

SPECIFICATIONS

PROJECT:

45 DOUGHERTY
DOUGLASS STREET
PORTLAND, ME
MAINE HOUSING PROJECT NO.

OWNER:

SZANTON COMPANY
10 FREE STREET
PORTLAND, ME 04101-3409

ARCHITECT:

ARCHETYPE, P. A.
48 UNION WHARF
PORTLAND, MAINE 04101

September 14, 2023
90% MaineHousing Submission

Owner: _____

Date: _____

Developer: _____

Date: _____

Architect: _____

Date: _____

Contractor: _____

Date: _____

Construction Lender: _____

Date: _____

**PROJECT MANUAL
TABLE OF CONTENTS**

Section:

Division 00 00 00 – Contracting Requirements

00 01 10	Index to Project Manual
00 43 23	Add/Deduct Alternates and Allowances
00 73 00	Supplementary Conditions of the Contract for Construction
	Maine Housing Forms
	MaineHousing Construction Services Final Completion Checklist
	Certificate of Completion of Design Professional
	MaineHousing Final Certificate and Release for Contractors/Subcontractors/Vendors
	Incomplete Work Escrow (IWE)
AIA A133	Standard Form of Agreement between Owner and Construction Manager
AIA A201	AIA 201-2017 General Conditions of the Contract for Construction
AIA A310	Bid Bond
AIA A312	Performance Bond
AIA A312	Payment Bond
AIA G702	Application and Certificate for Payment
AIA G703	Continuation Sheet for G702

Division 01 00 00 – General Requirements

01 11 00	Summary of the Work
01 31 00	Submittals, Meetings & Record Documents
01 33 00	Submittal Procedures
01 33 10	Products and Substitutions
01 45 00	Quality Control Services
01 45 23	Blower Door Testing
01 50 00	Temporary Facilities
01 58 00	Project Identification
01 77 00	Project Closeout
01 81 10	LEED Requirements (Pending)
01 81 19	Indoor Air Quality

Division 02 00 00 – Existing Conditions

02 32 00	Geotechnical Investigations Report Boring Log, Soil Survey Test Pit logs Environmental Site Assessment Report
----------	---

Division 03 00 00 – Concrete

03 20 00	Concrete Reinforcing
03 30 00	Cast-In-Place Concrete

SECTION 00 43 23

Add/Deduct Alternates and Allowances

Subcontractor acknowledges receipt of the following alternates:

1. ADD/ALTERNATE 1:

- ADD

\$ _____

2. DEDUCT/ALTERNATE 2:

- DEDUCT

\$ _____

Subcontractor

By: _____

Title: _____

Business Address: _____

**SECTION 00 73 00
SUPPLEMENTAL GENERAL CONDITIONS
TO THE AIA DOCUMENT A201-2017**

GENERAL CONDITIONS:

- A. The "General Conditions of the Contract for Construction". Document A-201, Sixteenth Edition, dated 2017, as issued by the American Institute of Architects, 1735 New York Avenue, N.W., Washington, D.C. 20006; form the General Conditions for this Contract whether bound herein or not. The term "Contractor" as used herein shall have the same meaning as the term "Construction Manager" or "General Contractor" as used in the Standard Form of Agreement between Owner and Contractor, AIA Document form stipulated in the Project Manual between the parties hereto.

- B. The provisions of the foregoing document shall apply to the work of this Contract, except as modified or supplemented hereinafter in the Supplemental Conditions. Where General Conditions Paragraphs or Subparagraphs are modified in part by the Supplemental Conditions, the portions of same which have not been modified shall remain in effect. In the event of discrepancy between the General and Supplemental Conditions, the Supplemental Conditions shall prevail.

ARTICLE 1 - GENERAL PROVISIONS:

- A. Paragraph 1.1 Basic Definitions: Add the following to Subparagraph 1.1.9:
 - 1. Notwithstanding procurement and contractual requirements, in the event of conflict or discrepancies among the Contract Documents, the Documents shall be construed according to the following priorities.
 - a. First Priority Addenda
 - b. Second Priority Division 1 of the Specifications
 - c. Third Priority Drawings and Div. 2-16 of the Specifications

 - 2. In the event of conflicts or discrepancies between the Drawings and Divisions 2-32 of the Specifications or within either document not clarified by Addendum, the Architect will determine which takes precedence in accordance with Section 4.2.11.

- B. Paragraph 1.1 Basic Definitions: Add the following to Subparagraph 1.1.10:

**SECTION 01 11 00
SUMMARY OF THE WORK**

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: 45 Dougherty

1. Project Location: 45 Dougherty, Portland ME

Owner: The Szanton Company

- B. Architect: The Contract Documents were prepared for the Project by Archetype, P.A., 48 Union Wharf, Portland, Maine.

The Work includes, but is not limited to:

- New building construction built to passive LEED Silver standards
- Wood frame
- Concrete slab on grade.
- Site and landscaping work to include excavation, grading, paving, utilities trenching and installation.
- Storm water drainage system.
- Concrete masonry units
- Fiber cement lap siding, fiber cement panel siding, metal shingles and brick veneer – see elevations
- Rough and finish carpentry.
- Spray foam insulation, Fiberglas, rigid , Dens pack
- White EPDM roofing and shingle roofing
- Steel and wood doors and frames.

