

OUTLINE SPECIFICATION FOR LIBERTY BAY RECOVERY CENTER

343 FOREST AVENUE, PORTLAND, MAINE

WHIPPLE CALLENDER ARCHITECTS

6.2.17

INTENT OF DOCUMENTS:

- A. The Drawings and Outline Specifications are schematic. It is their intent describe a 'Class A' building and its site-work including all the necessary materials, labor, permitting, and administration required for a fully functioning building. All components specified are listed to establish a quality level, and imply a complete, installed, and operational system. Components or systems not listed, but necessary for a complete building and/or site, shall be considered a requirement of these documents.

CONSTRUCTION PERFORMANCE SPECIFICATIONS

1.1 GENERAL

- A. Codes and Standards: All work shall meet or exceed applicable codes and regulations of building, zoning, fire department and other governmental agencies having jurisdiction including, during the period of permit application, but not limited to, the following:
- B. The building and fire safety codes and appropriate supplements that apply in the State of Maine, and the municipality within which the site is located, including but not limited to the following:
 - 1. Current edition of the National Fire Protection Association's Codes and Rules as presently adopted by the State of Maine including, but not limited to, the following:
 - a. NFPA 101 – Life Safety Code
 - b. NFPA 13 – Standards for in Installation of Sprinkler Systems
 - c. NFPA 70 – National Electrical Code
 - d. NFPA 72 – National Fire Alarm Code
 - e. NFPA 90A – Installation of Air-Conditioning and Ventilation Systems
 - f. NFPA 90B – Installation of Warm Air Heating and Air-Conditioning Systems
- C. Applicable Building Codes and supplements.
 - 1. Applicable local, state, federal, public utilities, transportation and/or environmental (e.g. Environmental Protection Agency) regulations.
 - 2. Latest applicable (as of date building permit applied for) industry standards of practice such as: American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE), SMACNA, Precast Concrete Institute, Architectural Woodwork Institute, ANSI.
 - 3. Applicable handicapped accessibility regulation and standards including, but not limited to, the Maine Human Rights Act, and The Americans with Disabilities Accessibility Guidelines.
 - 4. Where there are conflicts between codes and regulations, the most stringent shall be applicable.

- D. All building systems, including mechanical, plumbing, electrical, fire protection, elevator, etc. shall be complete and fully operational.

SPECIFICATIONS

DIVISION 01: GENERAL CONDITIONS

- A. General Contractor responsibilities.
 - 1. Project management, supervision, safety program
 - 2. Field layout, shop drawings, record and as-built drawings, quality control
 - 3. General liability, workman's compensation insurances
 - 4. Payment and performance bonds, [builder's risk insurance,]building permits, testing services
 - 5. Temporary service (electrical, water, sanitary, power, heat, fire protection, enclosures/barriers)
 - 6. Snow fencing of foundations and site fencing at project, dust and water control
 - 7. Signs and project identification, field office and storage trailers.
 - 8. Dust control, ongoing project cleaning, final cleanup, legal disposal of waste
 - 9. Record drawings and jobsite meeting minutes
- B. Owner responsibilities:
 - 1. Site plan approvals and regulatory review; reasonable, unimpeded access to the site.
 - 2. Timely decision making and desired night time security; site survey and establishment of project baseline
 - 3. Desired testing services [and builders risk insurance]
- C. ALTERNATE:
 - 1. Tile floor and tile curb at proposed New Men's and Women's baths.

DIVISION 02: EXISTING CONDITIONS

- A. Boundary survey by Owner. Contractor to identify and protect property pins and monuments
- B. Protect neighboring land and improvements
- C. Geotechnical investigation by Owner. Not anticipated
- D. Selective demolition
 - 1. Provide trash chutes, dumpster roll-off containers, and temporary enclosures and dust control as required
 - 2. Completely remove existing partitions as indicated on demo drawings.
 - 3. Remove and dispose of ground floor suspended ceiling.

DIVISION 03: CONCRETE- NOT USED

DIVISION 04: MASONRY- NOT USED

DIVISION 05: STEEL- NOT USED

- A. Cold-Formed Metal Framing
 - 1. New wall framing as required- 3 5/8" 18 ga. to match

2. Miscellaneous framing to structural flr. deck

DIVISION 06: CARPENTRY

- A. Rough Carpentry
 1. Pressure treated perimeter sill plates, shaft framing and roof blocking at kitchen exhaust
 2. Plywood roof sheathing
 3. Plywood floor sheathing
 4. Blocking as required for New Bathroom and Kitchen equipment, built-in woodworks, doors, accessories; plywood electric panel backers, etc.
- B. Finish Carpentry
 1. Plastic laminate closet shelving where indicated
 2. Coat shelving and rods
- C. Architectural Woodwork- FULL SCOPE TO BE DETERMINED
 1. Cabinetry to be clear finished banded plywood typical
 2. Base and wall-mounted countertops where indicated
 3. Laundry area countertop with shelf below
 4. Architectural woodwork

DIVISION 07: THERMAL AND MOISTURE

- A. Membrane roofing
 1. .060 adhered EPDM membrane with rigid insulation to match existing
 2. Cutting, flashing and patching of existing roof membrane to accommodate kitchen exhaust riser thru roof
 3. **NOTE** : that existing membrane manufacturer must be identified and consulted by the contractor to maintain warranty validations for this work and the existing roof membrane.
- B. Applied Fireproofing
 1. Concealed cementitious fireproofing for 1 hr. assemblies
- C. Penetration Firestopping
 1. UL approved firestopping systems provided for penetrations in fire rated partitions
- D. Joint Sealants
 1. Exterior and interior sealants as required

DIVISION 08: OPENINGS

- A. Steel Doors and Frames
 1. Interior knock down frames, 18 gage, no expansion anchors. Set before gypsum board only
 2. All primed paint finish
 3. Re-use existing
- B. Flush Wood Doors- re- use existing solid core doors
- C. Door Hardware- re- use where possible
 1. Heavy-duty ball bearing hinges for new interior doors
 2. Existing exit devices to remain.

3. Pulls, push bars, push plates, stops as required

DIVISION 09: FINISHES- OWNER IS TAKING CARE OF GROUND FLOOR PAINTING, FLOORING AND VINYL BASE.

- A. Drywall
 1. 5/8" thickness throughout, type "X", unless noted otherwise
 2. Mold and moisture resistant gypsum board only at walls with sinks and the whole shower rooms
 3. Drywall ceilings on furring channels at selected areas
 4. Soffits and special construction at selected areas
- B. ALTERNATE 1- Tiling
 1. 2 X 2 porcelain floor tile by Dal-Tile.
 2. Matching porcelain cove base w/ edge trim
 3. Contractor to verify acceptability of existing wood deck for tile installation.
 4. Contractor to include all unrelayments, adhesives and grout for a complete job.
- C. Acoustical Panel Ceilings- one hour rated at new ground floor ceiling typ. Armstrong Tundra
 1. 2' x 4' one hour rated panel in New Mens and Womens bath areas. Ceramaguard
 2. 2' x 4' washable face, one hour rated at kitchen only. Armstrong Kitchen Zone
 3. Where existing ceiling is being replaced with new, maintain existing track layout to permit existing HVAC layout is maintained
 4. Provide all track and accessories for complete one hour fire rated ceiling assembly.
- D. Resilient Base and Accessories
 1. Vinyl cove base
 2. Vinyl straight base
 3. Vinyl reducers and transitions as required
- E. Resilient Sheet Flooring
 1. Vinyl sheet flooring for kitchen and new baths
- F. Vinyl Plank Flooring
 1. Provided and installed by tenant at Ground Floor
 2. Provided and installed by General Contractor at Floor Two
- G. Interior Painting: Provide Low-VOC paint products
 1. Exposed to view drywall
 2. Masonry with filler coat
 3. Steel door and frames
 4. Railings and handrails
 5. Steel stair framing
 6. Non-factory finish woodwork, window ledges, and closet shelving: window interiors
 7. Epoxy paint at

DIVISION 10: ACCESSORIES

- A. ADA and general interior signage
- B. Toilet Compartments
 1. Metal compartments

- C. Toilet Accessories
 - 1. Paper product dispensers by owner
 - 2. Soap dispensers by owner
 - 3. Toilet tissue dispenser by owner
 - 4. Grab bars by general contractor
 - 5. Mirrors by general contractor
 - 6. Sanitary napkin vendor by general contractor
 - 7. Sanitary napkin dispenser by general contractor
 - 8. Robe hook by general contractor
 - 9. Shower rod, curtain and hooks by general contractor
 - 10. Hand dryer by general contractor

- D. Fire extinguishers and cabinets- Maintain existing locations and equipment

DIVISION 11: EQUIPMENT

- E. Residential Appliances
 - 1. Microwave
 - 2. Gas stove
 - 3. Dishwasher
 - 4. Garbage disposal
 - 5. Refrigerator

- F. Foodservice Equipment

DIVISION 12: FURNISHINGS

- A. Roller Window Shades at Resident rooms
 - 1. Room darkening shades

DIVISION 13: SPECIAL CONSTRUCTION (NOT USED)

DIVISION 14: CONVEYING SYSTEMS

- A. Elevators
 - 1. Existing to remain- maintained by owner

DIVISIONS 15 – 19 - NOT USED

DIVISION 21 – FIRE SUPPRESSION

- A. Sprinkler system
 - 1. Maintain existing commercial sprinkler system.
 - 2. Building Owner to conduct 5 year test if necessary

DIVISION 22 – PLUMBING

- A. Provide a potable water service entrance in compliance with BOCA Plumbing Code and local Water Company regulations. Service piping shall be HDPE with a ball valve shutoff, backflow prevention device, pressure gauge and water meter at the service entrance. Provide a pressure regulating valve after the backflow preventer.

- B. **Install new drain line for New Womens bathroom at floor two.** Run line above ground floor suspended ceiling from the bathroom to a drop point above the existing basement. All waste and vent piping shall be PVC per ASTM D2665 or ASTM D303 with fittings and joints.
- C. New Water Closets – Floor mounted vitreous china, 1.4 GPF, with flush valve, roughed in for handicap accessibility where required.
- D. New Lavatories – Rim set white porcelain sinks in plastic laminate counter.
- E. New Janitor Sink at Ground Floor – 24” X 24” floor mounted mop sink with utility faucet, vacuum breaker, mop holder, corner guards and drop down hardware.
- F. New Domestic Water Heater – Mechanical contractor to consider 2 options-
 - 1. (2) Hot water tanks located to supply the proposed kitchen, mens and womens baths. Existing HW tanks are located in the basement.
 - 2. Could Point of Use Hot Water work in this renovation ? Appreciate any recommendations.
- G. All new water lines shall be insulated per minimum energy efficiency code standards.
- H. New sink at exam room.

DIVISION 23 – HEATING, VENTILATION, AND AIR-CONDITIONING (HVAC)

- A. Existing to remain.
- B. **General-** The existing floor plan will remain largely intact at both floors with the exception of limited wall removal and roof penetration. It is our intention to the maintain location of existing HVAC supply and return locations. HVAC contractor shall review the system and verify adequacy and / or suggest improvements. Work on the upper floor will involve a kitchen exhaust hood with fire suppression and new bathrooms with new exhaust.
- C. Heating System- Building will be heated by existing HVAC system
- D. Cooling System – Existing HVAC Units will deliver cooling for the building.
- E. Existing discharge, return and exhaust air ducts shall remain.
- F. Existing ventilation system is and shall remain ducted. Return air plenums are not permitted anywhere.

DIVISION 24 – NOT USED

DIVISION 25 – INTEGRATED AUTOMATION– NOT USED

DIVISION 26 – ELECTRICAL

- A. Service and Distribution
 - 1. Service to remain.
 - 2. New wiring to be run from existing sub- panels.
 - 3. EMT Conduit and building wire for feeders to panelboards, flexible cables to motors.

- B. Interior Lighting
 - 1. Energy efficient fluorescent lamps and ballasts to comply with Efficiency Maine's incentive program. LED surface mounted lighting at new ground floor rated suspended ceiling.
 - 2. Maintain existing exit signs.
- C. Exterior Lighting
 - 1. Existing to remain
- D. Fire Alarm System
 - 1. The Fire alarm shall utilize as much of the existing Life Safety devices as possible. Inspection with the City of Portland had a few significant points-
 - a. Install new Annunciator panel at Forest Ave entrance.
 - b. System for Ground Floor can be standard zoned detection.
 - c. System for the upper level shall have a Point for each of the resident rooms and be zoned elsewhere.
 - d. Install new smoke detector and horn strobe at each resident room and CO detector as indicated on the plans.
 - e. The sprinkler system shall be monitored.
- E. Security System
 - 1. The existing security panel shall be relocated on opposite side of wall from current location. The owner is negotiating security cameras.

DIVISION 27 – COMMUNICATIONS

- A. Communications infrastructure- Existing to remain
 - 1. Phone system by owner.

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

- A. Security Alarm System
 - 1. New door swipe key at floor two nurses station, side and rear entries. Forest Ave. emergency exit only

DIVISION 29 – NOT USED

DIVISION 31 – EARTHWORK- BY SEPARATE SCOPE

- B. Site safety
 - 1. Signage, fencing, and barriers as required
- C. General site prep
 - 1. Erosion and sediment control: silt fence, site dewatering; dust control
 - 2. Loam stripped, screened, and stockpiled; protection of existing trees to remain
 - 3. Ledge excavation (if any) is excluded
 - 4. Rough grading
 - 5. Slope protection with erosion fabric
- D. New Parking Area
 - 1. Rebuild existing parking area.
 - 2. Stripe parking area

3. Install signage as required

DIVISION 32 – EXTERIOR IMPROVEMENTS- NOT USED

DIVISION 33 – UTILITIES- NOT USED

DIVISION 34 – TRANSPORTATION-- NOT USED

DIVISION 35 – WATERWAY AND MARINE CONSTRUCTION- NOT USED

DIVISION 36 – 39 – NOT USED

DIVISION 40 – PROCESS INTEGRATION- NOT USED

DIVISION 41 – MATERIAL PROCESSING AND HANDLING EQUIPMENT- NOT USED

DIVISION 42 – PROCESS HEATING, COOLING, AND DRYING EQUIPMENT- NOT USED

DIVISION 43 – PROCESS GAS AND LIQUID HANDLING, PURIFICATION, AND STORAGE EQUIPMENT- NOT USED

DIVISION 44 – POLLUTION CONTROL EQUIPMENT- NOT USED

DIVISION 45 – INDUSTRY-SPECIFIC MANUFACTURING EQUIPMENT- NOT USED

DIVISION 46 – 47 – NOT USED

DIVISION 48 – ELECTRICAL POWER GENERATION- NOT USED