

SPECIFICATIONS

374 A023

PROJECT:

**ADDITIONS TO THE
SHALOM APARTMENTS
180 Auburn Street
Portland, Maine**

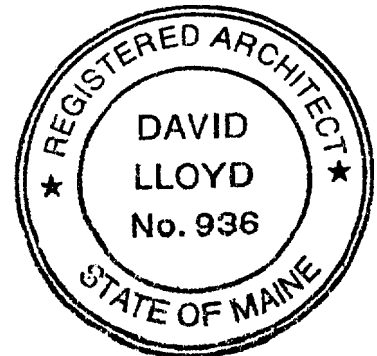
OWNER:

**SHALOM APARTMENTS, INC.
P.O. Box 560
Portland, Maine 04112**

ARCHITECT:

**ARCHETYPE, P.A.
48 Union Wharf
Portland, Maine 04101**

November 25, 2003



INDEX TO PROJECT MANUAL

Section:

00100	Index to Project Manual
00200	Invitation to Bid
00300	Bid Form
00400	Signature Page
AIA 101	Standard Form of Agreement Between Owner and Contractor
AIA 201	General Conditions of The Contract For Construction
AIA A31	Performance Bond
AIA A31	Labor and Material Payment Bond
00500	Supplementary Conditions of the Contract For Construction

Division 1- General Requirements

01010	Summary
01045	Cutting and Patching
01300	Submittals, Meetings & Record Documents
01400	Quality Control Services
01500	Temporary Facilities
01631	Products and Substitutions
01700	Project Closeout

Division 2 – Site Work

02230	Site Clearing and Grubbing
02250	Dewatering
02315	Common Excavation, Embankment and Compaction
02317	Trenching
02320	Slope Protection and Erosion Control
02480	Landscape Work
02510	Water Distribution
02535	Sanitary Sewer Piping
02580	Pavement Markers
02635	Storm Drainage Piping
02640	Manholes and Covers
02741	Bituminous Concrete Paving
02820	Galvanized Chain Link Fence
02890	Traffic Signs

Division 3- Concrete

03300	Cast-In-Place Concrete
-------	------------------------

Division 4 - Masonry

Not Used

Division 5 – Metals

Additions to the Shalom Apartments – Portland, Maine

Not Used

Division 6 - Wood & Plastics

- 06100 Rough Carpentry
- 06190 Timber Trusses
- 06200 Finish Carpentry

Division 7 - Thermal & Moisture Protection

- 07200 Insulation & Vapor Barriers
- 07300 Roofing & Flashing & Asphalt Shingle Nail Application
- 07317 Wood Shingles
- 07900 Joint Sealers

Division 8 - Doors & Windows

- 08200 Doors and Finish Hardware
- 08550 Wood Windows

Division 9 - Finishes

- 09250 Gypsum Board
- 09650 Sheet Flooring
- 09680 Carpet
- 09900 Painting

Division 10 - Specialties

- 10200 Postal Specialties (Mailboxes)
- 10800 Toilet & Bath Accessories

Division 11 – Equipment

- 11450 Residential Equipment & Kitchens

Division 12 - Furnishings

Not Used

Division 15 – Mechanical

- 15010 Basic Mechanical Requirements

Division 16 – Electrical

- 15010 Basic Electrical Requirements

END OF SECTION

SECTION 00200

INVITATION TO BID

Proposal for the construction of additions to the Shalom Apartments, Portland, Maine will be available to the General Contractor on November 25, 2003. Proposals should be addressed to:

Shalom Apartments, Inc.
P.O. Box 560
Portland, Maine 04112

The project consists of (10) one-bedroom apartments and related site work.

A mandatory site walk is scheduled for Wednesday, December 10, 2003 at 10:00 A.M.

Proposals will be received at the office of the Architect by 4 P.M. on Friday December 19, 2003.

Contract Bid Documents may be viewed at the office of the Architect, Archetype, P.A., 48 Union Wharf, Portland, Maine 04101 (207) 772-6022. Sets may be ordered from Express Copy, Portland, ME (207) 775-2444.

The Owner reserves the right to accept or reject any or all bids.

END OF SECTION

SECTION 00300

BID FORM

BIDDERS PROPOSAL

DATE: _____

TO: Shalom Apartments, Inc.
P.O. Box 560
Portland, ME 04112

In response to your invitation for bids, and subject to all the consideration thereof, the undersigned

A corporation organized and existing under the laws of the state of _____

a partnership consisting of _____

or an individual trading as _____

of the city or town of _____

state of _____: Hereby proposes to furnish all labor and

materials and to perform all work required for the construction of the additions to the Shalom Apartments,

180 Auburn Street, Portland, ME.

In strict accordance with the specifications, plans and the articles of contract, therein and dated

_____ for the consideration of _____

_____ Dollars.

Construction Start Date: Two weeks after award of contract and notice to proceed.

Construction Completion Date: To be seven (8) months, after which liquidated damages will be incorporated at a cost of \$300 per calendar day.

The undersigned bidder agrees to execute the contract for the amount of the total of this bid

Additions to the Shalom Apartments – Portland, Maine

within ten (10) calendar days from the date when the written notice to commence construction (Notice To Proceed) is delivered to him at the address given on this proposal. The undersigned bidder agrees to the following schedule.

Seven (8) months plus ten (10) calendar days to Substantial Completion and Certificate of Occupancy.

Bidder acknowledges receipt of the deductive alternates.

- 1. Delete kitchen appliances – refrigerator, range.

Contractor

By: _____

Title: _____

Business Address: _____

END OF SECTION

SECTION 00400

SIGNATURE PAGE

Owner: _____ Date: _____

Architect: _____ Date: _____

Contractor: _____ Date: _____

Maine State Housing Authority: _____ Date: _____

Construction Lenders Representative: _____ Date: _____

END OF SECTION



AIA Document A101

Standard Form of Agreement Between Owner and Contractor

*where the basis of payment is a
STIPULATED SUM*

1987 EDITION

***THIS DOCUMENT HAS IMPORTANT LEGAL CONSEQUENCES; CONSULTATION WITH
AN ATTORNEY IS ENCOURAGED WITH RESPECT TO ITS COMPLETION OR MODIFICATION.***

*The 1987 Edition of AIA Document A201, General Conditions of the Contract for Construction, is adopted
in this document by reference. Do not use with other general conditions unless this document is modified.*

This document has been approved and endorsed by The Associated General Contractors of America.

AGREEMENT

made as of the _____ day of _____ in the year of
Nineteen Hundred and _____

BETWEEN the Owner:
(Name and address)

and the Contractor:
(Name and address)

The Project is:
(Name and location)

The Architect is:
(Name and address)

The Owner **and** Contractor agree as set forth below.

Copyright 1715, 1718, 1725, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, ©1987 by The American Institute of Architects, 1735 New York Avenue, N.W., Washington, D.C. 20006. Reproduction of the material herein or substantial quotation of its provisions without written permission of the AIA violates the copyright laws of the United States and will be subject to legal prosecution.

ARTICLE 1
THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement; these form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than Modifications, appears in Article 9.

ARTICLE 2
THE WORK OF THIS CONTRACT

The Contractor shall execute the entire Work described in the Contract Documents, except to the extent specifically indicated in the Contract Documents to be the responsibility of others, or as follows:

ARTICLE 3
DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

3.1 The date of commencement is the date from which the Contract Time of Paragraph 3.2 is measured, and shall be the date of this Agreement, as first written above, unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement, if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed)

Unless the date of commencement is established by a notice to proceed issued by the Owner, the Contractor shall notify the Owner in writing not less than five days before commencing the Work to permit the timely filing of mortgages, mechanic's liens and other security interests.

3.2 The Contractor shall achieve Substantial Completion of the entire Work not later than

(Insert the calendar date or number of calendar days after the date of commencement. Also insert any requirements for earlier Substantial Completion of certain portions of the Work, if not stated elsewhere in the Contract Documents.)

, subject to adjustments of this Contract Time as provided in the Contract Documents.

(Insert provisions, if any, for liquidated damages relating to failure to complete on time.)