Phone: 207.774.4427
- ▶ **Casco Bay Engineering**
424 Fore St. Portland, ME 04101
Civil Engineering
Phone: 207.842.2800
- ▶ **Zade Company, Inc.**
140 Beach St. Boston, ME 02111
MEP Performance Specs
Phone: 617.338.4406
- ▶ **Whited Planning + Design**
45 Heather Rd. Portland, ME 04103
Interiors Design
Phone: 207.329.2189

INDEX OF CONTRACT DOCUMENTS

ISSUED FOR: BIDDING AND PERMITTING, May 27, 2009

BID DOCUMENTS

SHINBERG CONSULTING	1-8	INSTRUCTIONS TO BIDDERS AND BID FORM FOR GENERAL CONTRACTOR
SHINBERG CONSULTING	1-1	BIDDING CONTRACTOR'S REQUEST FOR INFORMATION FORM

CONTRACT DOCUMENTS

AIA DOCUMENT A101 - 1997	1-6	STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR *
AIA DOCUMENT A201 - 1997	1-44	GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION *
SHINBERG CONSULTING	1-9	SUPPLEMENTAL GENERAL CONDITIONS
AIA DOCUMENT G702 - 1992	1-2	APPLICATION AND CERTIFICATE FOR PAYMENT *
AIA DOCUMENT G703 - 1992	1-2	CONTINUATION SHEET *

* BY REFERENCE ONLY, HARD COPIES AVAILABLE UPON REQUEST.

SPECIFICATIONS INDEX

DIVISION 2 THRU 14 SPECIFICATIONS - PREPARED BY CWS ARCHITECTS (CWS) UNLESS OTHERWISE NOTED BY MITCHELL & ASSOCIATES (MITCHELL) CASCO BAY ENGINEERING (CASCO) PRICE STRUCTURAL ENGINEERS (PRICE), WHITED INTERIOR DESIGN (WHITED), ZADECO ENGINEERING (ZADECO) OR SHINGBERG CONSULTING (SHINBERG).

DIVISION 0 – SUPPLEMENTAL INFORMATION

00300 INFORMATION AVAILABLE TO BIDDERS

1.1	SW COLE GEO TECHNICAL REPORT	SHINBERG
1.2	SW COLE BORING LOG	SHINBERG
1.3	IBC AND NFPA CODE ANALYSIS	CWS

DIVISION 1 – GENERAL REQUIREMENTS

01 00 00 1-18 BASIC REQUIREMENTS SHINBERG

DIVISION 2 – SITEWORK

02 05 10	1-3	SELECTIVE DEMOLITION	CWS
02 41 00	1-4	DEMOLITION	MITCHELL

DIVISION 3 – CONCRETE

03 01 00	1-6	CONCRETE REHABILITATION	CWS
03 30 00	1-22	CAST-IN-PLACE CONCRETE AND REINFORCEMENT	PRICE
03 45 00	1-9	PRECAST CONCRETE PRODUCTS	CWS

DIVISION 4 – MASONRY

04 01 00	1-4	MAINTENANCE OF MASONRY	CWS
04 05 00	1-2	MASONRY MORTAR AND GROUT	CWS
04 20 00	1-5	CONCRETE UNIT MASONRY	CWS

DIVISION 5 – METALS

05 12 00	1-10	STRUCTURAL STEEL	PRICE
05 21 00	1-6	STEEL JOISTS	PRICE
05 31 00	1-6	STEEL DECK	PRICE
05 40 00	1-11	COLD FORM METAL FRAMING	PRICE
05 50 00	1-4	METAL FABRICATIONS	CWS

DIVISION 6 – WOOD & PLASTICS

06 10 00	1-3	ROUGH CARPENTRY	CWS
06 20 00	1-2	FINISH CARPENTRY	SHINBERG
06 60 00	1-4	PLASTIC FABRICATIONS (WINDOW SILLS/MISC.TRIM)	CWS

DIVISION 7 – THERMAL & MOISTURE PROTECTION

07 11 00	1-5	APPLIED WATERPROOFING SYSTEMS	CWS
07 21 27	1-3	BUILDING INSULATION	CWS
07 27 00	1-3	AIR INFILTRATION BARRIERS	CWS
07 27 10	1-2	UNDERSLAB VAPOR RETARDER	CWS
07 53 00	1-4	ELASTOMERIC SHEET ROOFING	CWS
07 61 00	1-4	PAINTED ALUMINUM ROOFING AND SIDING	CWS
07 61 10	1-9	ZINC-TIN COATED COPPER ROOFING AND SIDING	CWS
07 84 00	1-3	FIRESTOPPING	CWS
07 90 00	1-4	JOINT SEALANTS	CWS

DIVISION 8 – DOORS & WINDOWS

08 11 13	1-3	STEEL DOORS AND FRAMES	CWS
08 14 00	1-3	WOOD DOORS (TO FOLLOW)	SHINBERG
08 31 00	1-2	ACCESS PANELS	CWS
08 41 13	1-4	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS	CWS
08 51-00	1-5	METAL WINDOWS	CWS
08 71 00	1-4	HARDWARE	CWS
08 80 00	1-8	GLASS & GLAZING	CWS
DS	1-3	DOOR SCHEDULE – FLOORS 0 TO 1	CWS
DHS	1-1	DOOR HARDWARE SCHEDULE – FLOORS 0 TO 1	CWS
DS	1-3	DOOR SCHEDULE – FLOORS 2 TO 6 (TO FOLLOW)	SHINBERG
DHS	1-1	DOOR HARDWARE SCHEDULE – FLOORS 2 TO 6 (TO FOLLOW)	SHINBERG

DIVISION 9 – FINISHES

09 21 16	1-4	GYPSUM BOARD ASSEMBLIES	CWS
09 30 00	1-3	TILING (INTERIOR) (TO FOLLOW)	SHINBERG
09 30 10	1-11	EXTERIOR WALL TILE	CWS
09 51 13	1-4	ACOUSTIC CEILING (TO FOLLOW)	SHINBERG
09 65 00	1-3	RESILIENT FLOORING (TO FOLLOW)	SHINBERG
09 68 00	1-4	CARPET (TO FOLLOW)	SHINBERG
09 90 00	1-6	PAINTING	CWS (EXTERIOR)/SHINBERG (INTERIOR)

DIVISION 10 – SPECIALTIES

10 00 00	1-3	MISCELLANEOUS SPECIALTIES	CWS
10 14 00	1-4	SIGNS (TO FOLLOW)	SHINBERG
10 28 00	1-3	BATH ACCESSORIES (TO FOLLOW)	SHINBERG

DIVISION 11 – EQUIPMENT

11 31 00	1-2	APPLIANCES (OFOI, NIC)	SHINBERG
----------	-----	------------------------	----------

DIVISION 12 – FURNISHINGS

12 35 30	1-3	RESIDENTIAL CASEWORK (TO FOLLOW)	SHINBERG
12 93 00	1-4	SITE FURNISHINGS	MITCHELL

DIVISION 13 – SPECIAL CONSTRUCTION – NOT USED

		TRASH COMPACTOR (OFOI, NIC)	SHINBERG
--	--	-----------------------------	----------

DIVISION 14 – CONVEYING SYSTEMS

14 24 23	1-5	HYDRAULIC ELEVATOR RESTORATION (OFOI, NIC)	SHINBERG
14 42 00	1-4	ENCLOSED VERTICAL WHEELCHAIR PLATFORM LIFT	

DIVISION 21 – FIRE SUPPRESSION – PREPARED BY ZADeco

NOTE: ALL DIVISION 21 SCOPE TO BE PROVIDED AS A DESIGN-BUILD SUBCONTRACT TO THE GENERAL CONTRACTOR BASED ON THE PERFORMANCE DRAWINGS AND SPECIFICATION BELOW.

21 00 00	1-8	FIRE PROTECTION	ZADeco
----------	-----	-----------------	--------

DIVISION 22 – PLUMBING – PREPARED BY ZADeco

NOTE: ALL DIVISION 22 SCOPE TO BE PROVIDED AS A DESIGN-BUILD SUBCONTRACT TO THE GENERAL CONTRACTOR BASED ON THE PERFORMANCE DRAWINGS AND SPECIFICATION BELOW.

22 00 00	1-19	PLUMBING	ZADeco
		PLUMBING FIXTURE SCHEDULE	SHINBERG

DIVISION 23 – HVAC – PREPARED BY ZADeco

NOTE: ALL DIVISION 23 SCOPE TO BE PROVIDED AS A DESIGN-BUILD SUBCONTRACT TO THE GENERAL CONTRACTOR BASED ON THE PERFORMANCE DRAWINGS AND SPECIFICATION BELOW.

23 00 00 1-29 HVAC ZADeco

DIVISION 26 – ELECTRICAL – PREPARED BY ZADeco

NOTE: ALL DIVISION 26 SCOPE TO BE PROVIDED BY THE OWNER AND SHALL BE EXCLUDED FROM THE GENERAL CONTRACTOR'S SCOPE OF WORK EXCEPT THAT THE GENERAL CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL DIVISION 26 SCOPE PROVIDED BY THE OWNER WITH THE PROJECT'S OVERALL WORK AND THE WORK OF OTHER SUBCONTRACTORS.

26 00 00 1-22 ELECTRICAL ZADeco
LIGHTING FIXTURE SCHEDULE SHINBERG

DIVISION 31 – EARTHWORK

31 05 12 1-11 SITE EARTHWORK MITCHELL

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 12 16 1-4 ASPHALT PAVING MITCHELL
32 13 13 1-2 CONCRETE PAVING MITCHELL
32 14 16 1-2 BRICK UNIT PAVING MITCHELL
32 16 00 1-3 CURBING MITCHELL
32 17 23 1-11 PAVEMENT MARKINGS MITCHELL
32 31 00 1-9 FENCES AND GATES MITCHELL
32 90 00 1-7 PLANTINGS MITCHELL

DIVISION 33 – UTILITIES

33 30 00 1-5 SANITARY SEWERAGE UTILITIES MITCHELL
33 40 00 1-6 STORM DRAINAGE MITCHELL

...END OF SPECIFICATION INDEX

DRAWING INDEX

NOTE: ALL DRAWINGS DATED OR REVISED MAY 27, 2009 UNLESS NOTED OTHERWISE.

A0.00 TITLE SHEET AND DRAWING INDEX
A0.01 SPECIFIC REMOVALS NOTES AND ASSEMBLIES SCHEDULE
A0.02 SPECIFIC REMOVALS NOTES AND ASSEMBLIES SCHEDULE

SITE DRAWINGS

PREPARED BY MITCHELL & ASSOCIATES UNLESS OTHERWISE NOTED

SHEET 1 EXISTING CONDITIONS AND DEMOLITION PLAN MITCHELL

SHEET 2	LAYOUT AND LIGHTING PLAN	MITCHELL
SHEET 3	LAYOUT ENLARGEMENT PLAN	MITCHELL
SHEET 4	LANDSCAPE PLAN	MITCHELL

CIVIL DRAWINGS

PREPARED BY CASCO BAY ENGINEERING UNLESS OTHERWISE NOTED

C1	GRADING, DRAINAGE AND UTILITY PLAN	CASCO
C2	SITE DETAILS, SHEET 1	CASCO
C3.1	SITE DETAILS, SHEET 2	CASCO
C3.2	SITE DETAILS, SHEET 3	CASCO
C4	EROSION CONTROL DETAILS	CASCO

STRUCTURAL DRAWINGS

PREPARED BY PRICE STRUCTURAL ENGINEERING, INC.

S1.0	GENERAL STRUCTURAL NOTES	PRICE
S1.1	GENERAL STRUCTURAL NOTES	PRICE
S1.2	STRUCTURAL LAYOUT PLAN	PRICE
S2.0	FOUNDATION PLANS	PRICE
S2.1	FOUNDATION PLANS	PRICE
S3.0	MASONRY/CONCRETE FOUNDATION PLANS AND DETAILS	PRICE
S3.1	BIKE CANOPY FOUNDATION PLAN AND DETAILS	PRICE
S3.2	MASONRY / CONCRETE FOUNDATION PLANS AND DETAILS	PRICE
S3.3	MASONRY / CONCRETE FOUNDATION PLANS AND DETAILS	PRICE
S4.0	FRAMING PLANS AND DETAILS	PRICE
S4.1	FRAMING PLANS AND DETAILS	PRICE
S5.0	REAR ENTRY PLAN AND TYPICAL DETAILS	PRICE
S5.1	FRAMING DETAILS	PRICE
S5.2	BIKE CANOPY ROOF FRAMING PLAN AND DETAILS	PRICE
S5.3	CONGRESS STREET BAY WINDOW PLAN AND DETAILS	PRICE
S5.4	CONGRESS STREET BRACING ELEVATIONS	PRICE
S5.5	CONGRESS STREET BRACING ELEVATIONS	PRICE
S5.6	STEEL FRAMING DETAILS	PRICE
S5.7	STEEL FRAMING DETAILS	PRICE

ARCHITECTURAL DRAWINGS

PREPARED BY CWS ARCHITECTS

D1.00	BASEMENT REMOVALS FLOOR PLAN	CWS
D1.01	FIRST FLOOR REMOVALS PLAN	CWS
D1.02	SECOND FLOOR REMOVALS PLAN	CWS
D1.03	THIRD FLOOR REMOVALS PLAN	CWS
D1.04	FOURTH FLOOR REMOVALS PLAN	CWS
D1.05	FIFTH FLOOR REMOVALS PLAN	CWS
D1.06	SIXTH FLOOR REMOVALS PLAN	CWS

A1.00	BASEMENT PLAN	CWS
A1.01	FIRST FLOOR PLAN	CWS
A1.02	SECOND FLOOR PLAN	CWS
A1.03	THIRD FLOOR PLAN	CWS
A1.04	FOURTH FLOOR PLAN	CWS
A1.05	FIFTH FLOOR PLAN	CWS
A1.06	SIXTH FLOOR PLAN	CWS
A1.10	ENLARGED FIRST FLOOR PLAN	CWS
A1.11	ENLARGED FIRST FLOOR PLAN	CWS
A1.12	ENLARGED REAR ENTRY LOBBY PLANS	CWS
D3.01	FRONT REMOVALS ELEVATIONS	CWS
D3.02	REAR REMOVALS ELEVATIONS	CWS
D3.03	EAST AND WEST REMOVALS ELEVATIONS	CWS
A3.01	SOUTH ELEVATION	CWS
A3.02	NORTH ELEVATION	CWS
A3.03	EAST AND WEST ELEVATIONS	CWS
A3.04	REAR LOBBY ENTRY ELEVATIONS	CWS
A4.01	BUILDING SECTIONS	CWS
A5.01	WALL SECTIONS	CWS
A6.01	VERTICAL CIRCULATION ENLARGED PLANS AND SECTIONS	CWS
A6.02	VERTICAL CIRCULATION ENLARGED PLANS AND SECTIONS	CWS
A6.10	VERTICAL CIRCULATION DETAILS	CWS
A7.01	EXTERIOR DETAILS	CWS
A7.02	EXTERIOR DETAILS	CWS
A7.03	EXTERIOR DETAILS	CWS
A7.04	EXTERIOR DETAILS	CWS
A7.10	INTERIOR DETAILS	CWS
A8.01	DOOR, DOOR FRAME AND STOREFRONT – ELEV'S & DETAILS	CWS
A8.02	ALUM. STOREFRONT DETAILS	CWS
A8.03	ALUM. STOREFRONT DETAILS	CWS
A8.10	WINDOW AND EXTERIOR STOREFRONT ELEVATIONS	CWS
A8.11	WINDOW DETAILS – WIND LOAD ZONE 4	CWS
A8.12	WINDOW DETAILS – WIND LOAD ZONE 4	CWS
A8.13	WINDOW DETAILS – WIND LOAD ZONE 4	CWS

A8.14	WINDOW DETAILS – WIND LOAD ZONE 5	CWS
A8.15	WINDOW DETAILS – WIND LOAD ZONE 5	CWS
A8.16	WINDOW DETAILS – WIND LOAD ZONE 5	CWS
A8.17	WINDOW DETAILS	CWS
A9.01	WINDOW SCHEDULE	CWS

MECHANICAL DRAWINGS

PREPARED BY ZADeco ENGINEERING

MECHANICAL DESIGN BUILD INFORMATION TO FOLLOW

PLUMBING DRAWINGS

PREPARED BY ZADeco ENGINEERING

N/A

ELECTRICAL DRAWINGS

PREPARED BY ZADeco ENGINEERING

ZADeco

E0	BASEMENT ELECTRICAL FLOOR PLAN
E1	FIRST FLOOR ELECTRICAL FLOOR PLAN
E2	SECOND FLOOR ELECTRICAL FLOOR PLAN
E3	THIRD FLOOR ELECTRICAL FLOOR PLAN
E4	FOURTH FLOOR ELECTRICAL FLOOR PLAN
E5	FIFTH FLOOR ELECTRICAL FLOOR PLAN
E6	SIXTH FLOOR ELECTRICAL FLOOR PLAN
E7	SEVENTH FLOOR ELECTRICAL FLOOR PLAN

SUPPLEMENTAL INFORMATION

PREPARED BY OWNER

F1	INTERIOR UNIT FINISH SCHEDULE
F1	INTERIOR UNIT FINISH SCHEDULE
F2	INTERIOR UNIT FINISH SCHEDULE
F3	INTERIOR UNIT FINISH SCHEDULE
F4	INTERIOR UNIT FINISH SCHEDULE

INTERIOR DESIGN DRAWINGS

PREPARED BY WHITED INTERIOR DESIGN

WHITED

ID1	FLOORING DIAGRAM FIRST FLOOR	WHITED
ID2	REFLECTED CEILING PLAN TYP.	WHITED

...END OF DRAWING INDEX

