

June 28, 2011

## Preliminary Specifications

cPort Credit Union

Forest Avenue – Portland, Maine

GA # 030311

## General Specifications

Project will include but is not limited to the following:

Landscaping: Refer to landscape drawings for quantity and materials

Site/civil: Refer to drawings prepared by Northeast Civil Solutions Inc.

1. The HVAC system shall meet ASHRAE, NFPA, ANSI codes and all local HVAC codes.
2. Building is to meet all life safety and IBC requirements.
3. General office Lighting:
  - a. 2x2 Lithonia direct/indirect lighting
  - b. (12) pendants – \$290.00 allowance each
  - c. (24) 6” recessed fluorescent down lights in conference room and waiting area
4. Carpet:

Location: Throughout office spaces, conference room, work room

Allowance: \$32.00/yd – installation to include (2) carpet styles
5. Vinyl composition tile with custom patterns:
  - a. Location: Lunch room, I.T. room, storage.
  - b. Manufacturer: Mannington Commercial – (2) colors
6. Porcelain Tile:
  - Location: vestibules, bathrooms, janitor room, approx. 400 s.f. of lobby.
  - Manufacturer: Dal–Tile aspen lodge color morning breeze 6x6 and 12x12 sizes with coordinating tile base.
7. Rubber floor:
  - Location: stair
  - Manufacturer: Johnsonite rubber floor system with integral risers and tread system.
8. Entry Mat:
  - Location: vestibules, lobby
  - Manufacturer: Mats Inc berber mat inc. located at vestibules, Sanibel walk off mats in lobby 4’x12’ runners (total 6).
9. Ceiling tile:
  - Location: throughout first floor and second floor with the exception of drywall soffits
  - Manufacturer: Armstrong Optima Open plan square lay-in #3159 with 15/16: grid – first floor
  - Manufacturer: Armstrong commercial fine fissured angled tegular 2x2 with 15/16” grid – second floor
  - Install 4’x4’ Armstrong ceiling soundscape clouds #5691 at lobby (9) total

10. Drywall soffits:
  - Location: conference room, tellers / waiting area – 120 linear feet.
11. 3-form decorative panels: provide an allowance of \$4,000.00 for decorative 3-form panels incorporated throughout the lobby space (this is in addition to what is already being specified on the teller pods and coffee counter etc.).
12. Paint:
  - Location: throughout first floor and second floor.
  - Manufacturer: Sherwin Williams – 8 colors provide one coat primer and two coats finish paint.
13. Wallcovering:
  - Location: Waiting
  - Manufacturer: Seabrook Carey Lind – Pasha color: dp0813w taffeta
14. Doors:
  - i. Solid core factory finished natural maple doors, 3'-0" x 7'-0"
  - ii. Provide 9 full light doors – location to be determined in final construction documents.
  - iii. door frames: H.M. painted
  - iv. frame sidelites: 3'-0" x 7'-0" refer to plan for location of h.m. sidelites
15. Door Hardware:
  - Medium duty cylindrical level handles
  - Finish: brushed chrome
16. All interior walls shall have batt insulation. Framing and insulation shall extend to underside of roof structure @ conference room & bathrooms.
17. Lunchroom: Base and wall cabinets per plan – plastic laminate horizontal and vertical surfaces w/brushed chrome pulls, residential 22 cu.ft. refrigerator/freezer with automatic ice maker, double sink, dish washer, 1 microwave, 1 garbage disposal.
18. Conference room: Base and wall cabinets per plan – solid surface countertop with 4" backsplash Armstrong wood maple cabinets w/brushed chrome pulls, under counter refrigerator, hand sink, 1 microwave.
19. Work Room and teller drive-up window counter: Base and wall cabinets per plan, plastic laminate cabinets w/plastic laminate counter.
20. Bathrooms, men's & women's:
  - a. ADA wall hung sink
  - b. (1) toilet per bathroom w/ grab bars
  - c. Beveled mirror over sink 3'-0" x 3'-6"
  - d. (1) Toilet tissue dispenser per bathroom
  - e. (1) Paper towel dispenser per bathroom
  - f. (1) Soap dispenser per bathroom
  - g. (1) sanitary napkin disposal
21. Teller pods:

Custom teller stations with solid surface counters, plastic laminate enclosures and 3-form panels: \$12,000.00 allowance per teller pod (2) total

22. Check writing, coffee counter at waiting and stand-up kiosk/ice cream station:  
Custom built-ins with solid surface counters, plastic laminate enclosures and 3-form panels
23. Vinyl base: Johnsonite wall base in private offices, work room and second floor areas - (2) colors.
24. Maple base: Stained 1X6 maple base located in conference room, waiting, teller area and lobby
25. Window blinds: provide draper roller shades with valance and chord chain at all first floor perimeter windows
26. I.T. room: 2x8 plywood back board
  - Supplementary cooling unit
27. Plumbing: Refer to plan for all sink and toilet locations.
28. Interior Signage: Provide allowance of \$1,000.00 for acrylic ADA compliant signs and owner logo signs
29. Electrical
  - a. Voice/data will be installed by cPort G/C to provide pull string & boxes
  - b. Photocopiers and other large load 120V equipment shall have 20A dedicated circuits.
  - c. Install power receptacles to meet current needs, one circuit per office. Outlets shall be generally on 6'-0" centers. All circuits shall have separate neutrals.
  - d. Install outlets/hardwire connections as needed and power all demountable furniture w/super neutral home run cable either overhead or through the floor.
30. Fire Extinguishers:  
Provide (2) semi-recessed cabinets
31. Aluminum storefront exterior windows and doors:  
Kawneer Company Inc. 451T frames with 350 Standard entrances and frames  
Glazing: Low-E insulating glass - all glass to be tinted
32. Exterior Brick:Cavity wall construction  
Face Brick, mortar, ties and anchors, flashing.  
Morin Lachance Brick Company academy smooth series
33. Exterior metal panels:  
Alucobond metal panels with associated hardware - clear anodized
34. Exterior roofing:  
Thermoplastic membrane roofing 60 mils. Over tapered roof insulation. Roof drains as required
35. Insulation:  
Closed cell spray foam insulation R-21 exterior walls, R-49 roof
36. Owner items to be coordinated:  
Televisions  
Coin machine  
Printers/copiers  
Teller equipment including Portland safe equipment

