



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 116 High Street

Issued to Cumberland Club

Date of Issue March 28, 1989

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 88/1336, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Business Club (Addition)

Limiting Conditions:

~~XXX~~ Electrical violations as noted on final inspection.

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate certifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or leasee for one dollar.

PERMIT # **001326**

CITY OF Portland

BUILDING PERMIT APPLICATION

MAP # _____

LOTS _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Gumderland Club (773-6402)

Address: 116 High Street, Portland

LOCATION OF CONSTRUCTION: 116 High Street

CONTRACTOR: Ledgewood, Inc. SUBCONTRACTORS: 775-0741

ADDRESS: 41 Bates Street, Portland

Est. Construction Cost: \$97,971 Type of Use: HN Business Club

Past Use: _____

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain: Constructing new addition as per attached

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only: _____ # Of Dwelling Units _____

Foundations:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other: _____

Floors:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____ Spacing 16" O.C.
 4. Joists Size: _____
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Spac(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Size _____ Spac(s) _____
 3. Wall Covering Type _____
 4. Fire Wall If required _____
 5. Other Materials _____

For Official Use Only

Date: October 24, 1988

Subdivided: Yes / No _____

Inside Fire Limits _____ Name _____

BlDG Code _____ Lot _____

Time Limit: 57.772 Block _____

Estimated Cost: _____ Permit Expiration _____

Value/Structure _____ Ownership: _____ Public _____ Private _____

Fee: \$210.00

Celling:
 1. Ceiling Joists Size: _____ Spacing _____
 2. Ceiling Strapping Size _____
 3. Type Ceiling: _____ **PERMIT ISSUED**
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____ 007-26-1988

Roof plans:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ **City Of Portland**
 3. Roof Covering Type _____
 4. Other _____

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes 2" No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____ 00, 282

Swimming Pools:
 1. Type: _____ Square Footage _____
 2. Pool Size: _____
 3. Must conform to National Electrical Code and State Law.

Zoning:
 District: B-3 Street Frontage Req: _____ Provided _____
 Required Setbacks: Front _____ Back _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shore and Floodplain Mgmt _____ Special Exception _____
 Other (Explain): _____
 Date Approved: October 21, 1988

Permit Received By: Danny Bourne

Signature of Applicant: [Signature] **PERMIT ISSUED** 10/21/88

Signature of CEO: [Signature] **PLANNING CENTER** 10-26-88

Inspection Date: _____

8/15/01 White Tax Assessor, Yellow-GPCOG White Log, CEO [Signature] © Copyright GPCOG 1987

PLOT PLAN



FEE'S (Breakdown From Front)
Base Fee \$ 25.00
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ 485.00
(Explain) _____
Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

Signature of Applicant Don Dinkels AGENT FOR OWNER Date 10/21/88

Lam 12/24/80

This is O.K. Lam

The whole ledge
is located in

B-3 to 100' south
of Spring St
sideline

Warren T.

PERMIT # _____ CITY OF _____ BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

Fill out any part which applies to job. Proper plans must accompany form.
Combeiland Club 773-1402

Address: 116 High Street, Portland Me

LOCATION OF CONSTRUCTION: SAME AS ABOVE

CONTRACTOR: LedgeWood, Inc SUBCONTRACTORS: 775-0141

ADDRESS: 41 Beta Street, Portland

Est. Construction Cost: \$97971 Type of Use: Business Club

Past Use: SAME

Building Dimensions: L: 49' W: 32' Sq. Ft: 1588 # Stories: 1 Lot Size: _____

Is Proposed Use: Yes Seasonal No Condominium No Apartment _____

Conversion - Explain _____

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE
 Residential Buildings Only:
 # Of Existing Units _____ # Of New Dwelling Units _____

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front 4' 1/2" Rear 60' Side(s) 3'
 3. Footings Size: 12" x 22"
 4. Foundation Size: 12" x 4' + 8'
 5. Other _____

Floor:
 1. Sills Size: 2 x 8 Sills must be anchored.
 2. Girder Size: 5 x 16 WOOD
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: 2 x 12 Spacing 16" O.C.
 5. Bridging Type: WOOD Size: 1 x 3
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows 6
 3. No. Doors 2
 4. Header Sizes 2 STEEL ANGLES Span(s) 3'
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type RIGID Size 2"
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials BRICK & BLOCK
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type BRICK
 4. Fire Wall If Required _____
 5. Other Material _____

For Official Use Only

Date _____ Subdivision: Yes / No _____
 Inside Fire Limits _____ Name _____
 Bldg Code _____ Lot _____
 Time Limit _____ Block _____
 Estimated Cost _____ Permit Expiration: _____
 Value/Structure _____ Ownership: _____ Public _____ Private _____
 Fee _____

Ceiling:
 1. Ceiling Joists Size: 2 x 10 + 2 x 12
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceiling: STREET ROCK
 4. Insulation Type _____ Size 3" RIGID
 5. Ceiling Height: 9' 6"

Roof:
 1. Truss or Rafter Size: 5" x 16" wood Span 28'
 2. Sheathing Type: 3" WOOD DECK Size 5/16"
 3. Roof Covering Type: Rubber Membrane
 4. Other _____

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: Natural Gas

Electrical:
 Service Entrance Size: EXISTING Smoke Detector Required Yes _____ No X

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Zoning:
 District _____ Street Frontage Req. _____ Provided _____
 Required Setbacks: Front _____ Back _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shore and Floodplain Mgmt _____ Special Exception _____
 Other (Explain) _____
 Date Approved _____

Permit Received By _____

Signature of Applicant _____ Date _____

Signature of CEO _____ Date _____

Inspection Dates _____

White-Tax Assessor Yellow-GPCOG White Tag -CEO
 98 x 5 + 20 = \$510.00
 Copyright GPCOG 1987

PROJECT MANUAL

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Cumberland Club
116 HIGH STREET
PORTLAND, MAINE 04101

Sunroom Addition

C-8802

SEPTEMBER 16, 1988

WADSWORTH BOSTON MERCER & WEATHERILL
ARCHITECTS • ENGINEERS

201 CONGRESS BUILDING
61ST CONGRESS STREET
PORTLAND, MAINE 04101
PHONE 207-772-6554

RAYMOND J. MERCER, A.S.C.E.

ROBERT H. WEATHERILL, A.I.A.

CUMBERLAND CLUB
SUNROOM ADDITION
C-8802

3191
~~14-35~~
10-29
REC'D COSTCO SCAN OCT 1988

ADDENDUM #2
OCTOBER 5, 1988

NOTICE:

THE DATE FOR RECEPTION OF BIDS HAS BEEN EXTENDED.
THE NEW DATE WILL BE:

WEDNESDAY, OCTOBER 12, 1988 at 2:00 PM

SPECIFICATIONS

INFORMATION FOR BIDDERS

Remove Page 1-IFB and substitute therefore Page 1-IFB REVISED, a copy of which is included as part of this addendum.

PROPOSAL FORM FOR GENERAL CONTRACTORS

Remove Page 1-PF and substitute therefore Page 1-PF REVISED, a copy of which is included as part of this addendum.

DRAWINGS

ELECTRIC

SHEET E1, PANEL P: Change the main to a 200 A. trip, 250 A Frame type 1K breaker with an interrupting capacity of 200,000 AIC. The branch breakers shall be type QOB.

SHEET E2, RISER DIAGRAM: Change the disconnect switch to a 150/3. The conductors to 4-1/0.

C-8802 Cumberland Club
Sunroom Addition

Page 1 - Addendum #2

PROPOSAL FORM
FOR GENERAL CONTRACTORS

GENERAL CONSTRUCTION OF A SUNROOM ADDITION
TO THE CUMBERLAND CLUB
PORTLAND, MAINE

BID DATE: WEDNESDAY, OCTOBER 12, 1988 AT 2:00 PM

TO: EXECUTIVE COMMITTEE
CUMBERLAND CLUB
116 HIGH STREET
PORTLAND, MAINE 04101

A. Having carefully examined the Form of Agreement, General Conditions, Supplementary General Conditions and Plans and Specifications dated September 16, 1988.

PREPARED BY: Wadsworth Boston Mercer & Weatherill
Architects - Engineers
615 Congress Street
Portland, Maine 04101

FOR: Sunroom Addition
Cumberland Club
Portland, Maine

as well as the premises and conditions affecting the work, we the undersigned propose to furnish all labor and materials necessary for and reasonably incidental to the construction and completion of the work for the lump sum of:

Base Bid Price:

_____ dollars(\$_____).

B. Alternate #1.

Construct a handicap ramp and make other changes as necessary to accomplish the work of this Alternate as detailed on sheet AB1.

Add to (or deduct from) the Base Bid Amount the Sum of

_____ (\$_____).

C-8902 Cumberland Club
Sunroom Addition

Page 1 - PF Revised
10/5/88

SUNROOM ADDITION
CUMBERLAND CLUB
PORTLAND, MAINE

INFORMATION FOR BIDDERS

A. SUBMISSION AND EXPLANATION:

1. Proposals must be submitted on or before

WEDNESDAY, OCTOBER 12, 1988 AT 2:00 PM.

The Envelope containing the bids must be sealed, and addressed to:

EXECUTIVE COMMITTEE
Cumberland Club
116 High Street
Portland, Maine 04101

and shall be clearly designated on the outside of the envelope:

PROPOSAL FOR:

SUNROOM ADDITION
Cumberland Club
Portland, Maine

2. Bids must be submitted on the proposal forms furnished by the Architect and enclosed in an opaque, sealed envelope, addressed to the Owner and BEARING THE NAME OF THE PROJECT AND THE NAME OF THE BIDDER. The Owner reserves the right to reject any and all bids and to waive all formalities and is not bound to accept the low bid. Bids received after the time set for the opening of bids will not be considered.

3. The Proposal Form shall be filled out in full. All blank spaces for bid prices must be filled in. Each bidder shall bid on all alternates and unit prices indicated; when bidding on alternates for which there is no change in basic price, the bidder shall state "No Change" in the space provided on the Bid Form. Conditional bids will not be accepted.

4. Bids will be opened in private. All bidders will be notified promptly upon selection of the successful Contractor.

CUMBERLAND CLUB
SUNROOM ADDITION
C-8802

ADDENDUM #1

SEPTEMBER 27, 1988

REC'D. BOSTON SCAN SEP 29 1988

391

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DRAWINGS

SHEET G-1 SITE PLAN

ADD Note:

"Contractor may remove fences and guard rails between parking lot and work site, or between parking lot and street, as necessary for access to the work. Replace the removed items when their removal is no longer required, returning site to original condition. Obtain all necessary permits for crossing sidewalk."

SHEET A-1 FLOOR PLAN

ADD Note:

"Quarry tile on floor: 8" Hexagon, type and color as specified."

SHEET A-2

On the elevations. Note on all single-hung sash that the muntin arrangement is 6/6.

SHEET A-6

Partial Stair and Platform Elevations. ADD Note:

"4" x 8" quarry tile on vertical face type, and color as specified."

ELECTRIC

1. The representative for "Easy Heat" snow Melting Mats is MacDonald-Wadman Co., Inc., 171 Reservoir Street, P.O. Box 203, Needham, MA, 02194 (617) 449-2500.

2. There is a water-proof electric outlet and a cable television conductor adjacent to a basement window in the area of the addition. The outlet shall be abandoned and the television cable re-routed.

END OF ADDENDUM #1

TABLE OF CONTENTS

IFB		INFORMATION FOR BIDDERS
FP		FORM OF PROPOSAL
AIA	A107	AGREEMENT
SGC		SUPPLEMENTARY GENERAL CONDITIONS

SPECIFICATIONS

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SECTION	01030	ALTERNATES
SECTION	01500	TEMPORARY WORK
SECTION	02060	BUILDING DEMOLITION
SECTION	02200	EARTHWORK
SECTION	03310	CONCRETE
SECTION	04200	UNIT MASONRY
SECTION	05500	METAL FABRICATION
SECTION	06100	ROUGH CARPENTRY
SECTION	06200	FINISH CARPENTRY
SECTION	07530	FLEXIBLE SHEET ROOFING SYSTEM
SECTION	08110	STEEL DOORS AND FRAMES
SECTION	08410	ALUMINUM ENTRANCES
SECTION	08520	ALUMINUM WINDOWS
SECTION	08530	GREENHOUSE WINDOW
SECTION	08710	FINISH HARDWARE
SECTION	09250	GYPSUM DRYWALL
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SECTION	09510	ACOUSTICAL CEILINGS
SECTION	09900	PAINTING
SECTION	01550	WET AUTOMATIC FIRE SPRINKLER
SECTION	15100	MECHANICAL GENERAL REQUIREMENTS
SECTION	15468	NATURAL GAS PIPING SYSTEMS
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SECTION	15771	ROOFTOP HEATING AND COOLING UNITS
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DRAWING LIST

G-1 COVER SHEET
AB-1 ALTERNATE BID
S-1 STRUCTURAL PLANS
A-1 FLOOR PLAN
A-2 EXTERIOR ELEVATIONS - BUILDING SECTIONS
A-3 WALL SECTIONS
A-4 WALL SECTIONS
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M-1 MECHANICAL PLAN/SECTION
M-2 MECHANICAL SCHEDULES/NOTES
E-1 LIGHTING PLAN/FIXTURE SCHEDULE/POWER PLAN
E-2 PARTIAL BASEMENT PLANS

SUNROOM ADDITION
CUMBERLAND CLUB
PORTLAND, MAINE

INFORMATION FOR BIDDERS

A. SUBMISSION AND EXPLANATION:

1. Proposals must be submitted on or before

TUESDAY, OCTOBER 4, 1988 AT 2:00 PM.

The Envelope containing the bids must be sealed, and addressed to:

EXECUTIVE COMMITTEE
Cumberland Club
116 High Street
Portland, Maine 04101

and shall be clearly designated on the outside of the envelope:

PROPOSAL FOR:

SUNROOM ADDITION
Cumberland Club
Portland, Maine

2. Bids must be submitted on the proposal forms furnished by the Architect and enclosed in an opaque, sealed envelope, addressed to the Owner and BEARING THE NAME OF THE PROJECT AND THE NAME OF THE BIDDER. The Owner reserves the right to reject any and all bids and to waive all formalities and is not bound to accept the low bid. Bids received after the time set for the opening of bids will not be considered.

3. The Proposal Form shall be filled out in full. All blank spaces for bid prices must be filled in. Each bidder shall bid on all alternates and unit prices indicated; when bidding on alternates for which there is no change in basic price, the bidder shall state "No Change" in the space provided on the Bid Form. Conditional bids will not be accepted.

4. Bids will be opened in private. All bidders will be notified promptly upon selection of the successful Contractor.

B. MODIFICATIONS:

Telephone or telegraphic bids will not be considered, but modifications in writing or by telegraph or bids already submitted will be considered if received prior to the hour set for opening. Oral modification will not be considered.

C. WITHDRAWAL OF BIDS:

1. Bids may be withdrawn on written or telegraphic request from bidders prior to the time fixed for opening. Negligence on the part of the bidder in preparing the bid confers no right for the withdrawal of the bid after it has been opened.
2. Bids shall be good for 30 calendar days after the day of bid opening.

D. PLANS AND SPECIFICATIONS:

1. Plans and Specifications may be obtained at the office of the Architects. Two sets of Plans and two sets of specifications will be issued to each General Contractor without charge. Additional sets of Plans and Specifications may be purchased from the Am-At-Uer Service Shop (316 Cumberland, Avenue, Portland, 772-7006). NO REFUND WILL BE MADE ON THESE PURCHASES. The Architects assume no responsibility for the selection of sheets or for the completeness of information contained in partial sets. All concerned are advise to work from complete sets of documents.

2. Reference Copies: Copies of the Plans and Specifications may be examined at the following locations.

F.W. Dodge Corporation
47 Atlantic Place
South Portland, Maine 04106

Wadsworth, Boston Mercer & Weatherill
615 Congress Street, Suite 201
Portland, Maine 04101

E. PRE-BID CONFERENCE

A Required Pre-Bid Conference will be held at the site of the work at 2:00 PM ON TUESDAY, SEPTEMBER 27, 1988. There will be a general review of the work to be done and an opportunity to walk around the site and ask questions. General Contractors who do not attend will not be allowed to bid.

F. EXAMINATION OF PLANS AND SPECIFICATIONS AND INSPECTION OF SITE:

The contractor shall carefully examine the drawings and

specifications, visit the site of the work, and fully inform himself as to all existing conditions and limitations. No statement by any officer, agent, or employee of the Owner in relation to physical conditions pertaining to the work will be binding on the Owner. The Owner will not be responsible for any loss or for any unanticipated costs that may be suffered by the Contractor as a result of the Contractor's failure to inform himself in advance in regard to all conditions pertaining to the work. Contact the Manager of the Club, John T. Harper (773-6402), to arrange a visit. The Club will be available for such visits from 9:00 to 11:00 AM and from 2:00 to 4:00 PM Monday thru Friday.

G. BIDDING AND CONTRACT FORMS:

1. Proposal Form shall be filled out in full and signed as specified herein.
2. Bid Bond: A bid bond will not be required.
3. Form of Agreement: The successful bidder will be required to execute a contract with the Owner on AIA Form A-107, 1978 edition, entitled "Abbreviated Form of Agreement Between Owner and Contractor...Stipulated Sum".
4. Performance Bond and Labor/Material Payment Bond: The successful bidder shall be required to be bonded by Performance and Labor/Material Payment Bonds, each in an amount equal to 100% of the contract. The bonds shall be in the form of AIA Document A-311, February 1970 edition, and be satisfactory to the Owner and executed by a licensed bonding company doing business in the State of Maine. The bid shall include the cost of such bonds.

H. LAWS AND REGULATIONS:

The bidder's attention is directed to the fact that all applicable local city, state, and federal laws and orders, rules and regulations of all authorities having jurisdiction over construction in the locality of the project shall apply to the contract throughout and they will be deemed to be included in the contract the same as though herein written out in full.

1. DAY AND HOURS OF WORK:

The Contractor shall make arrangements with his employees as not to conflict with the Wage and Hours Laws of the State and the United States of America. Be it further understood that if, in the opinion of the Owner and the Architect, the work is not progressing fast enough to insure completion by the date set, the Contractor will be required to work such additional shifts and overtime as, in the opinion of the Owner and the Architect is necessary to complete

the work on the required date, without extra cost to the Owner.

J. TIME OF COMPLETION:

Time is of the essence in this contract. The contractor shall complete the project within the time limit stated in the Form of Proposal.

K. ADDENDA:

If it is found necessary to issue Addenda during the bid period, said Addenda will be sent to each general contractor of record. The general contractor shall acknowledge receipt of Addenda in his proposal in the space provided.

Pertinent Addenda will not be sent to Sub-contractors but it shall be the responsibility of the Sub-Contractors to determine whether or not Addenda concerning his trade have been issued, and they shall likewise acknowledge said addenda in their proposals to the General Contractor.

L. DISCREPANCIES:

If any bidder finds discrepancies, omissions, or is in doubt as to the true meaning of any part of the contract documents, he shall submit to the Architect a written request for an interpretation thereof at least five (5) days prior to the date of opening of bids.

M. MAINE STATE SALES TAX:

The Cumberland Club is not exempt from Maine State Sales Tax or from Federal Excise Taxes. Such taxes shall be included in the bids.

N. GUARANTEE:

The work shall be guaranteed for one (1) year from the date of Substantial Completion against defective workmanship and materials.

END OF INFORMATION FOR BIDDERS

PROPOSAL FORM
FOR GENERAL CONTRACTORS

GENERAL CONSTRUCTION OF A SUNROOM ADDITION
TO THE CUMBERLAND CLUB
PORTLAND, MAINE

BID DATE: TUESDAY, OCTOBER 4, 1988 AT 2:00 PM

TO: EXECUTIVE COMMITTEE
CUMBERLAND CLUB
116 HIGH STREET
PORTLAND, MAINE 04101

A. Having carefully examined the Form of Agreement, General Conditions, Supplementary General Conditions and Plans and Specifications dated September 15, 1988.

PREPARED BY: Wadsworth Boston Mercer & Weatherill
Architects - Engineers
615 Congress Street
Portland, Maine 04101

FOR: Sunroom Addition
Cumberland Club
Portland, Maine

as well as the premises and conditions affecting the work, we the undersigned propose to furnish all labor and materials necessary for and reasonably incidental to the construction and completion of the work for the lump sum of:

Base Bid Price:

_____ dollars (\$_____).

B. Alternate #1.

Construct a handicap ramp and make other changes as necessary to accomplish the work of this Alternate as detailed on sheet AB1.

Add to (or deduct from) the Base Bid Amount the Sum of

_____ (\$_____).

If awarded the contract the undersigned agrees to complete the work prior to (insert completion date) _____.

C. This proposal includes the following Addenda to the Plans and Specifications:

Addendum No. _____, Dated _____.

Addendum No. _____, Dated _____.

Addendum No. _____, Dated _____.

D. The undersigned agrees, if this Proposal is accepted, to sign a Contract and deliver it, along with the Bonds and Affidavit of all Insurance specified within twelve (12) calendar days after the date of notification of such acceptance, except if the 12th date falls on a holiday, a Saturday or Sunday, when the conditions will be fulfilled, if the required documents are received before 12 o'clock noon on the day following the holiday, or the Monday following the Saturday or Sunday.

Proposals with an escalation clause will be invalid.

This Proposal includes the cost of a 100% Performance Bond and a 100% Payment Bond.

This Proposal includes all applicable Sales or Excise Taxes.

This Proposal will remain valid for 30 calendar days after the day of the bid opening.

Corporate Seal Signed _____
By _____
Address _____
Tel. No. _____

GENERAL CONDITIONS

ARTICLE 7 CONTRACT DOCUMENTS

7.1 The Contract Documents consist of this Agreement with General Conditions, Supplementary and other Conditions, the Drawings, the Specifications, all Addenda issued prior to the execution of this Agreement, and all Modifications issued by the Architect after execution of the Contract such as Change Orders, written interpretations and written orders for minor changes in the Work. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work. The Contract Documents are complementary, and what is required by any one shall be as binding as if required by all. Work not covered in the Contract Documents will not be required unless it is consistent therewith and reasonably inferable therefrom as being necessary to produce the intended results.

7.2 Nothing contained in the Contract Documents shall create any contractual relationship between the Owner or the Architect and any Subcontractor or any subcontractor.

7.3 By executing the Contract, the Contractor represents that he has visited the site and familiarized himself with the local conditions under which the Work is to be performed.

7.4 The Work comprises the completed construction required by the Contract Documents and includes all labor necessary to produce such construction, and all materials and equipment incorporated or to be incorporated in such construction.

ARTICLE 8 ARCHITECT

8.1 The Architect will provide administration of the Contract and will be the Owner's representative during construction and until final payment is due.

8.2 The Architect shall at all times have access to the Work wherever it is in preparation and progress.

8.3 The Architect will visit the site at intervals appropriate to the stage of construction to familiarize himself generally with the progress and quality of the Work and to determine in general if the Work is proceeding in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of his on-site observations as an architect, he will keep the Owner informed of the progress of the Work, and will endeavor to guard the Owner against defects and deficiencies in the Work of the Contractor. The Architect will not have control or charge of and will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, and he will not be responsible for the Contractor's failure to carry out the Work in accordance with the Contract Documents.

8.4 Based on the Architect's observations and an evaluation

of the Contractor's Applications for Payment, the Architect will determine the amounts owing to the Contractor and will issue Certificates for Payment in accordance with Article 15.

8.5 The Architect will be the interpreter of the requirements of the Contract Documents. He will make decisions on all claims, disputes or other matters in question between the Contractor and the Owner, but he will not be liable for the results of any interpretation or decision rendered in good faith. The Architect's decisions in matters relating to artistic effect will be final if consistent with the intent of the Contract Documents. All other decisions of the Architect, except those which have been waived by the making or acceptance of final payment, shall be subject to arbitration upon the written demand of either party.

8.6 The Architect will have authority to reject Work which does not conform to the Contract Documents.

8.7 The Architect will review and approve or take other appropriate action upon the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for conformance with the design concept of the Work and with the information given in the Contract Documents.

ARTICLE 9 OWNER

9.1 The Owner shall furnish all surveys and a legal description of the site.

9.2 Except as provided in Paragraph 10.5, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for the construction, use or occupancy of permanent structures or permanent changes in existing facilities.

9.3 The Owner shall forward all instructions to the Contractor through the Architect.

9.4 If the Contractor fails to correct defective Work or persistently fails to carry out the Work in accordance with the Contract Documents, the Owner, by a written order, may order the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated, however, this right of the Owner to stop the Work shall not give rise to any duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity.

ARTICLE 10 CONTRACTOR

10.1 The Contractor shall supervise and direct the Work, using his best skill and attention and he shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract.

10.2 Unless otherwise specifically provided in the Contract Documents, the Contractor shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for the proper

execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work

10.3 The Contractor shall at all times enforce strict discipline and good order among his employees and shall not employ on the Work any unfit person or anyone not skilled in the task assigned to him

10.4 The Contractor warrants to the Owner and the Architect that all materials and equipment incorporated in the Work will be new unless otherwise specified, and that all Work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All Work not conforming to these requirements may be considered defective

10.5 Unless otherwise provided in the Contract Documents, the Contractor shall pay all sales, consumer, use and other similar taxes which are legally enacted at the time bids are received, and shall secure and pay for the building permit and for all other permits and governmental fees, licenses and inspections necessary for the proper execution and completion of the Work

10.6 The Contractor shall give all notices and comply with all laws, ordinances, rules, regulations, and lawful orders of any public authority bearing on the performance of the Work, and shall promptly notify the Architect if the Drawings and Specifications are at variance therewith

10.7 The Contractor shall be responsible to the Owner for the acts and omissions of his employees, Subcontractors and their agents and employees, and other persons performing any of the Work under a contract with the Contractor.

10.8 The Contractor shall review, approve and submit all Shop Drawings, Product Data and Samples required by the Contract Documents. The Work shall be in accordance with approved submittals.

10.9 The Contractor at all times shall keep the premises free from accumulation of waste materials or rubbish caused by his operations. At the completion of the Work he shall remove all his waste materials and rubbish from and about the Project as well as his tools, construction equipment, machinery and surplus materials.

10.10 The Contractor shall pay all royalties and license fees. He shall defend all suits or claims for infringement of any patent rights and shall save the Owner harmless from loss on account thereof.

10.11 To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner and the Architect and their agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees arising out of or resulting from the performance of the Work, provided that any such claim, damage, loss or expense (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom, and (2) is caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or

obligation of indemnity which would otherwise exist as to any party or person described in this Paragraph 10.11. In any and all claims against the Owner or the Architect or any of their agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this Paragraph 10.11 shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts. The obligations of the Contractor under this Paragraph 10.11 shall not extend to the liability of the Architect, his agents or employees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications, or (2) the giving of or the failure to give directions or instructions by the Architect, his agents or employees provided such giving or failure to give is the primary cause of the injury or damage

ARTICLE 11 SUBCONTRACTORS

11.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform any of the Work at the site.

11.2 Unless otherwise required by the Contract Documents or in the Bidding Documents, the Contractor, as soon as practicable after the award of the Contract, shall furnish to the Architect in writing the names of Subcontractors for each of the principal portions of the Work. The Contractor shall not employ any Subcontractor to whom the Architect or the Owner may have a reasonable objection. The Contractor shall not be required to contract with anyone to whom he has a reasonable objection. Contracts between the Contractor and the Subcontractors shall (1) require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by the terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities which the Contractor, by these Documents, assumes toward the Owner and the Architect, and (2) allow to the Subcontractor the benefit of all rights, remedies and redress afforded to the Contractor by these Contract Documents.

ARTICLE 12 WORK BY OWNER OR BY SEPARATE CONTRACTORS

12.1 The Owner reserves the right to perform work related to the Project with his own forces, and to award separate contracts in connection with other portions of the Project or other work on the site under these or similar Conditions of the Contract. If the Contractor claims that delay or additional cost is involved because of such action by the Owner, he shall make such claim as provided elsewhere in the Contract Documents.

12.2 The Contractor shall afford the Owner and separate contractors reasonable opportunity for the introduction and storage of their materials and equipment and the execution of their work, and shall connect and coordinate his Work with theirs as required by the Contract Documents.

12.3 Any costs caused by defective or ill-timed work shall be borne by the party responsible therefor.

ARTICLE 13

MISCELLANEOUS PROVISIONS

13.1 The Contract shall be governed by the law of the place where the Project is located.

13.2 All claims or disputes between the Contractor and the Owner arising out of, or relating to, the Contract Documents or the breach thereof shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then obtaining unless the parties mutually agree otherwise. Notice of the demand for arbitration shall be filed in writing with the other party to the Owner Contractor Agreement and with the American Arbitration Association and shall be made within a reasonable time after the dispute has arisen. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law. In any court having jurisdiction thereof. Except by written consent of the person or entity sought to be joined, no arbitration arising out of or relating to the Contract Documents shall include, by consolidation, joinder or in any other manner, any person or entity not a party to the agreement under which such arbitration arises, unless it is shown at the time the demand for arbitration is filed that (1) such person or entity is substantially involved in a common question of fact or law, (2) the presence of such person or entity is required if complete relief is to be accorded in the arbitration, (3) the interest or responsibility of such person or entity in the matter is not insubstantial, and (4) such person or entity is not the Architect or any of his employees or consultants. The agreement herein among the parties to the Agreement and any other written agreement to arbitrate referred to herein shall be specifically enforceable under the prevailing arbitration law.

ARTICLE 14

TIME

14.1 All time limits stated in the Contract Documents are of the essence of the Contract. The Contractor shall expedite the Work and achieve Substantial Completion within the Contract Time.

14.2 The Date of Substantial Completion of the Work is the date certified by the Architect when construction is sufficiently complete so that the Owner can occupy or utilize the Work for the use for which it is intended.

14.3 If the Contractor is delayed at any time in the progress of the Work by changes ordered in the Work, by labor disputes, fire, unusual delay in transportation, adverse weather conditions not reasonably anticipatable, unavoidable casualties, or any causes beyond the Contractor's control, or by any other cause which the Architect determines may justify the delay, then the Contract Time shall be extended by Change Order for such reasonable time as the Architect may determine.

ARTICLE 15

PAYMENTS AND COMPLETION

15.1 Payments shall be made as provided in Article 4 and Article 5 of this Agreement.

15.2 Payments may be withheld on account of (1) defective work not remedied, (2) claims filed, (3) failure of the Contractor to make payments properly to Subcontractors or for labor, materials, or equipment, (4) damage to the Owner or another contractor, or (5) persistent failure to carry out the Work in accordance with the Contract Documents.

15.3 When the Architect agrees that the Work is substantially complete, he will issue a Certificate of Substantial Completion.

15.4 Final payment shall not be due until the Contractor has delivered to the Owner a complete release of all liens arising out of this Contract or receipts in full covering all labor, materials and equipment for which a lien could be filed, or a bond satisfactory to the Owner indemnifying him against any lien. If any lien remains unsatisfied after all payments are made, the Contractor shall refund to the Owner all moneys the latter may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees.

15.5 The making of final payments shall constitute a waiver of all claims by the Owner except those arising from (1) unsettled liens, (2) faulty or defective Work appearing after Substantial Completion, (3) failure of the Work to comply with the requirements of the Contract Documents, or (4) terms of any special warranties required by the Contract Documents. The acceptance of final payment shall constitute a waiver of all claims by the Contractor except those previously made in writing and identified by the Contractor as unsettled at the time of the final Application for Payment.

ARTICLE 16

PROTECTION OF PERSONS AND PROPERTY

16.1 The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. He shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to (1) all employees on the Work and other persons who may be affected thereby, (2) all the Work and all materials and equipment to be incorporated therein, and (3) other property at the site or adjacent thereto. He shall give all notices and comply with all applicable laws, ordinances, rules, regulations and orders of any public authority bearing on the safety of persons and property and their protection from damage, injury or loss. The Contractor shall promptly remedy all damage or loss to any property caused in whole or in part by the Contractor, any Subcontractor, any Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable, except damage or loss attributable to the acts or omissions of the Owner or Architect or anyone directly or indirectly employed by either of them or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to his obligations under Paragraph 10.11.

ARTICLE 17

INSURANCE

17.1 Contractor's liability insurance shall be purchased

and maintained by the Contractor to protect him from claims under workers' or workmen's compensation acts and other employee benefit acts, claims for damages because of bodily injury, including death, and from claims for damages, other than to the Work itself, to property which may arise out of or result from the Contractor's operations under this Contract, whether such operations be by himself or by any Subcontractor or anyone directly or indirectly employed by any of them. This insurance shall be written for not less than any limits of liability specified in the Contract Documents, or required by law, whichever is the greater, and shall include contractual liability insurance applicable to the Contractor's obligations under Paragraph 10.11. Certificates of such insurance shall be filed with the Owner prior to the commencement of the Work.

17.2 The Owner shall be responsible for purchasing and maintaining his own liability insurance and, at his option, may maintain such insurance as will protect him against claims which may arise from operations under the Contract.

17.3 Unless otherwise provided, the Owner shall purchase and maintain property insurance upon the entire Work at the site to the full insurable value thereof. This insurance shall include the interests of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Work and shall insure against the perils of fire and extended coverage and shall include "all risk" insurance for physical loss or damage including, without duplication of coverage, theft, vandalism, and malicious mischief.

17.4 Any loss insured under Paragraph 17.3 is to be adjusted with the Owner and made payable to the Owner as trustee for the insureds, as their interests may appear, subject to the requirements of any mortgagee clause.

17.5 The Owner shall file a copy of all policies with the Contractor before an exposure to loss may occur.

17.6 The Owner and Contractor waive all rights against each other for damages caused by fire or other perils to the extent covered by insurance obtained pursuant to this Article or any other property insurance applicable to the Work, except such rights as they may have to the proceeds of such insurance held by the Owner as trustee. The Contractor shall require similar waivers in favor of the Owner and the Contractor by Subcontractors and Sub-subcontractors.

ARTICLE 18 CHANGES IN THE WORK

18.1 The Owner, without invalidating the Contract, may order Changes in the Work consisting of additions, deletions, or modifications, the Contract Sum and the Contract Time being adjusted accordingly. All such changes in the Work shall be authorized by written Change Order signed by the Owner and the Architect.

18.2 The Contract Sum and the Contract Time may be changed only by Change Order.

18.3 The cost or credit to the Owner from a change in the Work shall be determined by mutual agreement.

ARTICLE 19 CORRECTION OF WORK

19.1 The Contractor shall promptly correct any Work rejected by the Architect as defective or as failing to conform to the Contract Documents whether observed before or after Substantial Completion and whenever or not fabricated, installed or completed and shall correct any Work found to be defective or non-conforming within a period of one year from the Date of Substantial Completion of the Contract or within such longer period of time as may be prescribed by law or by the terms of any applicable special warranty required by the Contract Documents. The provisions of this Article 19 apply to Work done by Subcontractors as well as to Work done by direct employees of the Contractor.

ARTICLE 20 TERMINATION OF THE CONTRACT

20.1 If the Architect fails to issue a Certificate for Payment for a period of thirty days through no fault of the Contractor or if the Owner fails to make payment thereon for a period of thirty days, the Contractor may, upon seven additional days' written notice to the Owner and the Architect, terminate the Contract and recover from the Owner payment for all Work executed and for any proven loss sustained upon any materials, equipment, tools, and construction equipment and machinery, including reasonable profit and damages applicable to the Project.

20.2 If the Contractor defaults or persistently fails or neglects to carry out the Work in accordance with the Contract Documents or fails to perform any provision of the Contract, the Owner, after seven days' written notice to the Contractor and without prejudice to any other remedy he may have, may make good such deficiencies and may deduct the cost thereof including compensation for the Architect's additional services made necessary thereby, from the payment then or thereafter due the Contractor or, at his option, and upon certification by the Architect that sufficient cause exists to justify such action, may terminate the Contract and take possession of the site and of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor and may finish the Work by whatever method he may deem expedient, and if the unpaid balance of the Contract Sum exceeds the expense of finishing the Work, such excess shall be paid to the Contractor, but if such expense exceeds such unpaid balance, the Contractor shall pay the difference to the Owner.

SUPPLEMENTARY GENERAL CONDITIONS

1. INTENT

These Supplementary General Conditions and the Specifications bound herewith shall be subject to all requirements of the standard form of "General Conditions" as contained in AIA Document A-107 Standard Form of Agreement Between Owner and Contractor, April 1978 Edition, issued by the American Institute of Architects, except as these supplementary General Conditions modify any pages or statement of the "General Conditions" and shall be used in conjunction with them as a part of the general contract documents.

2. SPECIFICATIONS

Article 7.5 of the "General Conditions" shall be added as follows: "Titles to divisions and paragraphs in these Specifications are introduced merely for convenience and shall not be taken as a correct or complete segregation of the several units of material and labor. No responsibility, either direct or implied, is assumed by the Architects or Owner for omissions or duplications by the Contractor or his Sub-Contractors due to real or alleged error in arrangement of the matter in these contract documents".

3. COPIES FURNISHED

Article 7.6 of the "General Conditions" shall be added as follows: "The Architects will furnish to the General Contractor free of charge six (6) copies of contract drawings and specifications. Additional copies, if desired by the Contractor, may be secured at cost".

4. GRADES, LINES AND LEVELS

Article 10.1.1 shall be added to the "General Conditions" as follows: "The Contractor shall establish all lines, levels, clearances, etc., at the work as necessary. The Contractor shall verify all grades, lines, levels and dimensions as shown on the drawings, and he shall report any errors or inconsistencies in the above to the Architect before commencing work".

5. MEASUREMENTS AND EXISTING CONDITIONS

Article 10.1.2 of the "General Conditions" shall be added as follows: "Before ordering any materials or doing any work, the Contractor shall verify all governing dimensions and conditions at the building site and shall examine all adjoining work on which his work is in any way dependent for its efficiency or appearance, according to the intent of the drawings and specifications. No

waiver of responsibility for defective adjoining work, or extra charge on account of any difference in dimensions or quantities will be considered, unless notice of same has been made by the Contractor, and acceded to by the Architects, in writing before proceeding with the work".

6. PROTECTION DURING SUSPENSION OF WORK

Article 10.1.3 shall be added to the "General Conditions" as follows: "When the whole or any portion of the work is suspended for any reason the Contractor shall properly cover over, secure and protect or cause to be so protected such work as may be liable to sustain injury from any cause".

7. PERMITS

The General Contractor shall apply for, pay for, and obtain all permits required, give all legal notices and pay all fees required for the work.

8. EQUIPMENT

Article 10.2 of the "General Conditions" shall be supplemented by the following paragraph: "Temporary equipment shall be installed in such a manner that the finished work shall not be damaged by smoke, falling mortar, or other causes. Location and arrangement of temporary equipment shall be subject to the approval of the Architects".

9. SUBSTITUTION

Article 10.4.1 shall be added to the "General Conditions" as follows: "Should substitution of materials or methods in place of those specified be granted, and such substitution necessitates changes or additional work, the latter shall be provided by the Contractor, who shall assume the entire responsibility for such work. The Architect's permission to make such a substitution shall not relieve the Contractor from full responsibility therefor.

"Specific items are mentioned to establish a standard of quality, other items of equal quality may be used if approved by the Architects.

"The Contractor or his Sub-Contractors shall provide, without extra charge, all incidental items required as a part of his work, even though not specifically indicated. If he has reason to object to the use of any material, appliance, or method of construction, as shown or specified, he shall proceed with the work only with the understanding that first-class results will be expected and required in every consideration".

"The word 'incidental', as used above, means items not particularized, such as nail, bolts, washers, etc., but not including items such as structural steel lintels, or other major trade items".

10. SECURITY FOR FAITHFUL PERFORMANCE

Article 21.1 of the "General Conditions" shall be added as follows: "Simultaneously with his delivery of the executed contract, the successful Bidder must deliver to the Owner an executed Performance Bond and Labor and Material Payment Bond, each in the amount of one hundred (100%) percent of the Contract Price, prepared in the Standard Form of AIA Document No. A-311, and having a surety thereon such company or companies as are acceptable to the Owner, and as are authorized to transact business in this State. The bonds shall allow for any additions or deductions to the Contract.

"Attorneys-in-fact who sign bid bonds or contract bonds must file with each bond a certified copy of their power of attorney to sign said bonds".

11. ACCEPTANCE

Article 15.5 of the "General Conditions" shall be supplemented as follows: "The date of Final Payment shall be the date of acceptance of the building. Partial or complete use or occupancy of the building, payments made (excepting only the Final Payment, and certificates issued shall not constitute acceptance of the building".

12. GUARANTEE

Article 10.4.2 of the "General Conditions" of the Contract shall be added as follows: "The General Contractor shall guarantee his work, and the work of all Sub-Contractors, for a period of one year from the date of substantial completion of the building, and shall leave the work in perfect order at the end of the guarantee period. Neither the Final Certificate of Payment nor any provision in the Contract Documents shall relieve the General Contractor of responsibility for negligence, or faulty materials, or workmanship within the extent of period provided by law and by this article, and upon written notice, he shall remedy any defects due thereto and pay all expenses for any damage to work resulting therefrom".

13. CASH ALLOWANCES

Article 21.2 shall be added to the "General Conditions" as

follows:

"Cash Allowances"

The Contractor shall include in the Contract Sum the following allowances, which shall cover the net cost of materials delivered to the site, and all taxes. The Contractors cost at the site, including labor, installation overhead, profit and other expenses contemplated for the original allowance shall be included in the Contract Sum and not the allowance. The Contractor shall cause the work covered by these allowances to be performed for such amounts and by such persons as the Architect may direct, but he will not be required to employ persons against whom he has a reasonable objection. If the cost, when determined, is more or less than the allowance, the Contract Sum shall be adjusted accordingly by Change Order.

There are no Cash Allowances

The Contractor shall carry in his proposal the amount of (nothing) for these Cash Allowances".

14. SHOP DRAWINGS AT THE SITE

Article 10.8 of the "General Conditions" shall be supplemented with the following: "All copies of shop drawings and setting drawings, after approval, intended for use on the job, shall be submitted to the Architects to be so marked. No copies shall be used on the job which have not been so identified".

15. SHOP DRAWINGS AND SAMPLES

Article 10.8.1 of the "General Conditions" shall be added as follows: "Drawings and schedules shall be submitted in quintuplet (unless otherwise specified); drawings, schedules and samples shall be accompanied by letters of transmittal which shall give a list of the numbers and date of the drawings submitted, and a brief identification of the samples. Drawings shall be complete in every respect and bound in sets".

16. DEMOLITION, CUTTING, PATCHING AND DIGGING

Article 10.2 of the "General Conditions" shall be supplemented by the addition of the following: "All demolition,

cutting, patching and digging for all trades shall be done by the General contractor, except as otherwise specified".

17. CLEANING

Article 10.9 of the "General Conditions" shall be supplemented by the following: "Upon completion of the work, the General Contractor shall cause the entire premises to be cleared of all debris and excess material and shall have cleaned all hardware, plumbing and lighting fixtures and both sides of all interior and exterior glass, etc., and shall leave the premises in a suitable condition for immediate occupancy.

"During the progress of the work the premises shall be kept clean at all times and the General Contractor shall see that all boxes, cartons and other debris, either his own or that of Sub-Contractors, are promptly removed.

When any area in the building is used as a shop, storeroom etc., the one making use of such area shall be held responsible by the General Contractor for any repairs, patching, cleaning or painting arising from such use".

18. SEPARATE CONTRACTS

The following work will be done by the Owner under separate contracts, as provided for under Article 12 of the "General Conditions":

- Furnishings, furniture, draperies, etc.
- Carpet
- Speakers, intercom, and associated work
- Intrusion alarms

19. USE OF STRUCTURE BEFORE ACCEPTANCE

Article 12.1.1 shall be added to the "General Conditions" as follows: "The Owner also reserves the right to occupy certain finished portions of the work before acceptance. If such right is exercised, the Owner will assume all responsibility for damage to that portion of the structure used or occupied, but assumption of such responsibility by the Owner in no way relieves the Contractor of his obligations as defined under Article 10 of the "General Conditions".

20. PAYMENT

Article 15.6 of the "General Conditions" shall be added as follows: "Unless otherwise agreed upon with the Owner, not later than the 15th day after the receipt by the Owner of an approved requisition, the Owner will make partial payment to the Contractor on the basis of the duly certified, approved estimate of the work performed during the preceding calendar month by the Contractor, but the Owner has the option to retain five (5%) percent of the amount of each such estimate until final completion and acceptance of all work covered by this Contract".

21. FINAL PAYMENT

Article 15.4 of the "General Conditions" shall be altered by deleting the first seven words and substituting therefore the following at the beginning of the paragraph: "Final payment shall not be due until one hundred twenty-two (122) days after the work has been completed unless prior to that time...".

22. CONTRACTOR'S INSURANCE

Article 17.1 of the "General Conditions" of the Contract shall be supplemented by the following:

a1) The amounts of COMPREHENSIVE GENERAL LIABILITY INSURANCE other than automobile, shall be as follows:

Bodily Injury Liability Insurance in an amount not less than

\$1,000,000 for General Conditions

on account of each occurrence, and in an amount not less than

\$1,000,000 aggregate

Property Damage Liability Insurance in an amount not less than

\$ 500,000 for General Construction

for damages on account of any one occurrence, and in an amount not less than

\$1,000,000 aggregate

a2) Automobile Liability Insurance shall be as follows:

Bodily Injury Liability Insurance in an amount not less than

\$ 500,000 for each person, and in an amount not less than

\$1,000,000 each occurrence

Property Damage Liability Insurance in an amount not less than

\$ 500,000 for each occurrence

a3) Certificates shall include XCU Coverage

a4) OWNERS PROTECTIVE LIABILITY INSURANCE shall be purchased by the Contractor at his own expense for the benefit of and in the name of the Owner for the same limits as specified for the Comprehensive General Liability Insurance above.

a5) The Contractor shall maintain products and completed operations coverage to protect the Owner during the term of the guarantee period specified.

b) UNEMPLOYMENT INSURANCE - The Contractor agrees to indemnify and save the Owner harmless from, and to assume full responsibility for payment of all State and Federal Taxes, for Unemployment Insurance, Old Age Pensions and any other social security legislation as to all employees engaged in the performance of this Contract, and further agrees to meet all requirements that may be specified in regulations now or hereinafter promulgated from time to time by the Administration officials.

It is understood and agreed that neither the Contractor nor any employees of the Contractor shall be deemed or construed to be an employee of the Owner, and neither the Contractor nor the employees of the Contractor shall be entitled to benefits of any employees of the Owner, such as, but not limited to, Workmen's Compensation, Group Insurance, Vacation Pension and Unemployment Insurance.

c) The provisions of the General Conditions requiring 30-day Notice of Cancellation shall be strictly adhered to. 30-day Notice shall also be given for a material change in coverage condition. One certificate shall be sent to the Architects and one to the Owner.

d) Article 17.1 of the General Conditions requiring Contractual Liability Insurance shall be strictly adhered to.

23. FIRE INSURANCE

Article 17.3 of the "General Conditions" shall be supplemented by the following: "Such policy shall have Builder's Risk Special Extended Endorsement with a maximum deductible of \$500.00. The deductible cost shall be paid for by the General Contractor in the case of a claim for damages".

24. CHANGE ORDERS

Article 18.3 shall have the following added: "The Contractor's itemized estimate sheets for all charges or credits for additions to, or deductions from, the work shown on the drawings and described in the specifications shall be at all times open to inspection by the Architect. Proposals of cost for extra work shall be submitted in quadruplicate showing the separate items for Sub-Contractors work, the General Contractor's material and labor plus five (5%) percent overhead and ten (10%) percent profit. The proposal or requisition shall be accompanied by the Sub-Contractors proposal on the Sub-Contractors letterhead and shall show separate items for material, labor, overhead and profit".

25. INJURIES

The General Contractor shall report all injuries which occur in this work to the Architect, in writing, within 24 hours after the injury occurs; details of the injury itself shall be given, together with an explanation of how it happened.

END OF SUPPLEMENTARY GENERAL CONDITIONS

SECTION 01005 - SUMMARY OF WORK

1.1 DESCRIPTIVE SUMMARY OF WORK:

A. Identification: Name of Project is "Sunroom Addition, Cumberland Club, Portland, Maine."

B. Contract Documents: Prepared by WADSWORTH BOSTON MERCER & WEATHERILL, 615 Congress Street, Portland, Maine 04101; (207) 772-6554. Contract documents are dated September 16, 1988.

C. Contract Documents: Requirements of the work are contained in the Contract Documents, and include cross-references herein to published information, which is not necessarily found therewith.

D. Verbal Summary: Without force and effect on requirements of contract documents, the description of the work of the Contract can be summarized as follows:

Construction of a single story addition to an existing building, with foundation walls of cast-in-place concrete, exterior walls of masonry, and a single-ply roof supported by wood frame construction. Windows consist of both single-hung aluminum windows and a large "greenhouse" window with motorized, insulated window shades. The floor is wood frame with quarry tile finish, the wall finish is exposed brick painted and unpainted, and ceilings are acoustic tile glued to gypsum wall board. There is no plumbing. Heating and air-conditioning are by means of a gas fired roof-top unit ducted to outlets in the ceiling. The existing wet, automatic fire sprinkler system will be extended to the new work. Electric work will consist of new lights and new power outlets fed from a new distribution box and with switches installed in existing finished spaces. Outdoor platforms and stairs will have electric heat wires. There is very little work in the existing building: only that directly associated with this new addition.

The Owner wishes to preserve the existing lawn as much as possible and the Contractor will be asked to use the parking lot for staging and access to the work. It is necessary that the Contractor sit down with the Architect and Owner before work commences and agree with them on a construction schedule. Access for Club Members to the rear entrance shall be retained as long as possible. The Owner will maintain normal operation of the club throughout the construction period and will cooperate with the Contractor to enable him to complete the work as quickly as possible.

1.2 LISTING, ACCEPTANCE, REQUIREMENTS: Refer to the individual work sections of specifications and other contract documents for requirements of work to be performed as "Alternates". Refer to Contract for indication of which Alternates (as listed in the

Proposal) have been accepted or will be considered for acceptance during construction. Accepted Alternates are in full force and effect, as though included originally in base bid.

1.3 ALLOWANCES: This Contract has no Allowances.

1.4 RESERVED WORK: Certain items are listed in the Supplementary General Conditions as work to be performed under separate contracts during the period this Contract is in force. This Contractor shall cooperate with such other contractors in the execution of their work.

1.5 CHANGE ORDERS: The Architect has no authority to authorize changes in the construction contract. This can be done only by means of a duly signed Change Order.

1.6 STRUCTURAL WORK: Do not cut-and-patch structural work in a manner resulting in a reduction of load-carrying capacity or load-deflection ratio. Submit proposal and request and obtain Architect's approval before proceeding with cut-and-patch of structural work.

1.7 OPERATIONAL/SAFETY LIMITATIONS: Do not cut-and-patch operational elements and safety components in a manner resulting in decreased performance, shortened useful life, or increased maintenance.

1.8 VISUAL/QUALITY LIMITATIONS: Do not cut-and-patch work exposed to view (exterior and interior) in a manner resulting in noticeable reduction of visual or similar qualities, as judged by the Architect.

1.9 LIMITATION ON APPROVALS: Architect's approval to proceed with cutting and patching does not waive right to later require removal/replacement of work found to be cut-and-patched in an unsatisfactory manner, as judged by Architect.

END OF SECTION 01005

SECTION 01030 - ALTERNATES

PART 1 - GENERAL

1.1 DESCRIPTION OF REQUIREMENTS:

A. Definition: An alternate is an amount proposed by Bidders and stated on the Bid Form that will be added to or deducted from Base Bid amount if the Owner decides to accept a corresponding change in either scope of work or in products, materials, equipment, systems or installation methods described in Contract Documents.

B. Coordination: Coordinate related work and modify or adjust adjacent work as required to ensure that work affected by each accepted alternate is complete and fully integrated into the project.

C. Notification: Immediately following award of Contract, prepare and distribute to each party involved, notification of the status of each alternate. Indicate whether alternates have been accepted, rejected or deferred for consideration at a later date. Include a complete description of negotiated modifications to alternates, if any.

D. Schedule: A "Schedule of Alternates" is included at the end of this section. Specification sections referenced in the Schedule contain requirements for materials and methods necessary to achieve the work described under each alternate.

1. Include as part of each alternate, miscellaneous devices, appurtenances and similar items incidental to or required for a complete installation whether or not mentioned as part of the alternate.

PART 2 - PRODUCTS

Not Applicable

PAR 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES:

A. Alternate Bid Item #1.

Construct an entrance ramp and exterior steps and revise the grading as detailed on Sheet AB1. If this Alternate is accepted certain items required under the Base Bid, such as the exterior steps and associated railings, will not be required.

END OF SECTION 01030

SECTION 01500 - TEMPORARY WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS: Drawings and general provisions of Contract, including General and Supplementary General Conditions and Division-1 Specification sections, apply to the work of this section.

A. Refer to Section 01030 ALTERNATES for alternate bid items.

1.2 SUMMARY: This section specifies temporary services and facilities, including utilities, construction and support facilities, security and protection. Provide facilities ready for use. Maintain, expand and modify as needed. Remove when no longer needed, or replaced by permanent facilities.

1.3 REGULATIONS: Comply with applicable laws and regulations.

1.4 CONDITIONS OF USE: Keep facilities clear and neat. Operate in a safe and efficient manner. Take necessary fire prevention measures. Do not overload, or permit facilities to interfere with progress. Do not allow hazardous, dangerous or unsanitary conditions, or public nuisances to develop or persist on the site.

1.5 SCHEDULING: Provide temporary services and facilities ready for use when first needed to avoid delay in the work.

PART 2 - PRODUCTS

2.1 TEMPORARY OFFICE: Establish a suitable temporary water-tight office for use of the Architect, Contractor and Sub-Contractors and adequate for the conduct of the work.

2.2 TEMPORARY TELEPHONE: Install in the temporary office temporary telephone service and maintain throughout the entire work at the expense of the General Contractor.

2.3 TEMPORARY TOILET FACILITIES: The Contractor shall provide and maintain continuous sanitary temporary toilet facilities until the work is substantially completed. Toilet rooms in the existing building will not be available to the Contractor.

2.4 TEMPORARY WATER: The Owner will supply temporary water from the building for the work at existing characteristics.

2.5 TEMPORARY ELECTRICITY: The Owner will supply to the Contractor at no charge electricity at existing characteristics for use in the work of this Contract. The Contractor shall arrange and

also pay for all temporary connections and wiring required and shall remove same upon completion of the job.

2.6 SCAFFOLDING AND SHORING: The General Contractor shall provide all centering, platforms, scaffolding, etc., necessary for the proper completion of the work of all trades and he must assume all responsibility for all such work and make good any damage from improper supports and failures of shoring in any respect.

2.7 PUMPING: Provide all necessary labor and equipment to keep all portions of excavations free from water and maintain pumps in operation as required.

2.8 TEMPORARY HEATING:

A. During construction, when the outside temperature reaches 32 degrees F. provide ample approved apparatus for properly heating aggregate, sand, and water for the mixing of all concrete, and ingredients for mixing mortar for the laying of brick and stone work. Protect from freezing all fresh concrete and masonry work.

B. When the exterior walls of the building are completed and the roof on, all exterior openings shall be covered with tight-fitting plastic screens and provisions shall be made to maintain proper temperature and ventilation in the new structure for the proper performance of all interior work.

C. During construction such temporary arrangements as are necessary shall be made to maintain heat in the new portions of the building. Heat to the occupied portions of the building shall be maintained at a comfortable living level. Heat to the portions under construction shall be maintained as required for the work to be performed but at no time and under no circumstance less than 40 degrees F.

2.9 TEMPORARY CLOSURES: All external openings shall be closed or equipped with batten or other suitable type temporary doors and/or windows when not in use. Openings shall be kept locked at all times that work is not in progress.

2.10 DUST BARRICADES: Construct dust protection where necessary to protect the existing building from the work of this Contract. Use 6 mil polyethylene film on 2 x 4 wood framing. Seal with tape at perimeter and intermediate joints. Use double thickness at doors in barricades. Do not block exit ways.

2.11 FENCING AND PROTECTION: Fences, lights, etc., shall be provided as necessary to conform to law, and for the protection of the general public and the Contractor's equipment and materials during the progress of the work.

PART 3 - EXECUTION

3.1 STAGING AREA: The Contractor shall confine his operations on the ground to the areas agreed upon at the preconstruction conference. All temporary facilities and equipment and materials storage shall be kept within this area.

3.2 CLEANING: The entire premises shall be kept clean at all times and no excess of debris and excess materials shall be allowed to accumulate.

3.3 REMOVAL OF TEMPORARY FACILITIES: At the completion of the work, or earlier if expedient, the General Contractor shall remove all temporary work and facilities, shoring, structures, etc. All materials shall become the property of the Contractor and shall be promptly removed from the site.

3.4 SIGNS: Signs may be erected by the General Contractor and major trade sub-contractors to the extent permitted by the Architect.

END OF SECTION - 01500

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SECTION 02060 - BUILDING DEMOLITION

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK:

- A. Extent of building demolition work is shown on drawings.
- B. Demolition includes complete removal and disposal of demolished materials.

1.2 SUBMITTALS:

- A. Schedule: Submit proposed schedule of building demolition to Architect for review prior to start of work. Include in schedule coordination for shut-off, capping, and continuation of mechanical services as required.

1.3 JOB CONDITIONS

- A. Partial Removal: Items of salvable value to Contractor may be removed from structure as work progresses. Salvaged items must be transported from site as they are removed.

- 1. Storage or sale of removed items on site will not be permitted.

- B. Traffic: Conduct demolition operations and removal of debris to ensure minimum interference with walks and other adjacent occupied or used facilities. Do not close or obstruct walks or other occupied or used facilities without permission from the Owner.

- C. Protections: Ensure safe passage of persons around area of demolition. Conduct operations to prevent injury to adjacent buildings, structures, other facilities and persons.

- 1. Weather Protection: Protect building interior and all materials and equipment from weather at all times. Where removal of existing roofing or copings is necessary to accomplish work, have materials and workmen ready to provide adequate and approved temporary covering of exposed areas. Temporary coverings shall be attended, as necessary, to insure effectiveness and to prevent displacement.

- D. Damages: Promptly repair damages caused to adjacent facilities by demolition operations at no cost to Owner.

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PART 2 - PRODUCTS

NOT APPLICABLE

PART 3 - EXECUTION

3.1 DEMOLITION:

A. Pollution Controls: Use water sprinkling, temporary enclosures, and other suitable methods to limit dust and dirt rising and scattering in air to lowest practical level. Comply with governing regulations pertaining to environmental protection.

1. Do not use water when it may create hazardous or objectionable conditions such as ice, flooding, and pollution.

B. Clean adjacent structures and improvements of dust, dirt and debris caused by demolition operations, as directed by Architect or governing authorities. Return adjacent areas to condition existing prior to start of work.

C. Below-Grade Construction: Demolish and remove below-grade construction and pavement on grade.

3.2 DISPOSAL OF DEMOLISHED MATERIALS:

A. General: Remove from site debris, rubbish, and other materials resulting from demolition operations. Burning of removed materials from demolished structures will not be permitted on site.

B. Transport materials removed from demolished structures and dispose of off site in an approved manner. Contractor shall pay all disposal fees.

C. Salvaged Materials and Equipment: Carefully remove materials and equipment indicated to remain the property of the Owner. Notify Owner of removal at least one day ahead of time. Remove items carefully and place outside the building. The Owner will pick the items up from that location.

END OF SECTION 02060

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Sunroom Addition

PART 1 - GENERAL

1.1 RELATED DOCUMENTS: Drawings and general provisions of Contract, including General and Supplementary General Conditions and Division-1 Specification sections, apply to the work of this section.

A. REFER to Section 01030 ALTERNATES for alternate bid items

1.2 SUMMARY: Extent of earthwork is indicated on the drawings.

1.3 JOB CONDITIONS:

A. Protections: Protect structures, utilities, sidewalks, pavements, and other facilities in areas of work. Barricade open excavations and provide warning lights. Comply with regulations of authorities having jurisdiction.

PART 2 - PRODUCTS

2.1 PROVIDE BRACING AND SHORING as required in excavations, to maintain sides and to protect adjacent structures for settlement, complying with local codes and regulations. Maintain until excavations are backfilled.

2.2 DEFINITIONS:

A. Satisfactory soil materials generally shall be coarse grained with more than 50% retained on a #200 sieve, and containing no clayey material. Satisfactory soil materials are defined as those complying with ASTM D 2487 soil classification groups GW, GP, GM, SM, Sw, and SP.

B. Unsatisfactory soil materials generally shall be fine grained soils with more than 50% passing a #200 sieve or containing clayey material. Unsatisfactory soil materials are defined as those complying with ASTM D 2487 soil classification groups GC, SC, ML, MH, CL, CH, OL, OH and PT

C. Gravel Material: Naturally or artificially graded mixture of natural crushed gravel, crushed stone, or crushed slag free of vegetable debris, or other objectionable materials.

D. Backfill and Fill Materials: Satisfactory soil materials free of clay, rock or gravel larger than 2" in any dimension, debris, waste, frozen materials, vegetable and other deleterious matter.

2.3 ROCK EXCAVATION:

A. Rock excavation includes removal and disposal of solid rock, boulders over 1/2 cu. yd., ledge rock, rock-hard cementitious deposits and other materials or obstructions which cannot be dislodged and excavated with modern, heavy-duty, track-mounted excavating equipment defined as follows:

1. For trenches less than 10' in width or pits in excess of 30' in either length or width: Caterpillar Model 215 or equivalent hydraulic excavator.
2. For open excavation (all excavations other than above): Caterpillar Model No. 973 or 977K or equivalent loader.

B. If required, rock excavation will be paid for in accordance with contract conditions relative to changes in work. Rock payment lines are limited to the following:

1. Two feet outside of concrete work for which forms are required, except footings.
2. One foot outside perimeter of footings.
3. In pipe trenches, 6' below invert elevation of pipe and 2 ft. wider than inside diameter of pipe, but not less than 3 ft. minimum trench width.
4. Neat outside dimensions of concrete work where no forms are required.
5. Under slabs on grade, 6" below bottom of concrete slab.

2.4 MEMBRANE WATERPROOFING: Bituthene 3000 as made by Construction Products Division, W.R. Grace & Co. Over the membrane apply Bituthene PB-3000 Protection Board with Bituthene PBA-3000 Protection Board Adhesive. Install in strict accordance with manufacturer's published instructions to the extent shown on the drawings.

2.5 DRAINAGE RING: Superior Concrete Co., Inc. precast concrete drainage ring 7'-4" outside dia. x 4'-0" high, complete with 4-inch thick regular cover. Install in crushed rock as detailed.

2.6 DRAIN PIPE: Rigid perforated, PVC pipe installed as indicated

with filter fabric protecting the top of the pipe.

2.7 STEEL EDGING: As manufactured by Joseph T. Ryerson & Son, 1 1/8-inch x 4 inches deep steel edging in 20 foot sections with eight 1/8-inch stakes per section. Extend edging one inch above grade and hold in place with stakes extending into solid earth full length. Set top of stakes 1/2-inch below top of edging. Compact backfill on both sides of edging to density of undisturbed adjoining earth.

2.8 PAVING BRICK: Dense, hard burned, non-absorptive brick intended for paving purposes and matching existing brick in walk in size and color. Where indicated install without mortar on a sand bed. Place bricks as close together as possible. Spread a thin layer of sand on surface of installed brick and sweep back and forth with a broom to fill cracks between bricks. Leave with a light layer of sand on top to be worked in by foot traffic.

PART 3 - EXECUTION

3.1 EXCAVATION:

A. Excavation: Remove and dispose of material encountered to obtain required subgrade elevations, including obstructions visible on ground surface, underground structures and utilities indicated to be removed.

B. Unauthorized excavation: (Removal of materials beyond indicated subgrade elevations) may be filled with lean concrete, or corrected by extending indicated bottom elevation of footing to lower elevation, as acceptable to Architect/Engineer.

C. Stockpile excavated materials where directed, until required for backfill and fill.

D. Excavate for structure to elevations and dimensions shown, extending excavation a sufficient distance to permit placing and removal of other work and for inspection. Trim bottom to required lines and grades to provide solid base to receive concrete.

E. Cut ground under sidewalks to comply with cross-sections, elevations, and grades indicated.

F. Dewatering: Prevent surface water and subsurface or ground water from flowing into excavations. Do not allow water to accumulate in excavations. Provide and maintain pumps and other dewatering system components necessary to convey water away from excavations.

G. Cold Weather Protection: Protect excavation bottoms against freezing when atmospheric temperature is less than 35 degrees F.

H. If unsatisfactory soil materials are encountered at design elevations, continue excavation as directed by Architect/Engineer. If conditions are not a result of Contractor's negligence, additional excavation will be measured as directed by Architect/Engineer and paid for in accordance with Contract Conditions relative to changes in work.

3.2 FILL:

A. Backfill and Fill: Place and compact acceptable soil material in layers to required elevations.

B. Backfill excavations as promptly as work permits.

C. Prepare ground surface to receive fill by removing vegetation, debris, unsatisfactory soil materials and obstructions.

D. Place backfill and fill materials in layers not more than 8" in loose depth, compacting each layer to required maximum density. Do not place materials on surfaces that are muddy, frozen or contain ice or frost.

3.3 COMPACTION:

A. Compaction: Compact each layer of backfill and fill soil materials and the top 12" of subgrade for structures, slabs, steps and pavements to 90% maximum density for cohesive soils and 95% relative density for cohesionless soils. At lawns or unpaved areas, 85% max. density for cohesive soils and 90% relative density for cohesionless soils.

B. Spill on surface of subgrade or layers of soil material where too dry to permit compaction to required density. Remove and replace, or scarify and air dry soil material that is too wet to permit compaction to required density.

3.4 SIDEWALK SUBBASE COURSE: Place gravel fill material in layers of indicated thickness over subgrade surface to support walks. Place single layer for course 6" thick or less and equal layers for courses more than 6" thick. Compact each lift.

3.5 GRADING: Grade areas indicated, including adjacent transition areas, with uniform levels or slopes between finish elevation. Shape surface of areas to within 0.10' above or below required subgrade elevation, compacted as required.

3.6 MAINTENANCE: Repair and re-establish grades in settled, eroded,

rutted or otherwise damaged areas. In damaged compacted areas, scarify surface, reshape, and compact to required density prior to further construction.

3.7 TOPSOILING:

A. Preparation: Remove all construction debris and wood. Allow for at least 6-inch layer of topsoil below grade indicated.

B. Loam for topsoil: Clear, fertile, friable material free from clumps or organic material, stones, etc. Loam shall be compacted with a roller to discover low spots and then levelled and smoothed again.

3.8 LAWN:

A. Installation: Apply 10-6-4 fertilizer at the rate of 1,000 pounds per acre. Level seedbed and allow to set for several days. Seed mixture shall be 50% of Red Fescue, 30% Marion or Kentucky Bluegrass and 20% Ryegrass applied uniformly at the rate of 3 pounds per 1,000 square feet. Seed only in late spring or early fall. After sowing rake seed into a depth of 1 1/2-inches.

B. Establishment: Keep seed moist by watering during germination period. Cut new grass to not less than 2-inches after it is 3-inches high. Pull weeds and remove from lawn. Lawn shall have a uniform catch over entire area of at least 80% to be acceptable.

C. Sod: At Contractor's option clean, strongly rooted, uniformly sized strips of 2 year old Kentucky Bluegrass sod, machine stripped not more than 24 hours prior to laying may be used. Lay strips with tight joints, roll or tamp lightly, and water thoroughly. In areas with 4 hours or less of direct sun per day, rake sod thoroughly 2 or 3 weeks after installation and seed heavily (4 pounds minimum per 1,000 square feet) with Red Fescue and keep moist for 3 weeks.

3.9 DISPOSAL: Remove excess excavated material, trash, debris, and waste material from site.

END OF SECTION 02200

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Sunroom Addition

SECTION 03310 - CONCRETE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS: Drawings and general provisions of Contract, including General and Supplementary General Conditions and Division-1 Specification sections, apply to the work of this section.

A. Refer to Section 01030 ALTERNATES for alternate bid items.

1.2 SUMMARY: Extent of concrete work is shown on drawings.

A. Related Work Specified Elsewhere: Membrane waterproofing specified in Section 02200. Electric heat wires to be buried in exterior concrete slabs are specified in a Division-16 Section.

1.3 CODES AND STANDARDS: ACI 301 "Specifications for Structural Concrete Buildings"; ACI 318, "Building Code Requirements for Reinforced Concrete"; comply with applicable provisions except as otherwise indicated.

1.4 MANUFACTURER'S DATA: Submit manufacturer's product data with installation instructions for proprietary materials including reinforcement and forming accessories, admixtures, joint materials, hardeners, curing materials and others as requested by Architect.

1.5 MIX PROPORTIONS AND DESIGN: Proportion mixes complying with mix design procedures specified in ACI 301.

A. Submit written report to Architect for each proposed concrete mix at least 15 days prior to start of work. Do not begin concrete production until mixes have been reviewed and are acceptable to Architect.

B. Mix designs may be adjusted when material characteristics, job conditions, weather, test results or other circumstances warrant. Do not use revised concrete mixes until submitted to and accepted by Architect.

C. Use air-entraining admixture in all concrete, providing not less than 4 percent nor more than 6 percent entrained air for concrete exposed to freezing and thawing, and from 2 percent to 4 percent for other concrete.

PART 2 - PRODUCTS

2.1 CONCRETE MATERIALS:

- A. Portland Cement: ASTM C 150, Type as required.
- B. Aggregates: ASTM C 33, except local aggregates of proven durability may be used when acceptable to Architect.
- C. Water: Drinkable.
- D. Air-Entraining Admixture: ASTM C 260.

2.2 RELATED MATERIALS:

- A. Membrane-Forming Curing Compound: ASTM C 309, Type 1.
- B. Joint Fillers: See Division-7.
- C. Non-Slip Nosings: See Division-5.

2.3 FORM MATERIALS:

- A. Provide form materials with sufficient stability to withstand pressure of placed concrete without bow or deflection.
- B. Exposed Concrete Surfaces: Suitable material to suit project conditions.

2.4 REINFORCING MATERIALS:

- A. Deformed Reinforcing Bars: ASTM A 615, Grade 60, unless otherwise indicated.

2.5 NON-SHRINK GROUT. Sonneborn "SonogROUT".

- 2.6 PRE-CAST CONCRETE LINTELS: Provide as detailed from plant of experienced manufacturer made of air-entrained 4,000 psi concrete. Fabricate with exposed Aggregate finish on vertical exposed face. Submit shop drawings for approval before commencing fabrication.

PART 3 - EXECUTION

3.1 FORMING AND PLACING CONCRETE:

- A. Ready-Mix Concrete: ASTM C 94.

B. Formwork: Construct so that concrete members and structures are of correct size, shape, alignment, elevation and position.

1. Provide openings in formwork to accommodate work of other trades. Accurately place and securely support items built into forms.
2. Clean and adjust forms prior to concrete placement. Apply form release agents or wet forms, as required. Retighten forms during concrete placement if required to eliminate mortar leaks.

C. Reinforcement: Position, support and secure reinforcement against displacement. Locate and support with metal chairs, runners, bolsters, spacers and hangers, as required. Set wire ties to ends are directed into concrete, not toward exposed concrete surfaces.

D. Joints: Provide construction, isolation, and control joints as indicated or required. Locate construction joints so as to not impair strength and appearance of structure. Place isolation and control joints in slabs-on-ground to stabilize differential settlement and random cracking.

E. Installation of Embedded Items: Set and build into work anchorage devices and other embedded items required for other work that is attached to, or supported by cast-in-place concrete. Use setting diagrams, templates and instructions provided by others for locating and setting.

F. Concrete Placement: Comply with ACI, placing concrete in a continuous operation within planned joints or sections. Do not begin placement until work of other trades affecting concrete is completed.

1. Consolidate placed concrete using mechanical vibrating equipment with hand rodding and tamping, so that concrete is worked around reinforcement and other embedded items and into forms.
2. Protect concrete from physical damage or reduced strength due to weather extremes during mixing, placement and curing.
 - a. In cold weather comply with ACI 306.
 - b. In hot weather comply with ACI 305.

3.2 CONCRETE FINISHES:

A. Exposed-to-view Surfaces: Provide a smooth finish for exposed concrete surfaces. Remove fins and projections, patch defective areas with cement grout, and rub smooth.

B. Monolithic slab finishes:

1. After screeding, consolidating, and leveling concrete slabs, do not work surface until ready for floating. Begin floating when surface water has disappeared or when concrete has stiffened sufficiently to permit operation of power-driven floats, or both. Consolidate surface with power-driven floats, or by hand-floating if area is small or inaccessible to power units. Check and level surface plane to tolerances of not exceeding 1/8-inch in 10 feet. Cut down high spots and fill low spots. Uniformly slope surfaces to drain. Immediately after leveling, refloat surface to a uniform, smooth, granular texture.
2. Non-Slip Broom Finish: Immediately after float finishing, slightly roughen concrete surface by brooming with fiber bristle broom perpendicular to main traffic route. Coordinate required final finish with Architect before application.

C. Abrasive blast concrete finish.

1. Surface Continuity: Perform abrasive blast finishing in as continuous an operation as possible, utilizing same work crew to maintain continuity of finish on each surface or area of work. Maintain patterns of variances in depths of blast as shown on drawings.

2. Depth of Cut: Use an abrasive grit of proper type and gradation to expose aggregate and surrounding matrix surfaces to match Architect's samples, as follows:

Medium: Generally expose coarse aggregate - 1/4" reveal.

3. Abrasive Blasting: Abrasive blast corners and edge of patterns carefully, using back-up boards, to maintain uniform corner or edge line. Determine type of nozzle, nozzle pressure, and blasting techniques required to match Architect's samples.

3.3 CURING: Begin initial curing as soon as free water has disappeared from exposed surfaces. Where possible, keep

continuously moist for not less than 72 hours. Continue curing by use of moisture-retaining cover or membrane-forming curing compound. Cure formed surfaces by moist curing until forms are removed. Provide protections as required to prevent damage to exposed concrete surfaces.

END OF SECTION 03310

SECTION 04200 - UNIT MASONRY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS: Drawings and general provisions of Contract, including General and Supplementary General Conditions and Division-1 Specification sections, apply to the work of this section.

A. Refer to Section 01030 ALTERNATES for alternate bid items.

1.2 SUMMARY:

A. Extent of each type of masonry is indicated on drawings.

B. Types of masonry required include:

Concrete Unit Masonry
Brick Masonry

C. Paving Brick is specified in Division- 2 Section.

1.3 STANDARDS: Comply with recommendations of Brick Institute of America (BIA), and National Concrete Masonry Assoc. (NCMA).

PART 2 - PRODUCTS

2.1 FACING BRICK: ASTM C 216, Grade SW, type FBS, uncovered, hatch type, color, size and texture of brick on existing building.

2.2 CONCRETE BLOCK: ASTM C-90, Grade N-1, normal weight units (max. 125 pcf).

2.3 MORTAR MATERIALS AND MIXES: Provide mortar complying with ASTM C 270, Proportion Specification, for materials and mortar types of composition indicated below:

A. Cementitious Material: Portland cement, type I or Type III, white or natural color as required to produce mortar color to match existing mortar combined with hydrated lime.

B. Aggregate: Natural or manufactured sand.

C. Colored Mortar Pigments: Natural and synthetic iron oxides and chromium oxides compounded for mortar.

D. Use Type N mortar for exterior, above-grade loadbearing and non-loadbearing walls, and for other applications where another type is not indicated.

1. Do not add admixtures unless otherwise indicated.
2. Select and proportion pigments with other ingredients to produce mortar color indicated; do not exceed pigment-to-cement ratio of 1-to-10, by weight.
3. Machine mix to match Architect's sample for color.

E. Joint Reinforcement, Ties and Anchoring Devices: Comply with requirements indicated below for basic materials and with those indicated under each item.

1. Hot-Dip Galvanized Wire: ASTM A 82 for uncoated wire, ASTM A 123 for zinc coating applied after prefabrication.
2. Joint Reinforcement: Welded-wire units prefabricated with deformed continuous side rods and plain cross rods into straight lengths of not less than 10' and of widths to fit wall thicknesses indicated, with prefabricated corner and tee units, and as follows:
 - a. Wire Size for Side Rods: 0.1483" diameter
 - b. Wire Size for Cross Rods: 0.1483" diameter.
 - c. For multi-wythe masonry provide truss design with 3/16-inch adjustable wall tie pintle sections.

F. Flashing: Full sheet of 3 oz. copper bonded by asphalt on one side of heavy waterproofed creped kraft paper sheet with reinforcing glass fibers bedded in the asphalt. Flashing shall have 0.00 perm rating, be extremely flexible, and have capability of bonding to mortar.

G. Weather Bar: 20 oz. Copper continuous.

H. Weepholes: Cotton sash cord of length required to product 2" exposure on exterior and 18" in cavity between wythes.

I. Extruded Polystyrene Board Insulation: ASTM C 578, Type IV, with closed cells and integral high density skin, formed by expansion of polystyrene base resin in an extrusion process.

PART 3 - EXECUTION

3.1 GENERAL:

- A. Install masonry units in bond pattern to match that existing.
- B. Avoid the use (by proper layout) of less-than-half-size units.
- C. Wet brick of high absorption, prior to laying.
- D. Bond intersecting walls with masonry units or provide anchors.
- E. Course brickwork to match up with that existing.
- F. Tool joints to match those existing.
- G. Keep cavities clean of mortar drippings, and install ties spaced 16" vertically and 24" horizontally. Provide weep holes spaced 24" apart at the bottom of (and at ledges in) cavities.
- H. Install board insulator of thickness indicated, in cavities at cavity walls with boards pressed firmly and adhesively applied against inside wythes of masonry. Fit boards between wall ties and with edges butted tightly.
- I. Reinforce horizontal joints with continuous masonry joint reinforcement, spaced 16" vertically; except spaced 8" in parapet walls, and immediately above and below openings, for a distance of 2' beyond jambs of opening. Do not bridge control and expansion joints in the wall system.
- J. Anchor ends of walls to structure with anchors spaced 2'-0", except as otherwise shown.
- K. Provide control and expansion joints at locations shown, and keep clean of mortar droppings.
- L. Provide concealed flashing in exterior masonry work as indicated. Except as otherwise shown, provide flashing under copings and sills, through wall at counterflashing locations, and above elements of structural support for masonry.
- M. Build other work into the masonry work as shown, fitting masonry units around other work, and grouting for secure anchorage.

3.2 PAVING BRICK:

4. Mortar Setting Bed: Saturate concrete subbase for several hours before placing setting bed. Remove surface water about 1 hour before placing setting bed. Apply slush coat of cement grout over surface of setting bed. Mix setting bed in proportion of one part cement to six parts sand just damp enough to hydrate cement. Screed and trowel to bring to required elevation. Install heat wires during this operation.

5. Paving Brick: Place brick pavers before initial set of setting bed occurs. Before placing pavers apply uniform 1/16-inch slurry of neat cement grout to setting bed and to back of each paver. Tamp and beat pavers to level.

6. Grout Joints: Force grout into joints as soon as possible after initial set. Do not smear surface of brick. Finish joints by tooling to a very slightly concave polished joint free from drying cracks.

7. Cure by keeping damp for seven days.

3.3 PROTECTION: Protect newly laid masonry from exposure to precipitation, excessive drying, freezing, soiling, backfill and other harmful elements.

3.4 REPAIR AND POINTING:

A. Remove and replace masonry units which are loose, chipped, broken, stained or otherwise damaged, or if units do not match adjoining units as intended. Provide new units to match adjoining units and install in fresh mortar or grout, pointed to eliminate evidence of replacement.

B. Pointing: During the tooling of joints, enlarge any voids or holes, except weep holes, and completely fill with mortar. Point-up all joints including corners, openings and adjacent work to provide a neat, uniform appearance, prepared for application of sealants.

3.5 CLEANING:

A. Dry-brush masonry work at end of each day's work.

B. Final Cleaning: After mortar is thoroughly set and cured, clean masonry as follows:

1. Remove large mortar particles by hand with wooden paddles and non-metallic scrape hoes or chisels.

2. Test cleaning methods on sample panels before proceeding with cleaning of entire masonry work.

3. Clean brick masonry by bucket and brush hand cleaning method described in BIA Technical Note No. 20 Revised" using Acidic cleaner approved by unit masonry manufacturer.

END OF SECTION 04200

SECTION 05500 - METAL FABRICATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS: Drawings and general provisions of Contract, including General and Supplementary General Conditions and Division-1 Specification sections, apply to the work of this section.

A. Refer to Section 01030 ALTERNATES for alternate bid items.

1.2 SUMMARY:

A. Extent of miscellaneous metal work is indicated on drawings.

B. Types of work in this section include, but are not necessarily limited to, the following:

- Rough hardware
- Loose bearing and levelling plates
- Loose steel lintels
- Structural steel framing
- Shelf angles
- Metal railings

1.3 CODES AND STANDARDS: AISC "Specifications for the Design, Fabrication and Erection of Structural Steel for Buildings"; AWS "Structural Welding Code"; comply with applicable provisions unless otherwise indicated.

1.4 RELATED WORK SPECIFIED ELSEWHERE: Thresholds specified in Section 08710

1.5 SHOP DRAWINGS: Submit when specified. Show complete details and instructions for fabrication, assembly, and installation. Furnish anchor bolts required for installation in other work; furnish templates for bolt installation.

1.6 INSERTS AND ANCHORAGES: Furnish inserts and anchoring devices to be built into the work for installation of miscellaneous metal items; coordinate delivery to job site to avoid delay.

PART 2 - PRODUCTS

2.1 STEEL PLATES, SHAPES, BARS: ASTM A 36.

2.2 COLD-FORMED STEEL TUBING: ASTM A 500, Grade B.

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2.3 STRUCTURAL COLD-ROLLED STEEL SHEET: ASTM A 570.

2.4 GROUT: Sonneborn 'Sono-grout'.

2.5 SHOP PAINT: FA TT-P-86, Type II, or, SSPC-Paint 14. Apply to cleaned and degreased steel surfaces at rate to provide a 2.0-mil dry film thickness.

2.6 GALVANIZING: ASTM A 386 for assembled products; A 153 for iron and steel hardware.

2.7 FABRICATION, GENERAL: Use materials of size and thickness shown or, if not shown, of required size, grade and thickness to produce strength and durability in finished product. Shop-paint all items not specified to be galvanized.

A. Weld corners and seams continuously; grind exposed welds smooth and flush.

B. Form exposed connections with hairline, flush joints; use concealed fasteners where possible.

2.8 ROUGH HARDWARE: Furnish custom fabricated bolts, plates, anchors, hangers, dowels, and other miscellaneous steel and iron shapes for framing and supporting and anchoring woodwork or steel members.

2.9 LOOSE STEEL LINTELS: Fabricate to sizes shown.

2.10 RAILINGS: Fabricate to details indicated of mild steel shapes and special fittings as catalogued by Julius Blum & Co. Use welded construction with all visible welds ground smooth and shop assembled in as large assemblies as possible to assure structural integrity. Take job dimensions, submit shop drawings.

PART 3 - EXECUTION

3.1 INSTALLATION: Perform cutting, drilling and fitting required for installation; set work accurately in location, alignment and elevation, measured from established lines and levels. Provide anchorage devices and fasteners where necessary for installation to other work.

A. Set loose items on cleaned bearing surfaces, using wedges or other adjustments as required. Solidly pack open spaces with bedding mortar, consisting of 1-part Portland Cement to 3-parts sand

and only enough water for packing and hydration, or use commercial non-shrink grout material.

B. Touch-up shop paint after installation. Clean field welds, bolted connections and abraded areas, and apply same type paint as used in shop. Use galvanizing repair paint on damaged galvanized surfaces.

END OF SECTION 05500

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SECTION 06100 - ROUGH CARPENTRY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS: Drawings and general provisions of Contract, including General and Supplementary General Conditions and Division-1 Specification sections, apply to the work of this section.

A. Refer to Section 01030 ALTERNATES for alternate bid items.

1.2 SUMMARY:

A. Types of work in this section include but is not limited to rough carpentry for:

- Wood framing
- Wood roof decking
- Wood grounds, nailers and blocking
- Wood furring
- Sub-flooring
- Glued-laminated structural beams

B. Finish Carpentry is specified in another Division-6 section.

1.3 PROJECT CONDITIONS: Fit carpentry to other work; scribe and cope as required for accurate fit. Correlate location of furring, nailers, blocking, grounds, and similar supports to allow attachment of other work.

PART 2 - PRODUCTS

2.1 LUMBER:

A. General: Manufacture lumber, S4S and gradestamped, to comply with PS 20 and applicable grading rules of inspection agencies certified by ALSC's Board of Review. Provide lumber with 15 percent moisture content at time of dressing and shipment, for sizes 2" or less in thickness.

B. Dimension Lumber: Provide lumber of the following product classification in grade and species indicated:

1. Light-Framing: (2"-4" thick, 2"-4" wide). Construction Grade.