

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 468 Commercial St.		Owner: City of Portland		Phone:		Permit No: <b>950153</b>	
Owner Address: 389 Congress St. - Ptld		Lease/Buyer's Name: XXXXXXXXXXXXXXXXXXXX		Phone: 772-1613		Business Name:	
Contractor Name: ME 04101		Address:		Phone:		Permit Issued: <b>23 1995</b>	
Past Use: ferry terminal		Proposed Use: ferry terminal w interior renovations		COST OF WORK: \$ 42,900		PERMIT FEE: \$ 235	
Proposed Project Description:  interior renovations		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A3 Type 2B		Zone: CBL: WPD	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zoning Approval: <i>[Signature]</i>	
Permit Taken By: L Chase		Date Applied For: 2/16/95		PEDESTRIAN ACTIVITIES DISTRICT (U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Mail Permit: Haas, Inc. ( 878-8733 )  
17 West Circle  
Falmouth, ME 04105

**PERMIT ISSUED  
WITH LETTER**

**CERTIFICATION**  
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: *[Signature]* ADDRESS: \_\_\_\_\_ DATE: 2/16/95 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public Ivory Card-Inspector

**CITY OF PORTLAND**

Zone: CBL: WPD

Zoning Approval: *[Signature]*

Special Zone or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan  major  minor  mm

Zoning Appeal  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

Historic Preservation  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied

Date: 2/22/95

GEO DISTRICT **3**  
MS SIMPSON



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date 27 Feb 95, 19\_\_  
 Receipt and Permit number 9171

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 468 Commercial St

OWNER'S NAME: Portland Ferry Terminal ADDRESS: \_\_\_\_\_

	FEES
<b>OUTLETS:</b>	
Receptacles <u>4</u> Switches <u>3</u> Plugmold _____ ft. TOTAL _____	1.40
<b>FIXTURES:</b> (number of)	
Incandescent _____ Fluorescent <u>6</u> (not strip) TOTAL _____	1.20
Strip Fluorescent _____ ft. _____	
<b>SERVICES:</b>	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
<b>METERS:</b> (number of) _____	
<b>MOTORS:</b> (number of)	
Fractional _____	
1 HP or over _____	
<b>RESIDENTIAL HEATING:</b>	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
<b>COMMERCIAL OR INDUSTRIAL HEATING:</b>	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
<b>APPLIANCES:</b> (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
<b>TOTAL</b> _____	
<b>MISCELLANEOUS:</b> (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential <u>X</u> _____	
Commercial <u>X</u> _____	15.00
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE: \_\_\_\_\_  
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... TOTAL AMOUNT DUE: 17.60

**INSPECTION:**  
 Will be ready on \_\_\_\_\_, 19\_\_ ; or Will Call xxx  
**CONTRACTOR'S NAME:** BaycEle  
**ADDRESS:** P.O. Box 6316 Cape Eliz  
**TEL:** 799-0350  
**MASTER LICENSE NO.:** 9191 **SIGNATURE OF CONTRACTOR:**  
**LIMITED LICENSE NO.:** \_\_\_\_\_ *Don L. Mailman*

INSPECTOR'S COPY — WHITE  
 OFFICE COPY — CANARY  
 CONTRACTOR'S COPY — GREEN



# PLUMBING APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 289-3826

3

Town Or Plantation: **PORTLAND**

Street Subdivision Lot #: **INTERNATIONAL FERRY TERMINAL COMMERCIAL ST.**

PROPERTY OWNERS NAME: **CITY OF PORTLAND 468 Commercial**

Applicant Name: **JAMES J KELLEY ASSOC., INC.**

Mailing Address of Owner/Applicant (if Different): **P.O. BOX 1310 WESTBROOK, ME 04098**

PORTLAND Data Permit Issued: **12.17.95**

5326 TOWN COPY

Local Plumbing Inspector Signature: \_\_\_\_\_ L.P.I. # **0124**

Fee: \$ **52**  Double Fee Charged

**Owner/Applicant Statement**

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

*James J. Kelley* **02-15-98**  
Signature of Owner/Applicant Date

**Caution: Inspection Required**

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

*Amy Simpson* **3-10-95**  
Local Plumbing Inspector Signature Date Approved

## PERMIT INFORMATION

<b>This Application is for</b>	<b>Type Of Structure To Be Served:</b>	<b>Plumbing To Be Installed By:</b>
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input checked="" type="checkbox"/> OTHER - SPECIFY <u>FERRY TERMINAL</u>	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER  LICENSE # <b>0990009024</b>

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer. In those cases where the connection is not regulated and inspected by the local Sanitary District.	2	Hosebibb / Silcock		Bathub (and Shower)
		Floor Drain		Shower (Separate)
<b>OR</b>	1	Urinal		Sink
		Drinking Fountain	6	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	4	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Ridet		Laundry Tub
Number of Hook-Ups & Relocations		Other:		Water Heater
Hook-Up & Relocation Fee	3	Fixtures (Subtotal) Column 2	10	Fixtures (Subtotal) Column 1
			3	Fixtures (Subtotal) Column 2
			13	Total Fixtures
			\$ 52	Fixture Fee
			\$ 0	Hook-Up & Relocation Fee
			\$ 52	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION 468 Commercial St

Issued to City 66 Fortland

Date of Issue 21 April 1995

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. 95/0153, 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

APPROVED OCCUPANCY

Entire

Ferry Terminal  
w/Handicapped Access Restrooms

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies 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 lessee for one dollar.

**City of Portland, Maine - Building or Use Permit Application- 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716**

Location of Construction: 153 Commercial St.		Owner: City of Portland	Phone:	Permit No: <b>30153</b>
Owner Address: 389 Congress St. - 04101	Lease/Buyer's Name: XXXXXXXXXXXXXXXXXXXX	Phone: 772-1613	Business Name:	<b>PERMIT ISSUED</b> FEB 23 1995 CITY OF PORTLAND
Contractor Name: J-1	Address:	Phone:		
Past Use: ferry terminal	Proposed Use: ferry terminal & interior renovations	COST OF WORK: \$ 27,900	PERMIT FEE: \$ 275	
Proposed Project Description: interior renovation.		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <b>2B</b> Type <b>2B</b>	Zone: <b>PDZ</b> CBL:
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	Zoning Approval: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: <b>L Chase</b>	Date Applied For: <b>2/16/95</b>	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Signature:	Date:

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Mail Permit: Haas, Inc. ( 173-9733 )  
17 West Circle  
Falmouth, ME 04105

**PERMIT ISSUED WITH LETTER.**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: *2/16/95* PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT **3**

*[Signature]*

COMMENTS

3.1.95 Progress Inspection -

Bathroom walls - sheetrock removed, replaced with type MR where req'd. HAAS, project mgr - John on site, I provided him w/ proper information regarding proper installation dimensions and decibal levels on Audio/visual Alarms (2 req'd) Some existing problems w/ duct work and vent pipes. Not conducive to new duct/vent plans. Will notify me upon rough-in inspection.

3.10.95 Rough In Inspection (ok)

3.27.95 Ceramic tile has been installed in both bathrooms they are currently changing locations of sink supplies to accommodate the size of the larger sinks ordered. No ventilation yet. no flooring yet

4.12.95 Soap dispensers not installed yet. Steel door frames could use one more coat of paint. Handicap unit in Ladies Room still needs door. Not wrong size. Signage (ok), Emergency lighting (ok).

4.20.95 Re-inspection for CO2 no door on Handicapped Rest stall as of yet. Soap dispensers have been installed

Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____



Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

February 23, 1995

RE 468 Commercial St.-(Ferry Terminal)

Haas, Inc.  
17 West Circle  
Falmouth, ME 04105

Dear Sir:

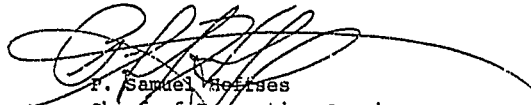
Your application to make interior renovations has been reviewed and a building permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

1. The sprinkler system shall be maintained to N.F.P.A. #13.
2. The fire alarm system shall be maintained to N.F.P.A. #72 standards.
3. All plumbing shall be done in accordance with the Maine State Plumbing Code.
4. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the city's building code. (The BOCA National Building Code/1993)
5. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses  
Chief of Inspection Services

/el



PROJECT:

INTERNATIONAL FERRY TERMINAL  
REST ROOM RENOVATIONS

COMMERCIAL STREET      PORTLAND, MAINE

THE CITY OF PORTLAND  
DEPARTMENT OF TRANSPORTATION

**GAWRON ASSOCIATES**

Architecture • Interior Design • Landscape Architecture  
153 U.S. Route One      Scarborough, Maine 04074  
207 - 883 - 6307      FAX 207 - 863 - 0361      © 1994

December 1, 1994

LEGAL SECTION  
NOTICE

CITY OF PORTLAND, MAINE

Notice to Contractors

Sealed proposals will be received at the Purchasing Office, Room 103, City Hall, 389 Congress Street, Portland, Maine 04101, until 2:30 P.M., JANUARY 6, 1995, at which time they will be publicly opened, to provide:

**REST ROOM RENOVATIONS at the INTERNATIONAL FERRY TERMINAL  
COMMERCIAL STREET**

Work includes selective demolition and the construction of rest room facilities. The work includes partial demolition and removal of building elements, addition of metal stud framing, acoustical insulation, plumbing, ventilation, electrical power, lighting, concrete work, wood framing, wood doors, hardware, toilet accessories and toilet partitions.

There will be a MANDATORY PRE-BID MEETING at 9 A.M., WEDNESDAY, DECEMBER 28, 1994, at the site on Commercial Street. Proposals shall only be accepted from those firms represented at the meeting.

The above named plans, specifications and proposal forms may be seen at the Purchasing Office, City Hall, 389 Congress Street, Portland, Maine; in the office of the Plan Rooms of F.W. DODGE CORPORATION, 47 Atlantic Place, South Portland, ME; at the DUNLAP AGENCY, 31 Court Street, Auburn, ME; or, at CONSTRUCTION SUMMARY OF MAINE, 734 Chestnut Street, Manchester, NH. Plans and specifications will be available at the Purchasing Office, Room 103, City Hall, on payment in advance of a non-refundable charge of \$25.00. Phone (207) 874-8654.

CITY OF PORTLAND, MAINE

ADVERTISE:	MAINE SUNDAY TELEGRAM	SUNDAY, DECEMBER 11, 1994
	PORTLAND PRESS HERALD	N/A

FEB 17 1995

## CITY OF PORTLAND, MAINE

## DEPARTMENT OF WATERFRONT &amp; TRANSPORTATION

## International Ferry Terminal Rest Room Renovations

Sealed bids for the above named project, addressed to Purchasing, City Hall, Room 103, 389 Congress Street, Portland, Maine, 04101, and clearly marked on the outside of the envelope with the name of the bidder, project title and bid number, will be received until 2:30 P.M., Friday, January 6, 1995, at which time they will be publicly opened and read.

The above named specifications are available at the Purchasing Office, Room 103, City Hall, Portland, Maine, 207-874-8654, upon payment in advance of \$20.00, such money shall not be refunded.

There will be a MANDATORY site inspection on Wednesday, December 28, 1994, at 9:00 A.M. at the Ferry Terminal. Only those companies represented at this inspection will be allowed to bid on this project.

All proposals are to be submitted on the attached form and are to remain open for thirty days after their opening. Late mail deliveries make it important for proposers to allow extra time if mailing their proposal. Facsimile proposals will not be accepted.

Each proposal must be accompanied by a deposit of 5% of the amount bid. This may be in the form of a certified check, bank treasurer's check, bank cashier's check, money order, cash or a bid bond. (Personal or company checks that are not certified will result in bid rejection). Checks and money orders shall be made payable to the City of Portland, and will be deposited in its account. Such deposits will be returned to proposers within a reasonable time after contract is signed. If the successful proposer fails to sign the contract within 10 days after notification by the Corporation Counsel's office, the proposal will lapse at the election of the City and the bid deposit will be forfeited and retained by the City as an agreed amount of liquidated damages.

The successful proposer shall agree to defend, indemnify and save the City harmless from all losses, costs or damages caused by its acts or those of its agents. Before the contract is executed, proposer will produce evidence satisfactory to the City's Corporation Counsel of coverage for General Public Liability Insurance, including Contractual Liability and Automobile Insurance in amounts not less than Five Hundred Thousand Dollars (\$500,000.00) per person, One Million Dollars (\$1,000,000.00) per occurrence, for bodily injury, death, and property damage, naming the City as an additional insured thereon, and Workers' Compensation Insurance. The City disclaims any and all responsibility for injury to contractors, their agents or others while examining the job or at any other time.

The successful proposer shall provide a performance bond, and labor and materials payment bond, each in the amount of the successful bid, guaranteeing one hundred percent (100%) performance of the contract agreement, including the guarantee period and free and clear of any and all liens, attachments and encumbrances. All such bonds shall comply with the requirements of Maine State law.

NOTICE AND SPECIFICATIONS (CONT'D)

BID #7495

Prior to any payment by the City, the contractor may be required to supply the City with a Waiver of Lien--Material and Labor for the total awarded contract cost, guaranteeing payment in full for all labor and materials used or required in connection with the work described in this bid.

Contractor to include in bid price the cost of all applicable permits and disposal fees.

All questions should be directed to the Director of Budget and Purchasing at the above address and be received at least five business days prior to the bid opening date. Questions received after this time will not be addressed. Responses from the City that substantially alter this bid will be issued in the form of a written addendum to all known bid holders.

December 11, 1994

Ellen Sanborn  
Director of Budget & Purchasing

BID #7495

BID #7495

FERRY TERMINAL REST ROOM RENOVATIONS

PROPOSAL

The undersigned having carefully examined the site of the work, the Plans, including all current amendments or revisions thereof; and Contract Agreement contained herein for Rest Room Renovations on which proposals will be received until the time specified in the "Notice to Contractors", and in case of award, do(es) hereby propose and offer to enter into a contract to supply all the materials, tools, equipment and labor required to perform and construct the whole of the work in strict accordance with the terms and conditions of this contract at the prices stated in the following Proposal:

- A. BASE BID - All labor, equipment, materials, and incidentals necessary for the Rest Room Renovations, and other miscellaneous items of work at the Portland International Marine Ferry Terminal as indicated on the Drawings and in the Specifications, except for those items described as "Alternates":

LUMP SUM PRICE: \$ \_\_\_\_\_

- B. ALTERNATE NO. 1 - Additional Floor and Wall Tile:

LUMP SUM PRICE: \$ \_\_\_\_\_

- C. ALTERNATE NO. 2 - Additional Wall Tile (2):

LUMP SUM PRICE: \$ \_\_\_\_\_

TIME FOR COMPLETION NO LATER THAN MARCH 15, 1995.

THIS PROPOSAL ACKNOWLEDGES THE RECEIPT OF ADDENDA NO.: \_\_\_\_\_  
(If Applicable)

The undersigned also agrees as follows:

To do any extra work, not covered by the above specifications, which may be ordered by the City, and to accept as full compensation therefore such prices as may be agreed upon in writing by the City and the Contractor.

The Undersigned hereby declares that any person(s) employed by the City of Portland, Maine, who has any direct or indirect personal or financial interest in this proposal or in any portion of the profits which may be derived therefrom has been identified and the interest disclosed by separate attachment. (Please include in your disclosure any interest which you know of. An example of a direct interest would be a City employee who would be paid to perform services under this proposal. An example of an indirect interest would be a City employee who is related to any officers, employees, principal or shareholders of your firm or to you. If in doubt as to status or interest, please disclose to the extent known.)

Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

IF AN INDIVIDUAL, SIGN HERE

Signature of Bidder \_\_\_\_\_

Address \_\_\_\_\_

(Signatures for a Firm, Partnership or Corporation on next page)

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

IF A FIRM OR PARTNERSHIP, SIGN HERE:

Signature of Bidder \_\_\_\_\_

Name of Firm or Partnership \_\_\_\_\_

Business Address \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

Names and Addresses of Members of Firm or Partnership:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PROPOSAL (Continued)

IF A CORPORATION, SIGN HERE:

Name of Bidder \_\_\_\_\_

Authorized Signature: \_\_\_\_\_  
(Name) (Title)

Business Address \_\_\_\_\_  
\_\_\_\_\_

Incorporated under the Laws of the State of \_\_\_\_\_

Names and Addresses of Officers of the Corporation:

President \_\_\_\_\_

Secretary \_\_\_\_\_

Treasurer \_\_\_\_\_

\_\_\_\_\_ ss

Before me, personally appeared \_\_\_\_\_  
and acknowledged that the signature to the preceding bid is his signature  
in his official capacity.

Date: \_\_\_\_\_  
(Notary Public)  
(Signature & Seal)



ALL CORPORATIONS MUST COMPLETE THIS FORM  
AND SUBMIT WITH THE BID PROPOSAL

(Insert copy of that part of the records of the corporation wherein authority was given to the officer of that corporation to sign this bid on behalf of the corporation.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Date)

The above is a true copy of the records of the \_\_\_\_\_  
\_\_\_\_\_ Corporation, which records are in my legal custody.

\_\_\_\_\_  
Official having custody of the records

\_\_\_\_\_  
ss:

Before me appeared \_\_\_\_\_,  
\_\_\_\_\_ of the \_\_\_\_\_

Corporation, and made oath that the above statement is true.

\_\_\_\_\_  
Notary Public - Signature and Seal

ALL CONTRACTORS SHALL FILL IN  
THE FOLLOWING INFORMATION  
BEFORE SUBMITTING BID

NAME OF SUPPLIER  
AND ADDRESS

PRODUCTS TO BE SUPPLIED

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.

NAME OF SUBCONTRACTOR  
AND ADDRESS

ANTICIPATED  
DOLLAR AMOUNT

SERVICE OR TRADES  
TO BE SUPPLIED

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.



2. It is agreed that the amount given in the CONTRACTOR'S Proposal Section of the Contract Documents will be used as the bases for determining the amount due under this Contract Agreement and for establishing the amount of the required Contract Performance Surety Bond and Contract Payment Surety Bond, and that the amount due under this Agreement so determined is (\$ ) (hereinafter referred to as the "Contract Price"). The CITY shall have the right to increase or decrease the amount and extent of the work by giving reasonable notice in writing to the CONTRACTOR. The CITY shall pay for the work performed and the materials furnished for any such increase and will calculate a proper reduction for any decrease through negotiation with the CONTRACTOR.
3. CONTRACTOR covenants and agrees that all work performed and materials used shall be free from all defects, and that all work be performed in a good workmanlike manner.
4. Any mechanic's lien or any other lien which may be filed against the premises which are the subject of this Contract by reason of the work described herein shall be defended (by counsel reasonably acceptable to the CITY) and promptly discharged by the CONTRACTOR at its own expense. If the CONTRACTOR should fail either to defend the City against the lien or to discharge it, then the CITY may do so at the CONTRACTOR'S expense. In the event of such an undertaking by the CITY, the CONTRACTOR will promptly reimburse the CITY for all its costs and expenses in so doing including, but not limited to, reimbursement of the CITY'S reasonable counsel fees and costs which may be incurred by it in substituting a bond in place of the lien.
5. The City reserves the right to require Waivers of Lien from subcontractors and/or suppliers prior to each progress payment made to CONTRACTOR pursuant to the terms of this agreement.
6. Prior to the execution of this Agreement, CONTRACTOR will procure and maintain Public Liability Insurance coverage and Automobile Insurance coverage in an amount of not less than Five Hundred Thousand Dollars (\$500,000.00) combined single limit and One Million Dollars (\$1,000,000.00) aggregate for bodily injury, death, and property damage, naming the City as an additional insured thereon, and shall also procure Workers' Compensation Insurance coverage. CONTRACTOR shall furnish and thereafter maintain certificates evidencing such coverage, which certificates shall guarantee thirty (30) days notice of termination of insurance from insurance company or agent.
7. To the fullest extent permitted by law, the CONTRACTOR shall defend, indemnify and hold harmless the CITY, its officers and employees, from and against all claims, damages, losses, and expenses, just or unjust, including but not limited to the costs of defense and attorneys' fees arising out of or resulting from the performance of this Agreement, provided that any such claims, damage, loss or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use therefrom, and (2) is caused in whole or in part by any negligent act or omission of the CONTRACTOR, anyone directly or indirectly employed by it, or anyone for whose act it may be liable.

8. Upon receipt of executed contracts, and insurance as required, the CITY will promptly send an executed CITY contract and a "Notice to Commence Work" to the CONTRACTOR. The CONTRACTOR agrees to complete work by no later than March 15, 1995, which may be extended in writing by the City's Director of Waterfront and Transportation (hereinafter the "DIRECTOR").
9. The CONTRACTOR will perform the work to the satisfaction of the DIRECTOR who shall have the right of inspection at all times, and whose approval and acceptance of the work shall be a condition precedent to payments by the CITY under this Contract. The DIRECTOR shall have the authority to stop work in progress if such work is being done contrary to the plans, specifications, or engineering practice.
10. In the event that any dispute as to the amount, nature or scope of the work required under this Contract, the decision and judgment of the responsible CITY official shall be final and binding.
11. The CONTRACTOR shall guarantee the work for a period of one year for the faithful remedy of any defects due to faulty materials or workmanship and payment for any damage resulting therefrom.
12. CONTRACTOR shall keep accurate records of all services performed under this Agreement and shall submit such information to the CITY on a monthly basis. Payment for such services shall be made to CONTRACTOR not more than thirty (30) days after receipt of said forms and acceptance of the work by the DIRECTOR.
13. The CITY may terminate this Agreement for cause by written Notice to the CONTRACTOR. In the event of such termination, CONTRACTOR shall not be entitled to any further payment under this Agreement from the date of receipt of said Notice.
14. The CITY shall have the right to terminate this Agreement at any time for its convenience on prior written Notice to CONTRACTOR. If Agreement is terminated by the CITY for convenience, the CITY shall pay the CONTRACTOR for all work performed and all materials purchased pursuant to this Agreement prior to receipt of said Notice.

IN WITNESS WHEREOF, THE SAID CITY OF PORTLAND has caused this Agreement to be signed and sealed by Robert B. Ganley, its City Manager, thereunto duly authorized, and \_\_\_\_\_ has caused this Agreement to be signed and sealed by \_\_\_\_\_, its \_\_\_\_\_, thereunto duly authorized, the day and year first above written.

WITNESS:

CITY OF PORTLAND

By \_\_\_\_\_  
Its City Manager

CONTRACTOR

By \_\_\_\_\_  
Its

Approved as to Form:

Approved as to Budget:

\_\_\_\_\_  
Corporation Counsel

\_\_\_\_\_  
Director of Budget & Purchasing

WAIVER OF LIEN  
MATERIAL OR LABOR

State of \_\_\_\_\_

County of \_\_\_\_\_

To all whom it may concern:

Whereas \_\_\_\_\_ the undersigned \_\_\_\_\_

has been employed to furnish for the project known as \_\_\_\_\_

\_\_\_\_\_ City of \_\_\_\_\_ County of \_\_\_\_\_

State of \_\_\_\_\_.

Know then for know ye that \_\_\_\_\_ the undersigned

for and in consideration of the sum of \$ \_\_\_\_\_ and other good and

valuable consideration the receipt whereof is hereby acknowledged, do hereby  
waive and release from any and all, or claim the right to lien on said above  
described project under the status of the State of \_\_\_\_\_

Relating to Mechanic's Lien on account of Labor or Material or both

furnished or which may be furnished by the undersigned to or on account of  
said \_\_\_\_\_ for said building and premise.

Given under \_\_\_\_\_ my hand and seal this \_\_\_\_\_ day

of \_\_\_\_\_, 19\_\_\_\_.

Notarized: \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

My commission expires \_\_\_\_\_.



SECTION 00005

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Not Used

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Not Used

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Not Used

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Not Used

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Not Used

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16000 Electrical

END OF SECTION

SECTION 01010

SUMMARY OF WORK

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including Division One General and Supplementary Conditions and related Specification Sections, apply to this Section.

1.02 THE PROJECT consists of interior renovations to the International Ferry Terminal, Commercial Street, Portland, Maine, as shown on Contract Documents prepared by Gawron Associates, 153 U.S. Route One, Scarborough, Maine.

1.03 THE WORK consists of selective demolition and the construction of rest room facilities for the City of Portland, Maine.

1.04 THE WORK includes partial demolition and removal of interior building elements, addition of metal stud framing, acoustical insulation, hollow metal frames, wood doors, hardware, interior surface finishes, plumbing, ventilation, electrical power, lighting, concrete work, wood framing, toilet accessories and toilet partitions.

1.05 CONTRACTOR USE OF PREMISES: Limit use of the premises to construction activities in areas to receive renovations as indicated.

1.06 USE OF THE EXISTING BUILDING: Repair damage caused by construction operations. Take all precautions necessary to protect the building and its occupants during the construction period.

1.07 OWNER OCCUPANCY: The Owner or his assignees will occupy parts of the International Ferry Terminal during the entire construction period. Cooperate with the Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with the Owner's operations.

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A. A Certificate of Substantial Completion will be executed for the Work prior to Owner occupancy.

B. The contractor shall obtain all required permits from the appropriate officials prior to commencing the work.

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- C. Obtain a Certificate of Occupancy from local building officials prior to Owner occupancy.
- D. Prior to Owner occupancy, mechanical and electrical systems shall be fully operational. Required inspections and tests shall have been successfully completed. Upon occupancy the contractor will provide operation and maintenance instructions of mechanical and electrical systems to the Owner.

1.08 SCHEDULING AND PHASING

- A. Conduct Work of this Contract so as to have the Project Substantially Completed on or before the dates stipulated in the Contract.
- B. Substantial Completion is hereby defined to mean a stage of completion sufficient for the Owner to have beneficial use of the Work of this Contract for the purpose intended, less only minor corrections and repairs that can be performed without undue annoyance to occupants and staff. It shall also include major final cleaning required under the Contract, removal of all surplus equipment and material not required for completion or remaining work, and the placement of all remaining materials and equipment in convenient locations as approved by the Owner.

PART 2 - PRODUCTS

2.01 HAZARDOUS MATERIALS

- A. This project shall not contain hazardous materials of any kind in any product of any kind, i.e. asbestos, lead paint.

PART 3 - EXECUTION (Not Applicable)

END OF SECTION

SECTION 01030

ALTERNATES

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including Division One General and Supplementary Conditions and related Specification Sections, apply to this Section.

1.02 SUMMARY

- A. This Section specifies administrative and procedural requirements for Alternates.
- B. Definition: An Alternate is an amount proposed by Bidders and stated on the Bid Form for certain construction activities defined in the Bidding Requirements that may be added to or deducted from Base Bid amount if the Owner decides to accept a corresponding change in either the amount of construction to be completed, or in the products, materials, equipment, systems or installation methods described in Contract Documents.
- C. Coordination: Coordinate related Work and modify or adjust adjacent Work as necessary to ensure that Work affected by each accepted Alternate is complete and fully integrated into the project.
- D. Notification: Immediately following the award of the 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.
- E. 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, accessory objects 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)

PART 3 - EXECUTION

3.01 SCHEDULE OF ALTERNATES

A. Alternate No. 1: Additional Floor and Wall Tile.

1. Related Specifications:  
09300 Tile
2. Under Base Bid: Provide finishes as shown in Finish Schedule.
3. If Alternate Elected: Supply and install tile on floor and walls as shown on Finish Schedule and drawings labeled ALT. No. 1.

B. Alternate No. 2: Additional Wall Tile (2).

1. Related Specifications:  
09300 Tile
2. Under Base Bid: Provide finishes as shown on Finish Schedule.
3. If Alternate Elected: Supply and install tile on all walls, as listed as Alternate No. 2 in Finish Schedule, and shown on drawings labeled Alternate No. 2.

END OF SECTION

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SECTION 01045

CUTTING AND PATCHING

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including Division One General and Supplementary Conditions and related Specification Sections, apply to this Section.

1.02 REFER TO OTHER SECTIONS of these Specifications for specific requirements and limitations applicable to cutting and patching individual parts of the Work.

- A. Demolition of selected portions of the building for alterations is included in Section "Selective Demolition."

1.03 CUTTING AND PATCHING PROPOSAL: Where approval of procedures is required before proceeding, submit a proposal describing procedures in advance of the time cutting and patching will be performed. Include the following information, as applicable:

- A. Describe the extent of cutting and patching required and how it is to be performed; indicate why it cannot be avoided.
- B. Describe anticipated results; include changes to structural elements and operating components and changes in the building's appearance and other visual elements.
- C. List utilities that will be disturbed, including those that will be relocated and those that will be temporarily out of service. Indicate how long service will be disrupted.
- D. Approval by the Architect to proceed does not waive the Architect's right to later require complete removal and replacement of Work found to be unsatisfactory.

1.04 STRUCTURAL WORK: Do not cut or patch structural elements in any manner.

1.05 VISUAL REQUIREMENTS: Do not cut and patch construction exposed on the exterior or in occupied spaces, in a manner that would reduce the building's aesthetic qualities, or result in visual evidence of cutting and patching. Remove and replace Work cut and patched in a visually unsatisfactory manner.

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- 1.06 MATERIALS: Use materials identical to existing materials. If identical materials are not available or cannot be used where exposed surfaces are involved, use materials that match existing adjacent surfaces to the fullest extent possible. Use materials whose performance will equal or surpass that of existing materials.
- 1.07 INSPECTION: Before cutting, examine surfaces to be cut and patched and conditions under which cutting and patching is to be performed. Take corrective action before proceeding, if unsafe or unsatisfactory conditions are encountered.
- 1.08 PROTECTION: Protect existing construction during cutting and patching to prevent damage.
- A. Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.
- 1.09 PERFORMANCE: Employ skilled workmen to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time and complete without delay.
- A. Cut existing construction to provide for the installation of other components or the performance of other construction activities and the subsequent fitting and patching required to restore surfaces to their original condition.
- 1.10 CUTTING: Cut existing construction using methods least likely to damage elements to be retained or adjoining construction.
- A. Where cutting is required, use hand or small power tools designed for sawing or grinding, not hammering and chopping. Cut holes and slots to size required with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use. To avoid marring existing finished surfaces, cut or drill from the exposed or finished side into concealed surfaces.
- 1.11 PATCHING: Patch with durable seams that are as invisible as possible. Comply with specified tolerances.
- A. Where feasible, inspect and test patched areas to demonstrate integrity of the installation.
- B. Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.

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C. Patch with leveling compound as required for smooth surface for new floor finishes.

D. Patch, repair or rehang existing ceilings as necessary to provide an even plane surface of uniform appearance.

1.12 CLEANING: Thoroughly clean areas and spaces where cutting and patching is performed or used as access. Remove paint, oils, putty and similar items. Thoroughly clean piping, conduit and similar features before painting or finishing is applied. Restore damaged pipe covering to its original condition.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION

SECTION 01300

SUBMITTALS

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including Division One General and Supplementary Conditions and related Specification Sections, apply to this Section.

1.02 SUMMARY: This Section specifies requirements for handling submittals.

1.03 GENERAL PROCEDURES: Coordinate submittal preparation with performance of construction activities, and with purchasing or fabrication, delivery, other submittals and related activities. Transmit in advance of performance of related activities to avoid delay.

- A. Coordinate transmittal of different submittals for related elements so processing will not be delayed by the need to review concurrently for coordination. The Architect reserves the right to withhold action on a submittal requiring coordination until related submittals are received.

1.04 PROCESSING: Allow one week for initial review. Allow more time if processing must be delayed for coordination with other submittals. The Architect will advise the Contractor when a submittal must be delayed for coordination. Allow one week for reprocessing each submittal.

- A. No extension of time will be authorized because of failure to transmit submittals sufficiently in advance of the Work to permit processing.

1.05 SUBMITTAL TRANSMITTAL: Package submittals appropriately for transmittal and handling. Transmit with a transmittal form. Submittals received from other than the Contractor will be returned without action.

1.06 CONTRACTOR'S CONSTRUCTION SCHEDULE: Submit a fully developed, bar-chart type construction schedule, within SEVEN days of the date established for Commencement of the Work. Provide a separate bar for each construction activity and a vertical line to identify the first working day of each week. Use the breakdown of units of Work as indicated in the "Schedule of Values".

- 1.07 SHOP DRAWINGS: Submit new information, drawn to accurate scale. Indicate deviations from Contract Documents. Do not reproduce Contract Drawings or copy standard information as the basis of Shop Drawings. Include the following information:
- A. Dimensions.
  - B. Identification of products and materials included.
  - C. Notation of coordination requirements.
  - D. Notation of dimensions established by field measurement.
  - E. Sheet Size: Except for templates, patterns and similar full-size Drawings, submit Shop Drawings on sheets at least 8 1/2" x 11" but no larger than 24" x 36".
  - F. Submit 4 blue-line prints; if the Drawing is required for maintenance manuals submit 6 prints. 1 print will be retained; the remainder will be returned. One of the prints returned shall be maintained as a "Record Document".
  - G. Do not use Shop Drawings without a final stamp indicating action taken in connection with construction.
- 1.08 PRODUCT DATA: Collect Product Data into a single submittal for each element or system. Mark each copy to show applicable choices and options. Where Product Data includes information on several products, some of which are not required, mark copies to indicate the applicable information. Include the following information:
- A. Manufacturer's printed recommendations.
  - B. Compliance with recognized trade association standards.
  - C. Compliance with recognized testing agency standards.
  - D. Application of testing agency labels and seals.
  - E. Notation of dimensions verified by field measurement.
  - F. Notation of coordination requirements.
  - G. Submit 4 copies of each required submittal; submit 6 copies where required for maintenance manuals. The Architect will retain one, and will return the other marked with action taken and corrections or modifications required.

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- 1. Unless compliance with Contract Documents provisions is observed, the submittal may serve as the final submittal.
- H. Distribution: Furnish copies of final submittal to installers, and others required for performance of construction activities. Show distribution on transmittal forms. Do not proceed with installation until an applicable copy of Product Data is in the Installer's possession.
  - 1. Do not permit use of unmarked copies of Product Data in connection with construction.
- 1.09 SAMPLES: Submit full-size Samples cured and finished as specified and identical to the product proposed. Mount, display or package Samples to facilitate review. Prepare Samples to match Architect's Sample. Include the following:
  - A. Generic description.
  - B. Source.
  - C. Product name or name of manufacturer.
  - D. Compliance with recognized standards.
  - E. Availability and delivery time.
  - F. Submit Samples for review of kind, color, pattern, and texture. Where variations are inherent in the product, submit multiple units that show limits of the variations.
  - G. Submittals: Where Samples are for selection of characteristics from a range of choices, submit a full set of choices for the product.
- 1.10 DISTRIBUTION: Prepare additional sets for subcontractors, manufacturers, fabricators, installers and others as required for performance. Show distribution on transmittal forms.
- 1.11 ARCHITECT'S ACTION: Except for submittals for record, information or similar purposes, where action and return is required, the Architect will review each submittal, mark to indicate action taken, and return. Compliance with specified characteristics is the Contractor's responsibility.
  - A. Action Stamp: The Architect will stamp each submittal with a self-explanatory action stamp. The stamp will be appropriately marked to indicate action taken.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION

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SECTION 01700  
PROJECT CLOSEOUT

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including Division One General and Supplementary Conditions and related Specification Sections, apply to this Section.

1.02 SUBSTANTIAL COMPLETION: Before requesting inspection for certification of Substantial Completion, complete the following:

- A. On the Application for Payment that coincides with the date of Substantial Completion claimed, show 100 percent completion for the portion of the Work claimed substantially complete.
- B. Submit specific warranties, workmanship bonds, maintenance agreements, final certifications and similar documents.
- C. Submit maintenance manuals, and similar record information.
- D. Complete start-up testing of systems, and instruction of the Owner's personnel. Remove temporary facilities from the site, along with construction tools, and similar elements.
- E. Complete final clean up. Touch-up and repair and restore marred exposed finishes.
1. On VCT provide 3 coats of metal crossed linked acrylic finish.
- a. Products:
1. S.C. Johnson Complete.
  2. Butcher's High Noon.

1.03 INSPECTION PROCEDURES: On receipt of a request for inspection, the Architect will proceed or advise the Contractor of unfilled requirements. The Architect will prepare the Certificate of Substantial Completion following inspection, or advise the Contractor of construction that must be completed or corrected before the certificate will be issued.

- A. Results of completed inspection will form initial "punch list" for final acceptance. Submit to Architect for Approval, a time schedule for completion for all items



listed on the punch list. Time limit for completion of all punch list items is not to exceed fourteen (14) calendar days unless caused by material delivery days and that is substantiated in writing by the manufacturer.

- 1.04 FINAL ACCEPTANCE: Before requesting inspection for certification of final acceptance and final payment, complete the following:
- A. Submit final payment request with releases.
  - B. Submit a final statement, accounting for changes to the Contract Sum.
  - C. Submit a copy of the final inspection list stating that each item has been completed or otherwise resolved for acceptance.
  - D. Submit consent of surety to final payment.
  - E. Submit evidence of continuing insurance coverage complying with insurance requirements.
- 1.05 REINSPECTION PROCEDURE: The Architect will reinspect the Work upon receipt of notice that the Work has been completed, except items whose completion has been delayed because of circumstances acceptable to the Architect.
- A. Upon completion of reinspection, the Architect will prepare a certificate of final acceptance, or advise the Contractor of work that is incomplete or of obligations that have not been fulfilled but are required for final acceptance.
  - B. If necessary, procedure will be repeated. Procedure will be repeated only once by Architect after which Contractor shall pay Architect for additional inspection trips. Cost for additional trips shall be deducted from final retainage.
- 1.06 MAINTENANCE MANUALS: Organize maintenance data into sets of manageable size. Bind in individual heavy-duty 2-inch, 3-ring vinyl-covered binders, with pocket folders for folded sheet information. Mark identification on front and spine of each binder. Include the following information:
- A. Emergency instructions.
  - B. Spare parts list.
  - C. Copies of warranties.

- D. Wiring
  - E. Record
  - F. Inspection
  - G. Shop
  - H. Fixture
- 1.07 OPERATIONAL  
instructions  
to be  
in place  
for review
- A. Maintenance
  - B. Spare parts
  - C. Tools
  - D. Lubrication
  - E. Contract
  - F. Hazard
  - G. Warranties
  - H. Maintenance
- 1.08 AS PER  
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- A. Start
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- D. Wiring diagrams.
  - E. Recommended "turn around" cycles.
  - F. Inspection procedures.
  - G. Shop Drawings and Product Data.
  - H. Fixture lamping schedule.
- 1.07 OPERATING AND MAINTENANCE INSTRUCTIONS: Arrange for the installer of equipment that requires regular maintenance to meet with the Owner's personnel to provide instruction in proper operation and maintenance. Include a detailed review of the following:
- A. Maintenance manuals.
  - B. Spare parts and materials.
  - C. Tools.
  - D. Lubricants.
  - E. Control sequences.
  - F. Hazards.
  - G. Warranties and bonds.
  - H. Maintenance agreements and similar continuing commitments.
- 1.08 AS PART OF INSTRUCTION for operating equipment, demonstrate the following procedures:
- A. Start-up and shutdown.
  - B. Emergency operations.
  - C. Noise and vibration adjustments.
  - D. Safety procedures.
- 1.09 FINAL CLEANING: Employ experienced workers for final cleaning. Clean each surface to the condition expected in a commercial building cleaning and maintenance program. Complete the following before requesting inspection for certification of Substantial Completion:
- A. Remove labels that are not permanent labels.

- B. Clean transparent materials. Remove glazing compound. Replace chipped or broken glass.
  - C. Clean exposed hard-surfaced finishes to a dust-free condition, free of stains, films and similar foreign substances. Restore reflective surfaces to their original reflective condition. Leave concrete floors broom clean. Vacuum carpeted surfaces.
    - 1. Clean new and reused lighting fixtures, lenses etc.
    - 2. Clean new and reused air diffusers and grilles.
  - D. Wipe surfaces of mechanical and electrical equipment. Remove excess lubrication. Clean plumbing fixtures to a sanitary condition. Clean light fixtures and lamps.
  - E. Clean the site of rubbish, litter and other foreign substances.
- 1.10 REMOVAL OF PROTECTION: Remove temporary protection and facilities.
- 1.11 COMPLIANCE: Comply with regulations of authorities having jurisdiction and safety standards for cleaning. Remove waste materials from the site and dispose of in a lawful manner.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION (Not Applicable)

END OF SECTION

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- PART 1 - GENERAL
- 1.01 RELATED DOCUMENTS
- A. Drawings and general provisions of Contract, including Division One General and Supplementary Conditions and related Specification Sections, apply to this Section.
- 1.02 EXTENT of selective demolition work is as follows:
- 1.03 TYPES OF SELECTIVE DEMOLITION WORK: Demolition requires the selective removal and subsequent off-site disposal of the following:
- A. Removal of portions of interior partitions.
- B. Removal of interior partitions.
- C. Removal of doors and frames as indicated.
- D. Removal of plumbing fixtures.
1. Removal and cleaning of carriers (See Division 15000).
- E. Removal of toilet partitions.
- F. Removal of suspended ceilings and grids.
- G. Removal and proper termination of electrical outlets and switches.
- H. Removal of light fixtures.
- I. Removal and proper termination of water connection.
- J. Removal of signage.
- 1.04 CONDITION OF STRUCTURES: Owner assumes no responsibility for actual condition of items or structures to be demolished.
- 1.05 PROTECTIONS: Provide temporary barricades and other forms of protection as required to protect Owner's personnel and general public from injury due to selective demolition work.
- A. Provide protective measures as required to provide free and safe passage of Owner's personnel and general public to and from occupied portions of building.

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SECTION 02070  
SELECTIVE DEMOLITION

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including Division One General and Supplementary Conditions and related Specification Sections, apply to this Section.

1.02 EXTENT of selective demolition work is as follows:

- 1.03 TYPES OF SELECTIVE DEMOLITION WORK: Demolition requires the selective removal and subsequent off-site disposal of the following:

- A. Removal of portions of interior partitions.
- B. Removal of interior partitions.
- C. Removal of doors and frames as indicated.
- D. Removal of plumbing fixtures.
1. Removal and cleaning of carriers (See Division 15000).
- E. Removal of toilet partitions.
- F. Removal of suspended ceilings and grids.
- G. Removal and proper termination of electrical outlets and switches.
- H. Removal of light fixtures.
- I. Removal and proper termination of water connection.
- J. Removal of signage.

- 1.04 CONDITION OF STRUCTURES: Owner assumes no responsibility for actual condition of items or structures to be demolished.

- 1.05 PROTECTIONS: Provide temporary barricades and other forms of protection as required to protect Owner's personnel and general public from injury due to selective demolition work.

- A. Provide protective measures as required to provide free and safe passage of Owner's personnel and general public to and from occupied portions of building.

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| <ul style="list-style-type: none"> <li>B. Protect from damage existing finish work that is to remain in place and becomes exposed during demolition operations.</li> <li>C. Protect floors with suitable coverings when necessary.</li> <li>D. Remove protections at completion of work.</li> </ul>  | <ul style="list-style-type: none"> <li>3.03 DISPO and o from water</li> <li>A. If ha opera ordin again</li> </ul>          |
| <ul style="list-style-type: none"> <li>1.06 DAMAGES: Promptly repair damages caused to adjacent facilities by demolition work at no cost to Owner.</li> <li>1.07 TRAFFIC: Conduct selective demolition operations and debris removal in a manner to ensure minimum interference with other occupied portions of the buildings.</li> <li>1.08 UTILITY SERVICES: Maintain existing utilities in service, and protect against damage during demolition operations.</li> <li>1.09 ENVIRONMENTAL CONTROLS: Use 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.</li> </ul> | <ul style="list-style-type: none"> <li>3.04 CLEAN remov site. clean</li> <li>3.05 REPAI Retur exist work. damag</li> </ul> |
| <ul style="list-style-type: none"> <li>A. Do not use water when it may create hazardous or objectionable conditions such as ice, flooding and pollution.</li> <li>1.10 INSPECTION: Prior to commencement of selective demolition work, inspect areas in which work will be performed.</li> <li>1.11 ERECT AND MAINTAIN DUST-PROOF PARTITIONS and closures as required to prevent spread of dust or fumes to occupied portions of the building.</li> </ul>  |  |

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

- 3.01 DEMOLITION: Perform selective demolition work in a systematic manner.
- 3.02 IF UNANTICIPATED mechanical, electrical or structural elements which conflict with intended function or design are encountered, investigate and measure both nature and extent of conflict. Submit report to Owner's Representative in written, accurate detail. Pending receipt of directive from Owner's Representative, rearrange selective demolition schedule as necessary to continue overall job progress without delay.

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3.03 DISPOSAL OF DEMOLISHED MATERIALS: Remove debris, rubbish and other materials resulting from demolition operations from building site. Transport and legally dispose of materials off site.

A. If hazardous materials are encountered during demolition operations, comply with applicable regulations, laws, and ordinances concerning removal, handling and protection against exposure or environmental pollution.

3.04 CLEAN-UP AND REPAIR: Upon completion of demolition work, remove tools, equipment and demolished materials from site. Remove protections and leave interior areas broom clean.

3.05 REPAIR demolition performed in excess of that required. Return structures and surfaces to remain to condition existing prior to commencement of selective demolition work. Repair adjacent construction or surfaces soiled or damaged by selective demolition work.

END OF SECTION

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SECTION 06100

ROUGH CARPENTRY

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including Division One General and Supplementary Conditions and related Specification Sections, apply to this Section.

PART 2 - PRODUCTS

2.01 LUMBER, 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.

- A. Provide lumber with 15 percent moisture content at time of dressing and shipment, for sizes 2" or less in thickness.
- B. For exposed lumber, apply grade stamps to ends or back of each piece or omit grade stamps entirely and issue certificate of grade compliance.

2.02 DIMENSION LUMBER: Provide lumber of the following product classification in grade and species indicated:

2.03 STRUCTURAL LIGHT FRAMING (1-1/2"-4" THICK, 1-1/2"-8" WIDE): Grade and species indicated:

- A. Grade: No. 2; or better.
- B. Any species of grade indicated:
  - 1. Douglas Fir-Larch graded under WPA rules.
  - 2. Spruce-Pine-Fir graded under NLGA.

2.04 LUMBER FOR MISCELLANEOUS USES: Unless otherwise indicated, provide Standard grade lumber for support of other work, including equipment and support bases, cant strips, bucks, nailers, blocking, furring, grounds, stripping and similar members.

- A. Plywood shall be 1/2" OR 3/4" thick; APA A-C plugged interior grade, as shown on drawings.

2.05 FASTENERS AND ANCHORAGES: Of size, type, material and finish suited to application shown. Provide metal hangers and framing anchors of size and type recommended for intended use by manufacturer.

PART 3 - EXECUTION

- 3.01 INSTALL ROUGH CARPENTRY WORK to comply with "Manual of House Framing" by National Forest Products Assoc. (N.F.P.A.) and with recommendations of American Plywood Association (APA), unless otherwise indicated. For sheathing, underlayment and other products not covered in above standards, comply with recommendations of manufacturer of product involved for use intended. Set carpentry work to required levels and lines, with members plumb and true and cut to fit.
- 3.02 SECURELY ATTACH carpentry work to substrates and supporting members using fasteners of size that will not penetrate members where opposite side will be exposed to view or receive finish materials. Install fasteners without splitting wood.
- 3.03 PROVIDE WOOD FRAMING MEMBERS of size and spacing indicated.

END OF SECTION

PART 1 - GENERAL

1.01 RELATED

A. Drawing Division related

1.02 DESCRIPTION

A. Extent indicated

B. Application included

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1.03 QUALITY

A. Sound absorber provided

B. Fire flammable with

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PART 2 - PRO

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SECTION 07200

INSULATION

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including Division One General and Supplementary Conditions and related Specification Sections, apply to this Section.

1.02 DESCRIPTION OF WORK

- A. Extent of insulation work is shown on drawings and indicated by provisions of this section.
- B. Applications of insulation specified in this section include the following:

- 1. Batt-type building insulation, concealed.

1.03 QUALITY ASSURANCE

- A. Sound Absorption: Thicknesses indicated are for sound absorption. Where insulation is identified by "R" value, provide thickness required to achieve indicated value.
- B. Fire and Insurance Ratings: Comply with fire-resistance, flammability and insurance ratings indicated, and comply with regulations as interpreted by governing authorities.

1.04 PRODUCT HANDLING

- A. General Protection: Protect insulations from physical damage and from becoming wet, soiled, or covered with ice or snow. Comply with manufacturer's recommendations for handling, storage and protection during installation.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. Mineral/Glass Fiber Blanket/Batt Insulation: Inorganic (nonasbestos) fibers formed with binders into resilient flexible blankets or semi-rigid batts; FS HH-I-521 Type as indicated, densities of not less than 0.5 lb. per cu. ft. for glass fiber units and not less than 2.5 lb. per cu. ft. for mineral wool units; manufacturer's standard lengths and widths as required to coordinate with spaces to be insulated; types as follows:

- 1. Application: As indicated.

2. Provide unfaced units, designed for noise reduction and isolation where indicated.
3. Thickness: 3 1/2" or as indicated at all interior partitions.
4. Manufacturer: Subject to compliance with requirements, manufacturers of products which may be incorporated in the work include, but are not limited to, in association with listed requirements, the following:
  - a. Certain-Teed Products Corp.; Valley Forge, PA.
  - b. Clecon Inc.; Cleveland, OH.
  - c. Manville Bldg. Materials Corp.; Denver, CO.
  - d. Owens-Corning Fiberglas Corp.; Toledo, OH.

### PART 3 - EXECUTION

#### 3.01 INSPECTION AND PREPARATION

- A. Installer must examine substrates and conditions under which insulation work is to be performed, and must notify Contractor in writing of unsatisfactory conditions. Do not proceed with insulation work until unsatisfactory conditions have been corrected in a manner acceptable to Installer.

#### 3.02 INSTALLATION

- A. Comply with manufacturer's instructions for particular conditions of installation in each case. If printed instructions are not available or do not apply to project conditions, consult manufacturer's technical representative for specific recommendations before proceeding with work.
- B. Extend insulation full thickness as shown over entire area to be insulated. Cut and fit tightly around obstructions, and fill voids with insulation. Remove projections which interfere with placement.
- C. Apply a single layer of insulation of required thickness, unless otherwise shown or required to make up total thickness.

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### 3.03 PROTECTION

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- A. General: Protect installed insulation from harmful weather exposures and from possible physical abuses, where possible by nondelayed installation of concealing work or, where that is not possible, by temporary covering or enclosure.

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Installer shall advise Contractor of exposure hazards, including possible sources of deterioration and fire hazards.

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SECTION 07900

JOINT SEALERS

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including Division One General and Supplementary Conditions and related Specification Sections, apply to this Section.

1.02 DESCRIPTION OF WORK

- A. The extent of each form and type of joint sealer is indicated on drawings and by provisions of this section.
- B. The applications for joint sealers as work of this section include the following:
  - 1. Dissimilar Materials.
  - 2. Wet areas.

1.03 RELATED WORK

- A. General Performance: Except as otherwise indicated, joint sealers are required to establish and maintain airtight and waterproof continuous seals on a permanent basis, within recognized limitations of wear and aging as indicated for each application. Failures of installed sealers to comply with this requirement will be recognized as failures of materials with workmanship.

1.04 SUBMITTALS

- A. Product Data: Submit manufacturer's product specifications, handling/installation/curing instructions, and performance tested data sheets for each elastomeric product required.
- B. Store and handle materials in compliance with manufacturer's recommendations to prevent their deterioration or damage due to moisture, high or low temperatures, contaminants or other causes.

1.05 JOB CONDITIONS

- A. Do not proceed with installation of liquid sealants under unfavorable conditions. Install elastomeric sealants when temperature is in lower third of temperature range recommended by manufacturer for installation.

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PART 2 - PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS

1. Subject to compliance with the following requirements, manufacturers of products which may be incorporated in the work include, but are not limited to, in association with listed requirements, the following:

1. Manufacturers of Elastomeric Sealants (liquid):
  - a. Sonneborn/Contech, Inc.; Minneapolis, MN.
  - b. Tremco, Inc.; Cleveland, OH.
  - c. Woodmont Products, Inc.; Huntingdon Valley, PA.
2. Mfrs. of Non-Elastomeric sealants/Caulks (Liquid/Type):
  - a. Sonneborn/Contech, Inc.; Minneapolis, MN.
  - b. Tremco, Inc.; Cleveland, OH.
  - c. Woodmont Products, Inc.; Huntingdon Valley, PA.
3. Mfrs. of Joint Fillers/Sealant Backers:
  - a. Becker Rod Mfr. & Supply Co.; Denver, CO.
  - b. Dow Chemical Co.; Midland, MI.
  - c. Sonneborn/Contech, Inc.; Minneapolis, MN.
  - d. Woodmont Products, Inc.; Huntingdon Valley, PA.

2.02 MATERIALS

- A. General Sealer Requirements: Provide colors indicated or, if not otherwise indicated, as selected by Architect from manufacturer's standard colors. Select materials for compatibility with joint surfaces and other indicated exposures and, except as otherwise indicated, select modulus of elasticity and hardness or grade recommended by manufacturer for each application indicated. Sealant shall be selected for application and joint width.
- B. Single-Component Silicon Rubber Sealant: Except as otherwise indicated, provide manufacturer's standard, non-modified, one-part, silicone-rubber-based, air-curing, non-sag, elastomeric sealant; complying with either ASTM C 920 Type S Class 25 Grade NS, or FS TT-S-001543A Class A Type Non-sag.

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1. Porous-Bond Type: Where sealant-bond surfaces are nonporous and compatible with acid-type sealant, provide manufacturer's nonacid, "low-modulus" type;

with fully-cured modulus of elasticity not exceeding 40 psi, Shore A hardness of 15 to 25, minimum elongation of 400%, and minimum tensile strength of 75 psi (ASTM D 412).

Similar to Tremco "Spectrum 1".

2. Nonporous-Bond Type: Where sealant-bond surfaces are nonporous and compatible with acid-type sealant, provide manufacturer's acid type with "mid-to-high" fully-cured modulus of elasticity not exceeding 75 psi, Shore A hardness of 20 to 35, minimum elongation of 500% and minimum tensile strength of 150 psi (ASTM D 412); with adhesion in peel of 20 lb. per in. and 10% maximum loss of bond to substrate (ASTM C 794), and tear resistance of not less than 30 lb. per in. (ASTM D 624).

Similar to Tremco "Spectrum 2".

3. Sanitary Interior Type: Where applied in high-humidity or wet service, provide manufacturer's Mold/mildew-resistant, acid type sealant for application to nonporous sealant bond surfaces.

C. Non-Elastomeric Sealants and Caulking Compounds: Located at all dissimilar materials where not subject to minimal movement.

D. Butyl Sealant: Manufacturer's standard one part, non-sag, solvent-release-curing, polymerized butyl sealant complying with FS TT-S-001657 for Type I and formulated with minimum of 75% solids to be nonstaining, paintable, and have a tack-free time of 24 hours or less.

1. Similar to Tremco "Butyl Sealant".

E. Oil and Resin Caulking Compounds are not permitted.

#### 2.03 MISCELLANEOUS MATERIALS

- A. Joint Primer/Sealer: Provide type of joint primer/sealer recommended by sealant manufacturer for joint surfaces to be primed or sealed.

- B. Bond Breaker Tape: Provide polyethylene tape or other plastic tape as recommended by sealant manufacturer, to be applied to sealant-contact surfaces where bond to substrate or joint filler must be avoided for proper performance of sealant. Provide self-adhesive tape where applicable.
- C. Sealant Backer Rod: Provide compressible rod stock of polyethylene foam, polyurethane foam, polyethylene jacketed polyurethane foam, butyl rubber foam, neoprene foam or other flexible, permanent, durable nonabsorptive material as recommended by sealant manufacturer for back-up of and compatibility with sealant. Where used with hot-applied sealant, provide heat-resistant type which will not be deteriorated by sealant application temperature as indicated.
- D. Expanded Polyethylene Joint Filler: Flexible, closed-cell, 10 psi compression for 25% deflection, except high if needed or installation forces, 0.1 lbs. per sq. ft. surface water absorption.
- E. Acoustic Joint Filler: Neoprene jacket, close cell polyethylene tube. Size: Diameter 25% greater than opening.

### PART 3 - EXECUTION

#### 3.01 INSPECTION

- A. Installer must examine substrates, (joint surfaces) and conditions under which joint sealer work is to be performed, and must notify Contractor in writing of unsatisfactory conditions. Do not proceed with joint sealer work until unsatisfactory conditions have been corrected in a manner acceptable to Installer.

#### 3.02 JOINT PREPARATION

- A. Clean joint surfaces immediately before installation of gaskets, sealants or caulking compounds. Remove dirt, insecure coatings, moisture and other substances which could interfere with seal of gasket bond of sealant or caulking compound. Etch concrete and masonry joint surfaces as recommended by sealant manufacturer.
- B. Roughen vitreous and glazed joint surfaces as recommended by sealant manufacturer.
- C. Prime or seal joint surfaces where indicated, and where recommended by sealant manufacturer. Confine primer/sealer to areas of sealant bond; do not allow spillage or migration onto adjoining surfaces.

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3.03 INSTALLATION

- A. Comply with manufacturers' printed instructions except where more stringent requirements are shown or specified, and except where manufacturer's technical representative directs otherwise.
- B. Set joint filler units at depth or position in joint as indicated to coordinate with other work, including installation of bond breakers, backer rods and sealants. Do not leave voids or gaps between ends of joint filler units.
- C. Install sealant backer rod for liquid-applied sealants, except where shown to be omitted or recommended to omitted by sealant manufacturer for application indicated.
- D. Install bond breaker tape where indicated and where required by manufacturer's recommendations to ensure that liquid-applied sealants will perform as intended.
- E. Employ only proven installation techniques, which will ensure that sealants are deposited in uniform, continuous ribbons without gaps or air pockets, with complete "wetting" of joint bond surfaces equally on opposite sides. except as otherwise indicated, fill sealant rabbet to a slightly concave surface, slightly below adjoining surfaces. Where horizontal joints are between a horizontal surface and vertical surface, fill joint to form a slight cove, so that joint will not trap moisture and dirt.
- F. Install liquid-applied sealant to depths as shown or, if not shown, as recommended by sealant manufacturer but within the following general limitations, measured at center (thin) section of beads (not applicable to sealants in lapped joints):
  - 1. For normal moving joints sealed with elastomeric sealants but not subject to traffic, fill joints to a depth equal to 50% of joint width, but neither more than 1/2" deep nor less than 1/4" deep.
  - 2. For joints sealed with non-elastomeric sealants and caulking compounds, fill joints to a depth in range of 75% to 125% of joint width.
- G. Spillage: Do not allow sealants or compounds to over flow from confines or joints, or to spill onto adjoining work, adjoining surfaces by whatever means may be necessary to eliminate evidence of spillage.

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H. Recess exposed edges of gaskets and exposed joint fillers slightly behind adjoining surfaces, unless otherwise shown, so that compressed units will not protrude from joints.

I. Installation of Fire-Stopping Sealant: Install sealant, including forming, packing and other accessory materials to fill openings around structural, mechanical and electrical services penetrating floors and walls to provide fire-stops with fire resistance ratings indicated for floor and wall assembly in which penetration occurs.

### 3.04 CURE AND PROTECTION

A. Cure sealants and caulking compounds in compliance with manufacturer's instructions and recommendations, to obtain high early bond strength, internal cohesive strength and surface durability.

END OF SECTION

PART 1 - GEN

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SECTION 08211

WOOD DOORS AND STEEL FRAMES

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including Division One General and Supplementary Conditions and related Specification Sections, apply to this Section.

1.02 WORK INCLUDED

- A. The work required by this section shall include all labor and material necessary to fabricate (manufacture) and to install all wood doors as indicated on the drawing and/or specified herein.
- B. All work shall be subject to the drawings and general provisions of the contract, including General, Supplementary and Special Conditions and Division/ Specification Sections, as they apply to the work of this section.

1.03 RELATED WORK

- A. Section 08700 Finish Hardware.
- B. Section 09900 Painting.

1.04 QUALITY ASSURANCE

- A. Wood doors for this project must comply with the minimum standards, established by ANSI/NWWDA I.S.1, "Industry Standard for Wood Flush Doors", published by the National Wood Window & Door Association.

1.05 REFERENCES

- A. Wood doors for this project shall meet the additional requirements of the following agencies:
  - 1. ANSI/NWWDA I.S.1 Industry Standard for Wood Flush Doors.
  - 2. ANSI/NWWDA I.S.1.7-87 Hardware Locations for Wood Flush Doors.
  - 3. Other Applicable Life Safety or Building Codes.

1.06 SUBMITTALS

- A. Submit shop drawings indicating door identification, door location, door size, thickness, swing (hand) of each door.
- B. Shop drawings shall include elevations of each kind of door, details of core and edge construction, trim details for openings and louvers, fire ratings, and mortising requirements for mortise locks and hinges. Indicate the species of veneer required for this project.
- C. Provide six (6) copies of shop drawings for approval by the Architect. Fabrication shall not begin until shop drawings have received final review and approval, by the Architect.

1.07 STANDARDS: In addition to other specified requirements, comply with Steel Door Institute "Recommended Specifications for Standard Steel Doors and Frames" ANSI/SDI-100.

1.08 DELIVERY STORAGE AND HANDLING

- A. Protect wood doors during transit, storage and handling to prevent damage, soiling and deterioration. Comply with the requirements of referenced ANSI/NWMA Industry Standard Pamphlet, "How to Store, Handle, Finish, Install and Maintain Wood Doors", as well as with manufacturer's instructions.
- B. Each door shall be wrapped with a transparent polyurethylene wrapping to protect the door in transit, and in storage.
- C. Identify each door with individual door opening numbers which correlate with shop drawings and architectural designation system for doors, door frames and hardware.

1.09 WARRANTY

- A. Doors for this project shall carry a LIFETIME WARRANTY which includes the agreement to repair or replace defective doors which have warped (bow, cup or twist) or which show telegraphing of core construction in face veneer.
- B. The warranty shall include the replacement, refinishing and reinstallation of the defective door where defect was not apparent prior to hanging.
- C. The Contractor shall be responsible for replacement or refinishing of doors where Contractor's work contributed to rejection or to voiding of warranty.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. All doors shall be solid wood.
- B. Particular description of doors.
- C. Non-rigid doors.
- D. Top and bottom manufacturer.
- E. Wood location locks to be used.

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2.02 INTERIORS

- A. Solid wood following:
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- 2. A
- 3. T

2.03 STEEL

- A. SUPPORT SHEET
- B. SHOP DRAWINGS WITH SPECIFICATIONS
- C. FABRICATION APPEARANCE EXPOSURE SMOOTH
- D. PREPARED FINISH AND DOOR

PART 2 - PRODUCTS

2.01 MATERIALS

- A. All non-rated and 20 minute rated solid core wood doors shall be 1-3/4" thick and shall have a particleboard core.
- B. Particleboard shall meet the minimum requirements described in ANSI/NWWDA I.S.1.2-87 "Solid Core Wood Flush Doors".
- C. Non-rated and 20 minute rated 1-3/4" thick solid core wood doors shall have 2-1/4" wide top and bottom rails.
- D. Top and bottom rails shall be sealed at the door manufacturer's factory before shipment to job site.
- E. Wood doors shall be pre-machined for hardware. Coordinate locations with door frame hardware locations for hinges, lockstrike, flush bolts, and any other hardware required to be installed on wood doors.
  - 1. All 1 3/4" wood doors shall be mortised for 4 1/2" x 4 1/2" square corner hinges.

2.02 INTERIOR FLUSH WOOD DOORS

- A. Solid Core doors For Paint Finish: Comply with the following requirements:
  - 1. Faces: Birch
  - 2. AWI Grade: Paint
  - 3. Thickness: 1 - 3/4"

2.03 STEEL FRAMES

- A. SUPPORTS AND ANCHORS: Fabricate of not less than 16 gage sheet metal.
- B. SHOP APPLIED PRIMER: Rust-inhibitive enamel or paint, either air-drying or baking, suitable as a base for specified finish paints complying with ANSI A224.1.
- C. FABRICATION: Fabricate units to be rigid, neat in appearance, and free from defects, warp or buckle. Weld exposed joints continuously, grind, dress, and make smooth, flush and invisible.
- D. PREPARE STEEL FRAMES to receive mortised and cc sealed finish hardware, including cutouts, reinforcing, drilling and tapping, complying with ANSI A 115 "Specifications for Door and Frames Preparation for Hardware."

E. FRAMES; Comply with ANSI/SDI-100, of the types and styles indicated, for materials quality, metal gages, and construction details.

1. Provide standard hollow metal frames for doors, transoms, sidelight, borrowed lights, and other openings as indicated.
  - a. Fabricate frames with mitered or coped corners knocked-down, for field assembly.
2. Prepare frames to receive 2 silencers on strike jambs of single door frames and on head of double door frames.

### PART 3 - EXECUTION

#### 3.01 INSPECTION

- A. It shall be the Contractor's responsibility to inspect all door frame openings to determine that the frames have been correctly installed, plumb, square, true, and capable of accepting the correct installation and swing of the wood doors. If errors in hardware preparations, hardware locations, or frame installation are discovered, they are to be corrected by the parties responsible before installation of the wood doors.

#### 3.02 INSTALLATION

- A. It shall be the responsibility of the General Contractor or the Door and Hardware Installer to properly install the doors and the door hardware in each opening.
- B. Hinges shall be shimmed at each door to provide equal clearance at each jamb.
- C. All locks, exit devices, door closers and other hardware shall be installed in accordance with the manufacturer's instructions. Pilot holes of recommended size, for wood screws required to fasten the hardware, shall be drilled by the installing Contractor before screws are fastened to the wood doors. In particular, wood fire rated doors, require pre-drilling for all screw holes, to prevent splitting the door edges.

END OF SECTION

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PART 1 - GENERAL

1.01 RELATED

- A. Drawing Division related

1.02 WORK IN

- A. Furnish

1.03 RELATED

- A. Section
- B. Section closers

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## SECTION 08710

### FINISH HARDWARE

#### PART 1 - GENERAL

##### 1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including Division One General and Supplementary Conditions and related Specification Section. Apply to this Section.

##### 1.02 WORK INCLUDED

- A. Furnish and install finish hardware for all doors.

##### 1.03 RELATED WORK

- A. Section 08211 - Wood Doors/Steel Frame
- B. Section 09900 - Painting (prime coat painted hinge, door closers, etc.).

##### 1.04 REFERENCES

- A. ANSI A115 - Standards for door and frame preparation.
- B. ANSI A156 - Standards for finish hardware.
- C. Other applicable life safety or building codes.

##### 1.05 DELIVERY, STORAGE AND HANDLING

- A. The finish hardware shall be delivered to the job site and received there by the General Contractor.
- B. All finish hardware shall have the necessary screws, bolts and other fastenings required for correct installation of each item.
- C. After the hardware has been installed and prior to the acceptance of the building by the Owner, it shall be the General Contractor's responsibility to properly protect the hardware and the hardware finish from all dents, scratches, defacing that may occur during the construction period. Hardware that is considered damaged or scratched during the construction period shall be replaced by the General Contractor at no cost to the Owner or hardware supplier. Hardware items with paint on them shall be cleaned and/or replaced by the General Contractor at no charge to the Owner or hardware supplier.

1.07 WARRANTY

- A. The finish hardware specified for this project shall be guaranteed against defects in material and workmanship for a period of (1) year from date of completion and acceptance of this building. In addition, door closers shall carry a guarantee of five (5) years from date of completion and acceptance of this building.
- B. If an item of hardware is found to be defective by reasons of defects in material and workmanship, it shall be replaced by the hardware supplier at no charge to the Owner. The installation of the replacement item shall be the responsibility of the General Contractor if within the building guarantee period specified under general conditions, or by the Owner if beyond the building guarantee period.

1.08 APPROVAL OF SUBSTITUTIONS

- A. Manufacturers and model numbers listed herein are to establish a standard of quality. If products other than those specifically identified herein are to be considered for use on this project, they must be submitted for approval by the Architect at least three (3) calendar days prior to receipt of bids by the Owner.
- B. Requests for approval of substitutions shall be submitted in writing, to the Architect, and must be accompanied by catalog cuts, technical information and physical samples.

PART 2 - PRODUCTS

2.01 MATERIAL

A. Hinges:

- 1. All hinges for this project shall be, steel, stainless steel, solid bronze, ball bearing or oil impregnated bearing type except as noted.
- 2. The following is a GUIDE for hinge size and type required for this specification.
  - a.

	<u>MANUFACTURER</u>	<u>INTERIOR</u>
1-3/4" Doors up to 3'-0" wide	Stanley Hager McKinney	FBB179-4 1/2" BB1279-4 1/2" TA-TB2714-4 1/2"

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B. Door  
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1/2"  
-4 1/2"

b. The width of hinges shall be sufficient to clear all trim.

c. Doors in channel iron frames shall have half mortise hinges of a comparable weight as listed for full mortise hinges.

d. Hinges of foreign manufacture shall not be considered acceptable for this project.

4. Two hinges shall be provided for each door leaf up to and including five feet (5'-0") in height. An additional hinge shall be required for each additional two and one half (2'-6") or fraction thereof in height.

5. Refer to finish section for hinge finish.

#### B. Door Closers:

1. All door closers for this project shall be the product of one manufacturer, and shall have cast iron cases with full cover. Door closers shall be full rack and pinion type construction, non-handed and non-sized with adjustable back-check effective at 70 degrees for both standard and parallel arm mounting. Door closer size shall be approximately 12-1/4" x 2" x 2-3/8" projection.

2. The following products will be considered acceptable (but not limited to, subject to compliance with requirements) for this project:

Corbin	-	K120 - K121
LCN	-	1460-72G - 1461-72G
Russwin	-	K2820 - K2821
Sargent	-	1250 - 1251

3. If the door swing is over 140 degrees, parallel arm type closers shall be used. Door closers mounted on corner brackets, or top jamb application, shall not be permitted.

4. Provide hold open arms, where specified, in accordance with the hardware set numbers.

5. Where door closers are noted to require delayed action feature, provide closers as specified herein, but having a separate delayed action valve, to permit adjustment of delayed action cycle. When adjusted, the door closer shall close at a controlled rate of speed, through the delayed action cycle range.

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