

**Administration Building Roof Repair Project
at Bolduc Correctional Facility
BGS PROJECT # 3424**

516 Cushing Road
Warren, Maine 04864

Owner:

Conner McFarland
Manager of Correctional Operations – Facilities and Contracts
Maine Department of Corrections
25 Tyson Drive
Augusta, Maine 04333

Prepared by:

Lincoln/Haney Engineering Associates, Inc.
14 Maine Street, Suite 301
Brunswick, Maine 04011

Independent Roof Services
569 Lawrence Rd
Pownal, Maine

July 20, 2023

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00 11 13
Notice to Contractors

Administration Building Roof Repair Project at Bolduc Correctional Facility # 3424

Repair of the Bolduc Correctional Facility Roof

The cost of the work is approximately \$ 337,500. The contract shall designate the Substantial Completion Date on or before *22 November 2023 for shingled roofs and 19 September 2024 for EPDM roofing and structural reinforcements*, and the Contract Final Completion Date on or before *1 December 2023 for shingled roofs and 28 September 2024 for EPDM roofs and structural reinforcements*.

1. Submit bids on a completed Contractor Bid Form, plus bid security when required, all scanned and included as an attachment to an email with the subject line marked "**Bid for Administration Building Roof Repair Project at Bolduc Correctional Facility**" and addressed to the Bid Administrator at: BGS.Architect@Maine.gov, so as to be received no later than **2:00:00 p.m. on 10 August 2023**.

Bid submissions will be opened and read aloud at the time and date noted above at the Bureau of General Services office, accessible as a video conference call. Those who wish to participate in the call must submit a request for access to BGS.Architect@Maine.gov.

Any bid received after the noted time will not be considered a valid bid and will remain unopened. Any bid submitted by any other means will not be considered a valid bid. The Bid Administrator may require the Bidder to surrender a valid paper copy of the bid form or the bid security document in certain circumstances.

Questions on the bid opening process shall be addressed to the Bid Administrator: David Schoenherr, Director, Division of Planning, Design & Construction, Bureau of General Services, 77 State House Station, Augusta, Maine 04333-0077, BGS.Architect@Maine.gov.

2. The bid shall be submitted on the Contractor Bid Form (section 00 41 13) provided in the Bid Documents. The Owner reserves the right to accept or reject any or all bids as may best serve the interest of the Owner.
3. Bid security *is required* on this project.
If noted above as required, the Bidder shall include a satisfactory Bid Bond (section 00 43 13) or a certified or cashier's check for 5% of the bid amount with the completed bid form submitted to the Owner. The Bid Bond form is available on the BGS website.
4. Performance and Payment Bonds *are required* on this project.
If noted above as required, or if any combination of Base Bid and Alternate Bids amounts selected in the award of the contract exceeds \$125,000.00, the selected Contractor shall furnish a 100% contract Performance Bond (section 00 61 13.13) and a 100% contract Payment Bond (section 00 61 13.16) in the contract amount to cover the execution of the Work. Bond forms are available on the BGS website.
5. Filed Sub-bids *are not required* on this project.

00 11 13
Notice to Contractors

6. There *are no* Pre-qualified General Contractors on this project.
If Pre-qualified General Contractors are identified for this project, the name of each company, with their city and state, are listed below.

7. An on-site pre-bid conference *will* be conducted for this project.
If a pre-bid conference is scheduled, it is *mandatory* for General Contractors and optional for Subcontractors and suppliers. Contractors who arrive late or leave early for a mandatory meeting may be prohibited from participating in this meeting and bidding. *The pre-bid conference will be held at the project site on July 27, 2023 at 12:30 PM. This project is being rebid with an extended schedule. Since there is no change to the scope, bidders who attended the previous pre-bid conference are not required to attend on July 27.*

8. Bid Documents - full sets only - will be available on or about *July 20, 2023* and may be obtained *electronically at no cost. Paper copies may be purchased for \$50* from:
Lincoln Haney Engineering Associates, Inc.
14 Maine Street, Suite 301, Box 7
Brunswick, Maine 04011
mcunningham@lincolnhaney.com
207-729-1061

9. Bid Documents may be examined at:

<i>AGC Maine</i>	<i>Construction Summary</i>
<i>188 Whitten Road</i>	<i>734 Chestnut Street</i>
<i>Augusta, ME 04330</i>	<i>Manchester, NH 03104</i>
<i>Phone 207-622-4741 Fax 207-622-1625</i>	<i>Phone 603-627-8856 Fax 603-627-4524</i>

00 21 13
Instructions to Bidders

1. Bidder Requirements

- 1.1 A bidder is a Contractor which is evidently qualified, or has been specifically pre-qualified by the Bureau of General Services, to bid on the proposed project described in the Bid Documents.
- 1.2 Contractors and Subcontractors bidding on projects that utilize Filed Sub-bids shall follow the requirements outlined in these Bid Documents for such projects. See Section 00 22 13 for additional information.
- 1.3 Contractors and Subcontractors are not eligible to bid on the project when their access to project design documents prior to the bid period distribution of documents creates an unfair bidding advantage. Prohibited access includes consultation with the Owner or with design professionals engaged by the Owner regarding cost estimating, constructability review, or project scheduling. This prohibition to bid applies to open, competitive bidding or pre-qualified contractor bidding or Filed Sub-bidding. The Bureau may require additional information to determine if the activities of a Contractor constitute an unfair bidding advantage.
- 1.4 Each bidder is responsible for becoming thoroughly familiar with the Bid Documents prior to submitting a bid. The failure of a bidder to review evident site conditions, to attend available pre-bid conferences, or to receive, examine, or act on addenda to the Bid Documents shall not relieve that bidder from any obligation with respect to their bid or the execution of the work as a Contractor.
- 1.5 Prior to the award of the contract, General Contractor bidders or Filed Sub-bidders may be required to provide documented evidence to the Owner or the Bureau showing compliance with the provisions of this section, their business experience, financial capability, or performance on previous projects.
- 1.6 The selected General Contractor bidder will be required to provide proof of insurance before a contract can be executed.
- 1.7 Contracts developed from this bid shall not be assigned, sublet or transferred without the written consent of the Owner.
- 1.8 By submitting a bid the Contractor attests that it has not been declared ineligible to bid on State of Maine projects. The Director of the Bureau of General Services may disallow award of this contract to any Contractor if there is evidence that the Contractor or any of its Subcontractors, through their own fault, have been terminated, suspended for cause, debarred from bidding, agreed to refrain from bidding as part of a settlement, have defaulted on a contract, or had a contract completed by another party.
- 1.9 The Contractor attests that it is not presently indicted for or otherwise criminally or civilly charged by a Federal, State or local government entity with commission of any of the following offenses and has not within a three-year period preceding this bid been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction, or contract under a public transaction, violation of Federal or State anti-trust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.

00 21 13
Instructions to Bidders

- 1.10 The Contractor shall not make any award or permit any award (subgrant or contract) at any tier to any party which is debarred or suspended or is otherwise excluded from or ineligible for participation in Federal assistance programs or State of Maine projects.

2. Authority of Owner
 - 2.1 The Owner reserves the right to accept or reject any or all bids as may best serve the interest of the Owner.

 - 2.2 Subject to the Owner's stated right to accept or reject any or all bids, the Contractor shall be selected on the basis of the lowest dollar value of an acceptable Base Bid, or any combination of Base Bid plus Alternate Bids, as well as other limited cost modifications the Owner determines may best serve the interests of the Owner. An acceptable bid is a duly submitted bid from a responsive and responsible bidder.

 - 2.3 The Owner reserves the right to require Bid Bonds or Performance and Payment Bonds for any project of any contract value.

3. Submitting Bids and Bid Requirements
 - 3.1 Each bid shall be submitted on the forms provided in the Bid Documents.

 - 3.2 Each bid shall be valid for a period of thirty calendar days following the Project bid closing date and time. The bid expiration date may be extended in unusual circumstances by mutual consent of the Bidder and the Owner. The bid amount shall not be modified due to the bid expiration date extension.

 - 3.3 Any provision contained in a bid which shows cost escalation, or any modification of schedule or other requirements shall not be accepted. Such a provision causes the bid to be invalid, or, at the discretion of the Owner and BGS, that element of the bid submission may be disregarded for the purpose of awarding the contract without that provision.

 - 3.4 Bidders shall include a Bid Bond or other approved bid security with the bid form submitted to the Owner when the bid form indicates such bid security is required. The bond value shall be 5% of the bid amount. The form of bond is shown in section 00 43 13.

 - 3.5 Bidders recognize that inclusion of contract bonds and the cost of those bonds is dependent on the awarded contract dollar value. Therefore, a Base Bid, or any combination of Base Bid plus Alternate Bids, as well as other limited cost modifications, resulting in a contract award shall include the cost of Performance and Payment Bonds in the submitted bid amount when the construction contract value is over \$125,000.00. Similarly, the cost of Performance and Payment Bonds is excluded in the submitted bid amount when the construction contract value is \$125,000.00 or less unless bonds are specifically required by the Bid Documents. When required for the project, the selected Contractor shall provide these bonds before a contract can be executed, pursuant to 14 M.R.S.A., Section 871, Public Works Contractors' Surety Bond Law of 1971, subsection 3. The form of bonds is shown in section 00 61 13.13 and 00 61 13.16.

00 21 13
Instructions to Bidders

- 3.6 Bidders may modify bids in writing, by the same means as the original bid submission, prior to the bid closing time. Such written amendments shall not disclose the amount of the initial bid. If so disclosed, the entire bid is considered invalid.
- 3.7 Bidders implicitly acknowledge all Addenda issued when they submit the bid form. By usual practice the Consultant shall not issue Addenda less than 72 hours prior to the bid closing time, to allow ample time for bidders to incorporate the information. However, some information, such as extending the bid due date and time, may be issued with shorter notice. Addenda shall be issued to all companies who are registered holders of Bid Documents.
- 3.8 A bid may be withdrawn without penalty if a written request by the bidder is presented to the Owner prior to the bid closing time. Such written withdrawal requests are subject to verification as required by the Bureau.
- A bid may be withdrawn without penalty after the bid closing time if, in the determination of the Bureau, evidence provided by the Contractor shows an apparent unintended error such as a miscalculation, or an erroneous number on estimating documents, was the cause of an inaccurate bid. The Bureau may allow withdrawal in consideration of the bid bond or, without utilizing a bid bond, if the Bureau considers documented evidence provided by the Contractor shows factual errors had been made on the bid form.
- 3.9 In the event State of Maine Offices unexpectedly close on the published date of a public bid opening in the location of that bid opening, prior to the time of the scheduled deadline, the new deadline for the public bid opening will be the following business day at the originally scheduled hour of the day, at the original location. Official closings are posted on the State of Maine government website.
- 3.10 The Owner may require, in a Notice of Intent to Award letter to the apparent low bidder, a Schedule of Values, Project Schedule, and List of Subcontractors and Suppliers as both a demonstration of capability of the Bidder and as a condition of award.
- 3.11 Projects which require a State of Maine wage determination will include that schedule as part of the Bid Documents. See section 00 73 46, if such rates are required.
- 3.12 Projects which require compliance with the Davis-Bacon Act are subject to the regulations contained the Code for Federal Regulations and the federal wage determination which is made a part of the Bid Documents. See section 00 73 46, if such rates are required.
- 3.13 The Owner is exempt from the payment of Maine State sales and use taxes as provided in 36 M.R.S. §1760 (1). The Contractor and Subcontractors shall not include taxes on exempt items in the construction contract.

**00 41 13
Contractor Bid Form**

Administration Building Roof Repair Project at Bolduc Correctional Facility #3424

Bid Form submitted by: *email only to email address below*

Bid Administrator:

David Schoenherr
Bureau of General Services
111 Sewall Street, Cross State Office Building, 4th floor
77 State House Station
Augusta, Maine 04333-0077

BGS.Architect@Maine.gov

Bidder:

Signature: _____

Printed name and title: _____

Company name: _____

Mailing address: _____

City, state, zip code: _____

Phone number: _____

Email address: _____

State of incorporation, if a corporation: _____

List of all partners, if a partnership: _____

The Bidder agrees, if the Owner offers to award the contract, to provide any and all bonds and certificates of insurance, as well as Schedule of Values, Project Schedule, and List of Subcontractors and Suppliers if required by the Owner, and to sign the designated Construction Contract within twelve calendar days after the date of notification of such acceptance, except if the twelfth day falls on a State of Maine government holiday or other closure day, or a Saturday, or a Sunday, in which case the aforementioned documents must be received before 12:00 noon on the first available business day following the holiday, other closure day, Saturday, or Sunday.

As a guarantee thereof, the Bidder submits, together with this bid, a bid bond or other acceptable instrument as and if required by the Bid Documents.

**00 41 13
Contractor Bid Form**

1. The Bidder, having carefully examined the Administration Building Roof Repair Project at Bolduc Correctional Facility Project Manual dated July 20,2023, prepared by Lincoln/Haney Engineering Associates, Inc., as well as Specifications, Drawings, and any Addenda, the form of contract, and the premises and conditions relating to the work, proposes to furnish all labor, equipment and materials necessary for and reasonably incidental to the construction and completion of this project for the **Base Bid** amount of:

\$ _____ .00

2. Allowances *are not included* on this project.
No Allowances

\$ 0.00

3. Alternate Bids *are not included* on this project.
No Alternate Bids

Any dollar amount line below that is left blank by the Bidder shall be read as a bid of **\$0.00**.

1 Not used \$ _____ .00

2 Not used \$ _____ .00

3 Not used \$ _____ .00

4 Not used \$ _____ .00

4. Bid security *is required* on this project.
If noted above as required, or if the Base Bid amount exceeds \$125,000.00, the Bidder shall include with this bid form a satisfactory Bid Bond (section 00 43 13) or a certified or cashier's check for 5% of the bid amount with this completed bid form submitted to the Owner.

5. Filed Sub-bids *are not required* on this project.
If noted above as required, the Bidder shall include with this bid form a list of each Filed Sub-bidder selected by the Bidder on the form provided (section 00 41 13F).

**00 43 13
Contractor Bid Bond**

Bond No.: insert bond number

We, the undersigned, insert company name of Contractor, select type of entity of insert name of municipality in the State of insert name of state as principal, and insert name of surety as Surety, are hereby held and firmly bound unto select title of obligee in the penal sum of five percent of the bid amount, for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns, signed this insert date, i.e.: 8th day of select month, select year, which is the same date as that of the first specified bid due date, or subsequent bid due date revised by addendum.

The condition of the above obligation is such that whereas the principal has submitted to the Owner, or State of Maine, to a certain bid, attached hereto and hereby made a part hereof, to enter into a contract in writing, for the construction of insert name of project as designated in the contract documents

Now therefore:

If said bid shall be rejected, or, in the alternate,

If said bid shall be accepted and the principal shall execute and deliver a contract in the form of contract attached hereto, properly completed in accordance with said bid, and shall furnish a bond for the faithful performance of said contract, and for the payment of all persons performing labor or furnishing material in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said bid, then this obligation shall be void.

Otherwise, the same shall remain in force and effect- it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received hereby stipulates and agrees that the obligation of said Surety and its bonds shall be in no way impaired or affected by any extension of the time within which the Obligee may accept such bid and said Surety does hereby waive notice of any such extension.

**00 43 13
Contractor Bid Bond**

In witness whereof, the principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set above.

Signed and sealed this *insert date, i.e.: 8th* day of *select month, select year*, which is the first specified bid due date, or subsequent bid due date revised by addendum.

Contractor

(Signature)

insert name and title

insert company name

*insert address
insert city state zip code*

Surety

(Signature)

insert name and title

insert company name

*insert address
insert city state zip code*

If Contractor is a partnership, all partners shall execute the bond. A power of attorney document indicating that it still is in full force and effect shall be provided by the person executing this bond.

**State of Maine
CONSTRUCTION CONTRACT**

Large Construction Project

*This form is used when the Contract value is \$50,000 or greater.
The Project Manual, Specifications and Drawings, and any Addenda are considered part of this Contract.*

Agreement entered into by and between the insert contracting entity name hereinafter called the **Owner** and insert Contractor company name hereinafter called the **Contractor**.

BGS Project No.: insert number assigned by BGS Other Project No.: _____

For the following Project: title of project shown on documents at facility or campus name, municipality, Maine.

The Specifications and the Drawings have been prepared by firm name, acting as Professional-of-Record and named in the documents as the Consultant Architect or Engineer.

The *Owner* and *Contractor* agree as follows:

ARTICLE 1 COMPENSATION AND PAYMENTS

1.1 The Owner shall pay the Contractor to furnish all labor, equipment, materials and incidentals necessary for the construction of the Work described in the Specifications and shown on the Drawings the Contract Amount as shown below.

Base Bid	\$0.00
<u>Alternate Bid number and name or "no Alternates"</u>	\$0.00
<u>Alternate Bid number and name or "no Alternates"</u>	\$0.00
<u>Alternate Bid number and name or "no Alternates"</u>	\$0.00
<u>Alternate Bid number and name or "no Alternates"</u>	\$0.00
<u>Alternate Bid number and name or "no Alternates"</u>	\$0.00
Total Contract Amount	\$0.00

1.2 The Contractor’s requisition shall contain sufficient detail and supporting information for the Owner to evaluate and support the payment requested.

1.2.1 Payments are due and payable twenty-five working days from the date of receipt of a Contractor requisition which is approved by the Owner.

1.2.2 Provisions for late payments are governed by 5 M.R.S. Chapter 144, *Payment of Invoices Received from Business Concerns*, and interest shall be calculated at 1% per month.

ARTICLE 2 COMMENCEMENT AND COMPLETION DATES

2.1 The Work of this Contract shall commence no sooner than the date this document is executed by the approval authority, or a subsequent date designated in the contract documents.

2.2 The Substantial Completion Date shall be 15 December 2023.

2.3 The Work of this Contract shall be completed on or before the Contract Final Completion Date of **31 December 2023**.

2.4 The Contract Expiration Date shall be **29 February 2024**. (This date is the Owner's deadline for internal management of contract accounts. The Contract Expiration Date does not directly relate to any contract obligation of the Contractor.)

ARTICLE 3 INELIGIBLE BIDDER

3.1 By signing this contract the Contractor attests that it has not been declared ineligible to bid on State of Maine projects. The Bureau of General Services may disallow award of this contract to any Contractor if there is evidence that the Contractor or any of its Subcontractors, through their own fault, have been terminated, suspended for cause, debarred from bidding, agreed to refrain from bidding as part of a settlement, have defaulted on a contract, or had a contract completed by another party.

3.2 By signing this contract the Contractor attests that it is not presently indicted for or otherwise criminally or civilly charged by a Federal, State or local government entity with commission of any of the following offenses and has not within a three-year period preceding this bid been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction, or contract under a public transaction, violation of Federal or State anti-trust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.

3.3 The Contractor shall not make any award or permit any award (subgrant or contract) at any tier to any party which is debarred or suspended or is otherwise excluded from or ineligible for participation in Federal assistance programs or State of Maine projects.

ARTICLE 4 CONTRACTOR'S RESPONSIBILITIES

4.1 On this project, the Contractor shall furnish the Owner the appropriate contract bonds in the amount of 100% of the Contract Sum. Contract bonds are mandated if the Contract Sum exceeds \$125,000, or if bonds are specifically required by the Contract Documents.

4.2 The Contractor shall comply with all laws, codes and regulations applicable to the Work.

4.3 The Contractor shall acquire all permits and third-party approvals applicable to the Work not specifically identified as provided by the Owner. Costs for Contractor-provided permits and third-party approvals shall be included in the Contract Sum identified in Section 1.1 above.

4.4 The Contractor shall remain an independent agent for the duration of this Contract, shall not become an employee of the State of Maine, and shall assure that no State employee will be compensated by, or otherwise benefit from, this Contract.

4.5 The Contractor shall be responsible for any design cost, construction cost, or other cost incurred on the Project to the extent caused by the negligent acts, errors or omissions of the Contractor or their Subcontractors in the performance of Work under this Contract.

ARTICLE 5 OWNER'S RESPONSIBILITIES

5.1 The Owner shall provide full information about the objectives, schedule, constraints and existing conditions of the project. The Owner has established a budget with reasonable contingencies that meets the project requirements.

5.2 By signing this contract, the Owner attests that all State of Maine procurement requirements for this contract have been met, including the solicitation of competitive bids.

ARTICLE 6 INSTRUMENTS OF SERVICE

6.1 The Contractor's use of the drawings, specifications and other documents known as the Consultant's Instruments of Service is limited to the execution of the Contractor's scope of work of this project unless the Contractor receives the written consent of the Owner and Consultant for use elsewhere.

ARTICLE 7 MISCELLANEOUS PROVISIONS

7.1 This Contract shall be governed by the laws of the State of Maine.

7.2 The Owner and Contractor, respectively, bind themselves, their partners, successors, assigns and legal representatives to this Contract. Neither party to this Contract shall assign the Contract as a whole without written consent of the other party, which consent the Owner may withhold without cause.

7.3 Notwithstanding any other provision of this Agreement, if the Owner does not receive sufficient funds to fund this Agreement or funds are de-appropriated, or if the Owner does not receive legal authority from the Maine State Legislature or Maine Courts to expend funds intended for this Agreement, then the Owner is not obligated to make payment under this Agreement; provided, however, the Owner shall be obligated to pay for services satisfactorily performed prior to any such non-appropriation in accordance with the termination provisions of this Agreement. The Owner shall timely notify the Contractor of any non-appropriation and the effective date of the non-appropriation.

ARTICLE 8 CONTRACT DOCUMENTS

8.1 The Project Manual, Specifications and Drawings, and any Addenda, together with this agreement, form the contract. Each element is as fully a part of the Contract as if hereto attached or herein repeated.

8.2 Specifications: **indicate date of issuance of project manual**

8.3 Drawings: **note each sheet number and title**

8.4 Addenda: **note each addenda number and date, or "none"**

BGS Project No.: _____

The Contract is effective as of the date executed by the approval authority.

OWNER

CONTRACTOR

Signature *Date*
name and title

Signature *Date*
name and title

name of contracting entity
address

name of contractor company
address

telephone
email address

telephone
email address
Vendor Number

Indicate the names of the review and approval individuals appropriate to the approval authority.

select proper approval authority			
Reviewed by:		Approved by:	
_____ <i>Signature</i>	_____ <i>Date</i>	_____ <i>Signature</i>	_____ <i>Date</i>
<i>insert name</i>		<i>Joseph H. Ostwald</i>	
<i>Project Manager/ Contract Administrator</i>		<i>Director, Planning, Design & Construction</i>	

00 61 13.13
Contractor Performance Bond

Bond No.: insert bond number

We, the undersigned, insert company name of Contractor, select type of entity of insert name of municipality in the State of insert name of state as principal, and insert name of surety as Surety, are hereby held and firmly bound unto select title of obligee in the penal sum of the Contract Price \$ insert the Contract Price in numbers for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

The condition of the above obligation is such that if the principal shall promptly and faithfully perform the contract entered into this insert date, i.e.: 8th day of select month, select year, which is the same date as that of the notice of intent to award letter, or in the absence of such a letter, not later than the date the Owner signs the construction contract, for the construction of insert name of project as designated in the contract documents, then this obligation shall be null and void.

Otherwise, the same shall remain in force and effect- it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received hereby stipulates and agrees that the obligation of said Surety and its bonds shall be in no way impaired or affected by any extension of the time which the Obligee may accept during the performance of the contract and said Surety does hereby waive notice of any such extension.

**00 61 13.13
Contractor Performance Bond**

In witness whereof, the principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set above.

Signed and sealed this *insert date, i.e.: 8th* day of *select month, select year*, which is the same date as that of the notice of intent to award letter, or in the absence of such a letter, not later than the date the Owner signs the construction contract.

Contractor

(Signature)

insert name and title

insert company name

insert address

insert city state zip code

Surety

(Signature)

insert name and title

insert company name

insert address

insert city state zip code

If Contractor is a partnership, all partners shall execute the bond. A power of attorney document indicating that it still is in full force and effect shall be provided by the person executing this bond.

00 61 13.16
Contractor Payment Bond

Bond No.: insert bond number

We, the undersigned, insert company name of Contractor, select type of entity of insert name of municipality in the State of insert name of state as principal, and insert name of surety as Surety, are hereby held and firmly bound unto select title of obligee in the penal sum of the Contract Price \$ insert the Contract Price in numbers for the use and benefit of claimants, defined as an entity having a contract with the principal or with a subcontractor of the principal for labor, materials, or both labor and materials, used or reasonably required for use in the performance of the contract, for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

The condition of the above obligation is such that if the principal shall promptly satisfy all claims and demands incurred for all labor and materials, used or required by the principal in connection with the work described in the contract entered into this insert date, i.e.: 8th day of select month, select year, which is the same date as that of the notice of intent to award letter, or in the absence of such a letter, not later than the date the Owner signs the construction contract, for the construction of insert name of project as designated in the contract documents, and shall fully reimburse the obligee for all outlay and expense with said obligee may incur in making good any default of said principal, then this obligation shall be null and void.

Otherwise, the same shall remain in force and effect- it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received hereby stipulates and agrees that the obligation of said Surety and its bonds shall be in no way impaired or affected by any extension of the time which the Obligee may accept during the performance of the contract and said Surety does hereby waive notice of any such extension.

**00 61 13.16
Contractor Payment Bond**

In witness whereof, the principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set above.

Signed and sealed this *insert date, i.e.: 8th* day of *select month, select year*, which is the same date as that of the notice of intent to award letter, or in the absence of such a letter, not later than the date the Owner signs the construction contract.

Contractor

(Signature)

insert name and title

insert company name

insert address

insert city state zip code

Surety

(Signature)

insert name and title

insert company name

insert address

insert city state zip code

If Contractor is a partnership, all partners shall execute the bond. A power of attorney document indicating that it still is in full force and effect shall be provided by the person executing this bond.

00 71 00
Definitions

1. Definitions
 - 1.1 *Addendum*: A document issued by the Consultant that amends the Bid Documents. Addenda shall not be issued less than seventy-two hours prior to the specified bid opening time.
 - 1.2 *Allowance*: A specified dollar amount for a particular scope of work or service included in the Work that is identified in the Bid Documents and included in each Bidder's Bid. The Contractor shall document expenditures for an Allowance during the Project. Any unused balance shall be credited to the Owner. The Contractor is responsible for notifying the Owner of anticipated expenses greater than the specified amount and the Owner is responsible for those additional expenses.
 - 1.3 *Alternate Bid*: The Contractor's written offer of a specified dollar amount, submitted on the Bid Form, for the performance of a particular scope of work described in the Bid Documents. The Owner determines the low bidder based on the sum of the base Bid and any combination of Alternate Bids that the Owner selects.
 - 1.4 *Architect*: A Consultant acting as, or supporting, the Professional-of-Record who is responsible for the design of the Project. Equivalent to "Consultant" in State of Maine contract forms.
 - 1.5 *Architectural Supplemental Instruction (ASI)*: A written instruction from the Architect for the purpose of clarification of the Contract Documents. An ASI does not alter the Contract Price or Contract Time. ASIs may be responses to RFIs and shall be issued by the Architect in a timely manner to avoid any negative impact on the Schedule of the Work.
 - 1.6 *Bid*: The Contractor's written offer of a specified dollar amount or amounts, submitted on a form included in the Bid Documents, for the performance of the Work. A Bid may include bonds or other requirements. A base Bid is separate and distinct from Alternate Bids, being the only cost component necessary for the award of the contract, and representing the minimum amount of Work that is essential for the functioning of the Project.
 - 1.7 *Bid Bond*: The security designated in the Bid Documents, furnished by Bidders as a guaranty of good faith to enter into a contract with the Owner, should a contract be awarded to that Bidder.
 - 1.8 *Bidder*: Any business entity, individual or corporation that submits a bid for the performance of the work described in the Bid Documents, acting directly or through a duly authorized representative. See also *Responsive and Responsible Bidder*.
 - 1.9 *Bid Documents*: The drawings, procurement and contracting requirements, general requirements, and the written specifications -including all addenda, that a bidder is required to reference in the submission of a bid.
 - 1.10 *Bureau*: The State of Maine Bureau of General Services, or BGS, in the Department of Administrative and Financial Services.
 - 1.11 *Calendar days*: Consecutive days, as occurring on a calendar, taking into account each day of the week, month, year, and any religious, national or local holidays. Calendar days are used for changes in Contract Time.

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Definitions

- 1.12 *Certificate of Substantial Completion*: A document developed by the Consultant that describes the final status of the Work and establishes the date that the Owner may use the facility for its intended purpose. The Certificate of Substantial Completion may also include a provisional list of items - a "punch list" - remaining to be completed by the Contractor. The Certificate of Substantial Completion identifies the date from which the project warranty period commences.
- 1.13 *Certificate of Occupancy*: A document developed by a local jurisdiction such as the Code Enforcement Officer that grants permission to the Owner to occupy a building.
- 1.14 *Change Order (CO)*: A document that modifies the contract and establishes the basis of a specific adjustment to the Contract Price or the Contract Time, or both. Change Orders may address correction of omissions, errors, and document discrepancies, or additional requirements. Change Orders should include all labor, materials and incidentals required to complete the work described. A Change Order is not valid until signed by the Contractor, Owner and Consultant and approved by the Bureau.
- 1.15 *Change Order Proposal (COP) (see also Proposal)*: Contract change proposed by the Contractor regarding the contract amount, requirements, or time. The Contractor implements the work of a COP after it is accepted by all parties. Accepted COPs are incorporated into the contract by Change Order.
- 1.16 *Clerk of the Works*: The authorized representative of the Consultant on the job site. Clerk of the Works is sometimes called the Architect's representative.
- 1.17 *Construction Change Directive (CCD)*: A written order prepared by the Consultant and signed by the Owner and Consultant, directing a change in the Work prior to final agreement with the Contractor on adjustment, if any, in the Contract Price or Contract Time, or both.
- 1.18 *Contract*: A written agreement between the Owner and the successful bidder which obligates the Contractor to perform the work specified in the Contract Documents and obligates the Owner to compensate the Contractor at the mutually accepted sum, rates or prices.
- 1.19 *Contract Bonds (also known as Payment and Performance Bonds)*: The approved forms of security, furnished by the Contractor and their surety, which guarantee the faithful performance of all the terms of the contract and the payment of all bills for labor, materials and equipment by the Contractor.
- 1.20 *Contract Documents*: The drawings and written specifications (including all addenda), Standard General Conditions, and the contract (including all Change Orders subsequently incorporated in the documents).
- 1.21 *Contract Expiration Date*: Date determined by the Owner as a deadline for internal management of contract accounts. This allows time after the Contract Final Completion Date for processing the final Requisition for Payment. The Contract Expiration Date does not directly relate to any contract obligation of the Contractor.
- 1.22 *Contract Final Completion Date*: Point of time when the Work is fully completed in compliance with the Contract Documents, as certified by the Consultant. Final payment to the Contractor is due upon Final Completion of the Project.
- 1.23 *Contract Price*: The dollar amount of the construction contract, also called *Contract Sum*.

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Definitions

- 1.24 *Contract Time*: The designated duration of time to execute the Work of the contract, with a specific date for completion.
- 1.25 *Contractor*: Also called the "General Contractor" or "GC" the individual or entity undertaking the execution of the general contract work under the terms of the contract with the Owner, acting directly or through a duly authorized representative. The Contractor is responsible for the means, methods and materials utilized in the execution and completion of the Work.
- 1.26 *Consultant*: The Architect or Engineer acting as Professional-of-Record for the Project. The Consultant is responsible for the design of the Project.
- 1.27 *Drawings*: The graphic and pictorial portion of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules, and diagrams.
- 1.28 *Engineer*: A Consultant acting as, or supporting, the Professional-of-Record who is responsible for the design of the Project. Equivalent to "Consultant" in State of Maine contract forms.
- 1.29 *Filed Sub-bid*: The designated major Subcontractor's (or, in some cases, Contractor's) written offer of a specified dollar amount or amounts, submitted on a form included in the Bid Documents, for the performance of a particular portion of the Work. A Filed Sub-bid may include bonds or other requirements.
- 1.30 *General Requirements*: The on-site overhead expense items the Contractor provides for the Project, typically including, but not limited to, building permits, construction supervision, Contract Bonds, insurance, field office, temporary utilities, rubbish removal, and site fencing. Overhead expenses of the Contractor's general operation are not included. Sometimes referred to as the Contractor's General Conditions.
- 1.31 *Owner*: The State agency which is represented by duly authorized individuals. The Owner is responsible for defining the scope of the Project and compensation to the Consultant and Contractor.
- 1.32 *Owner's Representative*: The individual or entity contracted by the Owner to be an advisor and information conduit regarding the Project.
- 1.33 *Overhead*: General and administrative expenses of the Contractor's principal and branch offices, including payroll costs and other compensation of Contractor employees, deductibles paid on any insurance policy, charges against the Contractor for delinquent payments, and costs related to the correction of defective work, and the Contractor's capital expenses, including interest on capital used for the work.
- 1.34 *Performance and Payment Bonds (also known as Contract Bonds)*: The approved forms of security, furnished by the Contractor and their surety, which guarantee the faithful performance of all the terms of the contract and the payment of all bills for labor, materials and equipment by the Contractor.
- 1.35 *Post-Bid Addendum*: Document issued by the Consultant that defines a potential Change Order prior to signing of the construction contract. The Post-Bid Addendum allows the Owner to negotiate

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Definitions

contract changes with the Bidder submitting the lowest valid bid, only if the negotiated changes to the Bid Documents result in no change or no increase in the bid price.

A Post-Bid Addendum may also be issued after a competitive construction Bid opening to those Bidders who submitted a Bid initially, for the purpose of rebidding the Project work without re-advertising.

- 1.36 *Project*: The construction project proposed by the Owner to be constructed according to the Contract Documents. The Project, a public improvement, may be tied logistically to other public improvements and other activities conducted by the Owner or other contractors.
- 1.37 *Proposal (see also Change Order Proposal)*: The Contractor's written offer submitted to the Owner for consideration containing a specified dollar amount or rate, for a specific scope of work, and including a schedule impact, if any. A proposal shall include all costs for overhead and profit. The Contractor implements the work of a Proposal after it is accepted by all parties. Accepted Proposals are incorporated into the contract by Change Order.
- 1.38 *Proposal Request (PR)*: An Owner's written request to the Contractor for a Change Order Proposal.
- 1.39 *Punch List*: A document that identifies the items of work remaining to be done by the Contractor at the Close Out of a Project. The Punch List is created as a result of a final inspection of the work only after the Contractor attests that all of the Work is in its complete and permanent status.
- 1.40 *Request For Information (RFI)*: A Contractor's written request to the Consultant for clarification, definition or description of the Work. RFIs shall be presented by the Contractor in a timely manner to avoid any negative impact on the Schedule of the Work.
- 1.41 *Request For Proposal (RFP)*: An Owner's written request to the Contractor for a Change Order Proposal.
- 1.42 *Requisition for Payment*: The document in which the Contractor certifies that the Work described is, to the best of the Contractor's knowledge, information and belief, complete and that all previous payments have been paid by the Contractor to Subcontractors and suppliers, and that the current requested payment is now due. See *Schedule of Values*.
- 1.43 *Responsive and Responsible Bidder*: A bidder who complies, when submitting a bid on a given project, with the following *responsive* standards, as required by the Bid Documents:
- submits specific qualifications to bid the project, if required;
 - attends mandatory pre-bid conferences, if required;
 - submits a bid prior to the close of the bid period;
 - submits a complete bid form;
 - submits a bid without indications of intent contrary to the stated requirements;
 - submits other materials and information, such as bid security, as required;
- and, meets the following minimums regarding these *responsible* standards:
- sustains a satisfactory record of project performance;
 - maintains a permanent place of business in a known physical location;
 - possesses the financial means for short- and long-term operations;
 - possesses the appropriate technical experience and capabilities;
 - employs adequate personnel and subcontractor resources;

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Definitions

maintains the equipment needed to perform the work;
complies with the proposed implementation schedule;
complies with the insurance and bonding requirements;
provides post-construction warranty coverage;
and other criteria which can be considered relevant to the contract.

- 1.44 *Retainage*: The amount, calculated at five percent (5%) of the contract value or a scheduled value, that the Owner shall withhold from the Contractor until the work or portion of work is declared substantially complete or otherwise accepted by the Owner. The Owner may, if requested, reduce the amount withheld if the Owner deems it desirable and prudent to do so. (See Title 5 M.R.S.A., Section 1746.)
- 1.45 *Sample*: A physical example provided by the Contractor which illustrates materials, equipment or workmanship and establishes standards by which the Work will be judged.
- 1.46 *Schedule of the Work*: The document prepared by the Contractor and approved by the Owner that specifies the dates on which the Contractor plans to begin and complete various parts of the Work, including dates on which information and approvals are required from the Owner.
- 1.47 *Schedule of Values*: The document prepared by the Contractor and approved by the Owner before the commencement of the Work that specifies the dollar values of discrete portions of the Work equal in sum to the contract amount. The Schedule of Values is used to document progress payments of the Work in regular (usually monthly) requisitions for payment. See *Requisition for Payment*.
- 1.48 *Shop Drawings*: The drawings, diagrams, schedules and other data specially prepared for the Work by the Contractor or a Subcontractor, manufacturer, supplier or distributor to illustrate some portion of the Work.
- 1.49 *Specifications*: The portion of the Contract Documents consisting of the written requirements of the Work for materials, equipment, systems, standards, workmanship, and performance of related services.
- 1.50 *Subcontractor*: An individual or entity undertaking the execution of any part of the Work by virtue of a written agreement with the Contractor or any other Subcontractor. Also, an individual or entity retained by the Contractor or any other Subcontractor as an independent contractor to provide the labor, materials, equipment or services necessary to complete a specific portion of the Work.
- 1.51 *Substantial Completion Date*: Point of time when the Work or a designated portion of the Work is sufficiently complete in compliance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended purpose without unscheduled disruption. Substantial Completion is documented by the date of the Certificate of Substantial Completion signed by the Owner and the Contractor.
- 1.52 *Superintendent*: The representative of the Contractor on the job site, authorized by the Contractor to receive and fulfill instructions from the Consultant.
- 1.53 *Surety*: The individual or entity that is legally bound with the Contractor and Subcontractor to insure the faithful performance of the contract and for the payment of the bills for labor, materials and equipment by the Contractor and Subcontractors.

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- 1.54 *Work*: The construction and services, whether completed or partially completed, including all labor, materials, equipment and services provided or to be provided by the Contractor and Subcontractors to fulfill the requirements of the Project as described in the Contract Documents.

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General Conditions

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General Conditions

1. Preconstruction Conference

- 1.1 The Contractor shall, upon acceptance of a contract and prior to commencing work, schedule a preconstruction conference with the Owner and Consultant. The purpose of this conference is as follows.
- 1.1.1 Introduce all parties who have a significant role in the Project, including:
Owner (State agency or other contracting entity)
 Owner's Representative
Consultant (Architect or Engineer)
 Subconsultants
 Clerk-of-the-works
Contractor (GC)
 Superintendent
 Subcontractors
Other State agencies
Construction testing company
Commissioning agent
Special Inspections agent
Bureau of General Services (BGS);
- 1.1.2 Review the responsibilities of each party;
- 1.1.3 Review any previously-identified special provisions of the Project;
- 1.1.4 Review the Schedule of the Work calendar submitted by the Contractor to be approved by the Owner and Consultant;
- 1.1.5 Review the Schedule of Values form submitted by the Contractor to be approved by the Owner and Consultant;
- 1.1.6 Establish routines for Shop Drawing approval, contract changes, requisitions, et cetera;
- 1.1.7 discuss jobsite issues;
- 1.1.8 Discuss Project close-out procedures;
- 1.1.9 Provide an opportunity for clarification of Contract Documents before work begins; and
- 1.1.10 Schedule regular meetings at appropriate intervals for the review of the progress of the Work.

2. Intent and Correlation of Contract Documents

- 2.1 The intent of the Contract Documents is to describe the complete Project. The Contract Documents consist of various components; each component complements the others. What is shown as a requirement by any one component shall be inferred as a requirement on all corresponding components.
- 2.2 The Contractor shall furnish all labor, equipment and materials, tools, transportation, insurance, services, supplies, operations and methods necessary for, and reasonably incidental to, the construction and completion of the Project. Any work that deviates from the Contract Documents which appears to be required by the exigencies of construction or by inconsistencies in the Contract Documents, will be determined by the Consultant and authorized in writing by the Consultant, Owner and the Bureau prior to execution. The Contractor shall be responsible for requesting clarifying information where the intent of the Contract Documents is uncertain.
- 2.3 The Contractor shall not utilize any apparent error or omission in the Contract Documents to the disadvantage of the Owner. The Contractor shall promptly notify the Consultant in writing of such errors or omissions. The Consultant shall make any corrections or clarifications necessary in such a situation to document the true intent of the Contract Documents.

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General Conditions

3. Additional Drawings and Specifications

- 3.1 Upon the written request of the Contractor, the Owner shall provide, at no expense to the Contractor, up to five sets of printed Drawings and Specifications for the execution of the Work.
- 3.2 The Consultant shall promptly furnish to the Contractor revised Drawings and Specifications, for the area of the documents where those revisions apply, when corrections or clarifications are made by the Consultant. All such information shall be consistent with, and reasonably inferred from, the Contract Documents. The Contractor shall do no work without the proper Drawings and Specifications.

4. Ownership of Contract Documents

- 4.1 The designs represented on the Contract Documents are the property of the Consultant. The Drawings and Specifications shall not be used on other work without consent of the Consultant.

5. Permits, Laws, and Regulations

- 5.1 The Owner is responsible for obtaining any zoning approvals or other similar local project approvals necessary to complete the Work, unless otherwise specified in the Contract Documents.
- 5.2 The Owner is responsible for obtaining Maine Department of Environmental Protection, Maine Department of Transportation, or other similar state government project approvals necessary to complete the Work, unless otherwise indicated in the Contract Documents.
- 5.3 The Owner is responsible for obtaining any federal agency project approvals necessary to complete the Work, unless otherwise indicated in the Contract Documents.
- 5.4 The Owner is responsible for obtaining all easements for permanent structures or permanent changes in existing facilities.
- 5.5 The Contractor is responsible for obtaining and paying for all permits and licenses necessary for the implementation of the Work. The Contractor shall notify the Owner of any delays, variance or restrictions that may result from the issuing of permits and licenses.
- 5.6 The Contractor shall comply with all ordinances, laws, rules and regulations and make all required notices bearing on the implementation of the Work. In the event the Contractor observes disagreement between the Drawings and Specifications and any ordinances, laws, rules and regulations, the Contractor shall promptly notify the Consultant in writing. Any necessary changes shall be made as provided in the contract for changes in the work. The Contractor shall not perform any work knowing it to be contrary to such ordinances, laws, rules and regulations.
- 5.7 The Contractor shall comply with local, state and federal regulations regarding construction safety and all other aspects of the Work.
- 5.8 The Contractor shall comply with the Maine Code of Fair Practices and Affirmative Action, 5 M.R.S. §784 (2).

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General Conditions

6. Taxes

- 6.1 The Owner is exempt from the payment of Maine State sales and use taxes as provided in 36 M.R.S. §1760 (1). The Contractor and Subcontractors shall not include taxes on exempt items in the construction contract.
- 6.2 Section 1760 further provides in subsection 61 that sales to a construction contractor or its subcontractor of tangible personal property that is to be physically incorporated in, and become a permanent part of, real property for sale to or owned by the Owner, are exempt from Maine State sales and use taxes. Tangible personal property is defined in 36 M.R.S. §1752 (17).
- 6.3 The Contractor may contact Maine Revenue Services, 24 State House Station, Augusta, Maine 04333 for guidance on tax exempt regulations authorized by 36 M.R.S. §1760 and detailed in Rule 302 (18-125 CMR 302).

7. Labor and Wages

- 7.1 The Contractor shall conform to the labor laws of the State of Maine, and all other laws, ordinances, and legal requirements affecting the work in Maine.
- 7.2 The Consultant shall include a wage determination document prepared by the Maine Department of Labor in the Contract Documents for state-funded contracts in excess of \$50,000. The document shows the minimum wages required to be paid to each category of labor employed on the project.
- 7.3 On projects requiring a Maine wage determination, the Contractor shall submit monthly payroll records to the Owner ("the contracting agency") showing the name and occupation of all workers and all independent contractors employed on the project. The monthly submission must also include the Contractor's company name, the title of the project, hours worked, hourly rate or other method of remuneration, and the actual wages or other compensation paid to each person.
- 7.4 The Contractor shall not reveal, in the payroll records submitted to the Owner, personal information regarding workers and independent contractors, other than the information described above. Such information shall not include Social Security number, employee identification number, or employee address or phone number, for example.
- 7.5 The Contractor shall conform to Maine statute (39-A M.R.S. §105-A (6)) by providing to the Workers' Compensation Board a list of all subcontractors and independent contractors on the job site and a record of the entity to whom that subcontractor or independent contractor is directly contracted and by whom that subcontractor or independent contractor is insured for workers' compensation purposes.
- 7.6 The Contractor shall enforce strict discipline and good order among their employees at all times, and shall not employ any person unfit or unskilled to do the work assigned to them.
- 7.7 The Contractor shall promptly pay all employees when their compensation is due, shall promptly pay all others who have billed and are due for materials, supplies and services used in the Work, and shall promptly pay all others who have billed and are due for insurance, workers compensation coverage, federal and state unemployment compensation, and Social Security

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General Conditions

charges pertaining to this Project. Before final payments are made, the Contractor shall furnish to the Owner affidavits that all such payments described above have been made.

- 7.8 The Contractor may contact the Maine Department of Labor, 54 State House Station, Augusta, Maine 04333 for guidance on labor issues.
- 7.9 The Contractor may contact the Maine Workers' Compensation Board, 27 State House Station, Augusta, Maine 04333 for guidance on workers' compensation issues.

8. Indemnification

- 8.1 The Contractor shall indemnify and hold harmless the Owner and its officers and employees from and against any and all damages, liabilities, and costs, including reasonable attorney's fees, and defense costs, for any and all injuries to persons or property, including claims for violation of intellectual property rights, to the extent caused by the negligent acts or omissions of the Contractor, its employees, agents, officers or subcontractors in the performance of work under this Agreement. The Contractor shall not be liable for claims to the extent caused by the negligent acts or omissions of the Owner or for actions taken in reasonable reliance on written instructions of the Owner.
- 8.2 The Contractor shall notify the Owner promptly of all claims arising out of the performance of work under this Agreement by the Contractor, its employees or agents, officers or subcontractors.
- 8.3 This indemnity provision shall survive the termination of the Agreement, completion of the project or the expiration of the term of the Agreement.

9. Insurance Requirements

- 9.1 The Contractor shall provide, with each original of the signed Contract, an insurance certificate or certificates acceptable to the Owner and BGS. The Contractor shall submit insurance certificates to the Owner and BGS at the commencement of this Contract and at policy renewal or revision dates. The certificates shall identify the project name and BGS project number, and shall name the Owner as certificate holder and as additional insured for general liability and automobile liability coverages. The submitted forms shall contain a provision that coverage afforded under the insurance policies will not be canceled or materially changed unless at least ten days prior written notice by registered letter has been given to the Owner and BGS.
- 9.2 The Owner does not warrant or represent that the insurance required herein constitutes an insurance portfolio which adequately addresses all risks faced by the Contractor or its Subcontractors. The Contractor is responsible for the existence, extent and adequacy of insurance prior to commencement of work. The Contractor shall not allow any Subcontractor to commence work until all similar insurance required of the Subcontractor has been confirmed by the Contractor.
- 9.3 The Contractor shall procure and maintain primary insurance for the duration of the Project and, if written on a Claims-Made basis, shall also procure and maintain Extended Reporting Period (ERP) insurance for the period of time that any claims could be brought. The Contractor shall ensure that all Subcontractors they engage or employ will procure and maintain similar insurance

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General Conditions**

in form and amount acceptable to the Owner and BGS. At a minimum, the insurance shall be of the types and limits set forth herein protecting the Contractor from claims which may result from the Contractor's execution of the Work, whether such execution be by the Contractor or by those employed by the Contractor or by those for whose acts they may be liable. All required insurance coverages shall be placed with carriers authorized to conduct business in the State of Maine by the Maine Bureau of Insurance.

9.3.1 The Contractor shall have Workers' Compensation insurance for all employees on the Project site in accordance with the requirements of the Workers' Compensation law of the State of Maine. Minimum acceptable limits for Employer's Liability are:

Bodily Injury by Accident.....	\$500,000
Bodily Injury by Disease.....	\$500,000 Each Employee
Bodily Injury by Disease.....	\$500,000 Policy Limit

9.3.2 The Contractor shall have Commercial General Liability insurance providing coverage for bodily injury and property damage liability for all hazards of the Project including premise and operations, products and completed operations, contractual, and personal injury liabilities. The policy shall include collapse and underground coverage as well as explosion coverage if explosion hazards exist. Aggregate limits shall apply on a location or project basis. Minimum acceptable limits are:

General aggregate limit.....	\$2,000,000
Products and completed operations aggregate	\$1,000,000
Each occurrence limit.....	\$1,000,000
Personal injury aggregate.....	\$1,000,000

9.3.3 The Contractor shall have Automobile Liability insurance against claims for bodily injury, death or property damage resulting from the maintenance, ownership or use of all owned, non-owned and hired automobiles, trucks and trailers. Minimum acceptable limit is:

Any one accident or loss	\$500,000
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9.3.4 For the portion of a project which is new construction, the Contractor shall procure and maintain Builder's Risk insurance naming the Owner, Contractor, and any Subcontractor as insureds as their interest may appear. Covered causes of loss form shall be all Risks of Direct Physical Loss, endorsed to include flood, earthquake, transit and sprinkler leakage where sprinkler coverage is applicable. Unless specifically authorized in writing by the Owner, the limit of insurance shall not be less than the initial contract amount, for the portion of the project which is new construction, and coverage shall apply during the entire contract period and until the work is accepted by the Owner.

9.3.5 The Contractor shall have Owner's Protective Liability insurance for contract values \$50,000 and above, naming the Owner as the Named Insured. Minimum acceptable limits are:

General aggregate limit.....	\$2,000,000
Each occurrence limit.....	\$1,000,000

10. Contract Bonds

10.1 When noted as required in the Bid Documents, the Contractor shall provide to the Owner a Performance Bond and a Payment Bond, or "contract bonds", upon execution of the contract. Each bond value shall be for the full amount of the contract and issued by a surety company authorized to do business in the State of Maine as approved by the Owner. The bonds shall be

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General Conditions

executed on the forms furnished in the Bid Documents. The bonds shall allow for any subsequent additions or deductions of the contract.

- 10.2 The contract bonds shall continue in effect for one year after final acceptance of the contract to protect the Owner's interest in connection with the one year guarantee of workmanship and materials and to assure settlement of claims for the payment of all bills for labor, materials and equipment by the Contractor.

11. Patents and Royalties

- 11.1 The Contractor shall, for all time, secure for the Owner the free and undisputed right to the use of any patented articles or methods used in the Work. The expense of defending any suits for infringement or alleged infringement of such patents shall be borne by the Contractor. Awards made regarding patent suits shall be paid by the Contractor. The Contractor shall hold the Owner harmless regarding patent suits that may arise due to installations made by the Contractor, and to any awards made as a result of such suits.
- 11.2 Any royalty payments related to the work done by the Contractor for the Project shall be borne by the Contractor. The Contractor shall hold the Owner harmless regarding any royalty payments that may arise due to installations made by the Contractor.

12. Surveys, Layout of Work

- 12.1 The Owner shall furnish all property surveys unless otherwise specified.
- 12.2 The Contractor is responsible for correctly staking out the Work on the site. The Contractor shall employ a competent surveyor to position all construction on the site. The surveyor shall run the axis lines, establish correct datum points and check each line and point on the site to insure their accuracy. All such lines and points shall be carefully preserved throughout the construction.
- 12.3 The Contractor shall lay out all work from dimensions given on the Drawings. The Contractor shall take measurements and verify dimensions of any existing work that affects the Work or to which the Work is to be fitted. The Contractor is solely responsible for the accuracy of all measurements. The Contractor shall verify all grades, lines, levels, elevations and dimensions shown on the Drawings and report any errors or inconsistencies to the Consultant prior to commencing work.

13. Record of Documents

- 13.1 The Contractor shall maintain one complete set of Contract Documents on the jobsite, in good order and current status, for access by the Owner and Consultant.
- 13.2 The Contractor shall maintain, continuously updated, complete records of Requests for Information, Architectural Supplemental Instructions (or equivalent), Information Bulletins, supplemental sketches, Change Order Proposals, Change Orders, Shop Drawings, testing reports, et cetera, for access by the Owner and Consultant.

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14. Allowances

- 14.1 The Contract Price shall include all allowances described in the Contract Documents. The Contractor shall include all overhead and profit necessary to implement each allowance in their Contract Price.
- 14.2 The Contractor shall not be required to employ parties for allowance work against whom the Contractor has a reasonable objection. In such a case, the Contractor shall notify the Owner in writing of their position and shall propose an alternative party to complete the work of the allowance.

15. Shop Drawings

- 15.1 The Contractor shall administer Shop Drawings prepared by the Contractor, Subcontractors, suppliers or others to conform to the approved Schedule of the Work. The Contractor shall verify all field measurements, check and authorize all Shop Drawings and schedules required by the Work. The Contractor is the responsible party and contact for the Contractor's work as well as that of Subcontractors, suppliers or others who provide Shop Drawings.
- 15.2 The Consultant shall review and acknowledge Shop Drawings, with reasonable promptness, for general conformity with the design concept of the project and compliance with the information provided in the Contract Documents.
- 15.3 The Contractor shall provide monthly updated logs containing: requests for information, information bulletins, supplemental instructions, supplemental sketches, change order proposals, change orders, submittals, testing and deficiencies.
- 15.4 The Contractor shall make any corrections required by the Consultant, and shall submit a quantity of corrected copies as may be needed. The acceptance of Shop Drawings or schedules by the Consultant shall not relieve the Contractor from responsibility for deviations from Drawings and Specifications, unless the Contractor has called such deviations to the attention of the Consultant at the time of submission and secured the Consultant's written approval. The acceptance of Shop Drawings or schedules by the Consultant does not relieve the Contractor from responsibility for errors in Shop Drawings or schedules.

16. Samples

- 16.1 The Contractor shall furnish for approval, with reasonable promptness, all samples as directed by the Consultant. The Consultant shall review and approve such samples, with reasonable promptness, for general conformity with the design concept of the project and compliance with the information provided in the Contract Documents. The subsequent work shall be in accord with the approved samples.

17. Substitutions

- 17.1 The Contractor shall furnish items and materials described in the Contract Documents. If the item or material specified describes a proprietary product, or uses the name of a manufacturer, the term "or approved equal" shall be implied, if it is not included in the text. The specific item or material specified establishes a minimum standard for the general design, level of quality, type, function, durability, efficiency, reliability, compatibility, warranty coverage, installation factors

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and required maintenance. The Drawing or written Specification shall not be construed to exclude other manufacturers products of comparable design, quality, and efficiency.

- 17.2 The Contractor may submit detailed information about a proposed substitution to the Consultant for consideration. Particular models of items and particular materials which the Contractor asserts to be equal to the items and materials identified in the Contract Documents shall be allowed only with written approval by the Consultant. The request for substitution shall include a cost comparison and a reason or reasons for the substitution.
- 17.3 The Consultant may request additional information about the proposed substitution. The approval or rejection of a proposed substitution may be based on timeliness of the request, source of the information, the considerations of minimum standards described above, or other considerations. The Consultant should briefly state the rationale for the decision. The decision shall be considered final.
- 17.4 The duration of a substitution review process can not be the basis for a claim for delay in the Schedule of the Work.

18. Assignment of Contract

- 18.1 The Contractor shall not assign or sublet the contract as a whole without the written consent of the Owner. The Contractor shall not assign any money due to the Contractor without the written consent of the Owner.

19. Separate Contracts

- 19.1 The Owner reserves the right to create other contracts in connection with this Project using similar General Conditions. The Contractor shall allow the Owner's other contractors reasonable opportunity for the delivery and storage of materials and the execution of their work. The Contractor shall coordinate and properly connect the Work of all contractors.
- 19.2 The Contractor shall promptly report to the Consultant and Owner any apparent deficiencies in work of the Owner's other contractors that impacts the proper execution or results of the Contractor. The Contractor's failure to observe or report any deficiencies constitutes an acceptance of the Owner's other contractors work as suitable for the interface of the Contractor's work, except for latent deficiencies in the Owner's other contractors work.
- 19.3 Similarly, the Contractor shall promptly report to the Consultant and Owner any apparent deficiencies in their own work that would impact the proper execution or results of the Owner's other contractors.
- 19.4 The Contractor shall report to the Consultant and Owner any conflicts or claims for damages with the Owner's other contractors and settle such conflicts or claims for damages by mutual agreement or arbitration, if necessary, at no expense to the Owner.
- 19.5 In the event the Owner's other contractors sue the Owner regarding any damage alleged to have been caused by the Contractor, the Owner shall notify the Contractor, who shall defend such proceedings at the Contractor's expense. The Contractor shall pay or satisfy any judgment that may arise against the Owner, and pay all other costs incurred.

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20. Subcontracts

- 20.1 The Contractor shall not subcontract any part of this contract without the written permission of the Owner.
- 20.2 The Contractor shall submit a complete list of named Subcontractors and material suppliers to the Consultant and Owner for approval by the Owner prior to commencing work. The Subcontractors named shall be reputable companies of recognized standing with a record of satisfactory work.
- 20.3 The Contractor shall not employ any Subcontractor or use any material until they have been approved, or where there is reason to believe the resulting work will not comply with the Contract Documents.
- 20.4 The Contractor, not the Owner, is as fully responsible for the acts and omissions of Subcontractors and of persons employed by them, as the Contractor is for the acts and omissions of persons directly or indirectly employed by the Contractor.
- 20.5 Neither the Contract Documents nor any Contractor-Subcontractor contract shall indicate, infer or create any direct contractual relationship between any Subcontractor and the Owner.

21. Contractor-Subcontractor Relationship

- 21.1 The Contractor shall be bound to the Subcontractor by all the obligations in the Contract Documents that bind the Contractor to the Owner.
- 21.2 The Contractor shall pay the Subcontractor, in proportion to the dollar value of the work completed and requisitioned by the Subcontractor, the approved dollar amount allowed to the Contractor no more than seven days after receipt of payment from the Owner.
- 21.3 The Contractor shall pay the Subcontractor accordingly if the Contract Documents or the subcontract provide for earlier or larger payments than described in the provision above.
- 21.4 The Contractor shall pay the Subcontractor for completed and requisitioned subcontract work, less retainage, no more than seven days after receipt of payment from the Owner for the Contractor's approved Requisition for Payment, even if the Consultant fails to certify a portion of the Requisition for Payment for a cause not the fault of the Subcontractor.
- 21.5 The Contractor shall not make a claim for liquidated damages or penalty for delay in any amount in excess of amounts that are specified by the subcontract.
- 21.6 The Contractor shall not make a claim for services rendered or materials furnished by the Subcontractor unless written notice is given by the Contractor to the Subcontractor within ten calendar days of the day in which the claim originated.
- 21.7 The Contractor shall give the Subcontractor an opportunity to present and to submit evidence in any progress conference or disputes involving subcontract work.

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- 21.8 The Contractor shall pay the Subcontractor a just share of any fire insurance payment received by the Contractor.
- 21.9 The Subcontractor shall be bound to the Contractor by the terms of the Contract Documents and assumes toward the Contractor all the obligations and responsibilities that the Contractor, by those documents, assumes toward the Owner.
- 21.10 The Subcontractor shall submit applications for payment to the Contractor in such reasonable time as to enable the Contractor to apply for payment as specified.
- 21.11 The Subcontractor shall make any claims for extra cost, extensions of time or damages, to the Contractor in the manner provided in these General Conditions for like claims by the Contractor to the Owner, except that the time for the Subcontractor to make claims for extra cost is seven calendar days after the receipt of Consultant's instructions.
22. Supervision of the Work
- 22.1 During all stages of the Work the Contractor shall have a competent superintendent, with any necessary assistant superintendents, overseeing the project. The superintendent shall not be reassigned without the consent of the Owner unless a superintendent ceases to be employed by the Contractor due to unsatisfactory performance.
- 22.2 The superintendent represents the Contractor on the jobsite. Directives given by the Consultant or Owner to the superintendent shall be as binding as if given directly to the Contractor's main office. All important directives shall be confirmed in writing to the Contractor. The Consultant and Owner are not responsible for the acts or omissions of the superintendent or assistant superintendents.
- 22.3 The Contractor shall provide supervision of the Work equal to the industry's highest standard of care. The superintendent shall carefully study and compare all Contract Documents and promptly report any error, inconsistency or omission discovered to the Consultant. The Contractor may not necessarily be held liable for damages resulting directly from any error, inconsistency or omission in the Contract Documents or other instructions by the Consultant that was not revealed by the superintendent in a timely way.
23. Observation of the Work
- 23.1 The Contractor shall allow the Owner, the Consultant and the Bureau continuous access to the site for the purpose of observation of the progress of the work. All necessary safeguards and accommodations for such observations shall be provided by the Contractor.
- 23.2 The Contractor shall coordinate all required testing, approval or demonstration of the Work. The Contractor shall give sufficient notice to the appropriate parties of readiness for testing, inspection or examination.
- 23.3 The Contractor shall schedule inspections and obtain all required certificates of inspection for inspections by a party other than the Consultant.

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- 23.4 The Consultant shall make all scheduled observations promptly, prior to the work being concealed or buried by the Contractor. If approval of the Work is required of the Consultant, the Contractor shall notify the Consultant of the construction schedule in this regard. Work concealed or buried prior to the Consultant's approval may need to be uncovered at the Contractor's expense.
- 23.5 The Consultant may order reexamination of questioned work, and, if so ordered, the work must be uncovered by the Contractor. If the work is found to conform to the Contract Documents, the Owner shall pay the expense of the reexamination and remedial work. If the work is found to not conform to the Contract Documents, the Contractor shall pay the expense, unless the defect in the work was caused by the Owner's Contractor, whose responsibility the reexamination expense becomes.
- 23.6 The Bureau shall periodically observe the Work during the course of construction and make recommendations to the Contractor or Consultant as necessary. Such recommendations shall be considered and implemented through the usual means for changes to the Work.
24. Consultant's Status
- 24.1 The Consultant represents the Owner during the construction period, and observes the work in progress on behalf of the Owner. The Consultant has authority to act on behalf of the Owner only to the extent expressly provided by the Contract Documents or otherwise demonstrated to the Contractor. The Consultant has authority to stop the work whenever such an action is necessary, in the Consultant's reasonable opinion, to ensure the proper execution of the contract.
- 24.2 The Consultant is the interpreter of the conditions of the contract and the judge of its performance. The Consultant shall favor neither the Owner nor the Contractor, but shall use the Consultant's powers under the contract to enforce faithful performance by both parties.
- 24.3 In the event of the termination of the Consultant's employment on the project prior to completion of the work, the Owner shall appoint a capable and reputable replacement. The status of the new Consultant relative to this contract shall be that of the former Consultant.
25. Management of the Premises
- 25.1 The Contractor shall place equipment and materials, and conduct activities on the premises in a manner that does not unreasonably hinder site circulation, environmental stability, or any long term effect. Likewise, the Consultant's directions shall not cause the use of premises to be impeded for the Contractor or Owner.
- 25.2 The Contractor shall not use the premises for any purpose other than that which is directly related to the scope of work. The Owner shall not use the premises for any purpose incompatible with the proposed work simultaneous to the work of the Contractor.
- 25.3 The Contractor shall enforce the Consultant's instructions regarding information posted on the premises such as signage and advertisements, as well as activities conducted on the premises such as fires, and smoking.

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25.4 The Owner may occupy any part of the Project that is completed with the written consent of the Contractor, and without prejudice to any of the rights of the Owner or Contractor. Such use or occupancy shall not, in and of itself, be construed as a final acceptance of any work or materials.

26. Safety and Security of the Premises

26.1 The Contractor shall designate, and make known to the Consultant and the Owner, a safety officer whose duty is the prevention of accidents on the site.

26.2 The Contractor shall continuously maintain security on the premises and protect from unreasonable occasion of injury all people authorized to be on the job site. The Contractor shall also effectively protect the property and adjacent properties from damage or loss.

26.3 The Contractor shall take all necessary precautions to ensure the safety of workers and others on and adjacent to the site, abiding by applicable local, state and federal safety regulations. The Contractor shall erect and continuously maintain safeguards for the protection of workers and others, and shall post signs and other warnings regarding hazards associated with the construction process, such as protruding fasteners, moving equipment, trenches and holes, scaffolding, window, door or stair openings, and falling materials.

26.4 The Contractor shall restore the premises to conditions that existed prior to the start of the project at areas not intended to be altered according to the Contract Documents.

26.5 The Contractor shall protect existing utilities and exercise care working in the vicinity of utilities shown in the Drawings and Specifications or otherwise located by the Contractor.

26.6 The Contractor shall protect from damage existing trees and other significant plantings and landscape features of the site which will remain a permanent part of the site. If necessary or indicated in the Contract Documents, tree trunks shall be boxed and barriers erected to prevent damage to tree branches or roots.

26.7 The Contractor shall repair or replace damage to the Work caused by the Contractor's or Subcontractor's forces, including that which is reasonably protected, at the expense of the responsible party.

26.8 The Contractor shall not load, or allow to be loaded, any part of the Project with a force which imperils personal or structural safety. The Consultant may consult with the Contractor on such means and methods of construction, however, the ultimate responsibility lies with the Contractor.

26.9 The Contractor shall not jeopardize any work in place with subsequent construction activities such as blasting, drilling, excavating, cutting, patching or altering work. The Consultant must approve altering any structural components of the project. The Contractor shall supervise all construction activities carried out by others on site to ensure that the work is neatly done and in a manner that will not endanger the structure or the component parts.

26.10 The Contractor may act with their sole discretion in emergency situations that potentially effect health, life or serious damage to the premises or adjacent properties, to prevent such potential loss or injury. The Contractor may negotiate with the Owner for compensation for expenses due to such emergency work.

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- 26.11 The Contractor and Subcontractors shall have no responsibility for the identification, discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials in any form at the project site. The Contractor shall avoid disruption of any hazardous materials or toxic substances at the project site and promptly notify the Owner in writing on the occasion of such a discovery.
- 26.12 The Contractor shall keep the premises free of any unsafe accumulation of waste materials caused by the work. The Contractor shall regularly keep the spaces "broom clean". See the Close-out of the Work provisions of this section regarding cleaning at the completion of the project.
27. Changes in the Work
- 27.1 The Contractor shall not proceed with extra work without an approved Change Order or Construction Change Directive. A Change Order which has been properly signed by all parties shall become a part of the contract.
- 27.2 A Change Order is the usual document for directing changes in the Work. In certain circumstances, however, the Owner may utilize a Construction Change Directive to direct the Contractor to perform changes in the Work that are generally consistent with the scope of the project. The Owner shall use a Construction Change Directive only when the normal process for approving changes to the Work has failed to the detriment of the Project, or when agreement on the terms of a Change Order cannot be met, or when an urgent situation requires, in the Owner's judgment, prompt action by the Contractor.
- 27.3 The Consultant shall prepare the Construction Change Directive representing a complete scope of work, with proposed Contract Price and Contract Time revisions, if any, clearly stated.
- 27.4 The Contractor shall promptly carry out a Construction Change Directive which has been signed by the Owner and the Consultant. Work thus completed by the Contractor constitutes the basis for a Change Order. Changes in the Contract Price and Contract Time shall be as defined in the Construction Change Directive unless subsequently negotiated with some other terms.
- 27.5 The method of determining the dollar value of extra work shall be by:
- .1 an estimate of the Contractor accepted by Owner as a lump sum, or
 - .2 unit prices named in the contract or subsequently agreed upon, or
 - .3 cost plus a designated percentage, or
 - .4 cost plus a fixed fee.
- 27.6 The Contractor shall determine the dollar value of the extra work for both the lump sum and cost plus designated percentage methods so as not to exceed the following rates. The rates include all overhead and profit expenses.
- .1 Contractor - for any work performed by the Contractor's own forces, up to 20% of the cost;
 - .2 Subcontractor - for work performed by Subcontractor's own forces, up to 20% of the cost;
 - .3 Contractor - for work performed by Contractor's Subcontractor, up to 10% of the amount due the Subcontractor.
- 27.7 The Contractor shall keep and provide records as needed or directed for the cost plus designated percentage method. The Consultant shall review and certify the appropriate amount which

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- includes the Contractor's overhead and profit. The Owner shall make payments based on the Consultant's certificate.
- 27.8 Cost reflected in Change Orders shall be limited to the following: cost of materials, cost of delivery, cost of labor (including Social Security, pension, Workers' Compensation insurance, and unemployment insurance), and cost of rental of power tools and equipment. Labor cost may include a pro-ratio share of a foreman's time only in the case of an extension of contract time granted due to the Change Order.
- 27.9 Overhead reflected in Change Orders shall be limited to the following: bond premium, supervision, wages of clerks, time keepers, and watchmen, small tools, incidental expenses, general office expenses, and all other overhead expenses directly related to the Change Order.
- 27.10 The Contractor shall provide credit to the Owner for labor, materials, equipment and other costs but not overhead and profit expenses for those Change Order items that result in a net value of credit to the contract.
- 27.11 The Owner may change the scope of work of the Project without invalidating the contract. The Owner shall notify the Contractor of a change of the scope of work for the Owner's Contractors, which may affect the work of this Contractor, without invalidating the contract. Change Orders for extension of the time caused by such changes shall be developed at the time of directing the change in scope of work.
- 27.12 The Consultant may order minor changes in the Work, not involving extra cost, which is consistent with the intent of the design or project.
- 27.13 The Contractor shall immediately give written notification to the Consultant of latent conditions discovered at the site which materially differ from those represented in the Drawings or Specifications, and which may eventually result in a change in the scope of work. The Contractor shall suspend work until receiving direction from the Consultant. The Consultant shall promptly investigate the conditions and respond to the Contractor's notice with direction that avoids any unnecessary delay of the Work. The Consultant shall determine if the discovered conditions warrant a Change Order.
- 27.14 The Contractor shall, within ten calendar days of receipt of the information, give written notification to the Consultant if the Contractor claims that instructions by the Consultant will constitute extra cost not accounted for by Change Order or otherwise under the contract. The Consultant shall promptly respond to the Contractor's notice with direction that avoids any unnecessary delay of the Work. The Consultant shall determine if the Contractor's claim warrants a Change Order.
28. Correction of the Work
- 28.1 The Contractor shall promptly remove from the premises all work the Consultant declares is non-conforming to the contract. The Contractor shall replace the work properly at no expense to the Owner. The Contractor is also responsible for the expenses of others whose work was damaged or destroyed by such remedial work.

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- 28.2 The Owner may elect to remove non-conforming work if it is not removed by the Contractor within a reasonable time, that time defined in a written notice from the Consultant. The Owner may elect to store removed non-conforming work not removed by the Contractor at the Contractor's expense. The Owner may, with ten days written notice, dispose of materials which the Contractor does not remove. The Owner may sell the materials and apply the net proceeds, after deducting all expenses, to the costs that should have been borne by the Contractor.
- 28.3 The Contractor shall remedy any defects due to faulty materials or workmanship and pay for any related damage to other work which appears within a period of one year from the date of substantial completion, and in accord with the terms of any guarantees provided in the contract. The Owner shall promptly give notice of observed defects to the Contractor and Consultant. The Consultant shall determine the status of all claimed defects. The Contractor shall perform all remedial work without unjustifiable delay in either the initial response or the corrective action.
- 28.4 The Consultant may authorize, after a reasonable notification to the Contractor, an equitable deduction from the contract amount in lieu of the Contractor correcting non-conforming or defective work.
29. Owner's Right to do Work
- 29.1 The Owner may, using other contractors, correct deficiencies attributable to the Contractor, or complete unfinished work. Such action shall take place only after giving the Contractor three days written notice, and provided the Consultant approves of the proposed course of action as an appropriate remedy. The Owner may then deduct the cost of the remedial work from the amount due the Contractor.
- 29.2 The Owner may act with their sole discretion when the Contractor is unable to take action in emergency situations that potentially effect health, life or serious damage to the premises or adjacent properties, to prevent such potential loss or injury. The Owner shall inform the Contractor of the emergency work performed, particularly where it may affect the work of the Contractor.
30. Termination of Contract and Stop Work Action
- 30.1 The Owner may, owing to a certificate of the Consultant indicating that sufficient cause exists to justify such action, without prejudice to any other right or remedy and after giving the Contractor and the Contractor's surety seven days written notice, terminate the employment of the Contractor. At that time the Owner may take possession of the premises and of all materials,

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tools and appliances on the premises and finish the work by whatever method the Owner may deem expedient. Cause for such action by the Owner includes:

- .1 the contractor is adjudged bankrupt, or makes a general assignment for the benefit of its creditors, or
- .2 a receiver is appointed due to the Contractor's insolvency, or
- .3 the Contractor persistently or repeatedly refuses or fails to provide enough properly skilled workers or proper materials, or
- .4 the Contractor fails to make prompt payment to Subcontractors or suppliers of materials or labor, or
- .5 the Contractor persistently disregards laws, ordinances or the instructions of the Consultant, or is otherwise found guilty of a substantial violation of a provision of the Contract Documents.

- 30.2 The Contractor is not entitled, as a consequence of the termination of the employment of the Contractor as described above, to receive any further payment until the Work is finished. If the unpaid balance of the contract amount exceeds the expense of finishing the Work, including compensation for additional architectural, managerial and administrative services, such balance shall be paid to the Contractor. If the expense of finishing the Work exceeds the unpaid balance, the Contractor shall pay the difference to the Owner. The Consultant shall certify the expense incurred by the Contractor's default. This obligation for payment shall continue to exist after termination of the contract.
- 30.3 The Contractor may, if the Work is stopped by order of any court or other public authority for a period of thirty consecutive days, and through no act or fault of the Contractor or of anyone employed by the Contractor, with seven days written notice to the Owner and the Consultant, terminate this contract. The Contractor may then recover from the Owner payment for all work executed, any proven loss and reasonable profit and damage.
- 30.4 The Contractor may, if the Consultant fails to issue a certificate for payment within seven days after the Contractor's formal request for payment, through no fault of the Contractor, or if the Owner fails to pay to the Contractor within 30 days after submission of any sum certified by the Consultant, with seven days written notice to the Owner and the Consultant, stop the Work or terminate this Contract.

31. Delays and Extension of Time

- 31.1 The completion date of the contract shall be extended if the work is delayed by changes ordered in the work which have approved time extensions, or by an act or neglect of the Owner, the Consultant, or the Owner's Contractor, or by strikes, lockouts, fire, flooding, unusual delay in transportation, unavoidable casualties, or by other causes beyond the Contractor's control. The Consultant shall determine the status of all claimed causes.
- 31.2 The contract shall not be extended for delay occurring more than seven calendar days before the Contractor's claim made in writing to the Consultant. In case of a continuing cause of delay, only one claim is necessary.
- 31.3 The contract shall not be extended due to failure of the Consultant to furnish drawings if no schedule or agreement is made between the Contractor and the Consultant indicating the dates

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which drawings shall be furnished and fourteen calendar days has passed after said date for such drawings.

31.4 This article does not exclude the recovery of damages for delay by either party under other provisions in the Contract Document.

32. Payments to the Contractor

- 32.1 As noted under *Preconstruction Conference* in this section, the Contractor shall submit a Schedule of Values form, before the first application for payment, for approval by the Owner and Consultant. The Consultant may direct the Contractor to provide evidence that supports the correctness of the form. The approved Schedule of Values shall be used as a basis for payments.
- 32.2 The Contractor shall submit an application for each payment (“Requisition for Payment”) on a form approved by the Owner and Consultant. The Consultant may require receipts or other documents showing the Contractor's payments for materials and labor, including payments to Subcontractors.
- 32.3 The Contractor shall submit Requisitions for Payment as the work progresses not more frequently than once each month, unless the Owner approves a more frequent interval due to unusual circumstances. The Requisition for Payment is based on the proportionate quantities of the various classes of work completed or incorporated in the Work, in agreement with the actual progress of the Work and the dollar value indicated in the Schedule of Values.
- 32.4 The Consultant shall verify and certify each Requisition for Payment which appears to be complete and correct prior to payment being made by the Owner. The Consultant may certify an appropriate amount for materials not incorporated in the Work which have been delivered and suitably stored at the site. The Contractor shall submit bills of sale, insurance certificates, or other such documents that will adequately protect the Owner’s interests prior to payments being certified.
- 32.5 In the event any materials delivered but not yet incorporated in the Work have been included in a certified Requisition for Payment with payment made, and said materials thereafter are damaged, deteriorated or destroyed, or for any reason whatsoever become unsuitable or unavailable for use in the Work, the full amount previously allowed shall be deducted from subsequent payments unless the Contractor satisfactorily replaces said material.
- 32.6 The Contractor may request certification of an appropriate dollar amount for materials not incorporated in the Work which have been delivered and suitably stored away from the site. The Contractor shall submit bills of sale, insurance certificates, right-of-entry documents or other such documents that will adequately protect the Owner’s interests. The Consultant shall determine if the Contractor's documentation for the materials is complete and specifically designated for the Project. The Owner may allow certification of such payments.
- 32.7 Subcontractors may request, and shall receive from the Consultant, copies of approved Requisitions for Payment showing the amounts certified in the Schedule of Values.
- 32.8 Certified Requisitions for Payment, payments made to the Contractor, or partial or entire occupancy of the project by the Owner shall not constitute an acceptance of any work that does

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not conform to the Contract Documents. The making and acceptance of the final payment constitutes a waiver of all claims by the Owner, other than those arising from unsettled liens, from faulty work or materials appearing within one year from final payment or from requirements of the Drawings and Specifications, and of all claims by the Contractor, except those previously made and still unsettled.

33. Payments Withheld

- 33.1 The Owner shall retain five percent of each payment due the Contractor as part security for the fulfillment of the contract by the Contractor. The Owner may make payment of a portion of this “retainage” to the Contractor temporarily or permanently during the progress of the Work. The Owner may thereafter withhold further payments until the full amount of the five percent is reestablished. The Contractor may deposit with the Maine State Treasurer certain securities in place of retainage amounts due according to Maine Statute (5 M.R.S. §1746).
- 33.2 The Consultant may withhold or nullify the whole or a portion of any Requisitions for Payment submitted by the Contractor in the amount that may be necessary, in his reasonable opinion, to protect the Owner from loss due to any of the following:
- .1 defective work not remedied;
 - .2 claims filed or reasonable evidence indicating probable filing of claims;
 - .3 failure to make payments properly to Subcontractors or suppliers;
 - .4 a reasonable doubt that the contract can be completed for the balance then unpaid;
 - .5 liability for damage to another contractor.

The Owner shall make payment to the Contractor, in the amount withheld, when the above circumstances are removed.

34. Liens

- 34.1 The Contractor shall deliver to the Owner a complete release of all liens arising out of this contract before the final payment or any part of the retainage payment is released. The Contractor shall provide with the release of liens an affidavit asserting each release includes all labor and materials for which a lien could be filed. Alternately, the Contractor, in the event any Subcontractor or supplier refuses to furnish a release of lien in full, may furnish a bond satisfactory to the Owner, to indemnify the Owner against any lien.
- 34.2 In the event any lien remains unsatisfied after all payments to the Contractor are made by the Owner, the Contractor shall refund to the Owner all money that the latter may be compelled to pay in discharging such lien, including all cost and reasonable attorney’s fees.

35. Workmanship

- 35.1 The Contractor shall provide materials, equipment, and installed work equal to or better than the quality specified in the Contract Documents and approved in submittal and sample. The installation methods shall be of the highest standards, and the best obtainable from the respective trades. The Consultant’s decision on the quality of work shall be final.

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- 35.2 The Contractor shall know local labor conditions for skilled and unskilled labor in order to apply the labor appropriately to the Work. All labor shall be performed by individuals well skilled in their respective trades.
- 35.3 The Contractor shall perform all cutting, fitting, patching and placing of work in such a manner to allow subsequent work to fit properly, whether that be by the Contractor, the Owner's Contractors or others. The Owner and Consultant may advise the Contractor regarding such subsequent work. Notwithstanding the notification or knowledge of such subsequent work, the Contractor may be directed to comply with this standard of compatible construction by the Consultant at the Contractor's expense.
- 35.4 The Contractor shall request clarification or revision of any design work by the Consultant, prior to commencing that work, in a circumstance where the Contractor believes the work cannot feasibly be completed at the highest quality, or as indicated in the Contract Documents. The Consultant shall respond to such requests in a timely way, providing clarifying information, a feasible revision, or instruction allowing a reduced quality of work. The Contractor shall follow the direction of the Consultant regarding the required request for information.
- 35.5 The Contractor shall guarantee the Work against any defects in workmanship and materials for a period of one year commencing with the date of the Certificate of Substantial Completion, unless specified otherwise for specific elements of the project. The Work may also be subdivided in mutually agreed upon components, each defined by a separate Certificate of Substantial Completion.
36. Close-out of the Work
- 36.1 The Contractor shall remove from the premises all waste materials caused by the work. The Contractor shall make the spaces "broom clean" unless a more thorough cleaning is specified. The Contractor shall clean all windows and glass immediately prior to the final inspection, unless otherwise directed.
- 36.2 The Owner may conduct the cleaning of the premises where the Contractor, duly notified by the Consultant, fails to adequately complete the task. The expense of this cleaning may be deducted from the sum due to the Contractor.
- 36.3 The Contractor shall participate in all final inspections and acknowledge the documentation of unsatisfactory work, customarily called the "punch list", to be corrected by the Contractor. The Consultant shall document the successful completion of the Work in a dated Certificate of Substantial Completion, to be signed by Owner, Consultant, and Contractor.
- 36.4 The Contractor shall not call for final inspection of any portion of the Work that is not completely and permanently installed. The Contractor may be found liable for the expenses of individuals called to final inspection meetings prematurely.
- 36.5 The Contractor and all major Subcontractors shall participate in the end-of-warranty-period conference, typically scheduled close to one year after the Substantial Completion date.

00 72 13
General Conditions

37. Date of Completion and Liquidated Damages

- 37.1 The Contractor may make a written request to the Owner for an extension or reduction of time, if necessary. The request shall include the reasons the Contractor believes justifies the proposed completion date. The Owner may grant the revision of the contract completion date if the Work was delayed due to conditions beyond the control and the responsibility of the Contractor. The Contractor shall not conduct unauthorized accelerated work or file delay claims to recover alleged damages for unauthorized early completion.

- 37.2 The Contractor shall vigorously pursue the completion of the Work and notify the Owner of any factors that have, may, or will affect the approved Schedule of the Work. The Contractor may be found responsible for expenses of the Owner or Consultant if the Contractor fails to make notification of project delays.

- 37.3 The Project is planned to be done in an orderly fashion which allows for an iterative submittal review process, construction administration including minor changes in the Work and some bad weather. The Contractor shall not file delay claims to recover alleged damages on work the Consultant determines has followed the expected rate of progress.

- 37.4 The Consultant shall prepare the Certificate of Substantial Completion which, when signed by the Owner and the Contractor, documents the date of Substantial Completion of the Work or a designated portion of the Work. The Owner shall not consider the issuance of a Certificate of Occupancy by an outside authority a prerequisite for Substantial Completion if the Certificate of Occupancy cannot be obtained due to factors beyond the Contractor’s control.

- 37.5 Liquidated Damages may be deducted from the sum due to the Contractor for each calendar day that the Work remains uncompleted after the completion date specified in the Contract or an approved amended completion date. The dollar amount per day shall be calculated using the Schedule of Liquidated Damages table shown below.

If the original contract amount is:	The per day Liquidated Damages shall be:
Less than \$100,000	\$250
\$100,000 to less than \$2,000,000	\$750
\$2,000,000 to less than \$10,000,000	\$1,500
\$10,000,000 and greater	\$1,500 plus \$250 for each \$2,000,000 over \$10,000,000

38. Dispute Resolution

38.1 Mediation

- 38.1.1 A dispute between the parties which arises under this Contract which cannot be resolved through informal negotiation, shall be submitted to a neutral mediator jointly selected by the parties.

- 38.1.2 Either party may file suit before or during mediation if the party, in good faith, deems it to be necessary to avoid losing the right to sue due to a statute of limitations. If suit is filed before good faith mediation efforts are completed, the party filing suit shall agree to stay all proceedings in the lawsuit pending completion of the mediation process, provided such stay is without prejudice.

00 72 13
General Conditions

38.1.3 In any mediation between the Owner and the Consultant, the Owner has the right to consolidate related claims between Owner and Contractor.

38.2 Arbitration

38.2.1 If the dispute is not resolved through mediation, the dispute shall be settled by arbitration. The arbitration shall be conducted before a panel of three arbitrators. Each party shall select one arbitrator; the third arbitrator shall be appointed by the arbitrators selected by the parties. The arbitration shall be conducted in accordance with the Maine Uniform Arbitration Act (MUAA), except as otherwise provided in this section.

38.2.2 The decision of the arbitrators shall be final and binding upon all parties. The decision may be entered in court as provided in the MUAA.

38.2.3 The costs of the arbitration, including the arbitrators' fees shall be borne equally by the parties to the arbitration, unless the arbitrator orders otherwise.

38.2.4 In any arbitration between the Owner and the Consultant, the Owner has the right to consolidate related claims between Owner and Contractor.

00 73 46
Wage Determination Schedule

PART 1- GENERAL

1.1 Related Documents

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specifications Sections, apply to this Section.

1.2 Summary

- A. This Section includes the wage determination requirements for Contractors as issued by the State of Maine Department of Labor Bureau of Labor Standards or the United States Department of Labor.

1.3 Requirements

- A. Conform to the wage determination schedule for this project which is shown on the following page.

PART 2 - PRODUCTS (not used)

PART 3 - EXECUTION (not used)

00 73 46
Wage Determination Schedule

THIS DOCUMENT MUST BE CLEARLY POSTED AT ALL CONSTRUCTION SITES FUNDED IN PART WITH STATE FUNDS

State of Maine
 Department of Labor
 Bureau of Labor Standards
 Augusta, Maine 04333-0045
 Telephone (207) 623-7906

Wage Determination - In accordance with 26 MRS §1301 et. seq., this is a determination by the Bureau of Labor Standards, of the fair minimum wage rate to be paid to laborers and workers employed on the below titled project.

2023 Fair Minimum Wage Rates
Building 2 Knox County
(other than 1 or 2 family homes)

Occupational Title	Minimum Wage	Minimum Benefit	Total
Brickmasons And Blockmasons	\$33.00	\$4.08	\$37.08
Bulldozer Operator	\$30.00	\$7.29	\$37.29
Carpenter	\$27.24	\$5.52	\$32.76
Cement Masons And Concrete Finisher	\$24.00	\$4.96	\$28.96
Construction And Maintenance Painters	\$23.00	\$1.54	\$24.54
Construction Laborer	\$21.00	\$2.39	\$23.39
Control And Valve Installers And Repairers - Except Mechanical Door	\$31.00	\$9.86	\$40.86
Crane And Tower Operators	\$28.25	\$6.72	\$34.97
Drywall And Ceiling Tile Installers	\$26.50	\$3.91	\$30.41
Earth Drillers - Except Oil And Gas	\$28.25	\$4.94	\$33.19
Electrical Power - Line Installer And Repairers	\$52.21	\$25.81	\$78.02
Electricians	\$33.90	\$0.00	\$33.90
Elevator Installers And Repairers	\$65.62	\$24.21	\$89.83
Excavating And Loading Machine And Dragline Operators	\$24.00	\$3.07	\$27.07
Excavator Operator	\$28.00	\$3.80	\$31.80
Fence Erectors	\$24.00	\$4.59	\$28.59
Floor Layers - Except Carpet/Wood/Hard Tiles	\$24.00	\$6.32	\$30.32
Glaziers	\$45.00	\$0.00	\$45.00
Grader/Scraper Operator	\$24.76	\$3.96	\$28.72
Hazardous Materials Removal Workers	\$24.00	\$1.68	\$25.68
Heating And Air Conditioning And Refrigeration Mechanics And Installers	\$30.00	\$4.43	\$34.43
Heavy And Tractor - Trailer Truck Drivers	\$24.00	\$2.86	\$26.86
Industrial Machinery Mechanics	\$33.43	\$2.38	\$35.81
Insulation Worker - Mechanical	\$27.00	\$5.94	\$32.94
Ironworker - Ornamental	\$27.22	\$5.55	\$32.77
Light Truck Or Delivery Services Drivers	\$22.00	\$3.17	\$25.17
Millwrights	\$33.90	\$10.37	\$44.27
Mobile Heavy Equipment Mechanics - Except Engines	\$25.00	\$4.32	\$29.32
Operating Engineers And Other Equipment Operators	\$26.63	\$7.17	\$33.80
Pipelayers	\$25.50	\$3.54	\$29.04
Plasterers And Stucco Masons	\$42.18	\$19.67	\$61.85
Plumbers Pipe Fitters And Steamfitters	\$27.50	\$5.67	\$33.17
Reinforcing Iron And Rebar Workers	\$29.02	\$24.67	\$53.69
Riggers	\$28.00	\$9.74	\$37.74
Roofers	\$23.25	\$4.40	\$27.65
Sheet Metal Workers	\$26.22	\$2.30	\$28.52
Structural Iron And Steel Workers	\$31.02	\$24.67	\$55.69
Tapers	\$29.00	\$4.18	\$33.18
Telecommunications Equipment Installers And Repairers - Except Line Installers	\$28.00	\$14.01	\$42.01
Telecommunications Line Installers And Repairers	\$24.00	\$4.13	\$28.13
Tile And Marble Setters	\$25.00	\$5.05	\$30.05

Welders are classified as the trade to which welding is incidental (e.g. welding structural steel is Structural Iron and Steel Worker)

Apprentices – The minimum wage rates for registered apprentices are the rates recognized in the sponsorship agreement for registered apprentices working in the pertinent classification.

For any other specific trade on this project not listed above, contact the Bureau of Labor Standards for further clarification.

Title 26 §1310 requires that a clearly legible statement of all fair minimum wage and benefits rates to be paid the several classes of laborers, workers and mechanics employed on the construction on the public work must be kept posted in a prominent and easily accessible place at the site by each contractor and subcontractor subject to sections 1304 to 1313.

Appeal – Any person affected by the determination of these rates may appeal to the Commissioner of Labor by filing a written notice with the Commissioner stating the specific grounds of the objection within ten (10) days from the filing of these rates.

A true copy

Attest: 
Scott R. Cotnoir
Wage & Hour Director
Bureau of Labor Standards

Expiration Date: 12-31-2023

End of Section 00 73 46

01 00 00
General Requirements

1.1 SUMMARY OF WORK

- A. Contract Documents indicate the Work of the Contract and related provisions of the Project.
- B. This Project will be performed at the Administration Building at the Maine Department of Corrections Bolduc Facility at 516 Cushing Road in Warren, Maine. The project is scheduled for substantial completion on November 22, 2023 for shingled roofs and September 19, 2024 for EPDM roofs and structural reinforcements. Final completion is required on or before December 1, 2023 for shingled roofs and September 28, 2024 for EPDM roofs and structural reinforcements. The building will be occupied during construction. This is a secure facility. All construction operations must be approved by a designated representative of Maine Department of Corrections before commencing that part of the job. The contractor will be required to submit a detailed project approach before beginning any aspect of the work. The approach shall identify the schedule for performing all aspects of the work, locations of staging that will be required, means of protection of existing finishes from damage, and protection of exterior finishes and plantings. The contractor will be required to coordinate construction activities with the Owner's designated representative to insure that construction activities do not interfere with the operations of the building occupants and that safety and security protocols are maintained. All construction materials shall be secured in a place acceptable to the designated representative.
- C. Base Bid work involves the removal and replacement of asphalt shingle roofing and EPDM roofing, and structural reinforcement of the timber-framed roofs as indicated. The asphalt-shingled roofs are currently in very bad condition. Hence the completion of those roofs is on an accelerated schedule. The contractor can complete the remainder of the project anytime prior to September 28, 2024. The following outline is provided to summarize the Work. The contractor shall include in his scope all incidental construction required to perform the entire scope of work indicated in the construction documents.
 - 1. Structural
 - a. Remove existing roof deck at areas of the roof to facilitate installation of structural reinforcements and for bringing materials into the attic space.
 - b. Reinforce existing timber framing as indicated.
 - c. Install new roof deck at areas where roof deck was removed.
 - 2. Roofing
 - a. Remove and dispose of existing roofing and other items as indicated.
 - b. Install new ventilation elements.
 - c. Install new roofing underlayment, flashing, and roofing.
- D. Work of this Contract includes coordinating the work with the daily operations of the Owner to avoid interference with the Owner's operations.

1.2 SCHEDULING AND PHASING OF WORK

- A. Substantial Completion: Work of the Contract for the shingled roofs must be substantially completed by November 22, 2023 with final completion by December 1, 2023. Other aspects of the project must be substantially completed by September 19, 2024 with final completion by September 28, 2024.
 - 1. Except as otherwise specified, Substantial Completion is hereby defined to mean a stage of completion sufficient for the Owner to have full beneficial use and occupancy of the

01 00 00
General Requirements

structure involved, less only minor corrections and repairs that can be performed without undue annoyance to building occupants which shall be documented on the "punch list" as specified hereinafter. Beneficial use and occupancy means removal of all debris, interior and exterior scaffolding, surplus equipment and material and cleaning as required under the Contract completed.

- B. Building Operations: The building will be occupied throughout the construction period. The contractor's operations may be constrained to avoid interference with the Owner's activities. There will be some area available for storage of materials or equipment on site. The locations of storage areas will not be at any place that will interfere with activities of the building occupants. Any areas permitted for the contractor's use shall be made secure and maintained for the safety of the users of the building. The contractor will need to coordinate construction activities with the Owner's operations throughout the construction period.
 - 1. The contractor's schedule shall identify specific dates during which structural work will be ongoing. It is required that, at the end of the scheduled structural work, all structural work will be complete with work areas clean and architectural finishes returned to the state as previously existed.
- C. It will be the contractor's responsibility to protect the interior of the building from damage during construction due to weather or construction operations. Damaged items will require replacement in kind at the contractor's expense. This includes items scheduled for removal and reinstallation
- D. Within five (5) working days following issuance of a Notice to Proceed, and notwithstanding any delay in execution of a formal Contract Agreement, the Contractor shall prepare a proposed Phasing and Progress Schedule. The final Construction Schedule, approved by the Owner, shall be submitted within five (5) working days from the receipt of review comments by the Architect and Owner.

1.3 CONTRACT SITE; USE OF PREMISES

- A. The Contract Site shall include the following:
 - 1. Building roof areas where work is in progress.
 - 2. Attic spaces as permitted by the Owner.
 - 3. Areas assigned to the Contractor by the Owner for storage, staging and other temporary uses.
- B. The Contractor shall have control over areas of the Contract Site only to the extent as is agreed by the Owner's designated representative when scheduled work is ongoing. The Contractor's control over the site area is relinquished at the end of each work day. Work outside of Contract Site area shall be subject to the control the Owner.
- C. The Contractor shall be responsible for security on the Contract Site area at times during his control as described above. The Contractor is responsible for leaving the project site free of any unsafe conditions and weathertight throughout the construction period.
- D. Smoking will not be permitted on the premises.

1.4 COORDINATION

01 00 00
General Requirements

- A. Work of this Contract includes coordination of the entire Work of the Project.
- B. A building permit for this project will be obtained by the Contractor.
- C. Coordinate work with all utilities. Interruption of services shall be coordinated with the Owner's representative.
- D. Coordinate the work of equipment and material suppliers and subcontractors.
- E. Make arrangements for the timely delivery of materials and supplies to the job site and for their temporary storage on site.
- F. Maintain the project site in a neat condition.
- G. Assist the Engineer as required in the review of construction.
- H. Maintain up-to-date progress records and as-built drawings.

1.5 CONFLICTS

- A. Contractor shall notify Engineer in writing of any real or apparent conflicts in the Contract Documents and, except in cases of emergency, await Engineer's determination before proceeding.
- B. Conflicts that arise during construction shall be resolved by the Engineer.
- C. If two or more solutions are indicated in the Contract Documents, the Contractor shall assume the cost of the more expensive solution unless otherwise directed by the Engineer.

1.6 SUBMITTALS

- A. Refer to Section 00 72 13, General Conditions, Articles 15 through 17, for requirements.
- B. The Contractor shall submit product data and shop drawings electronically by email to the Engineer for review. Reviewed submittals will be returned electronically by email.
- C. Within ten (10) working days following issuance of a Notice to Proceed, the Contractor shall submit a Schedule of Values indicating the cost of various materials and tasks anticipated for the project. The Contractor shall use this Schedule as the basis for monthly Applications for Payment.
- D. Within five (5) working days following issuance of a Notice to Proceed, the Contractor shall submit a proposed Phasing and Progress Schedule (refer to Section 1.2D). The schedule will be reviewed by the Owner and the Architect. Comments will be provided within five (5) working days. A final Construction Schedule, with modifications in accordance with review comments, shall be submitted within five (5) working days of receiving review comments.
- E. At least one (1) week prior to sending of any submittal, the Contractor shall provide a submittal schedule, identifying the list of submittals with dates that each will be delivered to the Engineer.

01 00 00
General Requirements

1.7 QUALITY ASSURANCE; SUBSTITUTIONS

- A. Substitutions of materials without advanced approval of the Engineer will not be permitted.
- B. Proposed substitutions of materials or details shall be separated from submittals or, if included within the submittal, shall be clearly identified as substitution requests.
- C. Do not assume that "or Equal" or terms of similar meaning indicate automatic approval of substituted products.

1.8 TEMPORARY FACILITIES

- A. The Owner will supply the following for the Contractor's use:
 - 1. Electrical Power: The Contractor may use the existing electrical service at the building. There are no exterior outlets. There are electrical outlets in the attic. None of the outlets available can serve 220 volt power. The Contractor will be responsible for any modifications, temporary services, cables and lighting fixtures necessary to use the provided power and for any damage to the existing electrical system caused by the Contractor.
 - 2. On-site parking: The Contractor shall coordinate parking needs with the Owner's authorized representative.
 - 3. Potable water unless work of the contract makes it necessary to shut off water.
- B. The Contractor will provide:
 - 1. Temporary barricades as required to separate the Contract Site areas from the public.
 - 2. His own on-site telephone if so required for the conduct of his business.
 - 3. Sanitary facilities.
 - 4. Protected storage.

1.9 PROTECTION AND RESTORATION

- A. The Owner will be responsible for moving all existing equipment, furnishings, supplies, etc. from the Contract Site where indicated within the contract documents or where such removals are incidental to other requirements.
- B. The Contractor shall be responsible for all damages to existing construction, including finished surfaces within the facility and finished surfaces outside the building, caused by Work of Contract.
- C. The Contractor shall protect paved areas, lawns and other plantings around the building from damage associated with the construction. Costs to repair major damage to paved areas and landscaping will be deducted from Contractor's final payment to cover Owner's expenses to repair damage. The Engineer will determine if damages are minor or major.

1.10 CLEANING

- A. Throughout the construction period the Contractor shall be responsible for maintaining building and site areas affected by the Work in a standard of cleanliness.
 - 1. Retain stored items in an orderly arrangement allowing maximum access, not impeding traffic or drainage, and providing protection of materials.

01 00 00
General Requirements

2. Completely remove all scrap, debris, waste material and other items not required for construction from the site at least once a week.
 3. Provide adequate storage for all items awaiting removal from the job site, observing requirements for fire protection and protection of the ecology.
- B. Conduct daily inspection, more often if necessary, to verify that requirements for cleanliness are being satisfied.
- C. Provide required personnel, equipment and materials needed to maintain the specified standard of cleanliness.
- D. Use only those cleaning materials and equipment that are compatible with the surface being cleaned, as recommended by the manufacturer of the material.
- E. Upon completion of the Project:
1. Broom clean paved areas and rake lawns adjacent to the building and completely remove resultant debris.
 2. Visually inspect all exterior and interior surfaces and areas affected by the construction and remove all traces of soil, waste materials, foreign matter, etc. Hose down if necessary.

1.11 REMOVALS

- A. Materials to be removed, including all components and accessories, become property of the Contractor and shall be promptly removed from the Contract Site and legally disposed of at Contractor's expense.
- B. Remove all debris, rubbish, surplus materials and equipment immediately from the Project Site and legally dispose of at Contractor's expense.
1. Note: Do not assume that local landfill facilities will accept construction debris, even if paid for.
- C. Materials identified for removal and reuse shall be handled with care. Remove and store at a secure location. Reinstall in a manner equal to what existed prior to removal unless otherwise indicated or approved. For items requiring operation, reinstall to be fully operational. The contractor will be responsible for any repairs of damages to items specified to be reinstalled.

1.12 FINE CUTTING, PATCHING, FINISHING; GENERAL

- A. Perform removal and cutting work as required for the completion of work under this Contract.
- B. Removal and cutting shall be done in a manner to avoid damage to adjacent work that is to remain.

1.13 PROJECT CLOSEOUT

- A. Substantial Completion: The Engineer will conduct an Inspection of Substantial Completion when the Contractor submits the following:
1. Confirmation that conditions of Substantial Completion (paragraph 1.2) have been satisfied.

01 00 00
General Requirements

2. A list of remaining items of work to be completed or corrected.
- B. Substantial Completion Inspection Procedure: Upon receiving the Contractor's request for a Substantial Completion Inspection the Engineer will schedule an inspection of the Work to check and supplement the "punch list" as applicable and either (1) endorse and date the Request for Substantial Completion or (2) advise the Contractor of work remaining to be performed before an inspection of final completion and acceptance will be performed.
1. In the event that the conditions outlined in paragraph 1.2.A are not satisfied in the opinion of the Engineer, the Contractor will be advised of remaining work to be done before the Owner will use the facility. The Contractor shall proceed to fulfill the requirements as soon as possible. Under no circumstances shall it be permitted for Substantial Completion of shingled roof to be delayed past November 22, 2023 and Substantial Completion of the remainder of the project to be delayed past September 19, 2024.
- C. Final Completion and Acceptance: The Engineer will conduct an Inspection of Final Completion and Acceptance when the Contractor submits the following:
1. Final payment request
 2. Copies of warranties and guarantees as specified in the appropriate sections of the specifications.
 3. Copy of Engineer's final punch list of itemized work to be completed or corrected, stating that each item has been completed or otherwise resolved for acceptance, endorsed and dated by the Engineer.
 4. As-built drawings. These drawings may take the form of full-sized contract drawings with mark-ups in ink identifying any adjustments to the specified construction.
- D. Final Completion and Acceptance Inspection Procedure: Upon receiving the Contractor's request for a Final Completion and Acceptance Inspection, the Engineer will schedule an inspection of the Work to reinspect the work. Upon completion of the reinspection the Engineer will either recommend final acceptance and final payment or advise the Contractor of work not completed or obligations not fulfilled as required for final acceptance. If necessary this procedure will be repeated as an additional inspection(s) until all work has been satisfactorily completed.
- E. Additional Inspections: The Engineer will conduct a total of two site visits for the purpose of inspecting for "Substantial Completion" and "Final Completion and Acceptance." Additional visits required by reason of prerequisites not completed, excessive "punch list" items and "punch list" items not properly corrected at visit for Final Completion, shall be reimbursed to the Engineer by the Contractor at Engineer's standard billing rates for personnel involved.
- 1.14 ACBM (ASBESTOS CONTAINING BUILDING MAT'LS) NOT ALLOWED
- A. Materials containing asbestos in any manner or quantity are not allowed on this Project. If such materials are installed, they shall be removed and replaced at no additional cost to the Owner.

END OF SECTION

02 41 19
Selective Structure Demolition

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section includes the following:
 - 1. Demolition and removal of selected portions of building or structure.
- B. Related Sections include the following:
 - 1. Section 01 00 00 "General Requirements" for use of premises, phasing, disposal of demolished materials and Owner-occupancy requirements and for cutting and patching procedures.

1.2 CODES, REGULATIONS AND STANDARDS

- A. Contractor Responsibility: The Contractor shall assume full responsibility and liability for compliance with all applicable federal, state and local codes, regulations and standards pertaining to work practices, hauling, disposal, protection of workers and visitors to the site, and persons occupying areas adjacent to the site. This includes modification of procedures to comply with changes to codes, regulations and standards which occur during the work of this contract. The Contractor is responsible for providing medical examinations and maintaining medical records of personnel as required by the applicable federal, state and local regulations. The Contractor shall hold the Owner and Owner's Representatives harmless for failure to comply with any applicable work, hauling, disposal, safety, health or other regulations on the part of himself, his employees or his subcontractors.

1.3 DEFINITIONS

- A. Remove: Detach items from existing construction and legally dispose of them off-site, unless indicated to be removed and salvaged or removed and reinstalled.
- B. Remove and Salvage: Detach items from existing construction and deliver them to Owner ready for reuse.
- C. Remove and Reinstall: Detach items from existing construction, prepare them for reuse and reinstall them where indicated.
- D. Existing to Remain: Existing items of construction that are not to be removed and that are not otherwise indicated to be removed, removed and salvaged or removed and reinstalled.

1.4 MATERIALS OWNERSHIP

- A. Historic items, relics and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, antiques and other items of interest or value to Owner that may be encountered during selective demolition remain Owner's property. Carefully remove and salvage each item or object in a manner to prevent damage and deliver promptly to Owner.

02 41 19
Selective Structure Demolition

1.5 PERFORMANCE REQUIREMENTS

- A. Design, furnish, install, monitor and maintain temporary shoring, support and protection systems capable of supporting the following:
 - 1. Existing structure
 - 2. Existing ceiling and ceiling mounted lighting fixtures and their attached electrical supply wiring.
 - 3. Construction loads
 - 4. Weight of demolition debris
- B. Install temporary shoring, support and protection systems without damaging existing buildings, pavements and other improvements adjacent to demolition area.

1.6 SUBMITTALS

- A. Shop Drawings for Information: If existing conditions are encountered in the progress of the work that require temporary support, a plan may be requested from the Contractor to address the means of support before proceeding. That plan shall be prepared by or under the supervision of a qualified professional engineer for temporary shoring, support, and protection systems.

1.7 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with ANSI A10.6 and NFPA 241.

1.8 PROJECT CONDITIONS

- A. Owner will occupy the building immediately adjacent to selective demolition areas. Conduct selective demolition so Owner's operations will not be disrupted.
 - 1. Comply with requirements in Section 01 00 00 - "General Requirements."
- B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner inasmuch is practical.
- C. Notify Engineer of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
 - 1. Asbestos containing roofing materials, as described in Section 07 53 23 - "Roofing", are to be removed by the contractor performing that portion of the work.
 - 2. If other materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Engineer and Owner. Owner will remove hazardous materials under a separate contract.
 - 3. Storage or sale of removed items or materials on-site is not permitted.

02 41 19
Selective Structure Demolition

- E. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
 - 1. Maintain fire-protection facilities in service during selective demolition operations.

1.9 WARRANTY

- A. No warranties for selective demolition are required.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped where they are impacted by demolition.
- B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- C. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.
- D. When unanticipated mechanical, electrical or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Engineer.
- E. Contact the Project Engineer if during the course of demolition work there is concern that any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures.
- F. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.

3.2 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

- A. Existing Services/Systems: It is the responsibility of the Contractor to maintain services/systems during construction. The Owner will be conducting operations within the building and on the grounds surrounding the building. No services or systems shall be interrupted without specific permission by the designated representative of the Owner.
- B. Service/System Requirements: Locate, identify, disconnect and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.
 - 1. Owner will arrange to shut off indicated services/systems when requested by Contractor.
 - 2. Arrange to shut off indicated utilities with utility companies.
 - 3. If services/systems are required to be removed, relocated or abandoned, before proceeding with selective demolition provide temporary services/systems to bypass area

02 41 19
Selective Structure Demolition

of selective demolition and to maintain continuity of services/systems to other parts of building.

4. Cut off pipe or conduit in roof decks where identified to be removed. Cap, valve or plug and seal remaining portion of pipe or conduit after bypassing.

3.3 PREPARATION

- A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways and other adjacent occupied and used facilities.
 1. Comply with requirements for access and protection specified in Section 01 00 00 - "General Requirements."
- B. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
 1. Provide protection to ensure safe passage of people around selective demolition area and to and from occupied portions of building.
 2. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.
 3. Protect walls, ceilings, floors and other existing finish work that are to remain or that are exposed during selective demolition operations.
- C. Temporary Shoring: Provide and maintain shoring, bracing and structural supports as required to preserve stability and prevent movement, settlement or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.
 1. Strengthen or add new supports when required during progress of selective demolition.

3.4 SELECTIVE DEMILITION; GENERAL

- A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
 1. Do not use cutting torches.
 2. Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.
 3. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting framing.
 4. Dispose of demolished items and materials promptly.
- B. Removed and Salvaged Items:
 1. Clean salvaged items.
 2. Pack or crate items after cleaning. Identify contents of containers.
 3. Store items in a secure area until delivery to Owner.
 4. Transport items to Owner's storage area on-site.
 5. Protect Items from damage during transport and storage.
- C. Removed and Reinstalled Items:

02 41 19
Selective Structure Demolition

1. Clean and repair items to functional condition adequate for intended reuse.
2. Pack or crate items after cleaning and repairing. Identify contents of containers.
3. Protect items from damage during transport and storage.
4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports and miscellaneous materials necessary to make item functional for use indicated.

- D. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Engineer, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

3.5 SELECTIVE DEMOLITION

- A. Roofing: Remove only as much roofing as can be protected before leaving the jobsite at the end of the day. Cut edges in straight lines for resealing. Protect adjacent roofing surfaces to remain. Protect spaces below from damage due to precipitation. Seal all roof openings before leaving the project at the end of the work day.

3.6 DISPOSAL OF DEMOLISHED MATERIALS

- A. General: Except for items or materials indicated to be recycled, reused, salvaged, reinstalled or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of the in an EPA approved landfill.
1. Do not allow demolished materials to accumulate on-site.
 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
 3. Comply with requirements specified in Division 01 Section "General Requirements."
- B. Burning: Do not burn demolished materials.
- C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

3.7 CLEANING

- A. Clean adjacent structures and improvements of dust, dirt and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

END OF SECTION

06 10 00
Rough Carpentry

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

- A. Work Included: Provide labor, materials, and equipment necessary to complete the work of this Section and, without limiting the generality thereof, furnish and include the following:
 - 1. Furnishing and installing all rough carpentry, including miscellaneous blocking, shims, furring, framing, framing anchors, proprietary connectors, and fasteners.
 - 2. Furnishing and installing sheathing panels as specified and as required for roof infill to complete the work.
 - 3. Any other items of carpentry necessary to complete work properly.

1.2 QUALITY ASSURANCE; SUBMITTALS

- A. Each piece of framing lumber and each board shall comply with the American Softwood Lumber Standard, PS 20-10 by the National Institute of Standards and Technology.
- B. Each piece of framing lumber shall be identified by the grade-mark of a recognized association or independent inspection agency. Such association or independent inspection agency shall be certified by the Board of Review, American Lumber Standards Committee, Washington, D.C. to grade the species.
- C. Submit product literature for manufactured items including, but not limited to proprietary framing connectors. Provide technical data as required to verify compliance with structural loading requirements.

1.3 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Transport and store all materials to insure proper drainage, ventilation and protection from the elements. During installation handle all materials to prevent damage.

PART 2 - PRODUCTS

2.1 LUMBER

- A. Lumber shall conform to Product Standard 20-70 (American Softwood Lumber Standard). Lumber shall bear the grade and trademark of the Association under whose rules it is produced and a mark of mill identification.
- B. Protect all lumber and keep dry, both in transit and at the jobsite.
- C. All lumber shall be well-seasoned and contain not more than 19% moisture content (marked "S-Dry").

06 10 00
Rough Carpentry

- D. All 2” nominal framing lumber unless otherwise noted, shall be #2 Spruce-Pine-Fir or better grade graded under NLGA rules and shall have the following minimum allowable stresses:
1. Extreme fiber in bending, $F_b = 875$ psi.
 2. Tension parallel to grain, $F_t = 425$ psi.
 3. Compression parallel to grain, $F_c = 1150$ psi.
 4. Shear $F_v = 135$ psi.
 5. Modulus of elasticity, $E = 1,400,000$ psi.

2.2 SHEATHING PANELS

- A. Each panel shall be identified with appropriate APA grade-trademark, showing panel type, span rating, thickness, veneer grade, species group member, edge detail (where applicable) and exposure rating.
- B. Each panel shall meet requirements of U.S. Product Standard PS 1 for Construction and Industrial Plywood, or APA Performance Standards where applicable. Panels shall be square-edged except as otherwise noted.
- C. Where indicated, provide APA Rated Sheathing. Panels used for roof sheathing, shall be APA Rated Sheathing type construction panels. Provide Exposure 1, 19/32” thick, with minimum span rating 40/20.
1. Where roof deck is required to match the thickness of existing board sheathing, provide APA Rated Sheathing in thickness as required.

2.3 ENGINEERED LUMBER

- A. Laminated Veneer Lumber (LVL) - Provide all members from one manufacturer. The basis of design is Boise Cascade Versa-Lam 2.0 3100. Equal products shall have the following minimum allowable stresses:
1. Flexure: 3100 psi.
 2. Shear: 285 psi.
 3. Tension Parallel to Grain: 2150 psi.
 4. Compression Parallel to Grain: 3000 psi.
 5. Compression Perpendicular to Grain: 750 psi.
 6. Modulus of Elasticity: 2000 ksi.

2.4 FASTENERS

- A. Provide fasteners of size and type indicated that comply with requirements specified.
1. Where rough carpentry is exposed to weather, in contact with pressure-treated wood, or where indicated, provide fasteners hot-dip zinc coating complying with ASTM A153.
- B. Nails: ASTM F1667. Provide galvanized nails when exposed to exterior conditions.
- C. Bolts: ASTM A 307, Grade A with ASTM A563 hex nuts and flat washers.
- D. Lag Screws: ASME B18.2.1.

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Rough Carpentry

- E. Wood Screws: ASME B18.6.1
- F. Power-Driven Fasteners: NES NER-272.

2.5 METAL FRAMING CONNECTORS

- A. Basis-of-Design Products: Drawings specify products by Simpson Strong-Tie. Provide specified products or equal products with documented code acceptance from one of the following:
 - 1. Alpine Engineered Products, Inc.
 - 2. Cleveland Steel Specialty Co.
 - 3. USP Structural Connectors.
- B. Allowable Design Loads: Provide products with allowable design loads, as substantiated by the International Code Council Evaluation Reports, that meet or exceed products specified.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Accurately and properly fit and brace all work and secure in position and direction. Framing, studding and blocking shall be as directed on the drawings or as required by the work. Cooperate with all other trades as required.
- B. Wood construction practices shall conform to recommendations of the National Design Specifications for Wood Construction, and of the Timber Construction Manual of the American Institute of Timber Construction, current editions.
- C. Framing Standard: Except as otherwise indicated, comply with the American Wood Council "Wood Frame Construction Manual".
- D. Where fasteners are not specified, install fasteners in accordance with Table 2304.10.1 from the 2015 edition of the International Building Code.

3.2 GENERAL FRAMING

- A. All members are to be installed as shown on the drawings.
- B. No cutting of holes or notches in framing for pipe, conduit or other reasons will be allowed unless as detailed on the drawings or otherwise approved.
- C. Install engineered wood products in accordance with manufacturer's written instructions. Do not cut any notches or penetrations in engineered wood products without approval.
- D. Install proprietary metal framing connectors in accordance with the manufacturer's specifications. Use all specified fasteners unless otherwise indicated.
- E. Do not splice structural members between supports unless otherwise indicated.

06 10 00
Rough Carpentry

- F. Provide blocking and framing as indicated and as required to support facing materials, fixtures, specialty items, and trim.
- G. Use common wire nails unless otherwise indicated. Locate nails to avoid splitting wood. Locate nails in engineered lumber in accordance with manufacturer's recommendations.
- H. Install lag screws as indicated, centered in existing hip framing members. Bore pilot holes to avoid splitting wood and as follows:
 - 1. Bore a clearance hole for the shank equal to the shank diameter. Extend for the full length of the unthreaded portion of the lag screw, but not beyond that length.
 - 2. Pilot holes for the threaded portion of the screw shall be extended for the full length of the thread. The maximum size pilot hole for 1/4" lag screws shall be 1/8".

3.3 SHEATHING INSTALLATION

- A. Panels shall be installed with face-grain perpendicular to supports and be continuous over a minimum of two spans.
- B. Fasten panels to supports with 10d nails. Space nails at 6 inches on center at supported panel edges and at 12 inches on center at intermediate supports.
 - 1. At infill areas for the high roof, space fasteners at 6 inches on center at all supports.

3.4 CLEAN-UP

- A. Keep the premises in a neat, safe and orderly condition at all times during execution of this portion of the work.
 - 1. At the end of each working day, or more often if necessary, remove accumulation of sawdust, cut-ends, and other debris to proper storage areas for disposal.
 - 2. Upon completion of this portion of the work, thoroughly clean up the area.

END OF SECTION

SECTION 07 53 23 ROOFING AND FLASHING

PART 1 GENERAL

1.01 DESCRIPTION OF WORK

A. Adhered EPDM sheet roofing, tapered and flat roof insulation, DensDeck cover board, gutters, downspouts, fiberglass shingles, ridge vents, Ice & Water Shield, wood nailers, shop formed white aluminum fascia, drip edge, step base flashing, cap flashing, vent stack flashing, shop formed edge strips and walkway pads.

1.02 CODES, REGULATIONS AND STANDARDS

A. Contractor Responsibility: The Contractor shall assume full responsibility and liability for compliance with all applicable Federal, State and local codes, regulations and standards pertaining to work practices, hauling, disposal, protection of workers and visitors to the site, and persons occupying areas adjacent to the site. This includes modification of procedures to comply with changes to codes, regulations and standards which occur during the work of this contract. The Contractor is responsible for providing medical examinations and maintaining medical records of personnel as required by the applicable Federal, State and local regulations. The Contractor shall hold the Owner and Owner's Representatives harmless for failure to comply with any applicable work, hauling, disposal, safety, health or other regulations on the part of himself, his employees or his subcontractors.

1.03 QUALITY ASSURANCE

A. Roofing contractor to be approved in writing by the membrane manufacturer. Contractor shall be able to substantiate that he has been trained by the membrane manufacturer.

B. Roofing and flashing workmanship to comply with industry standards. The National Roofing Contractors Association's (NRCA) ***ROOFING AND WATERPROOFING MANUAL*** along with ***ARCHITECTURAL SHEET METAL MANUAL*** as published by Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA) will be used to establish industry standards.

1.04 SUBMITTALS

A. Sample twenty-five (25) year total system warranty for the EPDM membrane. **Warranty shall include wind speeds up to 72 miles per hour. The standard 55 MPH is not acceptable for this job.**

B. Sample fifty (50) year shingle warranty.

C. Current EPDM membrane manufacturer's application specifications.

1.05 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Deliver materials in their original, unopened containers, clearly labeled with manufacturer's name. All material to be stored in waterproof trailers or sheds, up on raised platforms and under lock and key until use. Do not use materials damaged in handling or storage. Replace damaged material with new material. Store adhesives between 60 and 80 degrees F. Should they be exposed to lower temperatures, restore to room temperature for three to five days prior to use.

1.06 WARRANTY

- A. A twenty-five (25) year total system warranty shall be issued by the EPDM membrane manufacturer. **Warranty shall include wind speed up to 72 MPH.**
- B. The roofing contractor shall furnish the Owner with his personal two (2) year watertight warranty.
- C. Furnish the Owner with a fifty (50) year warranty issued by the shingle manufacturer. **Warranty shall include wind speed up to 110 MPH.**

PART 2 PRODUCTS

2.01 ROOF INSULATION AND COVER BOARD

- A. Roof insulation to be polyisocyanurate closed-cell foam core with manufacturer's standard facing laminated to both sides, complying with ASTM C1289 Type II, Class 1, Grade 2 (20 psi). Roof insulation to be ISOGARD GL by Elevate, Insulbase Polyiso by Carlisle or approved equal.
- B. Over all foam insulation, install one layer of DensDeck Prime. Use ½" thick DensDeck Prime on the three roof areas that require two layers of 3" polyisocyanurate and ¼" thick DensDeck Prime on the high roof that requires tapered polyisocyanurate.
- C. Use ¼" DensDeck Prime below the new EPDM roof next to the elevator shaft.

2.02 MEMBRANE ROOF SYSTEM

- A. Membrane roofing to be adhered 0.060" EPDM sheet roofing furnished by Elevate, Johns Manville, Carlisle or Versico. Roof membrane to be adhered to the DensDeck Prime cover board.
- B. Use the roof membrane for flashing of curbs and walls per the manufacturer's standard details. Use reinforced EPDM anchor strips to avoid splice joints at walls and edges.
- C. Adhesives, sealants, thinner, cleaner and accessories to be furnished by the membrane manufacturer.
- D. **Six inch (6") wide seam tape will be required for all field seams.**
- E. CONTRACTOR'S OPTION: The contractor may install a modified bitumen roof membrane in the area next to the elevator shaft in lieu of the EPDM roof system. The modified bitumen roof to be self-adhering SBS roof membrane equal to the 3-ply Flintlastic SA by CertainTeed. Roof membrane to consist of a red rosin sheathing paper, base sheet, one interply SBS base sheet and a black granular surfaced SBS cap sheet. The DensDeck Prime will not be required with this system.

2.03 METAL FLASHING

- A. Edge strips, cap flashing, gutters and open-faced downspouts to be formed using 24-gauge factory painted Galvalume coated steel. Color to be selected by the Owner from the manufacturer's standard colors. Concealed clips to be formed using 24-gauge galvanized steel.
- B. Metal drip edge to be formed using white 0.024" factory painted aluminum.
- C. New step base flashing to be formed using 0.024" mill finished aluminum. Each step base flashing to be 9" long with a 6" vertical leg and a 4" horizontal leg.
- D. Furnish new plumbing vent flashings with aluminum base and EPDM boot on the shingle

roofs and factory formed EPDM pipe boots on the EPDM roofs.

E. New metal fascia to be shop formed using Kynar 500 factory painted white 0.032" aluminum. Fascia dimensions vary around the building; contractor must take field measurements prior to fabrication.

F. Gutter brackets to be fabricated using 3/16" by 2" galvanized steel. Gutter spacers and downspout straps to be fabricated using 3/16" by 1" galvanized steel. Paint the gutter brackets to match the color of the gutter.

G. Gutter size to be 6" wide and 5" high; open-faced downspouts to be 4" by 4".

2.04 WOOD NAILERS AND BLOCKING

A. All wood nailers and blocking shall be #2 or better kiln dried spruce, fir or pine. Plywood to be exterior type.

2.05 FASTENERS

A. Use annular-ring hot dipped galvanized nails by the W.H. Maze Co. on the gutter flange and edge strips.

B. Use fasteners recommended by the membrane manufacturer to secure anchor bars and termination bars.

C. Wood nailers to be secured using annular-ring hot dipped galvanized nails, galvanized drywall screws, #14-10 Heavy Duty Roofing Fasteners, carriage bolts or expansion anchors.

D. Fasteners used to secure roof insulation to the deck to be #14-10 Heavy Duty Roofing Fasteners with CR-10 coating, a minimum shank diameter of 0.170" and a thread diameter of 0.125". Pressure plates to be 3" diameter Galvalume plates. Screws and plates to be manufactured by Olympic Fasteners or approved equal. Length, size and accessories to be as required by the EPDM membrane manufacturer selected.

E. Adhere the DensDeck Prime cover board to the roof insulation using low-rise foam supplied or approved by the EPDM manufacturer.

F. Secure the 1/4" DensDeck Prime to the wood deck next to the elevator shaft with plates and screws.

G. Use white painted gasketed screws to secure the fascia.

H. Use large head galvanized nails on the shingles.

2.06 SHINGLES AND UNDERLAYMENT

A. The roof areas indicated on drawing R3 to receive Grace Ultra Ice and Water Shield. Balance of roofs to receive one layer of synthetic underlayment equivalent to Roofrunner by CertainTeed. Valleys to be closed cut per NRCA's details.

B. Shingles to be installed in strict accordance with the manufacturer's printed instructions. Secure each shingle with six nails. Install starter shingles along all eaves and rakes.

2.07 WALKWAY PADS

A. Walkway pads to be 30" x 30" x 0.30" thick rubber walkway pads supplied or approved by the EPDM roof membrane manufacturer.

2.08 RIDGE VENTS

A. Ridge vents to be CertainTeed 12" Filtered Ridge Vent or approved equal having a net free area of 18 square inches per lineal foot. Furnish factory formed end caps on all exposed ends.

PART 3 EXECUTION

3.01 PREPARATION OF SURFACES

A. Completely remove existing EPDM roofing, shingle roofing, underlayment, roof insulation, base flashing, termination bars, edge strips, drip edge, fascia and vent flashing. Promptly remove from site and dispose of properly.

B. Surfaces on which the roofing system is to be applied shall be clean, smooth, dry, free of fins, rot, sharp edges, loose and foreign materials, oil and grease.

3.02 ROOF INSULATION

A. Insulation shall be tightly butted with joints not more than 1/8" in width. Stagger joints with those in layer below.

B. Fasten insulation to the roof deck with the appropriate screws and plates. Fastener quantity and layout must meet the requirements of the EPDM manufacturer to obtain their 72 MPH wind speed warranty.

C. Stagger joints in one direction for each course. For multiple layers, stagger joints in both directions between courses, leaving no gaps and allowing a complete thermal envelope to be formed.

D. Provide tapered units to suit drainage pattern indicated.

E. Do not install more insulation in a day than can be covered with membrane before end of day or before start of inclement weather.

F. Adhere the DensDeck Prime cover board to the roof insulation using low-rise foam supplied or approved by the EPDM manufacturer.

3.03 ROOF MEMBRANE

A. Adhere the 0.060" EPDM membrane to the DensDeck Prime in strict accordance with the manufacturer's specifications.

B. **Six inch (6") wide seam tape will be required for all field seams.**

3.04 FLASHING - - WALLS, PARAPETS, CURBS AND VENTS

A. Remove all existing flashing.

B. Use the longest pieces of material which are practical. All flashing and terminations shall be done in accordance with the applicable manufacturer's details.

C. Care must be taken to set the elastomeric flashing so it does not bridge where there is a change of direction (i.e. where a parapet meets the roof deck). This can be accomplished by creasing the membrane into the angle change prior to adhering up the wall. Excess bridging will be cause for rejection and will be re-done at the contractor's expense.

D. Install termination bars at the top of all base flashing, fastening a minimum of 6" on center.

E. Raise existing curb height as necessary to obtain a minimum of 8" high flashing.

3.05 GUTTERS AND DOWNSPOUTS

A. Secure gutter brackets at 3'-0" on center to wood nailer with two annular-ring nails per bracket. Nail top flange of gutter with annular-ring nails, three inches (3") on center. Bolt spacers at 3'-0" on center (spaced alternately with brackets) to stiffening bead with 1/4" stainless steel bolts and fasten to wood blocking with annular-ring nails. Strip top flange of gutter with 6" pressure sensitive flashing.

B. Furnish and install new downspouts at locations shown on attached drawings.

3.06 FASCIA AND EDGE STRIPS

A. Install fascia using exposed screws through over-sized holes at 18" on center in two staggered rows.

B. Bottom edge of edge strips to be secured with continuous cleats. Nail top flange with annular-ring nails, three inches (3") on center. Strip top flange with 6" pressure sensitive flashing.

3.07 CAP FLASHING

A. Cut a new reglet to a minimum depth of 1-1/4". Secure new cap flashing with lead wool plugs at 24" on center. Seal joint with NP-1 by Sonneborn.

B. Install surface mount cap flashing at locations shown. Secure using lead expansion anchors at 12" on center and seal with Sonneborn NP-1 sealant.

3.08 WOOD NAILERS AND BLOCKING

A. Securely fasten new wood nailers to structural members in strict accordance with Factory Mutual System Data Sheet 1-49.

3.09 WALKWAY PADS

A. Adhere walkway pads to roof membrane in accordance with the manufacturer's instructions.

3.10 SHINGLES AND UNDERLAYMENT

A. The roof areas to receive Ice and Water Shield are shown on drawing R3. Valleys to be closed cut per NRCA's details.

B. Shingles to be installed in strict accordance with the manufacturer's printed instructions. Secure each shingle with six nails. Install starter shingles along all eaves and rakes.

3.11 RIDGE VENTS

A. Install ridge vents in strict accordance with the manufacturer's printed instructions. Install factory formed end caps on all exposed ends.

3.12 TEMPORARY WATER CUT-OFF

A. Temporary water cut-offs are to be constructed at the end of each working day to protect the insulation, roofing, building and building interior from damage due to wind, snow and rain.

B. Temporary water cut-offs are to be detailed by the contractor and approved by the manufacturer and Owner.

3.13 CLEAN UP

A. Site clean-up shall be complete and to the satisfaction of the Owner.

B. All roofs, building, landscape and parking areas shall be cleaned of all trash, debris and dirt caused by or associated with this work.

C. Any areas stained, dirtied, discolored or otherwise damaged due to this work shall be cleaned, restored and replaced as required.

D. All debris shall be removed from the premises promptly and the construction area left clean daily.

3.14 INSPECTION AND TESTING

THE OWNER RESERVES THE RIGHT TO INSPECT AND TEST ALL CONSTRUCTION OPERATIONS AND MATERIALS.

A. Any defect or noncompliance discovered by inspection shall be reported to the contractor who shall promptly remove any defective material from the site.

B. The Owner reserves the right to inspect the work or parts of it as he chooses. His failure to inspect the work in progress shall not relieve the contractor of the responsibility for properly executing the contracted work nor shall it impair the Owner's right to reject deficiencies he may subsequently discover.

3.15 DIMENSIONS AND QUANTITIES

A. The roof plan was compiled from various sources and may not reflect the conditions at the time of construction.

B. It is the contractor's responsibility to verify all dimensions prior to bidding.

PART 4 JOB CONDITIONS

A. Roofing to be applied in dry weather.

B. Completed roof areas shall not be trafficked. The work shall be coordinated to prevent this situation by working toward the roof edges.

C. This project is subject to compliance with all requirements of the Occupational Safety and Health Administration (OSHA). All work on this project must meet the requirements of all applicable state and local codes, laws and ordinances.

D. Test cuts were taken from the roof and the results are listed on the enclosed drawings.

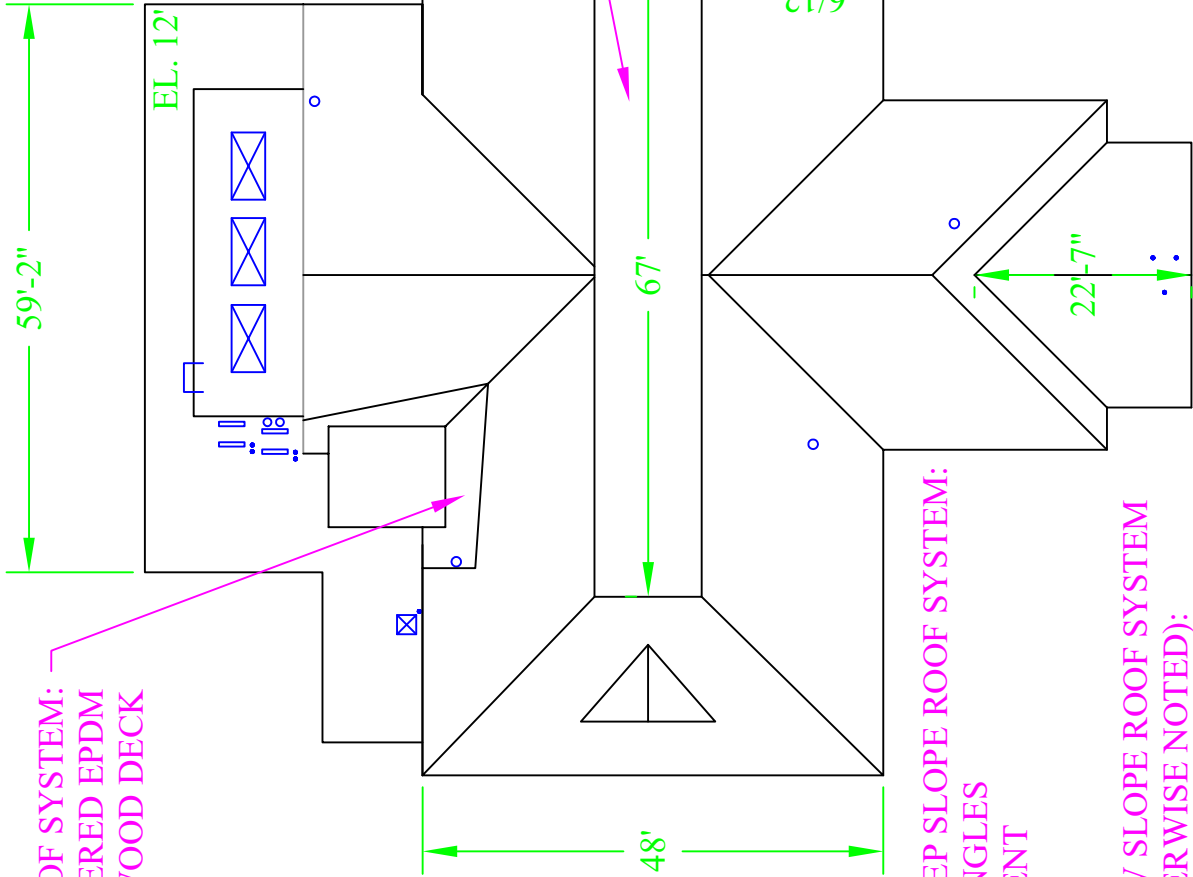
PART 5 COLD TEMPERATURE SHINGLE APPLICATION REQUIREMENTS

A. During cold weather (temperatures at or below 40 degrees F), shingles must be stored in a warm place (above 50 degrees F) until just prior to application. Do not drop, throw or bend the shingle bundles as that may crack or break the shingles.

B. Use extra care (including warming of shingles) in applications where lifting or bending the shingle is required, such as hip and ridge shingles, or at valleys. Lifting or bending may cause the shingles to crack or break during or after installation.

C. **HAND NAILING WILL BE REQUIRED TO PREVENT BLOW THROUGH; NAIL GUNS WILL NOT BE ALLOWED.**

END OF SECTION



EXISTING ROOF SYSTEM:
0.060" ADHERED EPDM
PLYWOOD DECK

EXISTING ROOF SYSTEM:
0.060" ADHERED EPDM
½" FIBERBOARD
PLYWOOD DECK

EXISTING STEEP SLOPE ROOF SYSTEM:
ASPHALT SHINGLES
UNDERLAYMENT
WOOD DECK

EXISTING LOW SLOPE ROOF SYSTEM
(UNLESS OTHERWISE NOTED):
0.060" ADHERED EPDM
½" FIBERBOARD
5" ISO
METAL DECK

- LEGEND:
- ☒ CURB
 - PLUMBING VENT
 - CONDUIT
 - PITCH POCKET
 - PIPE STUB
 - LADDER
 - ∴ ANTENNA

BOLDUC CORRECTIONAL FACILITY WARREN, MAINE		SCALE: 1"=20'	DRAWN BY JLB
INDEPENDENT ROOF SERVICES POWNA, MAINE		REVISOR	REVISED BY --
TITLE: EXISTING ADMIN BUILDING ROOF PLAN			
DATE: 05-22-2023	FILE NAME: BCF ADMIN	DRAWING #: R1	

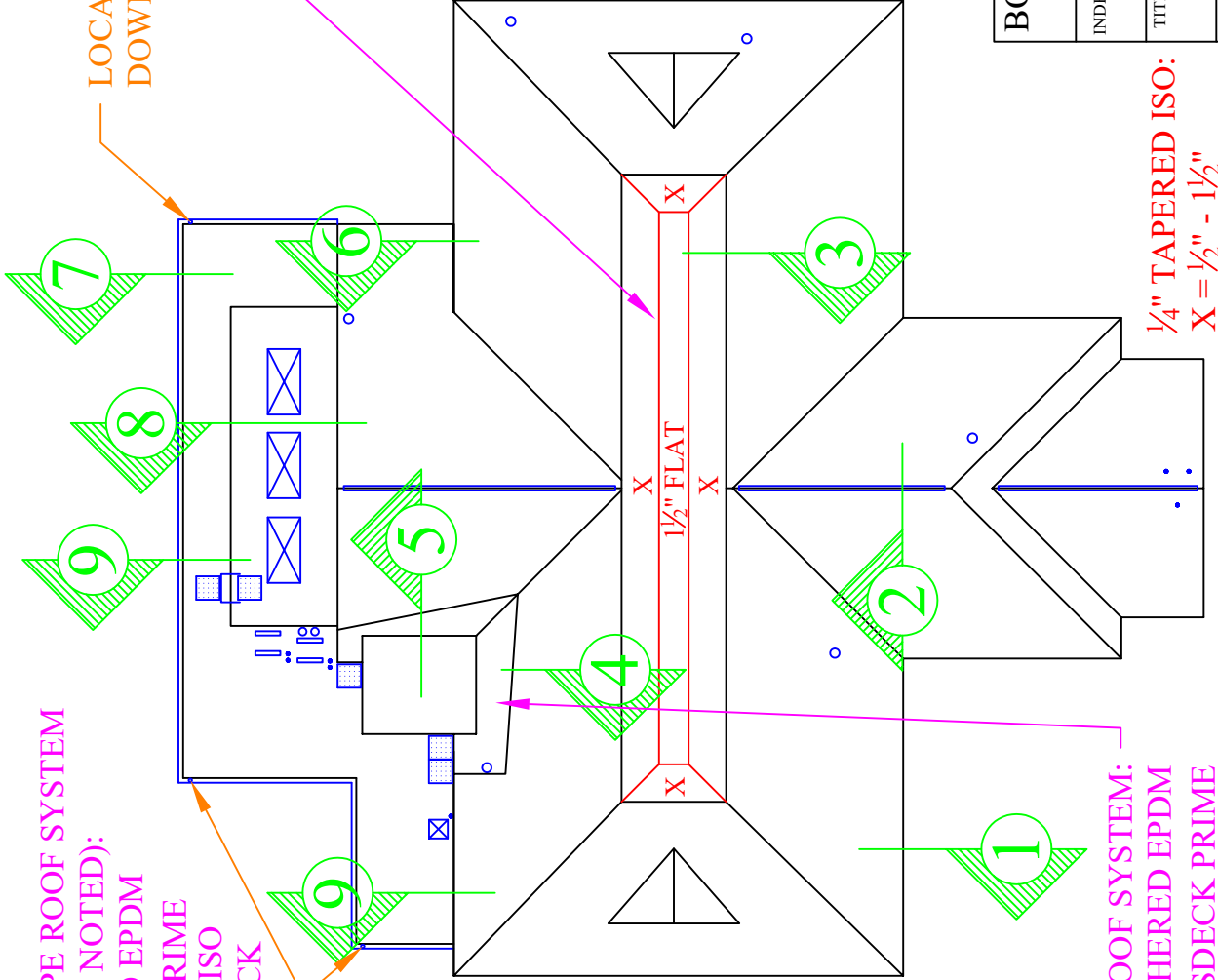
PROPOSED STEEP SLOPE ROOF SYSTEM:
 NEW ARCHITECTURAL SHINGLES
 NEW ICE AND WATER SHIELD / SYNTHETIC UNDERLAYMENT
 EXISTING WOOD DECK

PROPOSED LOW SLOPE ROOF SYSTEM
 (UNLESS OTHERWISE NOTED):
 NEW 0.060" ADHERED EPDM
 NEW 1/2" DENSDECK PRIME
 NEW 2 LAYERS OF 3" ISO
 EXISTING METAL DECK

LOCATION OF
 NEW OPEN FACED
 DOWN SPOUT

LOCATION OF NEW OPEN FACED
 DOWN SPOUT

PROPOSED ROOF SYSTEM:
 NEW 0.060" ADHERED EPDM
 NEW 1/4" DENSDECK PRIME
 NEW 1/4" TAPERED ISO
 EXISTING PLYWOOD DECK



PROPOSED ROOF SYSTEM:
 NEW 0.060" ADHERED EPDM
 NEW 1/4" DENSDECK PRIME
 EXISTING PLYWOOD DECK

1/4" TAPERED ISO:
 X = 1/2" - 1/2"

LEGEND:

- ☒ CURB
- PLUMBING VENT
- CONDUIT
- PITCH POCKET
- PIPE STUB
- LADDER
- ∴ ANTENNA
- ▤ WALKWAY PAD
- ┌ GUTTER
- ≡ RIDGE VENT

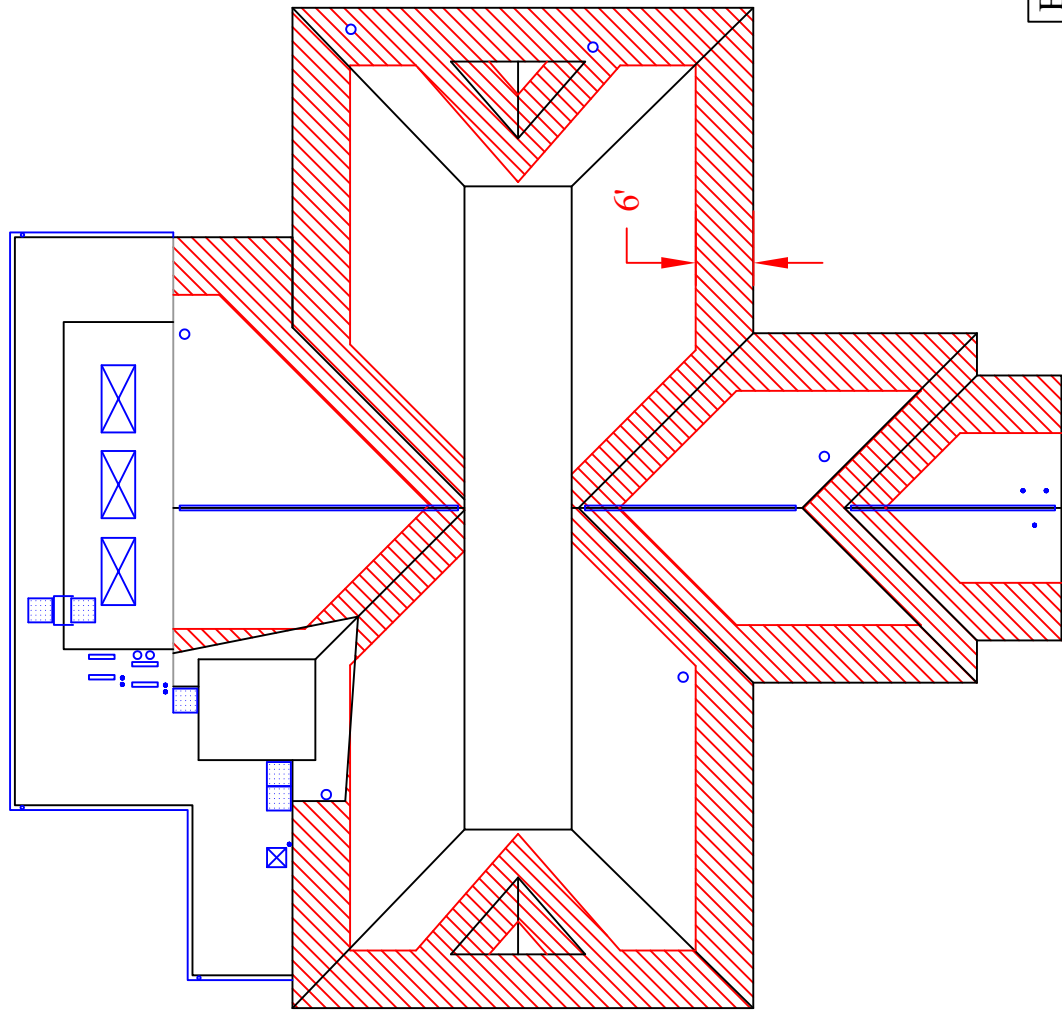
BOLDUC CORRECTIONAL FACILITY
 WARREN, MAINE

INDEPENDENT ROOF SERVICES POWNA, MAINE	SCALE: 1"=20'	DRAWN BY JLB
TITLE: PROPOSED ADMIN BUILDING		REVISED BY ---

DATE: 05-22-2023

FILE NAME: BCF ADMIN

DRAWING #: R2

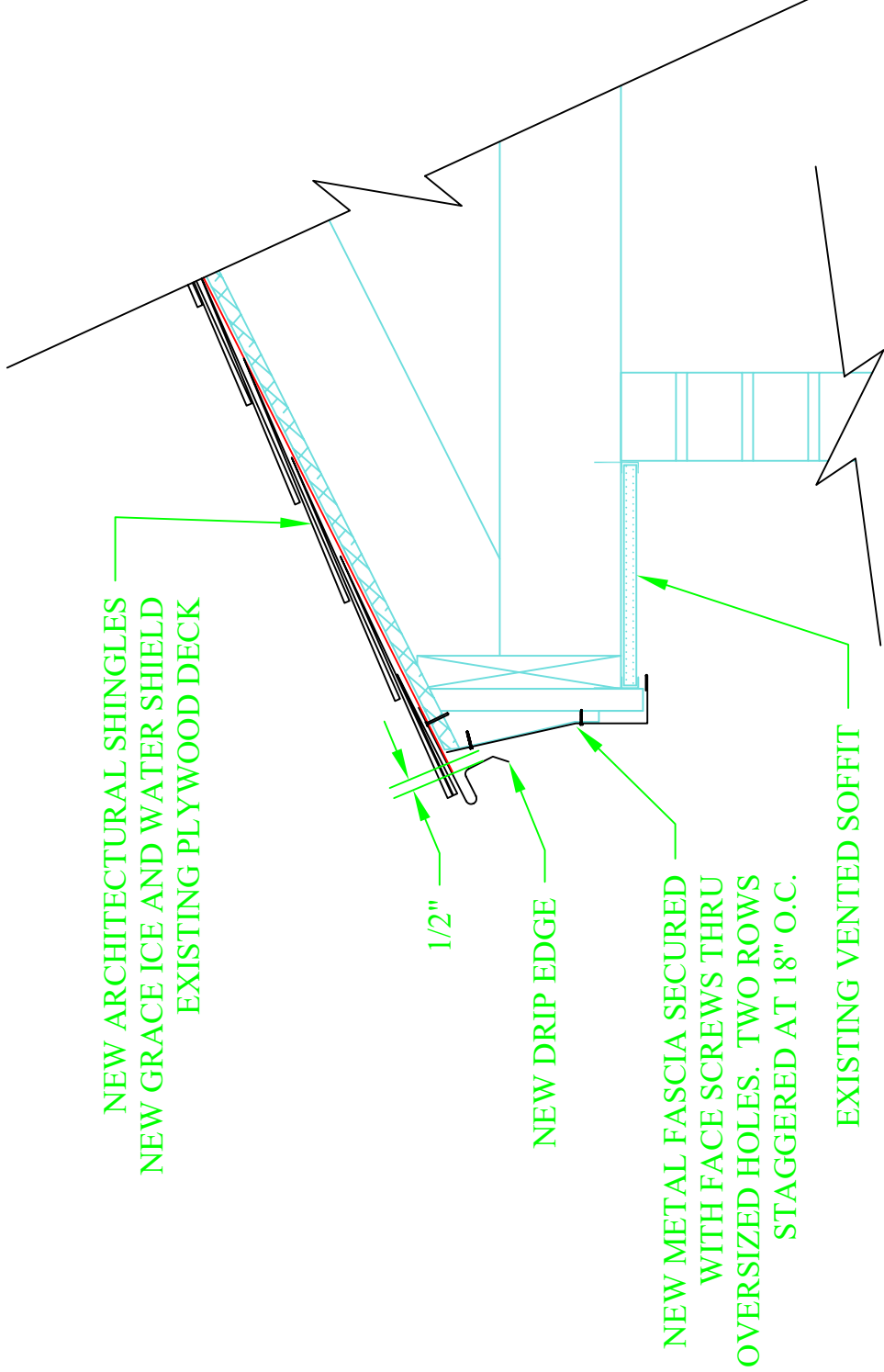


LEGEND:

- ☒ CURB
- PLUMBING VENT
- CONDUIT
- PITCH POCKET
- PIPE STUB
- LADDER
- ⋯ ANTENNA
- ▤ WALKWAY PAD
- ┌ GUTTER
- ▬ RIDGE VENT

▨ = AREAS OF NEW ICE AND WATER SHIELD

BOLDUC CORRECTIONAL FACILITY WARREN, MAINE		SCALE: 1"=20'	DRAWN BY JLB
INDEPENDENT ROOF SERVICES POWNA, MAINE		REVISED BY --	
TITLE: PROPOSED ICE AND WATER SHIELD PLAN			
DATE: 05-22-2023	FILE NAME: BCF ADMIN	DRAWING #: R3	



**BOLDUC CORRECTIONAL FACILITY
WARREN, MAINE**

INDEPENDENT ROOF SERVICES POWNA, MAINE	SCALE: 1 1/2"=1'	DRAWN BY JLB
TITLE: DETAIL 1		REVISED BY --

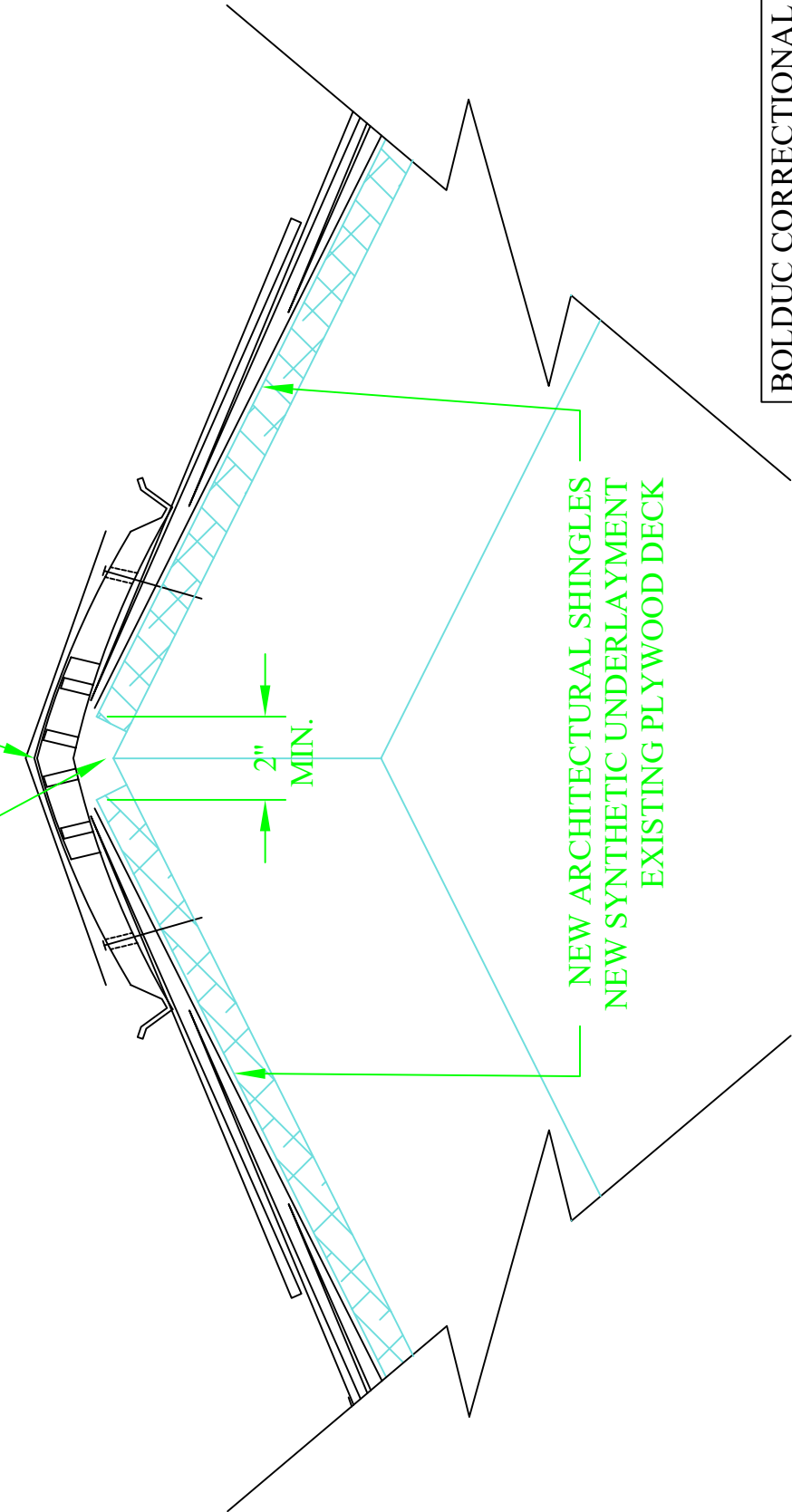
DATE: 05-22-2023	FILE NAME: BCF ADMIN	DRAWING #: R4
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CUT DECK AS REQUIRED TO
OBTAIN A MIN. 2" GAP AT RIDGE.
CUT OUT ANY UNDERLAYMENT
PRIOR TO INSTALLING RIDGE VENT

NEW RIDGE CAP SHINGLE
NEW RIDGE VENT

2"
MIN.

NEW ARCHITECTURAL SHINGLES
NEW SYNTHETIC UNDERLAYMENT
EXISTING PLYWOOD DECK

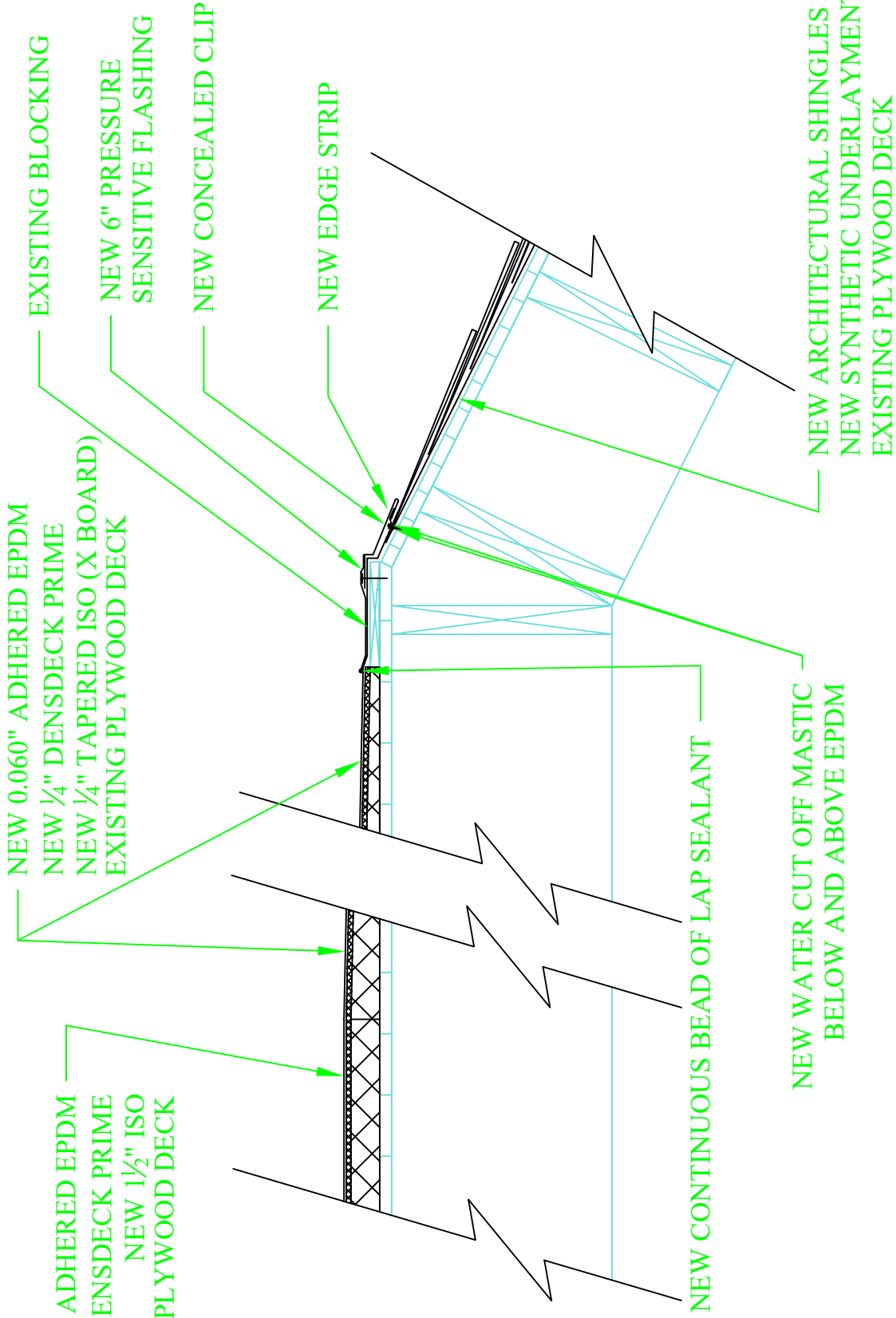


**BOLDUC CORRECTIONAL FACILITY
WARREN, MAINE**

INDEPENDENT ROOF SERVICES POWNAUL, MAINE	SCALE: 3"=1'	DRAWN BY JLB
		REVISED BY ---

TITLE:
DETAIL 2

DATE: 05-22-2023	FILE NAME: BCF ADMIN	DRAWING #: R5
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BOLDUC CORRECTIONAL FACILITY WARREN, MAINE		DRAWN BY JLB
INDEPENDENT ROOF SERVICES POWNA, MAINE	SCALE: 1 1/2" = 1'	REVISED BY --
TITLE: DETAIL 3		
DATE: 05-22-2023	FILE NAME: BCF ADMIN	DRAWING #: R6

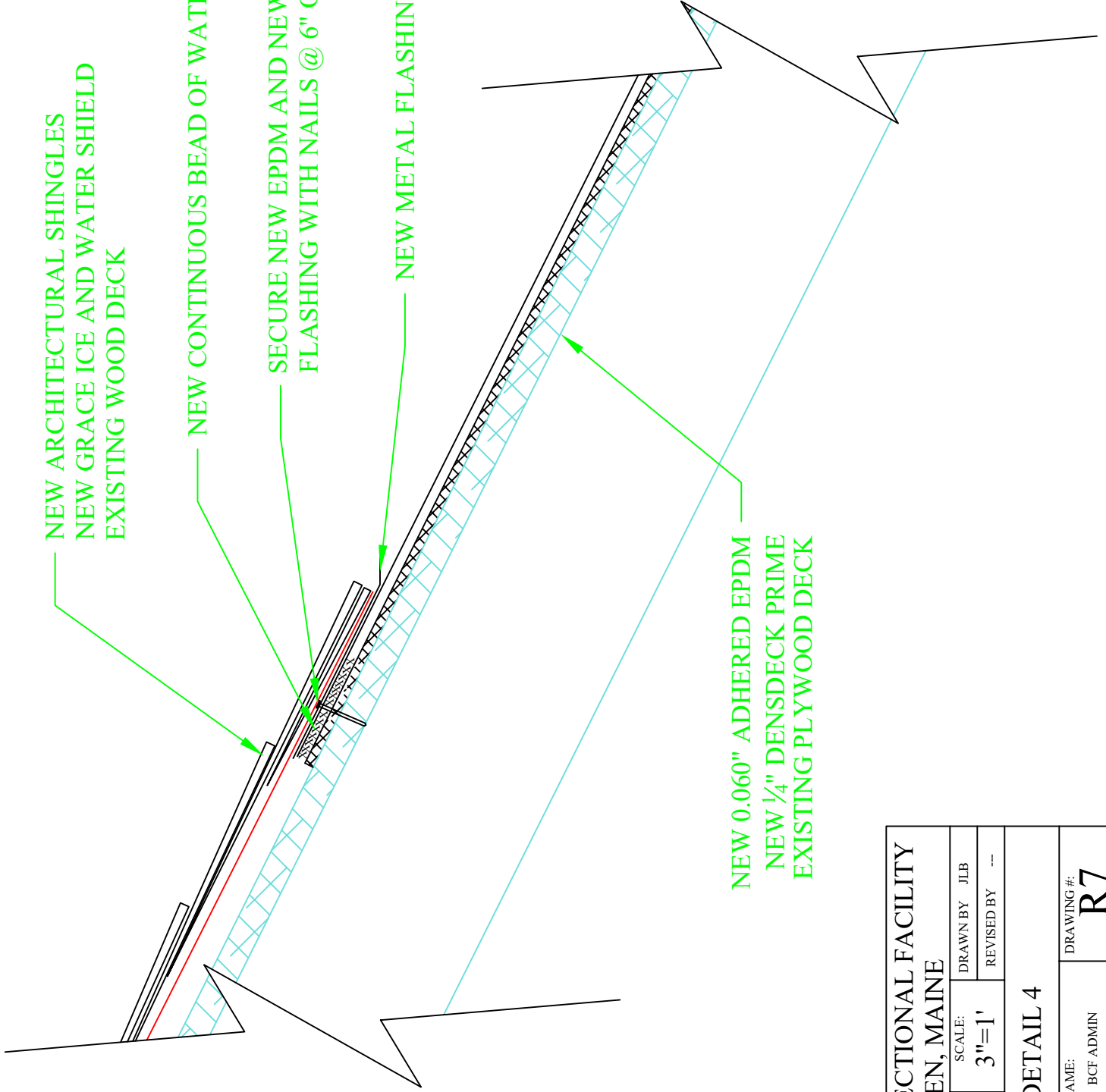
NEW ARCHITECTURAL SHINGLES
 NEW GRACE ICE AND WATER SHIELD
 EXISTING WOOD DECK

NEW CONTINUOUS BEAD OF WATER BLOCK

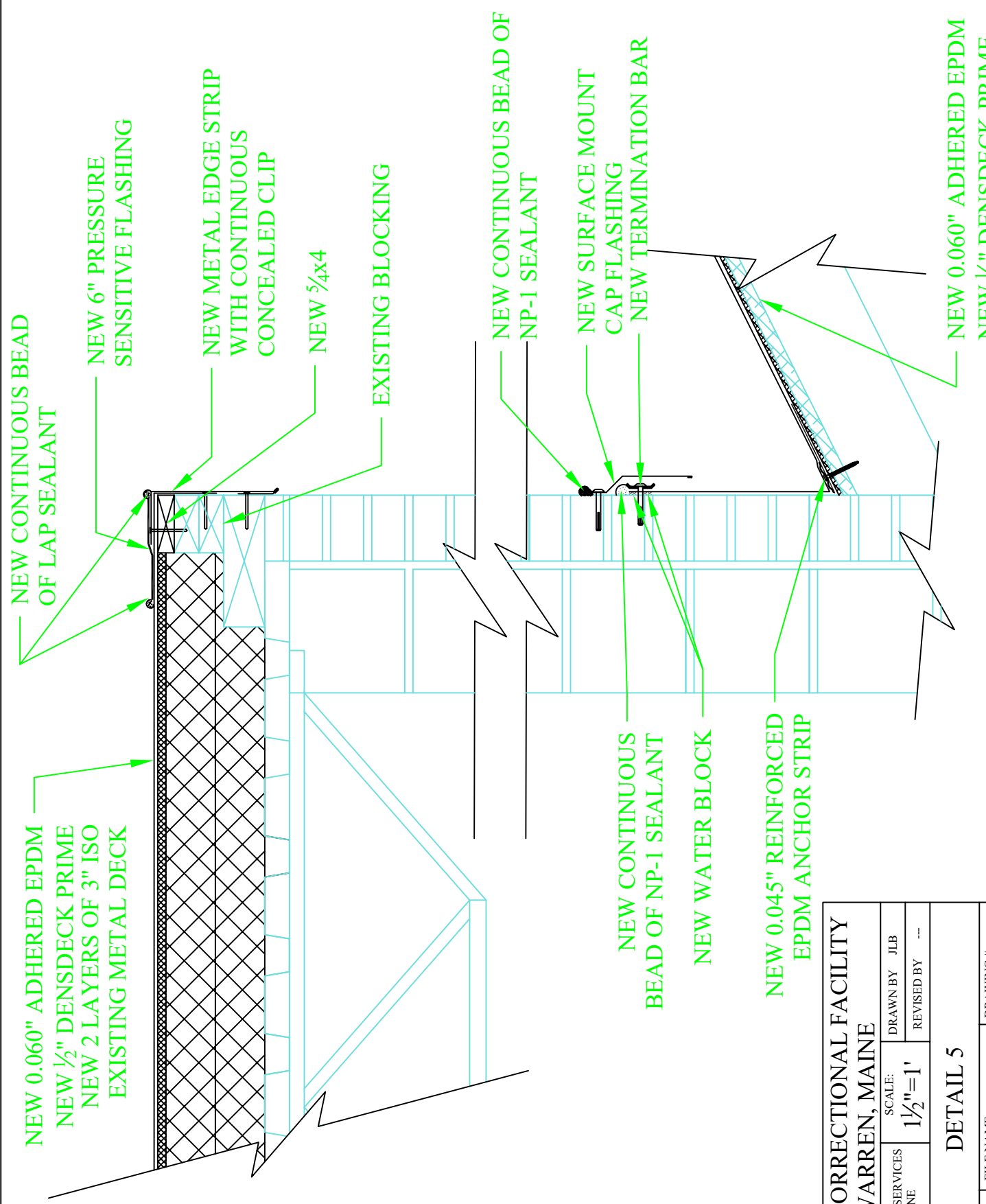
SECURE NEW EPDM AND NEW METAL
 FLASHING WITH NAILS @ 6" O.C.

NEW METAL FLASHING

NEW 0.060" ADHERED EPDM
 NEW 1/4" DENSDECK PRIME
 EXISTING PLYWOOD DECK



BOLDUC CORRECTIONAL FACILITY WARREN, MAINE		SCALE: 3"=1'	DRAWN BY JLB
INDEPENDENT ROOF SERVICES POWAL, MAINE		REVISED BY ---	
TITLE: DETAIL 4			
DATE: 05-22-2023	FILE NAME: BCF ADMIN	DRAWING #: R7	



NEW CONTINUOUS BEAD OF LAP SEALANT

NEW 6" PRESSURE SENSITIVE FLASHING

NEW METAL EDGE STRIP WITH CONTINUOUS CONCEALED CLIP

NEW 5/4x4

EXISTING BLOCKING

NEW 0.060" ADHERED EPDM
NEW 1/2" DENSDECK PRIME
NEW 2 LAYERS OF 3" ISO
EXISTING METAL DECK

NEW CONTINUOUS BEAD OF NP-1 SEALANT

NEW SURFACE MOUNT CAP FLASHING
NEW TERMINATION BAR

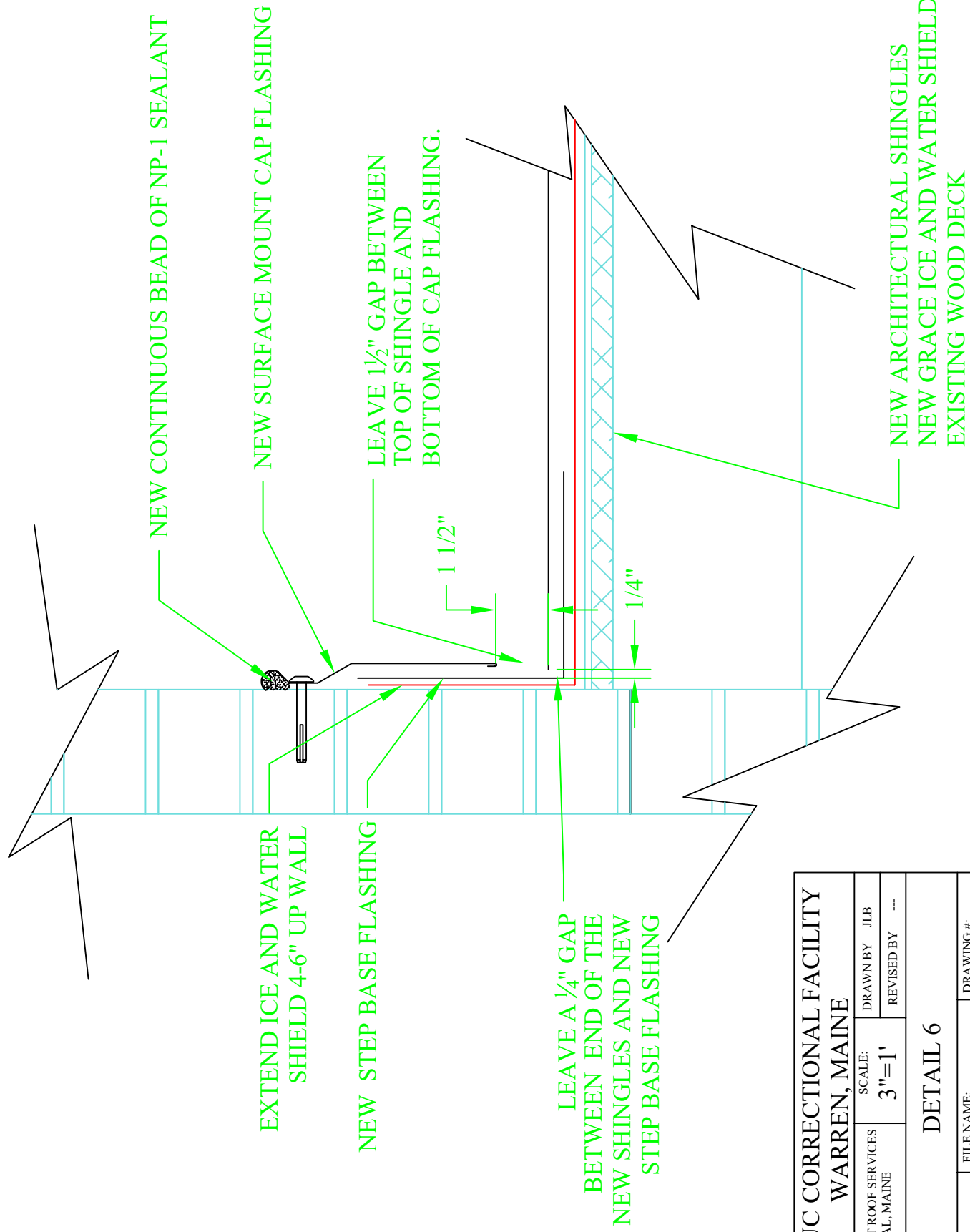
NEW CONTINUOUS BEAD OF NP-1 SEALANT

NEW WATER BLOCK

NEW 0.045" REINFORCED EPDM ANCHOR STRIP

NEW 0.060" ADHERED EPDM
NEW 1/4" DENSDECK PRIME
EXISTING PLYWOOD DECK

BOLDUC CORRECTIONAL FACILITY WARREN, MAINE		SCALE: 1 1/2" = 1'	DRAWN BY JLB
INDEPENDENT ROOF SERVICES POWAL, MAINE		REVISOR BY ---	REVISIONS
TITLE: DETAIL 5			
DATE: 05-22-2023	FILE NAME: BCF ADMIN	DRAWING #: R8	



NEW CONTINUOUS BEAD OF NP-1 SEALANT

NEW SURFACE MOUNT CAP FLASHING

LEAVE 1/2" GAP BETWEEN TOP OF SHINGLE AND BOTTOM OF CAP FLASHING.

1 1/2"

1/4"

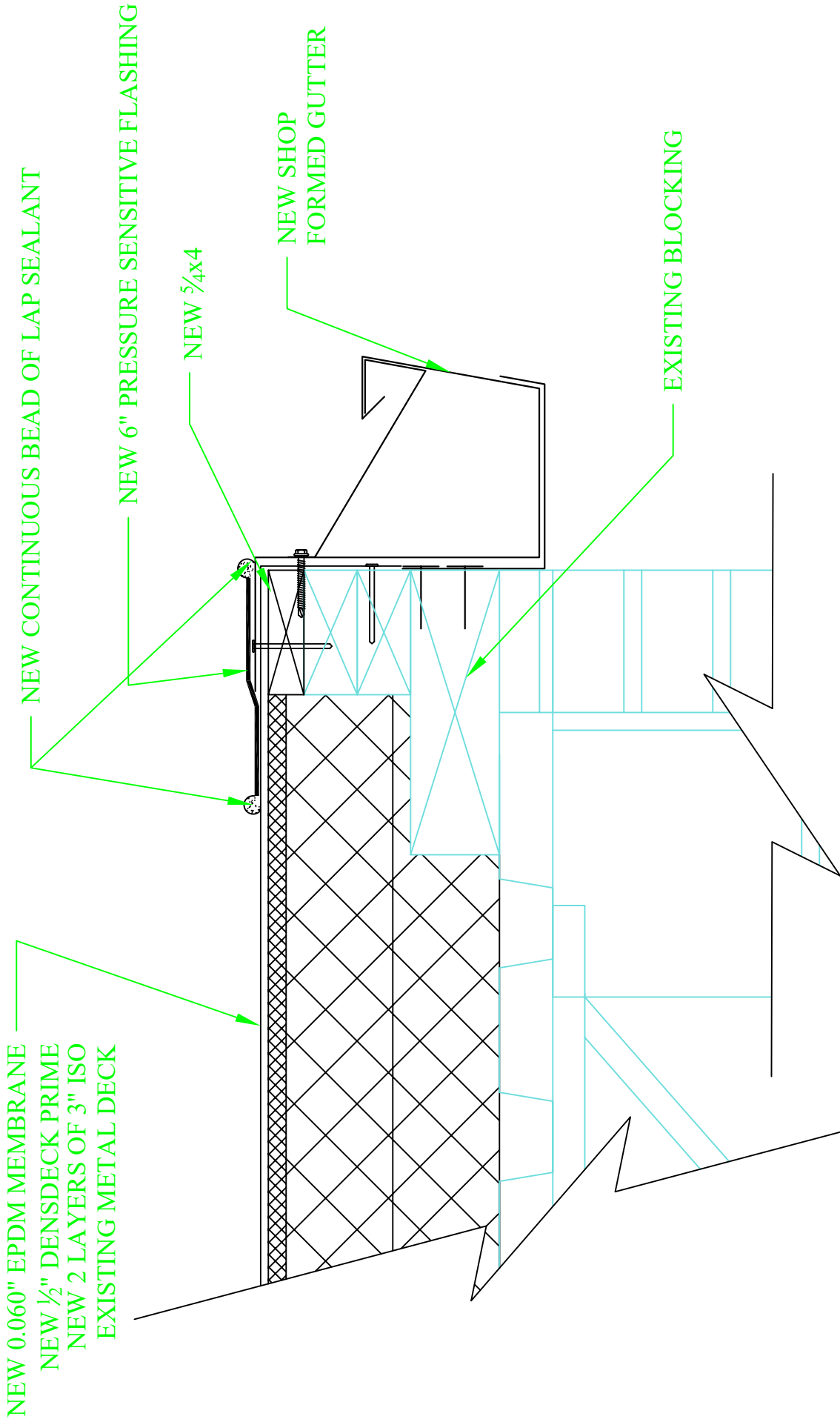
NEW ARCHITECTURAL SHINGLES
NEW GRACE ICE AND WATER SHIELD
EXISTING WOOD DECK

EXTEND ICE AND WATER SHIELD 4-6" UP WALL

NEW STEP BASE FLASHING

LEAVE A 1/4" GAP BETWEEN END OF THE NEW SHINGLES AND NEW STEP BASE FLASHING

BOLDUC CORRECTIONAL FACILITY WARREN, MAINE		SCALE: 3"=1'	DRAWN BY JLB
INDEPENDENT ROOF SERVICES POWAL, MAINE		REVISED BY ---	
TITLE: DETAIL 6			
DATE: 05-22-2023	FILE NAME: BCF ADMIN	DRAWING #: R9	



NEW 0.060" EPDM MEMBRANE
 NEW 1/2" DENSDECK PRIME
 NEW 2 LAYERS OF 3" ISO
 EXISTING METAL DECK

NEW CONTINUOUS BEAD OF LAP SEALANT

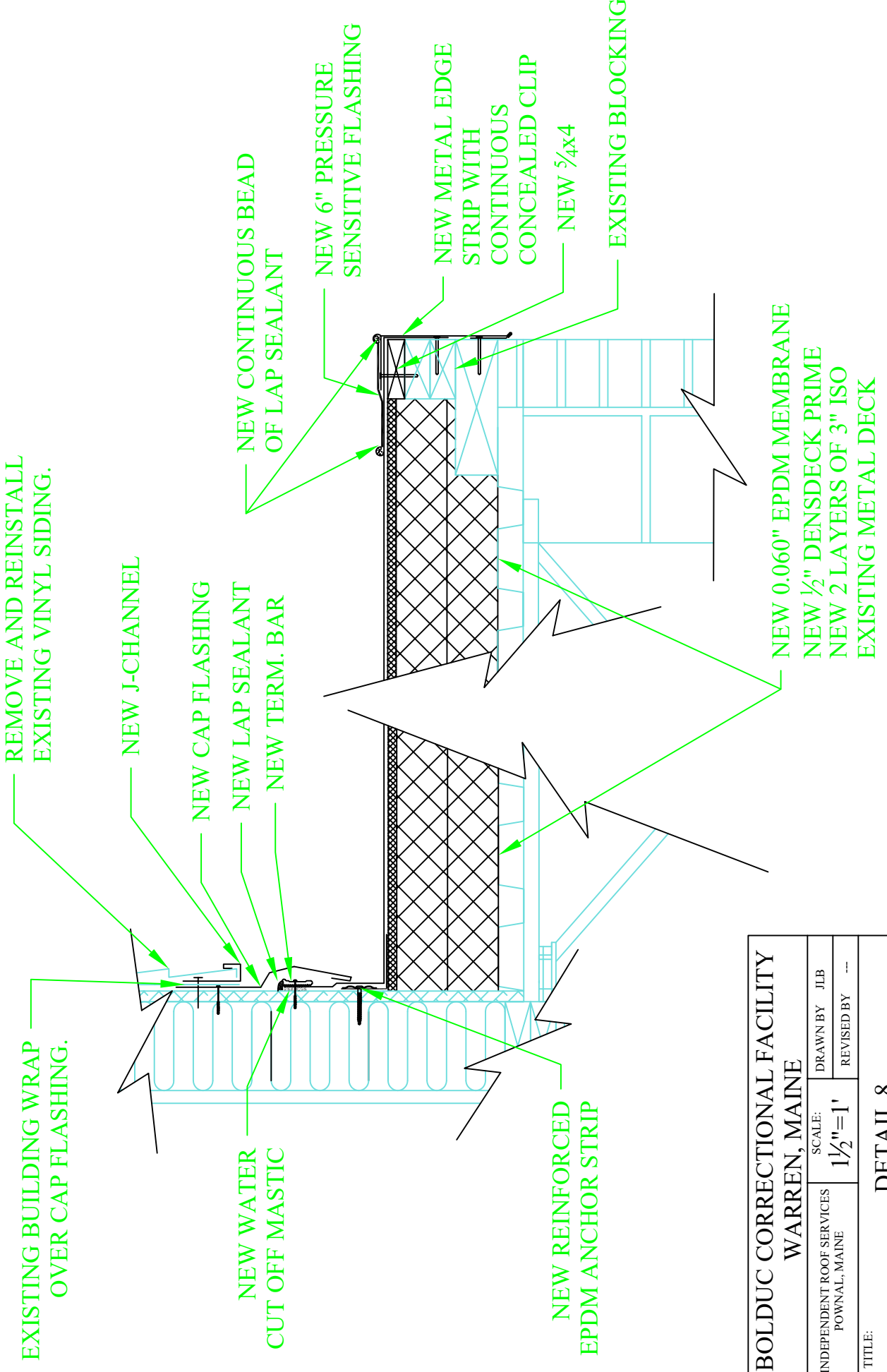
NEW 6" PRESSURE SENSITIVE FLASHING

NEW 5/4x4

NEW SHOP FORMED GUTTER

EXISTING BLOCKING

BOLDUC CORRECTIONAL FACILITY WARREN, MAINE		SCALE: 3"=1'	DRAWN BY JLB
INDEPENDENT ROOF SERVICES POWNAI, MAINE		REVISED BY ---	
TITLE: DETAIL 7			
DATE: 05-22-2023	FILE NAME: BCF ADMIN	DRAWING #: R10	



BOLDUC CORRECTIONAL FACILITY WARREN, MAINE		SCALE: 1 1/2" = 1'	DRAWN BY JLB
INDEPENDENT ROOF SERVICES POWAL, MAINE			REVISED BY ---
TITLE: DETAIL 8			
DATE: 05-22-2023	FILE NAME: BCF ADMIN	DRAWING #: R11	

NEW CONTINUOUS
BEAD OF LAP SEALANT

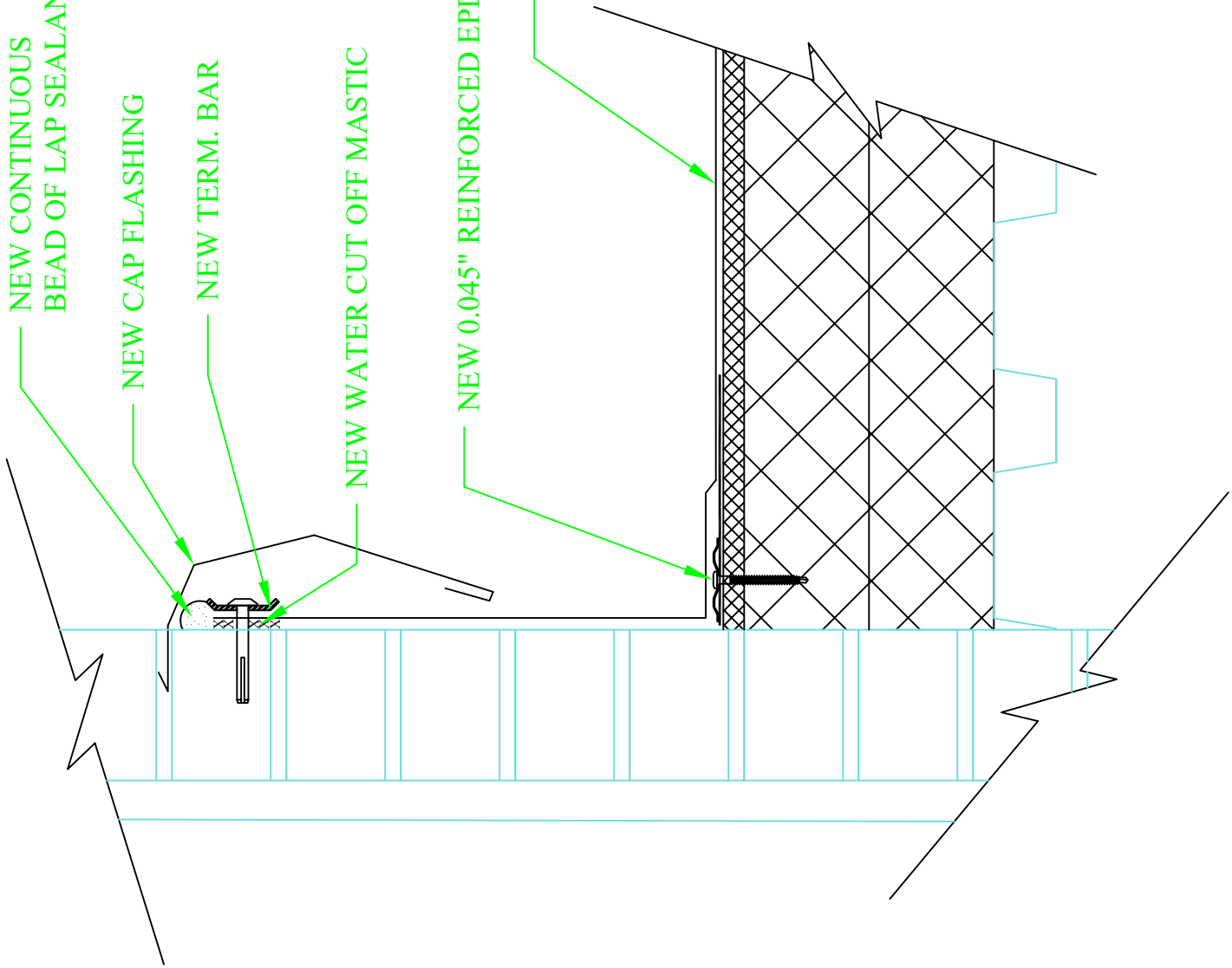
NEW CAP FLASHING

NEW TERM. BAR

NEW WATER CUT OFF MASTIC

NEW 0.045" REINFORCED EPDM ANCHOR STRIP

NEW 0.060" EPDM MEMBRANE
NEW 1/2" DENSDECK PRIME
NEW 2 LAYERS OF 3" ISO
EXISTING METAL DECK



**BOLDUC CORRECTIONAL FACILITY
WARREN, MAINE**

INDEPENDENT ROOF SERVICES
POWNAU, MAINE

SCALE:
3"=1'

DRAWN BY JLB
REVISED BY --

TITLE:

DETAIL 9

DATE:
05-22-2023

FILE NAME:
BCF ADMIN

DRAWING #:
R12