



Permitting and Inspections Department  
Michael A. Russell, MS, Director

Reviewed for Code Compliance  
Permitting and Inspections Department  
Approved with Conditions

07/13/2018

## General Building Permit Application

Project Address: 22 Bramhall Street

Tax Assessor's CBL: \_\_\_\_\_ Chart # \_\_\_\_\_ Block # \_\_\_\_\_ Lot # \_\_\_\_\_ Cost of Work: \$ 131,890.00

Proposed use (e.g., single-family, retail, restaurant, etc.): MMC OUTPATIENT CLINIC

Current use: SAME USE - OUTPATIENT CLINIC Past use, if currently vacant: Same

Commercial       Multi-Family Residential       One/Two Family Residential

**Type of work (check all that apply):**

<input type="checkbox"/> New Structure	<input type="checkbox"/> Fence	<input type="checkbox"/> Change of Ownership - Condo Conversion
<input type="checkbox"/> Addition	<input type="checkbox"/> Pool - Above Ground	<input type="checkbox"/> Change of Use
<input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Pool - In Ground	<input type="checkbox"/> Change of Use - Home Occupation
<input type="checkbox"/> Amendment	<input type="checkbox"/> Retaining Wall	<input type="checkbox"/> Radio/Telecommunications Equipment
<input type="checkbox"/> Shed	<input type="checkbox"/> Replacement Windows	<input type="checkbox"/> Radio/Telecommunications Tower
<input type="checkbox"/> Demolition - Structure	<input type="checkbox"/> Commercial Hood System	<input type="checkbox"/> Tent/Stage
<input type="checkbox"/> Demolition - Interior	<input type="checkbox"/> Tank Installation/	<input type="checkbox"/> Wind Tower
<input type="checkbox"/> Garage - Attached	<input type="checkbox"/> Replacement Tank Removal	<input type="checkbox"/> Solar Energy Installation
<input type="checkbox"/> Garage - Detached		<input type="checkbox"/> Site Alteration

**Project description/scope of work (attach additional pages if needed):**

Renovations / Improvements to the existing Outpatient Clinic @ Maine Medical Center.  
New check-in and check out station, Upgrade finishes.

Applicant Name: Steve Janosco Phone: (207) 212 - 2177

Address: 9 Gould Rd. Lewiston, ME Email: sjanosco@hebertconstruction.com

Lessee/Owner Name (if different): \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Contractor Name (if different): Hebert Construction Phone: (207) 783 - 2091

Address: 9 Gould Rd. Lewiston, ME Email: sjanosco@hebertconstruction.com

*I hereby certify that I am the owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.*

Signature: Steve Janosco Date: 4-25-18

*This is a legal document and your electronic signature is considered a legal signature per Maine state law.*

**Review of this application will not begin until the permit payment is received. This is not a permit. Work may not commence until the permit is issued.**



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## Requirements for Electronic Submissions

In order to ensure the most expedient review of your application, please meet the requirements below for all electronic submissions:

- **Drawings sheets shall be submitted individually-- each PDF file shall contain no more than one drawing sheet.** Only PDF files are acceptable for plan review, and each file shall not exceed 5MB in size.\*
- **Drawing files shall be named based on the drawing sheet number and name.** It is recommended to include a Category/Discipline letter (such as A for Architectural), a sheet number and a descriptive title (e.g., A1 Existing Exterior Elevation).
- **Revised file submissions must use the exact same file name as originally submitted.** The Electronic Plan Review software will recognize this submission as Version 2.
- **Supporting documents shall be submitted as an individual PDF file for each document (these documents may be multi-page PDF files) and named based on the document type** (e.g., "Deed", "Stormwater Report", "Permit Application", etc.). Searchable PDF files are requested for calculations, reports and other supporting documents.
- **A graphic scale or a scale to reference shall be included on each drawing sheet.**
- **Plans prepared by a design professional shall include a Code Analysis sheet,** referencing the Maine Uniform Building and Energy Code and Portland City Code, Chapter 10 – Fire Prevention and Protection, which includes National Fire Protection Association (NFPA) 1, Fire Code and NFPA 101, Life Safety Code. Chapter 10 of the City Code can be viewed at: <http://www.portlandmaine.gov/citycode/chapter010.pdf>.
- **Files shall be submitted via email to permitting@portlandmaine.gov.** The email subject line shall include the project address and type of permit. Multiple emails may be sent for one project if the files exceed the maximum file size.
- **Submissions should include all required documents and drawings as listed on the appropriate Submission Checklist sheet specific to the type of work being performed.**

For further information and to access PDF versions of this and other forms, visit the Permitting and Inspections Department online at <http://portlandmaine.gov/1728/Permitting-Inspections>.

\*To download a free version of Adobe Acrobat Reader, please visit: <https://get.adobe.com/reader/>



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**Electronic Signature and Fee Payment Confirmation**

This is a legal document and your electronic signature is considered a legal signature per Maine state law. You will receive an e-mailed invoice from our office which signifies that your electronic permit application has been received and is ready for payment. Please pay by one of the following:

- Electronic check or credit card: [portlandmaine.gov/payyourpermit](http://portlandmaine.gov/payyourpermit)
- Over the phone at (207) 874-8703
- Drop off to Room 315, City Hall
- Mail to:

**City of Portland  
Permitting and Inspections Department  
389 Congress Street, Room 315  
Portland, Maine 04101**

By signing below, I understand the review process starts once my payment has been received. After all approvals have been completed, my permit will be issued via e-mail. Work may not commence until permit is issued.

Applicant Signature: Steve Janssen Date: 4/25/18

I have provided electronic copies and sent them on: [Signature] Date: 4/25/18

**NOTE:** All electronic paperwork must be delivered to [permitting@portlandmaine.gov](mailto:permitting@portlandmaine.gov) or with a thumb drive to the office.

**If you or the property owner owes taxes or user charges on property within the City, payment arrangements must be made before a permit application is accepted.**



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## Commercial Interior Alteration Checklist

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(Including change of use, tenant fit-up\*, amendment and/or interior demolition)

All applications shall be submitted online via the Citizen Self Service portal. Refer to the attached documents for complete instructions. The following items shall be submitted (please check and submit all items):

- Commercial Interior Alterations Checklist** (this form)
- Plot plan/site plan** showing lot lines, shape and location of all structures, off-street parking areas and noting any dedicated parking for the proposed business
- Proof of Ownership or Tenancy** (If tenant, provide lease or letter of permission from landlord. If owner, provide deed or purchase and sale agreement if the property was purchased within the last 6 months.)
- Key plan** showing the location of the area(s) of renovation within the total building footprint and adjacent tenant uses
- Life Safety Plan** drawn to scale, showing egress capacity, any egress windows, occupancy load, travel distances, common path distance, dead end corridor length, separation of exits, illumination and marking of exits, portables fire extinguishers, fire separations and any fire alarm or fire sprinklers systems
- Existing floor plans/layouts** drawn to scale, including area layout, removals, exits and stairs
- Proposed floor plans/layouts** drawn to scale, including dimensions, individual room uses and plumbing fixtures

*Please note: All plans shall be drawn to a measurable scale (e.g., 1/4 inch = 1 foot) and include dimensions. Construction documents prepared and stamped by a licensed architect or engineer shall be required for certain projects in accordance with the stated [Policy on Requirements for Stamped or Sealed Drawings](#).*

**Additional plans may also require the following** (As each project has varying degrees of complexity and scope of work for repairs, alterations and renovations, some information may not be applicable. Please check and submit only those items that are applicable to the proposed project.):

- Code information** including use classifications, occupant loads, construction type, existing/proposed fire alarm, smoke and sprinkler protection systems, egress (exits and windows), fire separation areas and fire stopping
- Demolition plans and details for each story** including removal of walls and materials
- Construction and framing details** including structural load design criteria and/or non-structural details
- New stairs** showing the direction of travel, tread and rise dimensions, handrails and guardrails
- Wall and floor/ceiling partition types** including listed fire rated assemblies
- Sections and details** showing all construction materials, floor to ceiling heights, and stair headroom
- New door and window schedules** (include window U-factors)
- Accessibility features and design details** including the Certificate of Accessible Building Compliance
- Project specifications manual**
- A copy of the State Fire Marshal construction and barrier free permits.** For these requirements visit:

[http://www.maine.gov/dps/fmo/plans/about\\_permits.html](http://www.maine.gov/dps/fmo/plans/about_permits.html)

**Food service occupancies** require additional plans and details for review, such as occupant load per square foot area for tables and chairs, number of fixed bar, banquet and booth seating, equipment and plumbing fixture plans with schedule, hood location and interior finish materials. Accessible seating and counter details shall be included, please refer to this site: [http://www.alphaonenow.org/userfiles/resto\\_access\\_sheet.pdf](http://www.alphaonenow.org/userfiles/resto_access_sheet.pdf)

**Separate permits are required for internal and external plumbing, electrical installations, heating, ventilating and air conditioning (HVAC) systems, appliances and commercial kitchen hoods.**

\*Tenant fit-up: construction necessary within the demising walls of a leased space, including partitions, finishes, fixtures, lighting, power, equipment, etc. making the interior space suitable for the intended occupation.



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# Certificate of Accessible Building Compliance

All facilities for the use of a public entity shall be readily accessible by individuals with disabilities.

Project Name: MMC - OPD Renovations (Pavilion D, L1)

Project Address: 22 Bramhall St, Portland, Maine 04102

Classification:  Title II (State/Local Government)

Title III (Public Accommodation/Commercial Facility)

**New Building**

- Americans with Disabilities Act (ADA)
- Maine Human Rights Act (MHRA)
  - Barrier Free Certification (\$75,000+ scope of work)
  - State Fire Marshal Plan Review Approval

**Alteration/Addition**

- Existing Building Completion date:
  - Original Building: \_\_\_\_\_
  - Addition(s)/Alteration(s): \_\_\_\_\_
- Americans with Disabilities Act (ADA)
  - Path of Travel  Yes  No
- Maine Human Rights Act (MHRA)
  - Exceeds 75% of existing building replacement cost
  - Barrier Free Certification (\$75,000+ scope of work)
  - State Fire Marshal Plan Review Approval

**Occupancy Change/Existing Facility**

- New Ownership – Readily Achievable Barrier Removal: \_\_\_\_\_

**Residential**

- Americans with Disabilities Act (ADA)
- Fair Housing Act (4+ units, first occupancy)
- Maine Human Rights Act (MHRA)
  - Covered Multifamily Dwelling (4+ units)
  - Public Housing (20+ units)
- Uniform Federal Accessibility Standards (UFAS)
- None, explain: \_\_\_\_\_

**Contact Information:**

Design Professional:

Richard Pizzi

Signature

*(This is a legal document and your electronic signature is considered a legal signature per Maine state law.)*

Name: Richard Pizzi

Address: 155 Dow St

Manchester, NH

Phone: 207-558-7200

Maine Registration #: 3807

Owner:

Maine Medical Center

Signature

*(This is a legal document and your electronic signature is considered a legal signature per Maine state law.)*

Name: Lonnie Michaud

Address: 22 Bramhall St.

Portland, ME 040102

Phone: 207-662-4722



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# Outline Specification Manual For:

**MAINE MEDICAL CENTER**  
Portland, Maine

**2018 RENOVATION PROJECTS:**  
LBA 17-079    OPD Clinic Renovation

## Construction Documents

APRIL 23, 2018

**LAVALLEE | BRENSINGER ARCHITECTS**

Boston | Manchester | Portland

[www.LBPA.com](http://www.LBPA.com)

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## PROJECT DIRECTORY

### **OWNER**

#### **Maine Medical Center**

Facilities Development, 22 Bramhall Street, Portland, Maine 04102

Contact: Lonnie Michaud, Facilities Project Manager

Telephone: 207-662-4722 E-mail: [LMichaud@mmc.org](mailto:LMichaud@mmc.org)

### **ARCHITECT**

#### **Lavallee Brensinger Architects (LBA)**

Commercial Street, Portland, Maine

Contact: Jeff Galvin, Senior Associate, AIA, Maine Licensed Architect

Telephone: 207-558-7200 x 301 E-mail: [jeff.galvin@lbpa.com](mailto:jeff.galvin@lbpa.com)

### **CONSTRUCTION MANAGER & CONSULTANTS**

#### **Hebert Construction**

9 Gould Road, Lewiston, Maine 04240

Contact: Stephen Janosco

Telephone: E-mail: [hebertconstruction.com](http://hebertconstruction.com)

#### **Design Build Plumbing Engineer**

##### **Johnson & Jordan**

18 Mussey Road, Scarborough, Maine 04074

Telephone: 207-883-8345 [johnsonandjordan.com](http://johnsonandjordan.com)

#### **Design Build Electrical Engineer**

##### **Favreau Electric**

37 Jordan Avenue, Brunswick, Maine 04011

Telephone: 207-725-2005 [favreauelectric.com](http://favreauelectric.com)



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## OUTLINE SPECIFICATIONS

### **DIVISION 1 – GENERAL REQUIREMENTS**

#### **01 00 00 - General Requirements**

1. Definitions: The word “Contractor” where used throughout this specification to describe the General Contractor, shall also mean the “Construction Manager”, both Contractor and Construction Manager describing the entity holding the prime Contract for Construction. The term “provide” shall include the furnishing and installing of products, materials, systems and/or equipment, complete in-place, fully tested and approved.
2. Regulations: All Work shall comply with applicable building codes, ordinances, rules, and regulations. Comply with applicable environmental laws and regulations.
3. Permits: The Contractor shall obtain and pay for all permits and arrange for all inspections and approval from governing authorities.
4. Coordination: The Contractor shall be fully responsible for coordinating all construction activities, verifying dimensions and field conditions, establishing on-site lines of authority and communication, monitoring progress and quality, and in general, assuring the proper administration of the Work. All discrepancies between anticipated and actual conditions shall be promptly brought to the Architect’s attention.
5. Schedule: The scheduling of construction activities shall be coordinated with the Owner in order to accommodate his needs to the greatest extent possible. The Contractor shall prepare a comprehensive “Critical Path” Work schedule of all trades for his own use and the Owner’s information.
6. Safety: The Contractor shall be fully and solely responsible for all construction means, methods, techniques, sequences, procedures, and for all safety precautions and programs.
7. Temporary Facilities & Protection: The contractor shall provide the following temporary facilities and shall pay all installation, use, and removal costs related thereto:
  - Fire and other safety provisions.
  - Enclosures, coverings, bracing, shoring, and barricades.
  - Protection of existing buildings, equipment, site improvements, utilities.
  - Hoisting equipment, ladders.
  - Weather protection, roof surface protection.
  - Noise, dust, fume, and vapor control. Temporary lighting.
  - Contractor may access Owner’s power and water for construction use. Construction personnel use of hospital toilet room facilities shall be as designated by the Owner.
8. Worker Conduct Requirements and Responsibilities:
  - Courteous and professional manner; no profane language.
  - Minimum contact with building occupants to the extent necessary for safe and proper execution of work.
  - Smoking and alcoholic beverage consumption is strictly prohibited.
  - Park only in areas designated by the Owner.
  - Work in accordance with the comprehensive safety plan.



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- No interruption of existing utility services without Owner's prior 7 day notice and approval. Scheduled interruptions shall be shortest duration possible.
- Maintain a clean, dust-free work area; do not create noxious fumes/ odors.
- Maintain clear means of egress and integrity of fire and smoke barriers.
- Control construction noise, dust, vapors, odors and spread of fire.
- Use of radio frequency emitting devices that may interfere with medical equipment is prohibited.
- Maintain on-site MDS sheets for all hazardous or poisonous materials and provide copy to the Owner.
- Contractor shall inform all workers of their responsibilities prior to start of the Work and enforce compliance.

9. Verification, Layout and Coordination:

Field Conditions Notification: The Architect's Scope of Services shall be limited to the preparation of the information provided on these Architectural Drawings. In consideration of this limited Scope of Services and Responsibilities, it shall be the responsibility of the Contractor to be alert to unforeseen conditions and deviations for the information contained herein, and notify the Architect of all such findings or changes. Notification shall be provided in writing, prior to proceeding with the Work, to the greatest extent possible.

- All dimensions indicated on these Drawings shall be considered approximate. Priority shall be given to alignment with existing partitions, as indicated on the Drawings. Dimensions shall be field verified by the Contractor. Verify alignment of both surfaces when existing partitions are to be extended.
- Contractor shall notify the Owner/Architect of any related discrepancies or conflicts.
- Contractor shall notify the Owner/Architect when stud tracks are laid out, prior to erection of partitions for opportunity to adjust layout.
- Contractor shall coordinate the locations of all light fixtures, switches, receptacles, AV jacks, Tel/Data jacks, diffusers, grilles, ductwork, sprinkler piping and heads, etc. The Contractor shall coordinate the Work of this Contract with security, data and telephone systems provided by others under separate contract with the Owner.
- Design-Build: The information provided on these Drawings is of architectural nature only. All fire protection, plumbing, mechanical, and electrical design, engineering, code compliance, documentation, coordination, and administration shall be provided by and shall be the responsibility of the Contractor. To the extent that civil, structural, mechanical, and electrical information may be shown on the architectural drawings, its singular purpose is to generally represent aesthetic intent only and shall not in any way diminish the Contractor's sole responsibility for fully and properly engineering such work.
- Contractor shall be responsible for notifying the Architect of any structural loads imposed upon the Work by systems not designed by the Architect (mechanical, electrical, etc.). Such notice shall be provided prior to proceeding with the Work.

10. Warranty: Contractor shall promptly correct or replace all defective Work and pay all costs related thereto, regardless of when such deficiencies are first detected, for a period of one year following the date of Substantial Completion as defined by the American Institute of Architects. In general the commencement date for warranties and guarantees shall be the date of Substantial Completion.

11. Substitutions: Contractor shall provide all materials, products, and systems as indicated on the Drawings. Substitutions shall not be made without the Architect's prior written authorization.



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12. Submittals: Submit for review electronic PDF version for product data and shop drawings for all materials and products indicated on these Drawings. In addition, submit hard copies where indicated.
  - Submittal Review: The Architect's review shall be only for general conformance with the design concept and information provided in the Contract Documents. The Contractor shall be solely responsible for the determination of all quantities and dimensions, for coordination of the work of all trades, for all information pertaining to fabrication processes, techniques of assembly and construction, and for performing all work in a safe and workman-like manner. Review and markings shall not be construed as relieving the Contractor from his responsibilities for comprehensive review or from compliance with the Contract Documents.
13. Electronic Media: Following the receipt of a written request by the Contractor, signed Electronic Data Transfer and Non-Disclosure Agreement, and if applicable, payment in full from the Contractor, the Architect will make available an electronic data version of the Project, for the limited purposes described in the above Agreement. It shall be the Contractor's responsibility to make electronic files available to subcontractors in accordance with the Electronic Data Transfer and Non-Disclosure Agreement.
14. Quality Control: The Owner shall employ an independent testing agency for the purpose of testing and inspecting portions of the Work in progress as required by code and/or as indicated herein. These services shall be paid for by the Owner. The Contractor shall provide schedule, coordinate, facilitate and provide access to the Work. The Employment of a testing agency shall in no way limit the Contractor's Quality Control procedures, nor shall it in any way relieve the Contractor of his obligation to perform all Work in accordance with Contract requirements.
15. Site Supervision: Contractor shall maintain a competent, experienced superintendent / foreman in charge of the Work on the job site at all times Work is in progress.
16. Security: Contractor shall be responsible for securing the building/ Work area, as applicable, against unauthorized entry.
17. Job Meetings: Contractor shall hold regularly scheduled meetings with the Owner and Architect to discuss job progress and any construction issues that should arise. Sub-contractors shall attend as required. The Contractor shall promptly issue a written summary of each job meeting to all attendees.
18. Clean-Up: Contractor shall at all times, keep the site and building free from accumulation of demolition debris, construction waste materials and rubbish. All such materials shall be lawfully disposed of. Upon completion of Work, the Contractor shall remove all tools, debris, scaffolding and surplus materials, and shall engage the services of a professional cleaning company for cleaning scope as agreed to by the Owner.
19. Project Closeout: Contractor shall schedule and complete the following at job completion: Punch lists, inspections by AHJ, final cleaning, keying change-overs, warranty binder, O&M manuals for all equipment and finishes, and the following as applicable: HVAC commissioning, systems testing, equipment instruction for the Owner.  
Contractor shall submit to the Owner Record Drawings of architecture, fire protection, plumbing, mechanical and electrical systems in electronic format as acceptable to the Owner and hard copy sets as required by the Owner. Electronic backgrounds provided by



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the Architect shall be clearly identified as Record Drawings with the contractor's name and address.

Contractor shall submit to the Owner a Certificate of Occupancy. Contractor shall submit to the Owner through the Architect two copies of sub-contractors list, and Contractor's certificate stating that no hazardous materials have been built-in the Project.

20. Insurance: Prior to proceeding with the Work, the Contractor shall contact the Owner and with the assistance of their respective insurance advisors, as they deem necessary, shall review all of the insurance requirements related to this Project in order to determine the types and limits of coverage required. The Architect claims no expertise related to insurance and will offer no advice or assistance related thereto.
21. Hazardous Materials: The Architect's Scope of Services and Responsibilities shall exclude the investigation, discovery, detection, identification, presence, leakage, discharge, release, use, handling, disposal, encapsulation, abatement, treatment, or removal of, or exposure of a person to hazardous materials, pollutants, contaminants, or disease transmitting organisms, pre-existing or otherwise deposited in any form at the Project, indoors or outdoors, at any time before, during or after construction, including but not limited to volatile organic compounds, petroleum products, molds, fungus, asbestos or asbestos products, radon, electro-magnetic frequency radiation, or other radiation. Should any such substances be encountered, the Contractor shall promptly notify the Owner.
22. All manufactured articles, materials, and equipment shall be applied, installed, connected, erected, used, cleaned, adjusted, and conditioned in accordance with the manufacturers' written or printed directions and instructions, unless specifically otherwise indicated in the Contract Documents.
23. Cutting and Patching: The Contractor shall provide all necessary cutting and patching to make the parts fit properly, to uncover ill-timed work for inspection or installations and for removal and replacement of defective or non-conforming work.
24. Healthcare Facilities General Responsibilities: Contractor and every subcontractor shall strictly conform to the Owner's Infection Control Risk Assessment for this Project and shall implement these requirements. Infection control precautions shall include, but not be limited to the following:
  - Sealed temporary barriers to underside of decking to separate the construction zone from other areas of the building, including a sealed anteroom to access the construction zone when access can only be through occupied areas of the building.
  - Negative pressure environment for construction zone and anteroom.
  - Use of designated construction zone access paths and staging areas only.
  - Procedures to maximize containment of dirt / dust in construction zone & anteroom.
  - Bag all materials entering and exiting the construction zone.
  - Isolate existing ductwork serving construction zone.
  - HEPA filtered vacuum cleaning of the construction zone.
  - Air quality testing as directed by the Owner.
25. Time is of the essence of the Contract, and the Work to be performed under the Contract shall be commenced on or before May and shall be Substantially Complete and in receipt of an Occupancy Permit on a date as determined by Owner & Construction Manager.



## DIVISION 2 – EXISTING CONDITIONS

### 02 41 00 - Demolition

1. Scope: Contractor shall provide all selective demolition of building elements for alterations purposes and as required for the complete and proper execution of the Work. Demolition scope may not be fully represented on the Construction Documents, therefore, either the Contractor or through his various subcontractors, shall thoroughly review all available documents and shall visit the site and existing building prior to bidding, as required to fully satisfy himself as to the types, locations and quantities of demolition work required. No pleas of misunderstanding resulting from the failure to adequately inspect existing conditions will be entertained and no additional expenses related thereto will be granted.
2. All methods, techniques and procedures of safety, shoring, barricading, fencing, protection, demolition, removal and disposal are left solely to the discretion of, and shall be the responsibility of the Contractor. Provide, erect, and maintain temporary barriers and security devices.  
The Contractor shall field verify existing load bearing partitions, beams, columns, etc., prior to demolition and shall provide all necessary shoring and bracing. He shall immediately notify the Architect of any unanticipated or questionable conditions.
3. Contractor shall be responsible for compliance with all applicable Local, State and Federal regulations, including but not limited to, NFPA 241, OSHA standards, and EPA National Emission Standard for Hazardous Air Pollutants. It shall be the Contractor's responsibility to obtain all permits and provide all inspections and notifications related thereto.
4. If uncovered conditions are not as anticipated, immediately notify the Architect and secure needed directions. Do not proceed in areas of discrepancy until all such discrepancies have been fully resolved.
5. Perform demolition in a manner that maximizes salvage and recycling of materials. Set aside reusable, recyclable, and salvageable materials; store and deliver to collection point or point of reuse. Coordinate selected salvaged items to be turned over to the Owner.
6. Separate demolition work areas from occupied areas. Provide, erect, and maintain temporary dustproof partitions.
7. Maintain existing active plumbing, mechanical and electrical systems that are to remain in operation; maintain access to equipment and operational components. Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in service until new systems are complete and ready for service. Verify abandoned services serve only abandoned facilities before removal. Remove abandoned pipe, ducts, conduits, and equipment, including those above accessible ceilings, back to source of supply where possible, otherwise cap stub and tag with identification.
8. Protect existing work to remain Perform cutting to accomplish removals neatly and as specified for cutting new work. Repair adjacent construction and finishes damaged during removal work. Patch as specified for patching new work. Remove demolition debris to off-site recycling facility.

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**DIVISION 3 – CONCRETE (Not Used)**

**DIVISION 4 – UNIT MASONRY (Not Used)**

**DIVISION 5 – METALS (Not Used)**

**DIVISION 6 – WOOD AND PLASTICS**

**06 10 54 - Wood Blocking and Curbing**

1. Scope: Concealed fire retardant treated wood blocking as required for wall mounted equipment, cabinets and counters.
2. Products:
  - Dimension Lumber: SPF, S4S, No 2, kiln dried, fire-treated, Interior Type A, AWWPA Use Category UCFA, C20 / C27.
  - Miscellaneous Plywood Panels: PS1, APA rated, fire-treated.

**06 20 00 - Finish Carpentry and 06 41 00 - Architectural Wood Casework**

1. Scope: All millwork and custom casework shall be constructed in accordance with AWI standards, Custom Grade. Electronic and hard copy shop drawings required.
2. Products:
  - Panel Cores: (General use for plastic laminate facings) Particle board (PB), ANSI A208.1; Class M2; no urea formaldehyde-added, 38.7 pcf min density; thicknesses as indicated.
  - Panel Cores for cabinets and panels below sinks: Medium density fiberboard (MDF) ANSI A208.2 Class MD or MD-EXT, no urea formaldehyde-added, 47 pcf density; moisture resistant type.
  - Plastic Laminate: VGS, 0.028" for exposed and semi-exposed faces; Manufacturers and colors to be selected by Architect. Laminate backer 0.020" for concealed faces. Edge banding ABS or PVC 3 mm, except 0.5 mm at cabinet body semi-concealed edges.
  - Thermo-fused Melamine: NEMA LD3, particle board core, surfaced both sides for drawer bodies, semi-concealed cabinet sides, backs and shelves.
  - Solid Surfacing: Homogenous, ANSI Z124.3/Z124.6; 1/2" thickness, Corian and colors as selected by Architect. For window sills.
  - Adhesives: Suitable for purpose, no urea formaldehyde or VOC compounds.
  - Fasteners: Suitable for purpose, concealed where possible; stainless steel or hot dip galvanized. Threaded steel concealed joint fasteners.
  - Counter Support Brackets: Size as required; 36" max spacing; color to be selected; EH-1800 Series by Rakks.
  - Grommets: Color to be selected; 2" diameter, Series TG by Doug Mockett.
  - Cabinet Hardware: KV 345 shelf pins; Stanley 4484 U pulls; 0730 Corbin cab door locks; silencers; Hafele drawer and shelf slides with 100 pound capacity, Tiomos concealed hinges by Grass America.Cabinet.
  - Panel Trim: Aluminum 90 degree corner trim, E-5116 by Eagle Mouldings.
3. Fabricator and installer shall specialize in the products specified in this Section with minimum of five years of documented experience.
  - Millwork Fabrication: Contractor shall be responsible to properly detail work for lasting strength and stability, and to accurately represent it on shop drawings. Assemble and install with concealed fasteners. Joints shall be tight and formed to conceal shrinkage. Edges shall be eased. All dimensions shall be confirmed in the field prior to fabrication. Provide cut-outs and openings as required. There shall be no unfinished wood products.



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- Cabinet Fabrication: All panels shall be 3/4" thickness except 1" for shelves over 36" long and tall cabinet doors; 1/2" for drawer backs; 3/8" for drawer bottoms. Flush overlay cabinet style; dovetail drawer joints. There shall be no unfinished wood products, all wood shall be plastic surfaced or sealed with a clear sealer.

4. Installation: Verify adequacy of backing and support framing; verify in-place utilities. Install per AWI Standards, securely, rigid, plumb and level. Installation tolerances: 1/16" max variation from true and 1/32" max offset from true and abutting materials.

## **DIVISION 7 – THERMAL AND MOISTURE PROTECTION**

### **07 21 00 - Insulation**

1. Products: Acoustic Batts for Partitions: Unfaced, formaldehyde-free glass fiber, 3" thickness. Sound Shield Free by Johns Manville or EcoBatt by Knauf.

### **07 81 00 – Applied Fireproofing**

1. Scope: Repair of any existing spray-applied fireproofing disturbed during the Work. Match existing product, thicknesses and fire protection levels for IBC Type I-A construction.

### **07 84 00 – Firestopping**

1. Scope: Firestop all penetrations and interruptions in fire-rated assemblies and non-fire-rated floor assemblies, per UL tested assemblies, including identification signage at all installation locations. UL assembly installation shop drawings required.
2. Product: 3M Fire Protection Products. No substitutions allowed.
3. Installation: In accordance with manufacturer's recommendations. Installer shall specialize in this work with a min of 5 years of experience.

### **07 90 05 – Joint Sealing**

1. Scope: Sealants and joint backing.
2. Products:
  - Interior sealant for sound and smoke sealing, at minimal movement joints: Acrylic Latex 834 by Tremco.
  - Interior sealant for sound and smoke sealing at high movement joints: Dymeric 240 by Tremco.
  - Interior sanitary sealant for counters and plumbing fixtures: Tremsil 200 by Tremco.
  - Back-up & Primers: As recommended by sealant manufacturer.
3. Installation: In accordance with manufacturer's recommendations. Installer shall specialize in this work with a min of 5 years of experience. Provide installer's two year warranty covering all types of sealant failures in addition to manufacturer's warranties.

## **DIVISION 8 – DOORS AND WINDOWS**

### **08 11 13 – Hollow Metal Doors and Frames**

1. Scope: Metal doorframes and glazed metal frames.



2. Products: Metal doorframes: Knocked-down, 16-gauge for interior frames 42" wide and less; 14-gauge for frames wider than 42", shop primed, UL listed for fire-rated openings as indicated. Glazed borrowed lite frame construction shall match doorframe construction. Manufacturers: Republic, Curries, Ceco, Steelcraft.

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#### **08 14 16 – Flush Wood Doors**

1. Scope: Flush Wood Doors as indicated on the Drawings.
2. Product: AWI Premium Grade, White Oak veneer, plain sliced, 5-ply, solid core, 1-3/4" thickness, factory finished transparent catalyzed polyurethane, match existing door finish and color, match wood glazing stops, field glazed, fire-rated as indicated on the Drawings. Life-time warranty. Manufacturers: Algoma, Graham, Eggers, Marshfield, VT Industries.

#### **08 71 00 - Door Hardware**

1. Scope: Finish Hardware for wood doors. Contractor shall provide appropriate hardware for all Project doors subject to Owner and Architect review and shall be responsible to determine quantities required. Submit finish hardware schedule shop drawings. Satin chrome finish.
2. Products: Match Owner's standards.
  - Butt Hinges: Five knuckle, heavy-duty ball bearing.
  - Mortised Lever Locksets: \_\_\_\_\_.
  - Kickplates: Stainless steel.
  - Closers:
  - Bumpers:
  - Vision Gaskets:
  - Electric Strikes:
  - Emergency Strikes:
  - Card Readers:

#### **08 80 00 - Glazing**

1. Scope: Glass, sliding window hardware and plastic film.
2. Products:
  - Type S-1: 1/4" clear tempered glass, ASTM C1036, ANSI Z97.1, 16 CFR1201 compliant.
  - Type WF-1 Plastic Film: Match product currently in use.
  - Sliding window track and hardware: Match products currently in use.

### **DIVISION 9 – FINISHES**

#### **09 21 16 - Gypsum Board Assemblies**

1. Scope: Interior metal stud wall framing, gypsum wallboard, joint treatment, accessories. Existing metal stud walls shall be confirmed adequate to support new wall cabinet loading and reinforced as required.
2. Products:
  - ASTM C1396, Type X, 5/8" thickness, by US Gypsum Co., Domtar, Gold Bond, G-P.
  - Finishing and Fasteners: Finishing accessories ASTM C1047, galv steel or rolled zinc including casing beads, corner beads, edge beads, reveal trim, control joints. Finish all





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gypsum board per GA-214 Level 4. Self-tapping type gypsum fasteners black oxide and zinc plated chromate for wet areas.

- Interior Metal Studs & Misc Framing: Marino/Ware or Dietrich. ASTM C645 steel, channel type, ASTM A653, G-60 galv coated, widths as indicated, mil thickness per engineering to meet the following criteria:

- Typical lateral deflection: L/240 max.

- Typical lateral load: 5 psf

- Special Load, wall cabinets: 60 PLF applied vertically 6" from wall face.

- Deflection Head Tracks: Single long-leg runners with continuous stud bridging, or double-runner system.

3. Installation - General: Gypsum Association GA-216 "Application and Finishing of Gypsum Board" and "Installation of Screw-Type Steel Framing Members to Receive Gypsum Board". All fire-resistant partitions and floor assemblies shall be constructed in compliance with U.L. "Fire Resistance Directory" referenced assemblies as indicated on the Drawings.
  - Partitions: Provide deflection head track with ¾" min clear space where framing attaches to structure & deck. Do not fasten studs and GWB to deflection head. Double studs at all door & window openings. Reinforce openings for extra heavy doors. Max stud spacing 16" o.c. Construct fire-rated partitions & ceilings per UL tested assemblies.
  - Installation Tolerances: 1/8" in 10 feet variation of finished gyp board surface from true flat in any direction.

#### **09 51 00 - Acoustic Ceilings**

1. Scope: Suspended metal grid systems, trims and acoustical ceiling tiles.
2. Products:
  - ACT-1: 2'x2', white, square edge, Ultima HealthZone Armstrong World Industries.
  - Suspension System: White 15/16" intermediate duty grid, Prelude XL by Armstrong, with perimeter molding.
3. Installation: Per ASTM C635, C636, E580, CISCA recommendations and manufacturer's instructions. Support fixtures with supplemental hangers.  
Installation Tolerance: 1/8" per 10 feet max variation from flat and level. Two degree max variation from plumb for grid members.

#### **09 65 00 - Resilient Flooring**

1. Scope: Existing flooring removal, substrate preparation and new resilient sheet flooring. Shop drawings are required for seaming sheet flooring goods.
2. Substrate Preparation Testing: Owner shall test concrete slabs prior to flooring installations. Contractor shall use test results to determine slab acceptability for flooring and adhesives manufacturers. Contractor shall obtain instructions from flooring manufacturers if test results are not within their recommendation limits. Testing shall include: 1) Internal relative humidity rates per ASTM F2170. 2) Alkalinity, pH rates per ASTM 710. 3) Adhesive bond tests. 4) Water absorption tests.
3. Self-leveling Underlayment: For all floor surfaces in the work area, capable to feather-edge. Liquid-applied self-leveling cementitious type. K-15 by Ardex.



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4. Substrate Preparation: Prepare subfloor surfaces as recommended by flooring and adhesive manufacturers. Remove defects and incompatible substances. Slab surfaces shall receive cementitious self-leveling underlayment.
5. Subfloor Surface Tolerances: 1/16" per foot and 1/8" variation per 10 feet in any direction. Floors intended to slope to drains shall be laser verified for proper pitch. Areas of transition for flooring of different thicknesses shall be filled and feathered at max slope of 1/16" per foot.
6. Flooring Products: Multiple colors for each type of flooring and base shall be selected by the Architect.
  - Vinyl Sheet Flooring SV-1: Amtico by Mannington with welded seams.
  - Base RB-1: Rubber coated vinyl base 6" high.
  - Adhesives: Low VOC, for high moisture conditions if required, as recommended by flooring manufacturer.
7. Flooring Installation: Install per manufacturer's instructions. Fit joints tightly. Install terminations where flooring type changes.

#### **09 90 00 – Painting**

1. Scope: All necessary surface preparation and painting in the Work area and existing painted disturbed surfaces. Paint products by Sherwin Williams. Colors as selected by the Architect.
2. Interior Paint Systems:
  - HM Doors & Frames: Primer and 2-coats SW ProClassic Waterborne Acrylic B31 Series, semi-gloss.
  - Gypsum Board Walls: Primer and 2-coats SW ProMar 200 Zero VOC Interior Latex - eggshell.
  - Gypsum Board Ceilings: Primer and 2-coats SW ProMar 200 Zero VOC Interior Latex - flat.
3. Installation: Painter shall have a minimum of five years of successful commercial painting experience. Finish a sample room for review and approval prior to proceeding with the Work.

#### **DIVISION 10 – SPECIALTIES**

##### **10 21 23 – Cubicle Track**

1. Extruded aluminum straight and curve sections, complete with accessories, hangers, mounting plates, end caps, curtain loading tool; white powder coat finish.  
Product: CS Group – On The Right Track. Curtains shall be provided by Owner.

##### **10 26 01 - Wall Protection**

1. Scope: Wall protection panels, 0.060" thickness, beveled top edge, 3" surface mounted high impact corner guards, 6" high impact bumper rails; non-PVC with aluminum retainers.
2. Products:  
Item 51 Bumper Rail:



Item 50A Wall Protection Panels: Traffic Patterns by Koroseal.

Item 40, 40B, 44B, 42: Corner Guards: Surface mounted 2" high impact type by Inpro

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**10 28 00 – Toilet and Healthcare Accessories**

1. Scope: Drawings identify accessories to be furnished by Owner and installed by Contractor and those to be provided by the Contractor.

**DIVISION 12 – SPECIALTIES**

**12 36 00 – Countertops**

1. Scope: Plastic laminate and solid surface countertops for casework, AWI custom grade, loose back and side splashes. Colors selected by Architect.
2. Products:
  - Plastic Laminate: HGS, NEMA LD 3 Grade, 1/16" thickness; manufacturer and color as indicated on the Finish Legend. PVC/ABS molded nosing by Dollken Woodtape.
  - Solid Surface: NEMA LD 3, 1/2" thickness; Corian; color as indicated on Finish Legend.
  - Countertop Substrate Panel: (with sinks) ANSI A208.2 MDF, NAUF, water-resistant; 3/4" thick with built up edges; Medex by Sierra Pine.

**END OF OUTLINE SPECIFICATIONS**