

- 1) GENERAL
- 2) The intent of the drawings and specifications is that finishes, equipment, and systems are equivalent to those of similar recent renovations or construction projects for this client.
- 3) Drawings and specifications are intended to provide the basis for the proper completion of the Project suitable for the intended use of the Owner. Items not expressly set forth but which are reasonably implied or necessary for the proper performance of this work shall be included.
- 4) Limit use of adjacent premises and site to allow for Owner occupancy and use by the public. Keep driveways and entrances clear and available to the Owner at all times possible. Minimize storage on site.
- 5) At existing buildings, maintain existing in weathertight condition throughout the construction period as applicable. Take precautions necessary to protect the building and its occupants during the construction period.
- 6) Owner reserves right to occupy and to place and install equipment in completed areas prior to substantial completion provided that such occupancy does not interfere with completion of the work. Cooperate with Owner to minimize conflicts.
- 7) Coordinate work with Owner's separate contractors.
- 8) Phasing: Phase work if indicated or as required by Owner operations. Complete each phase sufficiently for occupation by Owner prior to beginning any work on the next phase that would disrupt the occupancy of the previous phase.
- 9) Any items of work that will affect the operations of the Owner or adjacent areas are to be conducted off-hours. Off-hours is as defined by the Owner.
- 10) Dumpster: Coordinate with Owner for location, if any.
- 11) Parking: Coordinate with Owner for location, if any.
- 12) At occupied areas, demolition, saw-cutting, ramsets, coring, similar loud tools, ceramic tile removal, and odoriferous materials work to be only off-hours. Assume screw guns may be used during normal hours behind barricades.
- 13) Comply with requirements of the building Lessor, Authority, or Owner as applicable concerning use of existing facilities, use of elevators, materials loading and dumping, hours of construction, deliveries, parking, and similar building issues.
- 14) Other Tenants or other occupied areas: Work in or affecting other tenant spaces or occupied areas must be coordinated with the building management. Included in this category are electrical or plumbing runs in the ceiling, building power, sprinkler, or HVAC shutdowns, disruptions to elevator service, etc. Any additional costs for overtime rates, security, outside vendor services, etc. should be included in the Base Bid.
- 15) Shutdowns: Provide a minimum of 48 hours notice to the Owner before any shutdown or disruption to occupied buildings' mechanical, electrical or plumbing systems. Any shutdowns or disruptions affecting occupied areas shall be upon Owner's consent and occur outside normal working hours, as the Owner shall designate.
- 16) Egress: No legal egress or accessibility to adjacent areas shall be blocked.
- 17) MSDS: Use of any adhesives, sealants, paint and other materials intended for use on the site which carry manufacturer's warning or restrictions on labels, accompanying information, or MSDS data sheets, or which contain chemicals or other materials restricted or regulated by State or federal agencies shall be pre-approved for use by the Owner.
- 18) If any materials indicated above require special ventilation or other use restrictions, the Contractor shall comply with such requirements and restrictions, including completing such portions of the work off-hours.
- 19) The General Conditions of the Contract are those set forth in AIA Document A 201 latest edition entitled "General Conditions of the Contract for Construction". Those Conditions of Contract are included as if they were part of this document. Where provisions of the Owner's Form of Agreement conflict with the General Conditions, the Form of Agreement will take precedence.
- 20) The Contractor shall also determine if delivery dates of any materials specified will cause a delay to the intended completion date. Should any delays be anticipated the Contractor shall inform the Architect and work with the Architect to find other materials sources or material substitutions approved by the Architect.
- 21) It is assumed that the Contractor has carefully examined the site for conditions that may affect the work. No extra payment will be allowed for additional work caused by unfamiliarity with site conditions that are visible or readily construed by an experienced observer.
- 22) The Contractor shall verify field conditions and dimensions before commencing work. Materials shown are to be provided except those noted as existing (exist.). Dimensions are to face of finish unless otherwise indicated. Details are typical unless otherwise noted. Do not scale drawings.
- 23) Prior to construction the Contractor shall layout the work on the site for the Owner's and Architect's Approval. Discrepancies between field conditions and the drawings or specifications shall be immediately reported to the Architect and resolved before commencing construction. Work from established lines and levels at or near site, and maintain dependable markers.
- 24) For exterior construction, use a Professional Engineer or Registered Land Surveyor to initially establish the exterior lines and elevations of buildings and structures to be erected on the site, and to certify the actual location of such facilities in relation to property lines, easements, and other restrictive boundaries.
- 25) Items provided by the Owner (NIC) are as follows:
 - a) Flat screen monitors, if any
 - b) Telephone Wiring
 - c) Computer equipment, network data wiring, final data connections
 - d) Loose furniture and files, copy machine, if any
 - e) Relocation of supplies, equipment, and furnishings as needed for the work, if any
 - f) Signage, if any
 - g) Systems furnishings, if any, except Contractor to be on site during installation to provide hard-wired connections to systems. Furniture vendor will provide whips, but Contractor may be required to adjust lengths.
 - h) Window treatment, if any
 - i) Lockers, if any
 - j) Food Service, if any: Food service equipment, food service areas rolling and sliding security grilles
- k) However, the contractor may be required to provide certain support systems and mechanical and electrical connections for these NIC items. Coordinate sizes and electrical requirements, and prepare locations for these items.
- 26) Items furnished by the Owner and installed by the General Contractor (F.B.O.) are as follows:
 - a) Food Service, if any: Restaurant Fixtures including Menu Boards, Restaurant tables and seating, Trash receptacles, and Murals and artifacts
- 27) Fire Protection, plumbing, HVAC, and Electrical specifications may be contained on the drawings or in this specification. In addition, note the following general coordination items:
 - a) Prepare coordination drawings for areas above ceilings where close tolerances are required between building elements and mechanical and electrical work.
 - b) Ducts, pipes, conduit, etc. are to run concealed except in mechanical rooms and electrical rooms unless otherwise noted.
 - c) Ceiling elements (sprinkler heads, smoke detectors, diffusers, lighting, etc.) to be located per architectural drawings, and in center of ceiling panels (or subdivisions of ceiling panels if applicable) unless otherwise indicated.
 - d) Thermostat and fire pull stations to be verified with Architect before installation. Wall mounted devices such as outlets, plates, switches, fire units, etc. are to be aligned vertically unless otherwise noted; consult with architect for conflicting items.
- 28) Mechanical distribution systems that require pitch or slope such as sprinkler lines, plumbing drains, steam and condensate piping, etc., shall have the right of way over those which do not. Confer with other trades as to the location of pipes, ducts, lights and apparatus and install work to avoid interference. Work that is installed before coordination with other trades or that causes interference with the work of other trades shall be changed to correct condition.
- 29) Existing Buildings: costs for shutdown or connection to sprinkler systems and alarm systems are to be paid by the Contractor.
- 28) Materials and Equipment: To the fullest extent possible, provide products of the same kind from a single source. Prevent damage, deterioration and loss. Provide products with accessories, trim, finish, and other items needed for a complete installation and for the intended use and effect. Provide products that are suitable for service conditions and have been used successfully on other projects.
- 29) Installation:
 - a) Use experienced installers. Furnish evidence of experience if requested.
 - b) Inspect substrates and report unsatisfactory conditions in writing.
 - c) Do not proceed until unsatisfactory conditions have been corrected.
 - d) Take field measurements prior to fabrication where practical. Form to required shapes and sizes with true edges, lines and angles. Provide inserts and templates as needed for work of other trades.
 - e) Install materials in exact accordance with manufacturer's instructions and approved submittals.
 - f) Install materials in proper relation with adjacent construction and with proper appearance.
 - g) Restore units damaged during installation. Replace units which cannot be restored at no additional expense to the Owner. Secure work true to line and level, allowing for expansion and building movement. Provide uniform joint widths.
 - h) Isolate from incompatible materials. Install components at standard industry mounting heights. Refer questionable heights to Architect.
 - i) Refer to additional installation requirements and tolerances specified under individual specification sections.
 - j) Clean and protect construction in progress and adjoining materials. Clean as frequently as necessary through remainder of construction. Adjust and lubricate operable components.
- 31) Comply with applicable codes, regulations, ordinances and requirements of authorities having jurisdiction, including accessibility guidelines where applicable. Submit copies of inspection reports, notices and similar documents to Architect.
- 32) Definitions and standards:
 - a) Provide: Furnish and install, complete and ready for intended use.
 - b) Install: Operations at project site, including unloading, unpacking, assembly, erection, placing anchoring, applying, working to dimension, finishing, curing, protection, cleaning, and similar requirements.
 - c) Furnish: Supply and deliver to project site, ready for unloading, unpacking, assembly, installation and similar subsequent requirements.
 - d) Conflicting requirements among the drawings and/or specifications: most stringent will be enforced.
 - e) Remove: remove from site and dispose of properly.
 - f) Required, directed, allowed, approved and similar words; necessary, suitable, appropriate, proper and similar words: these words mean "as required by the Architect" or "as found necessary by the Architect."
- 33) The contractor shall submit for the Architect's acceptance the following items:
 - a) Certificates of insurance at beginning and end of job (submit directly to Owner)
 - b) Bar chart construction schedule
 - c) 2 week Look Ahead schedules outlining major interruptions, shutdowns and deliveries
 - d) Schedule of submittals and long lead items
 - e) Close out items in the section below
 - f) For record drawings, mark up one record print kept on job site to reflect changes and modifications to the work. Transfer to clean copies of contract drawings and submit to Architect along with electronic copy. Revise CAD files provided by Architect per record prints if required by Owner, Lessor or Authority as applicable.
- 34) The contractor shall also submit for the Architect's acceptance the following shop drawings or sample items as applicable:
 - a) Reinforcing Steel
 - b) Structural steel
 - c) Millwork
 - d) Aluminum
 - e) Glass and glazing
 - f) Hardware Schedule
 - g) Metal Frames
 - h) Sprinklers
 - i) Doors
 - j) Hardware
 - k) Toilet Accessories
 - l) Fire protection Equipment
 - m) Plumbing fixtures and fittings
 - n) HVAC equipment and controls
 - o) Grilles and louvers
 - p) Light Fixtures
 - q) Electrical Service Equipment
 - r) Contractor is to review, stamp, and initial submittals. Provide written notice of any deviations from contract requirements. Shop drawing review does not constitute a change order. Allow one week for initial review by Architect not including transmittal time; allow an additional week for engineering reviews. For shop drawings, provide three prints or an electronic copy. For Manufacturers Cuts or literature, provide 3 copies or an electronic copy, marked up to indicate products.
- 35) Temporary Facilities and utility connections: temporary facilities and utility connections are included in the work. The Contractor is to apply for and pay for temporary use charges and temporary and permanent utility connections.
 - a) Provide temporary heat as required for completion of the work and for protection of the building and its occupants, including new and existing construction and stored materials in areas under control of the Contractor.
 - b) Provide dust control measures.
 - c) At existing locations, provide temporary power connections where needed to maintain continuing business operations and security.
 - d) Provide temporary protection for adjacent areas to prevent contamination by construction dust and debris. Provide temporary protection for adjacent construction. Promptly repair any damage at no additional cost to the Owner.
 - e) Provide temporary barricades as necessary to ensure protection of the public.
 - f) Provide suitable waste disposal units and empty regularly. Do not permit accumulation of trash and waste materials.
 - g) Provide temporary sanitary facilities unless otherwise allowed by Owner.
 - h) Maintain egress within and around construction areas.
 - i) Maintain fire alarm systems in operation during construction.
 - j) Provide fire extinguishers in work areas during construction.
 - k) Temporary construction wall: provide if required by Lessor, Authority, or Owner, with stud partition with painted GWB to 8' height as needed to protect occupants from areas of work.

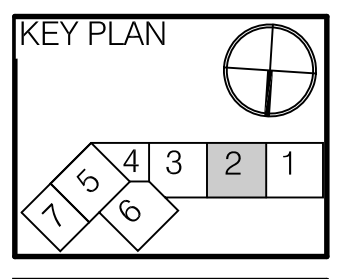
- Provide fire retardant plastic barrier from 8' height to ceiling to control dust.
- l) Provide a minimum of 3' clearance in front of barrier walls for the public. Do not anchor the wall to any flooring to remain. Provide black vinyl base. Build temp walls off-hours.
- m) Provide doors with locks in temporary walls as required by Lessor, Authority, or Owner.
- 36) Substitutions: none are allowed except where manufacturers are not named or where "or equal" or "or equivalent" appears. Architect at his discretion may elect to consider other substitutions for reasons of schedule, codes, cost, etc. Contractor is to warrant that a substituted material or system will perform the same as original specified material or system would have performed. Should it not, Contractor shall replace with specified and bear costs incurred thereby.
- 37) Cutting, patching, and demurrals:
 - a) Provide cutting and patching work to properly complete the Project. Take precautions and use protective devices required to assure support of existing work to remain.
 - b) Do not remove or alter structural components without written approval.
 - c) Cut with tools appropriate for materials to be cut.
 - d) Patch with materials and methods to produce patch which is not visible from a distance of five feet.
 - e) Do not cut and patch in a manner that would result in a failure of the work to perform as intended, decrease fire performance, decrease acoustical performance, decrease energy performance, decrease operational life, or decrease safety factors.
 - f) Patch any new exposed masonry into existing.
 - g) Return to Owner as Owner may direct at a storage place on site any abandoned doors, hardware, lighting fixtures, electric service equipment, or mechanical equipment. Remove any items Owner does not wish to store. Remove other mechanical and electrical equipment, ductwork, piping, wiring, and conduit abandoned because of this contract.
 - h) Where existing signs, fittings, fixtures, shelving, trim, millwork, etc. are to be removed for new work, patch to restore wall surfaces. Remove and patch existing outlets and other devices abandoned at existing partitions. Patch any existing abandoned floor outlets or exteriors.
 - i) Relocate from surfaces to be demolished any existing fire alarm devices, exit signs, thermostats, light fixtures, diffusers, registers, and similar electrical and mechanical items that are on surfaces to be removed for this work and that are not shown to be abandoned.
 - j) Remove existing finishes as needed for blocking for millwork or other items.
 - k) Food Service if any: where FRP in food service areas is removed, assume GWB beneath will need to be replaced.
 - l) Cap abandoned existing plumbing lines or gas piping above suspended ceiling or below slab.
 - m) Patch any fire proofing materials disturbed or removed by construction operations. Fire safe penetrations of rated partitions and floor slabs to maintain fire rating.
 - n) Cut and patch existing concrete floor for electrical and plumbing work indicated or as required.
 - o) Egress: No legal egress or accessibility to adjacent areas shall be blocked.
- 38) Requests for information (RFIs): Contractor shall carefully study and compare the contract documents, field conditions, Owner provided information, Contractor prepared coordination drawings, and prior project correspondence or documentation, to ascertain if the desired information is available to the Contractor before submitting an RFI. Contractor shall propose a solution to the RFI as part of the RFI, or the Architect will reject the RFI for resubmission without any penalty in construction cost or time. Contractor to allow 1 week for response time. RFIs with multiple questions may be treated as a submittal.
- 39) Closeout: Prepare punchlist for remaining work for review by the Architect.
 - a) Complete punchlist items promptly at no additional expense to the Owner.
 - b) Submit accurate record documents of building and site.
 - c) Submit operating manuals, maintenance manuals, and warranty information (3 copies bound).
 - d) Obtain and submit copy of occupancy permits.
 - e) Submit Air balance report
 - f) Submit Waiver of Liens, when required by Owner
 - g) Train Owner's personnel in use of building systems.
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 - b) Provide dust control measures.
 - c) At existing locations, provide temporary power connections where needed to maintain continuing business operations and security.
 - d) Provide temporary protection for adjacent areas to prevent contamination by construction dust and debris. Provide temporary protection for adjacent construction. Promptly repair any damage at no additional cost to the Owner.
 - e) Provide temporary barricades as necessary to ensure protection of the public.
 - f) Provide suitable waste disposal units and empty regularly. Do not permit accumulation of trash and waste materials.
 - g) Provide temporary sanitary facilities unless otherwise allowed by Owner.
 - h) Maintain egress within and around construction areas.
 - i) Maintain fire alarm systems in operation during construction.
 - j) Provide fire extinguishers in work areas during construction.
 - k) Temporary construction wall: provide if required by Lessor, Authority, or Owner, with stud partition with painted GWB to 8' height as needed to protect occupants from areas of work.

- g) Provide type MR board at toilet rooms, if any.
- h) Extend gypsum at partitions minimum 6' above ceiling, except where noted.
- i) Gypsum at fire-rated partitions and partitions with acoustic insulation to extend to structural deck. Maintain fire-resistance of fire-rated partitions around recesses or openings to assure continuity of the fire-rated construction.
- a) Acoustic insulation: 2-1/2" fiberglass or mineral where indicated. At sound insulated walls, seal GWB with acoustic sealant at floor and structural deck.
- b) Double stud at doors.
- c) Trim to be all metal installed with joint compound.
- d) Casing beads: Where board terminates at dissimilar materials or where edges are exposed.
- e) Control joints: maximum 30' o.c.
- 52) RESILIENT FLOORING, CARPET AND BASE, IF ANY
 - a) Provide cementitious latex underlayment necessary for level, even substrates. Level floor as required for flooring to meet adjacent flooring materials and existing grades with flush joint. Changes in level to slope maximum 1 in 48. Feather change in level 4'-0" minimum.
 - b) Remove any existing ceramic tile, carpet, base, or VCT at areas of new work. At Architects option, existing ceramic tile may remain if provides firm and even substrate.
 - c) Verify moisture content of slab to meet manufacturer's recommendations.
 - d) VCT Pattern: Single direction, gilded.
 - e) VCT Finish: wax (2 coats, buffed, per manufacturer's instructions)
 - f) Carpet: Direct glue down
 - g) Base: 1/8" x 4" cove at VCT, straight at carpet
- 53) CERAMIC TILE, IF ANY
 - a) Ceramic Tile: Follow recommendations in Tile Council of North America "Handbook".
 - b) Remove any existing ceramic tile, carpet, or VCT at areas of new work. At Architect's option, existing ceramic tile may remain if provides firm and even substrate.
 - c) Prepare floor and provide cementitious floor leveling materials as required to meet existing grades at the entry and other locations. Changes in level to slope maximum 1 in 48.
 - d) Joints to be 1/8". Each tile color to be from a single dye lot. Edges to be beveled. Coordinate lead times.
 - e) Base: Ceramic.
 - f) Install with thixset latex Portland cement.
 - g) Provide Expansion joints per Tile Council of North America Handbook at wall perimeters, slope change, control joints, or change in subfloor materials; maximum interval to be 24' each direction, or 12' if exposed to direct sunlight. Size: same as grout joint. Prime, provide backer strip. Use urethane sealer grade P (horizontal), M (traffic), M and G (mortar and glass), single or multi component, ASTM D920, class 25% or 12.5%.
 - h) At irregular lines of change in subfloor materials or control joints, provide Laticrete Hydro Ban to provide flexibility and bridge cracks beneath thin set installed ceramic tile. Bond coat and prepare floor per manufacturer's recommendations.
 - i) Wall tile if any: installation: with glass mesh cement board, "Wonderboard" or equivalent, and thin set latex cement.
- 54) SUSPENDED CEILING
 - a) Refer to applicable codes for more stringent requirements for seismic protection than indicated here and provide as required by codes.
 - b) Rough suspension: 12 gauge galvanized soft annealed mild steel wire, 4-Tolerance for finished ceiling: Level to 1/8" in 12 ft.
 - c) Trim 2 x 2 panels as required to provide continuous reveal edge at ceiling/wall interfaces.
- 55) PAINTING AND WALLCOVERING
 - a) Paint surfaces to remain exposed in the finished work except where indicated to be unpainted or shop/factory finished. Apply when air and surface temperatures are above 50 deg. F. The finished work includes all tenant areas shown
 - b) Paint manufacturer: Benjamin Moore unless otherwise indicated.
 - c) Products to be manufacturer's best grade.
 - d) No new surface to be painted shall have less than one prime coat and two finish coats; no existing surface to be painted shall have less than one finish coat.
 - f) Remove existing wall covering, if any, and refresh walls as needed for new finishes.
 - g) At previously painted exterior surfaces, prepare per manufacturer requirements. Use manufacturer approved products for each surface type
 - h) Paint plywood telephone/electric backer panels with gray fire retardant paint.
 - i) Paint any exposed mechanical and electrical items, including ductwork, conduit and pipes outside of utility rooms. Paint interior surfaces of ductwork, dampers, or heaters when visible through grilles.
 - j) Paint all exterior gas piping, if any, in accordance with building mechanical codes.
- 56) SPECIALTIES
 - a) Allow for sign installation by others. Provide brackets, blocking, recesses, etc. as required.
 - b) Provide ADA standard restroom signs, if any restrooms, sized minimum 12" x 6", 1 pair for Men and Women. Signs to be silk-screened on the back with plastic backer sheet.
 - c) Bathroom accessories, if any;
 - d) Bobrick, recessed except for robe hooks, grab bars, and mirrors.
 - e) Paper towel disposal and dispenser units
 - f) Feminine napkin disposal units
 - g) Toilet roll holders
 - h) Soap dispensers
 - i) Mirrors (24"x36") w/ shelves
 - j) Robe hooks
 - k) Provide under-lavatory guards as required by HC codes.
 - l) For showers if any, shower rod, clear plastic shower curtain and curtain hooks
 - d) Fire extinguisher cabinets as indicated: white enamel steel recessed cabinet with 1-1/2" trim, door style with vertical glass panel, double thick glazed, with 5 lb. 2A-10BC extinguisher
 - i) For bracket-mounted extinguisher as indicated (minimum one), 5 lb. 2A-10BC dry chemical, except type K in commercial kitchens, if applicable.
 - j) Knox box or Super box if needed per fire department requirements.
 - e) Food Service Areas, if any: FRP panels: Provide Kemlite Glasbord FRP panels or equivalent. Secure per manufacturer's recommendations. Finish joints. Use manufacturer's metal trim pieces at corners and panel joints.
 - i) Provide at food service areas at surfaces not indicated to be covered by ceramic tile or laminate, whether or not indicated on drawings.
 - i) Fire rating: Class C (III), except provide Class A (I) if open to concourse areas. Thickness: .09. Color: white, Finish: Pebble

Item	Date
Bid	03/21/17
Permit	03/24/17



Great American Bagel Renovations
 Portland Int'l Jetport PWW
 1001 Westbrook Street
 Portland ME 04102



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 6065 Rockledge Drive
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LLOYD ARCHITECTS
 32 Court St., Plymouth, MA 02360
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Job #: 16414

Scale: As noted

Issued: 03/21/17

SPECIFICATIONS

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A600