

LOT # 87-K-15, CHURCH ~~St.~~ Ave.
PEAKS IS.



APPLICATION FOR PERMIT

534 PERMIT ISS

JUL 3 1975

CITY OF PORTLAND

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, July 3, 1975...

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Church St, Peaks Island Fire District #1 ☐ #2 ☐
1. Owner's name and address City of Portland Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Jackson & Casey, Peaks Island Telephone
4. Architect Specifications ..yes... Plans ..yes... No. of sheets ..1...
Proposed use of building No. families
Last use school No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$.. 6,000.00... Fee \$.. 24.00...

FIELD INSPECTOR—Mr. Smith. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234 to accomplish interior alterations per plan.
Garage
Masonry Bldg.
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? ...none... Is any electrical work involved in this work? ...none...
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated ... number commercial cars to be accommodated ...
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? ..
ZONING:
BUILDING CODE: O.K. 8.8.7/3.175... Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed? ...YES
Others:

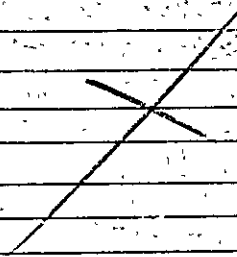
Signature of Applicant Catherine Casey, Jr. Phone # 766-2817
Type Name of above Mrs Casey 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other
and Address

FIELD INSPECTOR'S COPY

NOTES

12/2/75 work done *SH*



Permit No.

75/534

Location

CHURCH ST, BEARS DR

Owner

CITY

Date of permit

7/3/75

Approved

Carleant Smith

SPECIFICATIONS

FIRE SAFETY ALTERATIONS

Peaks Island School
Peaks Island
Maine

for the

PORTLAND PUBLIC SCHOOLS
Portland, Maine

May 30, 1975

Bid No. 12575

ALEXANDER HUTCHINSON
Associates Engineers
195 Peabody Street
Portland, Maine 04101

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SET #4

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Bid No. 12575

CITY OF PORTLAND, MAINE
FIRE SAFETY ALTERATIONS
Peaks Island School
Bidding Requirements

1. Receipt and Opening of Bids

Sealed Bids will be received by the City of Portland, Maine, in the office of the City Purchasing Agent, Room 110, City Hall Building, Portland, Maine, until 2:00 pm, June 17, 1975 for the construction of

FIRE SAFETY ALTERATIONS
Peaks Island School

after which time they will be publicly opened and read aloud.

2. Plans and Specifications

Plans and specifications may be obtained at the office of the Director of Public School Buildings and Grounds, 107 Elm Street, Portland, Maine, or at the office of the Engineer, Alexander Hutcheon, 105 Preble Street, Portland, Maine, upon deposit of a check for \$10.00, payable to the City of Portland. Such deposit will be refunded upon return of plans and specifications, in good condition, within 14 days after receipt of Bids.

3. Preparation of Bids

Bids must be in duplicate, using the forms provided with the specifications. No conditional Bids will be considered. All blank spaces provided must be filled in, and no words may be added or deleted, except where requested on the form. Bids must be sealed in plain envelopes, addressed to the City of Portland, and shall be marked "Bid for Fire Safety Alterations, Peaks Island School", and shall have the Bidder's name typed on the outside of the envelope. Bids may be delivered or mailed but must be received prior to the scheduled time of opening in order to be considered. Any Bid may be withdrawn prior to the scheduled time of opening, but no Bid may be withdrawn within thirty days after the date the Bids were opened. Bids shall be lump sum.

4. Qualifications of Bidders

The City of Portland may make such investigations as it deems necessary to determine the ability of the Bidder to perform the Work, and the Bidder shall promptly furnish to the City of Portland all such information as may be requested. The City of Portland reserves the right to waive any informalities in Bids, to accept any Bid, and to reject any or all Bids, should it be deemed by the City in its best interests so to do.

5. Bid Security

Bids shall be accompanied by a deposit for each Bid, in the amount of 5% of the amount of the Bid. This deposit may be in the form of a properly certified check, bank treasurer's check, bank cashier's check, bank money order, postal money order, cash, or bid bond. Checks and money orders shall be made payable to the City of Portland. Such deposits will be returned to all but the Bidder whose Bid is to be accepted a few days after opening of the Bids.

6. Failure to Execute Contract

The Bidder whose Bid is to be accepted will be required to accept this acceptance within 7 days after opening of Bids. Should this Bidder fail or refuse to execute and deliver the required Agreement and Bonds within 7 days after notification of acceptance of his Bid, he shall forfeit to the City of Portland the security deposited with his Bid, as liquidated damages for loss from interference with the construction, the exact amount of which loss is difficult or impossible to determine.

7. Labor, Material and Performance Bond

At the time of execution of the Agreement, the Bidder whose Bid is to be accepted shall execute and deliver to the City of Portland a Performance Bond in the amount of 100% of the Contract Price, as security for faithful performance in accordance with the Agreement, and for payment of all persons performing labor on this project, and for payment of all persons furnishing materials on this project. The surety on such Bond shall be a duly authorized surety company, acceptable to the City of Portland. The cost of such Bond is to be assumed by the Bidder.

8. Power of Attorney

Attorneys-in-fact who sign Bid bonds or Performance bonds must file with each bond, a certified copy of their power of attorney to sign such bonds.

9. Conditions of the Work

Each Bidder shall visit and thoroughly examine the site of the proposed work, and shall thoroughly examine all plans and specifications, including addenda, so as to inform himself fully of the conditions relating to construction and labor, under which the work will be performed. No Bidder will be relieved of any obligation with respect to his Bid, because of failure to inform himself of existing conditions, or content of the plans and specifications.

10. Interpretations and Addenda

No oral instructions or interpretations of the meanings of the plans and specifications will be given. If any Bidder

10. Interpretations and Addenda (cont'd.)

should be in doubt as to the meaning of any of the Contract Documents, or if he should find any discrepancy or omission, he should notify the Engineer, in writing, at the following address: ALEXANDER HUTCHEON Associates, Engineers, 105 Preble Street, Portland, Maine. To be considered, such notification must be received at least 3 days prior to the scheduled time for opening of Bids, excluding Sundays and legal holidays. All general Bidders will then be notified by registered mail, by means of addenda, of the reply given. Sub-bidders are expected to ascertain, through General Bidders, the existence of any addenda. Addenda so issued become part of the Contract Documents. No Bidder will be relieved of any obligation with respect to his Bid, because of failure to receive such addenda.

11. Laws and Regulations

All applicable State and Local laws, regulations and rules of all authorities, utilities and commissions having jurisdiction over construction work in the locality of the work shall have application to the Work.

The City of Portland is exempt from State sales tax, and such tax should not be included in Bids.

12. Commencement of Work and Completion Date

The Work shall be started immediately upon execution of the Agreement and furnishing of the required insurance and bonds, and shall be substantially completed by the date stipulated in the Bid Form.

It is of extreme importance to the City of Portland to have the Work substantially complete by the date agreed upon, and the Bidder whose Bid is to be accepted shall agree to complete the Work by this date.

13. Location of the Work and Access to the Work

The location of the premises where the Work is to be done is the Peaks Island School, Church Street, Peaks Island, Maine.

The premises will be available for inspection during normal business hours, but the City of Portland and the Engineer disclaim any and all responsibility for loss or injury to Bidders, their agents, or others, while examining the premises, or at any other time.

BID FORM

Date: _____
To: The City of Portland, Maine
Re: Fire Safety Alterations, Peaks Island School

Gentlemen:

The undersigned, having carefully examined the contract documents, listed as follows:

Bidding Requirements
Bid Form
Agreement Form
Performance Bond Form
General Conditions
Supplementary General Conditions
Technical Provisions, Div. 1-4
Addendum No. _____
Addendum No. _____
Addendum No. _____
Drawings Nos. _____

proposes to provide all plant, labor, materials, supplies, equipment and transportation necessary to complete properly, in strict accordance with the Contract Documents, all the Work necessary for Fire Safety Alterations to the Peaks Island School for the sum of

_____ dollars (\$ _____).
The undersigned proposes to complete the work substantially by _____, 1975.

The undersigned further proposes, if notified within seven days after the opening of Bids, that his Bid has been accepted, to execute and deliver, within seven days after said notification of acceptance, and Agreement for the Contract Price herein proposed, together with a performance bond for 100% of the Contract Price.

Enclosed is Bid surety for \$ _____, which is 5% of the Bid Amount.

The undersigned declares that this proposal was made in good faith from his own estimates and determinations, without collusion with any other Bidder.

Bidder _____

By _____

Title _____

**STANDARD FORM OF AGREEMENT
BETWEEN OWNER AND CONTRACTOR**

THIS AGREEMENT made as of the _____ day of _____ in the
year 19__ by and between

(hereinafter called the OWNER) and

(hereinafter called the CONTRACTOR)

WITNESSETH THAT the OWNER and CONTRACTOR by consideration of the mutual covenants
hereinafter set forth, agree as follows:

Article 1. WORK. The CONTRACTOR will perform all Work as shown in the Contract Documents
for the completion of the Project generally described as follows:

Article 2. ENGINEER. The Project has been designed by

who will act as the ENGINEER in connection with completion of the Project in accordance with the
Contract Documents.

Article 3. CONTRACT TIME. The Work shall be completed within _____ days
after the date which the CONTRACTOR is to start the Work as provided in the Contract Documents.

NSPE 1910-3-A (1967 Edition) 8.8M

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Professional Engineers

Page 1 of _____ pages

Article 4. CONTRACT PRICE. The OWNER will pay the CONTRACTOR for performance of the Work and completion of the Project in accordance with the Contract Documents subject to adjustment by Modifications as provided therein in current funds as follows:

(here insert a lump sum, unit prices or both, attaching exhibits if necessary)

Article 5. PROGRESS AND FINAL PAYMENTS. The OWNER will make progress payments on account of the Contract Price as provided in the General Conditions as follows:

5.1. Progress and final payments will be on the basis of the CONTRACTOR's Applications for Payment as approved by the ENGINEER.

5.2. On or about the . day of each month during construction:
% of the Work completed, and

% of material and equipment not incorporated in the Work but delivered and suitably stored, less in each case the aggregate of payments previously made.

5.3. Upon Substantial Completion, a sum sufficient to increase the total payments to the CONTRACTOR to 98% of the Contract Price less retainages as the ENGINEER shall determine for all incomplete Work and unsettled claims.

5.4. Upon final completion of the Work and Settlement of all claims, the remainder of the Contract Price.

Article 6. CONTRACT DOCUMENTS. The Contract Documents which comprise the contract between the OWNER and the CONTRACTOR are attached hereto and made a part hereof and consist of the following:

6.1. This Agreement (pages 1 to . . . , inclusive),

6.2. Exhibits to this Agreement (pages to inclusive),

6.3. CONTRACTOR's Bid and Bid Bonds consisting of pages.

6.4. Specifications consisting of:

Instructions to Bidders (pages . . . to . . . , inclusive),

General Conditions (pages . . . to . . . , inclusive),

Special Conditions (pages . . . to . . . , inclusive),

Technical Provisions (pages . . . to . . . , inclusive),

6.5. Drawings and Plans as listed on the attached exhibit ,

6.6. Addenda numbers . . . to . . . , inclusive, and

6.7. Any Modifications, including Change Orders, duly delivered after execution of this Agreement.

Article 7. MISCELLANEOUS.

7.1. Terms used in this Agreement which are defined in Article 1 of the General Conditions shall have the meanings indicated in the General Conditions.

7.2. Neither the OWNER nor the CONTRACTOR shall, without the prior written consent of the other, assign or sublet in whole or in part his interest under any of the Contract Documents and, specifically, the CONTRACTOR shall not assign any moneys due or to become due without the prior written consent of the OWNER.

7.3. The OWNER and the CONTRACTOR each binds himself, his partners, successors, assigns and legal representatives to the other party hereto in respect of all covenants, agreements and obligations contained in the Contract Documents.

7.4. The Contract Documents constitute the entire agreement between the OWNER and the CONTRACTOR and may only be altered, amended or repealed by a duly executed written instrument.

Article 8. OTHER PROVISIONS.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

OWNER

CONTRACTOR

By

By

[CORPORATE SEAL]

[CORPORATE SEAL]

Attest

Attest

DIVISION D

PERFORMANCE BOND FOR.

The form of the performance bond is to be the "Performance Bond and Labor and Material Payment Bond" form, Document A 311, of the AIA.

DIVISION E

GENERAL CONDITIONS

The General Conditions for this contract are the "Standard General Conditions of the Construction Contract", National Society of Professional Engineers Form 1900-8, 1974 Edition, a copy of which is available for inspection at the office of the Engineer.

SUPPLEMENTARY GENERAL CONDITIONS

DIVISION F

1. Modifications

A. The General Conditions are hereby modified as follows:

1. Where the word "OWNER" appears, it shall be assumed to mean the City of Portland.
2. In Article 2.1, last sentence, change to read "...within seven days after the opening of Bids."
3. Article 34, "Contractor's Liability Insurance," add the following:

Before the Contractor, or any subcontractor, starts any work on the project, the Contractor shall purchase and maintain Workmen's Compensation Insurance in the amounts proscribed by law, for all his employees at this project, and shall cause his subcontractors to purchase such insurance. Certificates of insurance shall be furnished to the Owner before work is started.

The General Contractor shall indemnify and hold harmless the City of Portland from all claims for injuries, including death, and for all loss or damage resulting from the performance of the Work under this Contract.

The Contractor shall purchase and maintain Public Liability and Property Damage Insurance to protect himself and any of his subcontractors from claims for personal injury, including death, and from claims for property damage, which claims may result from the performance of the Work under this Contract. The amounts of such insurance shall be:

Public Liability Insurance	\$100,000 for injuries, including death, per person
	\$300,000 per accident
Property Damage Insurance	\$ 25,000 per accident \$ 75,000 aggregate

The insurance policies shall be written to be payable to the City of Portland and the Contractor, as their interests appear.

The insurance policies shall include "completed operations" insurance to protect the City of Portland and the Contractor, for the periods prescribed by law, and shall cover any subsequent claims due to failure of the Work performed under this Contract.

4. Add the following to Article 12.1:

a. Temporary Water and Power:

The Contractor may make use without charge of the Owner's water and electric power, insofar as these services exist, for use in the execution of the Work, provided these services are used with discretion, and provided the utilities are left in a condition as good as they were in at the commencement of the Work.

b. Field Office:

The Contractor may utilize one room, indicated on the drawings, for a field office during the execution of the Work, provided the room is left in as good condition as it was at the commencement of the Work. The Contractor shall provide a suitable table for examining plans, and shall keep the room clean at all times. The Contractor may, at his discretion, change the cylinder in the lock to this room, for security.

c. Temporary Toilet:

The Contractor may utilize the existing toilet facilities during the execution of the Work, provided the room is left in as good condition as it was at the commencement of the Work.

DIVISION 1

Carpentry, Millwork, Drywall and Finish Hardware

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STATE OF CALIF.

1. General
- A. The Bidding Requirements, General Conditions, Supplemental General Conditions are hereby made a part of this Division.

2. Scope

- A. The work includes all labor, materials, tools, equipment, transportation, and incidentals required or necessary to complete all carpentry, millwork, drywall and finish hardware shown on the drawings or required by the specifications including, without limitation:

1. Partitions, blocking, studding, furring and framing for enclosures and alterations as shown on the drawings.
2. Casings, baseboard, and miscellaneous wood finish.
3. Wood doors, frames and trim.
4. Gypsum wallboard, including taping and spackling and accessories.
5. Installation of clear polished wire glass in wood openings, including wood stops.
6. Finish hardware.

3. Materials and Workmanship

- A. Framing lumber shall be Eastern spruce, construction grade, Western hemlock, construction grade or better. Furring shall be spruce or white pine, #2 or better. Mouldings shall be clear grade pine, of patterns specified or detailed. Baseboard shall be #2 or better soft pine, 1 x 6.

- B. Framing shall bear squarely, and shall be closely and securely fitted to bearing surfaces. Studs shall be smooth four sides, spaced at 16" o.c. maximum. Concealed spaces in wood framing shall be adequately cut off with 2" wood framing as firestops. Framing shall be anchored to concrete or steel work with powder actuated fasteners.

- C. Furring shall be applied at 16" centers, with closure strips at all edges and openings. Faces of furring shall be plumb and aligned, shimmed with wood shingles where necessary.

- D. Millwork shall be applied with finishing nails, set for putting. Finish shall be installed in longest pieces possible, with joints only where solid fastening can be obtained. Cuts shall be made with a mitre box, sharp and true. Door and window casings shall be installed in single lengths. Door frames shall be standard size fir. Wood doors shall be flush 1 3/4" solid core birch veneer, stain grade, equal to U.S. Plywood institutional grade. Provide cut-out and stops for clear polished wire glass and install wire glass in doors, as shown on the drawings.

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3. Materials and Workmanship (Cont'd.)

- E. Wire glass shall be 1/4" clear polished wire glass, diamond pattern, equal to "Polished Misco", Mississippi Glass Co.. Wire glass shall be secured with 1/2" x 1/2" pressed metal stops, screwed in place.
- F. Gypsum wallboard shall be 5/8", tapered edge, equal to "Firesield", as manufactured by National Gypsum Co., and shall conform to ASTM C 36-64, type X. Nails and nailing shall to "Recommended Performance Standard for Nails for Gypsum Wallboard", by Gypsum Association. All joints shall be reinforced and concealed with perforated tape and spackling compound, 3 coats, sanded after each coat, and ready to receive paint. Corners and edges shall be protected by metal trim, as shown on the drawings.
- G. Finish hardware, in accordance with the following schedule, shall be delivered to the job site, for installation by the General Contractor. A hardware schedule, giving catalogue numbers, manufacturer's name, and details of all hardware, shall be submitted to the Engineer for approval within 5 working days after award of the contract. Hardware shall be equal to Corbin; all locks shall be keyed to existing P. & F. Corbin Master Keying System.

Hardware set #1

3 prs Butts F8B179 US10 4 1/2 x 4 1/2
2 Pull Plates 943 x 171 US10
2 Push Plates 16 x 4 US10
2 Door Closers LCN 4032
2 Kick Plates 8 x 31 Brown

Hardware set #2

1 1/2 prs Butts F8B179 US10 4 1/2 x 4 1/2
1 Pull Plate 943 x 171 US10
1 Push Plate 16 x 4 US10
1 Door Closer LCN 4032
1 Kick Plate 8 x 34 Brown

Hardware set #3

1 1/2 prs Butts F8B179 US10 4 1/2 x 4 1/2
1 Set Locks 830-455 US10 x 425S
1 Door Closer LCN 4032
1 Kick Plate 8 x 34 Brown

Provide floor or wall stops for all doors, as required to prevent doors from striking adjacent surfaces.

UP 10-10-11
DIVISION 2

PAINTING

2-01 GENERAL

- .1 The Bidding Requirements, General Conditions and Supplementary General Conditions are hereby made a part of this Division.

2-02 SCOPE

- .1 The work includes all labor, materials, tools, equipment, transportation and incidentals necessary or required to complete all field painting as herein specified and as shown on the drawings.

2-03 MATERIALS

- .1 All paint shall be delivered to the site in original sealed containers, labeled by the manufacturer, and showing manufacturer, color, type of paint, and recommending thinning and application procedures. Other materials necessary or required for painting shall have labels describing them, such as turpentine, alcohol, linseed oil, shellac, thinner, etc.
- .2 Samples of all colors and finishes shall be prepared in advance of commencement of work, to allow time for approval.
- .3 Floors and other surfaces in areas to be painted shall be protected by drop cloths. Finish hardware, escutcheon plates, and similar accessories shall be removed before painting surfaces on which these items occur. As the painting in each area is completed, the area shall be cleaned of all stray paint spots, and painter's debris, and any accessories or finish hardware which have been removed to facilitate painting shall be replaced.
- .4 Prepared paints shall be the highest grade of each manufacturer named, and shall be obtained from the following manufacturers:

Sherwin-Williams
Benjamin Moore
Pittsburgh Plate Glass
Pratt and Lambert
Touraine

2-04 WORKMANSHIP

- .1 All surfaces to be painted or finished shall be inspected by the painting contractor to see that they are clean, dry, and in suitable condition for the commencement of his work. The commencement of work by the painting contractor in an area shall indicate his acceptance of the condition of that area, and he shall be responsible for defects in the work thereafter.

2-04 PAINTING (cont'd)

- .1 Painting shall be done by skilled mechanics, and shall be evenly spread, without producing brush marks, drips, sags or runs. Sufficient time shall be allowed between coats to insure perfect drying, in accordance with the manufacturer's recommendations.

2-05 PAINTING SCHEDULE

- .1 New Plasterboard
 - 1 coat of Sherwin-Williams PC Wall Primer and Sealer
 - 1 coat of Sherwin-Williams PC Hi-Hide Alkyd Semi-Gloss wainscot and Alkyd Flat above
- .2 New Wood Doors
 - 1 coat sealer
 - 1 coat stain
 - 2 coats clear varnish
- .3 New Conduits, Raceways, Fittings and Outlet Boxes
 - 1 coat of Sherwin-Williams PC Kromik Metal Primer
 - 1 coat of Sherwin-Williams PC Hi-Hide Alkyd Semi-Gloss
- .4 Where cutting and patching of surfaces requires painting of new material, adjacent existing surfaces shall be repainted to the nearest change in direction of that surface, unless specifically shown otherwise on the drawings.

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CITY OF PORTLAND

3-01

3-02

3-03

1. Work includes labor, materials, tools, equipment, and work for incidental necessary or required to complete all alterations to existing plumbing, heating, mechanical, fire alarm and sprinkler systems. The work includes the installation of the work shown on the drawings and only those alterations actually shown or noted are included in the work.

2. Work by Others: Touch-up painting of piping, and painting where removals, relocations or additions of miscellaneous mechanical or electrical work will cause unpainted surfaces to be exposed, will be by the painting contractor.

3-03 MATERIALS AND WORKMANSHIP

1. In general, materials shall be new, of quality comparable to those materials to which they adjoin, and in compliance with the following:

City of Portland Plumbing Code and State of
Maine Plumbing Code

ASHRAE and NFPA Standards for heating and
ventilating

National Electric Code

NFPA and New England Rating Bureau standards
for sprinkler installations

2. All work shall be done in a workmanlike manner, by mechanics skilled in their trade. When completed, the work shall present a neat, mechanical appearance, and the system altered shall be tested to insure proper functioning, at least as good as before it was altered.

3. Refer to the drawings for notes relating to various items of work.