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ADDENDA

ADDENDUM NUMBER TWO (002)

DATE: March 12, 2026

PROJECT: **Daschlager House Renovation**
Augusta, Maine

PROJECT NUMBER: Ames Associates Project N0. 2022147
BGS Project Number 3560

CLIENT: State of Maine, Bureau of General Services
Augusta, Maine 04416

ARCHITECT: Artifex AE

TO: Prospective Bidders

This Addendum forms a part of the Contract Documents and modifies the Bidding Documents dated February 17, 2026, with amendments and additions noted below.

The Bidder is to acknowledge receipt of this Addendum in the space provided in the Bid Form of the Project Manual. Failure to do so may disqualify the Bidder.

This Addendum consists of **Seven (7)** pages, noted attachments and specifications.

1.0 **Questions from Bidders:**

1.01 **Question:** *High Density Storage Systems*
Please provide a spec for the High Density Storage Systems in Alternate #3
Answer: Specifications Section 10 56 26.13 – MOBILE STORAGE SHELVING UNITS (Mechanically-assisted) attached as part of this Addendum

1.02 **Question:** *Foundation Insulation*
Rigid Insulation scales to 2" but is not called out, please confirm 2" RI is acceptable.
Is there any vapor barrier being installed under the slab? Please confirm location and provide spec, if required. We found the 2" rigid insulation detail in the architecturals and that there is a VB, but I can't find a type/size for the vapor barrier still

Answer: Per Specifications Section 03 30 00 3.2 INSTALLATION OF VAPOR RETARDER: Sheet Vapor Retarders: Place, protect, and repair sheet vapor retarder in accordance with ASTM E1643 and manufacturer's written instructions.

1.03 **Question:** *The precon notes state that the project will "begin this spring and be complete by autumn 2027" and states to see the project manual for specific dates. I was not able to find those specific dates anywhere in the project manual. Can you please clarify?*

Answer: *"The contract shall designate the Substantial Completion Date on or before 27 August 2027, and the Contract Final Completion Date on or before 27 December 2027."*

Project essentially begins at the signing of the Construction Contract, which takes place after BGS develops a contract with the contractor of the winning bid from the bid opening.

From the NTC, the project and the Construction Contract have a Substantial Completion Date of August 27, 2027, or before.

The (Construction) Contract Final Completion Date would be on or before December 27, 2027.

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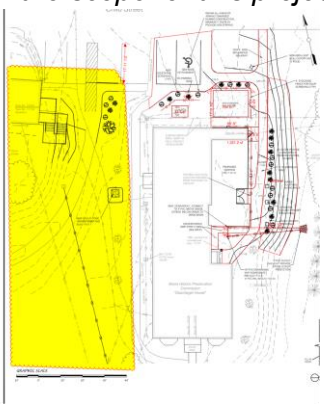
1.04 **Question:** *C200 Appears to show civil work outside the property limits of the Daschlager building and in the lot under construction next door, highlighted below. Are any elements of this highlighted area next door to be considered part of the scope for this project?*



Answer: There is a new transformer to be located on the adjacent site which is a part of this project. No other work is proposed within the area off-site.

1.05 **Question:** *Civil dwgs call for minimum 1" overlay on any repaired hot top areas damaged during construction; the full depth section dwgs show full on excavation and backfill. The question is: if the hot top is all that's damaged and the existing backfill is in tact, can it be paved right back over or does the existing backfill have to come out and be replaced regardless?*

Answer: The full depth pavement section shows the required structure of all pavement/drive areas.

For repair of <u>damaged asphalt</u> pavement, a 1" overlay is sufficient provided that the asphalt was not removed to expose the subbase.

If the pavement is removed and the site plan indicates that it will be parking or drive at completion, then the pavement structure will need to be

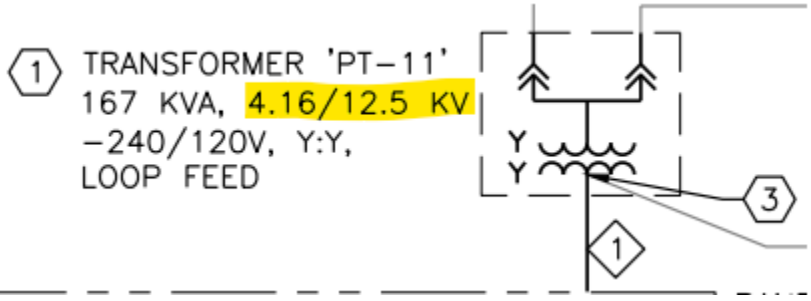
completed as indicated on note 2 of the full depth pavement section. (to provide adequate base for pavement if the subbase is damaged)

All areas of NEW pavement need to be constructed in accordance with the associated detail.

1.06 **Question:** *High Density Storage Systems*
Our supplier for the High Density Mobile Storage has submitted a product substitution (attached to this email) which he proposes for ADD ALT 3. If this this product approved, we'll proceed with getting a bid from him.
Answer: Refer to Question 1.01 and answer above. It appears that Spacefile has products which qualify as a qualified equal to the basis of design.

1.07 **Question:** *In the plans there are mentions of adding an elevator. The plans show one ADA bathroom being added on floor one page P-122 (toilet 107).*
The concern is that if someone with ADA requirements is on the 2nd floor, there is no bathroom for them. The current bathrooms do not meet ADA code; ADA bathrooms are required to have a 5 ft diameter circle with no interference. It does not appear like the bathrooms on P-123 (Toilet 209/204) meet this code. Please confirm this is acceptable.
Answer: This is an existing historic structure used for offices. Per the approval and permitting of the State Fire Marshal, we are in compliance with current ADA 2012 requirements.

1.08 **Question:** *We can't provide a 4160/12470V voltage. If they have 4160 available it's going to be either 4160Y/2400 or 7200Y/4160. If it's 21470 it would be 12470Y/7200.*



Answer: Primary voltage is 12,470V (12470Y7200).

1.09 **Question:** *Window N11 is marked in the door schedule to 'see elevations,' but the elevations don't note any work to this window. Can you please confirm if this is another historical window being repaired or if it's something else?*
Answer: This is an existing historic window and falls under the work required for restoration/rehabilitation.

1.010 **Question:** *Can you please clarify where the wall panel system in 102623 is used? Is it on the plans?*

Answer: This panel is used on the Reception Desk as shown on A-C405

1.011 **Question:** *Can you please clarify the extents of the exterior painting 099113? Is this shown?*
Answer: The exterior painting is the historic woodwork and trim – shutters, windows, eaves, etc.

1.012 **Question:** *The Hardware schedule on A-C700 calls for some openings to have Lever Door Handles but not Mortise lock or Exit Devices. Should these openings have Cylindrical locksets? If so, the Spec 08-71-00 does not have a section for cylindrical locks, we could recommend some based on the previous vendors listed and the already approved hardware for mortise and exit devices. IE Schlage and Sargent, matching the Schlage lever #17 Sparta.*
Answer: All hardware must comply with State of Maine requirements and standards. We are adding mortise locks at 2 locations (refer to attached sheet A-C700) Other doors have lever hardware but are passage doors. Only exit devices are at exterior doors and Lobby storefront doors.

1.013 **Question:** *The HPDL wood doors do not have a finish scheduled in the A-C700 page, is there a finish decided or is that TBD? The supplied spec page says "as indicated" we are unsure where that is.*
Answer: Not yet selected – per Manufacturer's standard stain colors.

1.014 **Question:** *Is this buy American?*
Answer: No – local funding

1.015 **Question:** *is this Davis bacon wage?*
Answer: No – local funding

1.016 **Question:** *Glass specification question:*
I am getting push back from my glass vendors.
They say they cannot make the insulated units they are requesting.
They are stating that they do not have Solarban70 on Optigray in stock and that the project is too small for a custom order.
Is there anything else the architect will accept for the insulated units?
Answer: Please bid on a gray glass that meets the same heat gain coefficient.

1.017 **Question:** *Alternate No. 3: High Density Storage. (Furnish by Owner, Install by contractor only?)*
If the High Density Storage is to be furnished by the contractor would Artifex be open to Spacefile (Manufacturer) bidding mobile shelving?
Answer: Refer to Question 1.01 and answer above. It appears that Spacefile has products which qualify as a qualified equal to the basis of design.

1.018 **Question:** *Spec Section 102623 (Wall Panel Systems) indicates Inpro Corporation, Palladium Square Edge Panel System. Please clarify where this is applicable.*
Answer: Refer to Question 1.010 and answer above.

1.019 **Question:** *Please confirm the door hardware schedule. The door schedule and data plan don't make sense together. Door schedule and architectural plans show ada push button operators, while the electrical telecommunications plan shows card readers at most ground floor doors. Please clarify the scope.*

Answer: All hardware must comply with State of Maine requirements and standards. We are adding mortise locks at 2 locations (refer to attached sheet A-C700) Other doors have lever hardware but are passage doors. Only exit devices are at exterior doors and Lobby storefront doors.

1.020 **Question:** *Handrail in B06 shown down the ramp on both sides? Nothing is called out or indicated. Is an aluminum railing desired at this location?*
Answer: Yes, aluminum handrails are desired; see Spec Section 05 52 12 Pipe and Tube Railings and Architectural sheet 2-A-C504

1.021 **Question:** *No stair tread work at all stairs except 116 which is concrete?*
Answer: Concrete Stair 116 is part of the base bid. Work for interior staircases is listed as Additional Alternate Bid No. 9

1.022 **Question:** *New exterior stairs outside door C110?*
Answer: Stairs outside Door C110 are not part of the scope of work

1.023 **Question:** *C200 shows a new stair with grading and a storm drain line coming in plan west of the Daschlager building. Please confirm if this work is part of this project.*
Answer: This work is NOT a part of this contract.

1.024 **Question:** *C200 calls for a new transformer pad. E-122 calls for a new transformer on the existing pad. Please confirm which is correct and whether CMP or GC is responsible for the new transformer.*
Answer: A new transformer IS part of this work. There is some question regarding whether the current pad can be re-used based on the requirements of the State of Maine which owns the system. For bidding purposes INCLUDE the cost of the New Transformer, but NOT the cost of a new pad.

1.025 **Question***: Does 3LVL7 mean 3-3-½" x 7-¼" PT LVL? 3LVL7 is not noted on the structural schedule.*
Answer: : The mark "3LVL7" noted on Structural framing plans refers to a built-up engineered lumber member consisting of (3)- 1 ½" x 7 ¼" LVLs, plies fastened as indicated by notes to the Engineered Wood Beam Schedule, Dwg. #S-C600, minimum. See also Section #7/S-C404 for additional information/clarification. This beam size was inadvertently omitted from the Schedule.

1.026 **Question:** *Are the PWL LVL's used anywhere.? Only listed on schedule*
Answer: Beams of the type indicated on the plans are to be used where indicated on the plans, in details or in specifications. Beam types indicated on schedules may not necessarily be included in the Work, if they are not indicated in either plans, details or specifications.

Inclusion on schedules does not guarantee use of a material in the Work.

1.027 **Question:** *Is the Fridge owner provided?*
Answer: Refrigerator will be purchased by Owner.

1.028 **Question:** *Panel MP shown on Drawing E-621 is listed as a single phase 400 AMP. Main Panel Board. Drawing E-521 one line diagram lists this panel as a single phase. 600 AMP Main Panel Board. Please advise as to which amperage is correct*
Answer: 120/240V 1Ph, 3W 600A MDP is the correct size.

1.029 **Question:** *What does REX, DR and ASR mean on EY122?*
Answer: Sheet E-522 Door Security Detail provides additional information as it relates to the access control equipment in question. "REX" is a Request to Exit Sensor, "DR" is a Duress Button, and "ASR" is Card Reader, specifically one that handles traditional cards, fobs and mobile devices. Model numbers for each device are given as part of the detail on Sheet E-522.

1.030 **Question:** *EY122 calls for many card readers, but the door hardware doesn't, only a few ada push buttons. Relatedly, it is unclear which doors would receive the cylindrical cores specified. Please confirm hardware plan/intention*
Answer: Access control locations indicated on sheet EY122 are based off BGS recommendations from 03/25/25. Coordinate existing and new door hardware with architectural.

1.031 **Question:** *Electrical Contractor supplier is looking for the primary voltage for the new transformer? a. They can't provide a 4160/12470V Voltage. If it's 4160 it's either 4160Y/2400 or 7200Y/4160. If it's 21470 it would be 12470Y/7200.*
Answer: Primary voltage is 12,470V (12470Y7200). Refer to question/answer 1.08

1.032 **Question:** *Please clarify where spec section 064013 Exterior Architectural Woodworking is applicable. Specifically subsection 2.3 Exterior Stairs and Railings.*
Answer: Spec Section 06 40 13 Exterior Architectural Woodworking applies to exterior wood elements proposed for rehabilitation, such as the latticework entry and bay windows. Not all subsections of the specification, such as 2.3 Exterior Stairs and Railings, would be applicable

3 **Changes to General Documents:** None

4 **Changes to the specifications:**

4.01 Specifications Section 01 50 00 – TEMPORARY FACILITIES AND CONTROLS 1.2 USE CHARGES B.- H. – Contractor will pay for the use of all utilities during construction operations. (Refer to attached Section 01 50 00)

4.02 Specifications Section 10 56 26.13 – MOBILE STORAGE SHELVING UNITS (Mechanically-assisted) attached as part of this Addendum

5 **Changes to the Plans:**

5.01 A-C700 – Schedules
5.02 A-C200 - Proposed Elevations
5.03 A-C201 – Proposed Elevations

6 Attachments:

6.01 Specifications Section 01 50 00 – TEMPORARY FACILITIES AND CONTROLS
6.02 Specifications Section 10 56 26.13 – MOBILE STORAGE SHELVING UNITS

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SECTION 01 50 00 - TEMPORARY FACILITIES AND CONTROLS

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes requirements for temporary utilities, support facilities, and security and protection facilities.

B. Related Requirements:

1. Section 011000 "Summary" for work restrictions and limitations on utility interruptions.
2. Section 012100 "Allowances" for allowance for metered use of temporary utilities.

1.2 USE CHARGES

A. Installation, removal, and use charges for temporary facilities to be included in the Contract Sum unless otherwise indicated. Allow other entities engaged in the Project to use temporary services and facilities without cost, including, but not limited to, Owner's construction forces, Architect, occupants of Project, testing agencies, and authorities having jurisdiction.

B. Sewer Service: Contractor will pay sewer-service use charges for sewer usage by all entities for construction operations.

C. Water Service: Contractor will pay water-service use charges for water used by all entities for construction operations.

D. Electric Power Service: Contractor will pay electric-power-service use charges for electricity used by all entities for construction operations.

E. Heating and Cooling: Contractor will pay for fuel use charges associated with heating and cooling used by all entities for construction operations.

F. Water and Sewer Service from Existing System: Water from Owner's existing water system is available for Contractor use. Provide connections and extensions of services as required for construction operations.

G. Electric Power Service from Existing System: Electric power from Owner's existing system is available for Contractor use. Provide connections and extensions of services as required for construction operations.

H. Heating and Cooling from Existing System: Heating and Cooling from Owner’s existing system is available for Contractor use. Provide connections and extensions of services as required for construction operations.

1.3 INFORMATIONAL SUBMITTALS

A. Site Utilization Plan: Show temporary facilities, temporary utility lines and connections, staging areas, construction site entrances, vehicle circulation, and parking areas for construction personnel.

B. Implementation and Termination Schedule: Within 15 days of date established for commencement of the Work, submit schedule indicating implementation and termination dates of each temporary utility.

C. Project Identification and Temporary Signs: Show fabrication and installation details, including plans, elevations, details, layouts, typestyles, graphic elements, and message content.

D. Fire-Safety Program: Show compliance with requirements of NFPA 241 and authorities having jurisdiction. Indicate Contractor personnel responsible for management of fire-prevention program.

E. Moisture- and Mold-Protection Plan: Describe procedures and controls for protecting materials and construction from water absorption and damage and mold. Describe delivery, handling, storage, installation, and protection provisions for materials subject to water absorption or water damage.

1. Indicate procedures for discarding water-damaged materials, protocols for mitigating water intrusion into completed Work, and requirements for replacing water-damaged Work.
2. Indicate sequencing of work that requires water, such as sprayed fire-resistive materials, plastering, and terrazzo grinding, and describe plans for dealing with water from these operations. Show procedures for verifying that wet construction has dried sufficiently to permit installation of finish materials.
3. Indicate methods to be used to avoid trapping water in finished work.

F. Dust- and HVAC-Control Plan: Submit coordination drawing and narrative that indicates the dust- and HVAC-control measures proposed for use, proposed locations, and proposed time frame for their operation. Include the following:

1. Locations of dust-control partitions at each phase of work.
2. HVAC system isolation schematic drawing.
3. Location of proposed air-filtration system discharge.
4. Waste-handling procedures.
5. Other dust-control measures.

G. Noise and Vibration Control Plan: Identify construction activities that may impact the occupancy and use of existing spaces within the building or adjacent existing buildings, whether occupied by others, or occupied by Owner. Include the following:

1. Methods used to meet the goals and requirements of Owner.
2. Concrete cutting method(s) to be used.
3. Location of construction devices on the site.
4. Show compliance with the use and maintenance of quieted construction devices for the duration of the Project.

5. Indicate activities that may disturb building occupants and that are planned to be performed during non-standard working hours as coordinated with Owner.
6. Indicate locations of sensitive areas or other areas requiring special attention as identified by Owner. Indicate means for complying with Owner's requirements.

1.4 QUALITY ASSURANCE

A. Electric Service: Comply with NECA, NEMA, and UL standards and regulations for temporary electric service. Install service to comply with NFPA 70.

B. Tests and Inspections: Arrange for authorities having jurisdiction to test and inspect each temporary utility before use. Obtain required certifications and permits.

1.5 PROJECT CONDITIONS

A. Temporary Use of Permanent Facilities: Engage Installer of each permanent service to assume responsibility for operation, maintenance, and protection of each permanent service during its use as a construction facility before Owner's acceptance, regardless of previously assigned responsibilities.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Portable Chain-Link Fencing: Minimum 2-inch (50-mm), 0.148-inch- (3.8-mm-) thick, galvanized-steel, chain-link fabric fencing; minimum 6 feet (1.8 m) high with galvanized-steel pipe posts; minimum 2-3/8-inch- (60-mm-) OD line posts and 2-7/8-inch- (73-mm-) OD corner and pull posts, with 1-5/8-inch- (42-mm-) OD top and bottom rails. Provide bases for supporting posts.

B. Fencing Windscreen Privacy Screen: Polyester fabric scrim with grommets for attachment to chain-link fence, sized to height of fence, in color selected by Architect from manufacturer's standard colors.

C. Polyethylene Sheet: Reinforced, fire-resistive sheet, 10-mil (0.25-mm) minimum thickness, with flame-spread rating of 15 or less in accordance with ASTM E84 and passing NFPA 701 Test Method 2.

D. Dust-Control Adhesive-Surface Walk-Off Mats: Provide mats, minimum 36 by 60 inches (914 by 1524 mm).

2.2 TEMPORARY FACILITIES

A. Field Offices:

1. Prefabricated or mobile units with serviceable finishes, temperature controls, and foundations adequate for normal loading.

B. Storage and Fabrication Sheds: Provide sheds sized, furnished, and equipped to accommodate materials and equipment for construction operations.

1. Store combustible materials apart from building.

2.3 EQUIPMENT

A. Fire Extinguishers: Portable, UL rated; with class and extinguishing agent as required by locations and classes of fire exposures.

B. HVAC Equipment: Unless Owner authorizes use of permanent HVAC system, provide vented, self-contained, liquid-propane-gas or fuel-oil heaters with individual space thermostatic control.

1. Installation, removal, and use charges for temporary HVAC to be included in the Contract Sum
2. Use of gasoline-burning space heaters, open-flame heaters, or salamander-type heating units is prohibited.
3. Heating, Cooling, and Dehumidifying Units: Listed and labeled for type of fuel being consumed, by a qualified testing agency acceptable to authorities having jurisdiction, and marked for intended location and application.
4. Permanent HVAC System: If Owner authorizes use of permanent HVAC system for temporary use during construction, provide filter with MERV of 8 at each return-air grille in system and remove at end of construction and clean HVAC system as required in Section 017700 "Closeout Procedures."

C. Air-Filtration Units: Primary and secondary HEPA-filter-equipped portable units with four-stage filtration. Provide single switch for emergency shutoff. Configure to run continuously.

PART 3 - EXECUTION

3.1 TEMPORARY FACILITIES, GENERAL

A. Conservation: Coordinate construction and use of temporary facilities with consideration given to conservation of energy, water, and materials. Coordinate use of temporary utilities to minimize waste.

1. Salvage materials and equipment involved in performance of, but not actually incorporated into, the Work. See other Sections for disposition of salvaged materials that are designated as Owner's property.

3.2 INSTALLATION, GENERAL

A. Locate facilities where they will serve Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required by progress of the Work.

1. Locate facilities to limit site disturbance as specified in Section 011000 "Summary."

B. Provide each facility ready for use when needed to avoid delay. Do not remove until facilities are no longer needed or are replaced by authorized use of completed permanent facilities.

C. Isolation of Work Areas in Occupied Facilities: Prevent dust, fumes, and odors from entering occupied areas.

1. Prior to commencing work, isolate the HVAC system in area where work is to be performed.

a. Disconnect supply and return ductwork in work area from HVAC systems servicing occupied areas.

2. Maintain dust partitions during the Work. Use vacuum collection attachments on dust-producing equipment. Isolate limited work within occupied areas using portable dust-containment devices.

3. Perform daily construction cleanup and final cleanup using approved, HEPA-filter-equipped vacuum equipment.

3.3 TEMPORARY UTILITY INSTALLATION

A. General: Install temporary service or connect to existing service.

1. Arrange with utility company, Owner, and existing users for time when service can be interrupted, if necessary, to make connections for temporary services.

B. Sewers and Drainage: Provide temporary utilities to remove effluent lawfully.

1. Connect temporary sewers to municipal system as directed by authorities having jurisdiction.

C. Water Service:

1. Connect to Owner's existing water service facilities. Clean and maintain water service facilities in a condition acceptable to Owner. At Substantial Completion, restore these facilities to condition existing before initial use.

D. Sanitary Facilities: Provide temporary toilets, wash facilities, safety shower and eyewash facilities, and drinking water for use of construction personnel. Comply with requirements of authorities having jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities.

1. Use of Permanent Toilets: Use of Owner's existing or new toilet facilities will be permitted, as long as facilities are cleaned and maintained in a condition acceptable to Owner. At Substantial Completion, restore these facilities to condition existing before initial use.

E. Temporary Heating and Cooling: Provide temporary heating and cooling required by construction activities for curing or drying of completed installations or for protecting installed

construction from adverse effects of low temperatures or high humidity. Select equipment that will not have a harmful effect on completed installations or elements being installed.

1. Installation, removal, and use charges for temporary HVAC to be included in the Contract Sum

2. Provide temporary dehumidification systems when required to reduce ambient and substrate moisture levels to level required to allow installation or application of finishes and their proper curing or drying.

F. Electric Power Service:

1. Provide electric power service and distribution system of sufficient size, capacity, and power characteristics required for construction operations.
   a. Connect temporary service to Owner's existing power source, as directed by Owner.

G. Lighting: Provide temporary lighting with local switching that provides adequate illumination for construction operations, observations, inspections, and traffic conditions.

1. Install and operate temporary lighting that fulfills security and protection requirements without operating entire system.

H. Telephone Service: Provide temporary telephone service in common-use facilities for use by all construction personnel. Install WiFi cell phone access equipment based telephone line(s) for each field office.

1. At each telephone, post a list of important telephone numbers.

   a. Police and fire departments.
   b. Ambulance service.
   c. Contractor's home office.
   d. Contractor's emergency after-hours telephone number.
   e. Architect's office.
   f. Engineers' offices.
   g. Owner's office.
   h. Principal subcontractors' field and home offices.

I. Electronic Communication Service: Provide secure WiFi wireless connection to internet with provisions for access by Architect and Owner.

J. Project Computer: Provide a desktop computer in the primary field office adequate for use by Architect and Owner to access Project electronic documents and maintain electronic communications.

3.4 SUPPORT FACILITIES INSTALLATION

A. Comply with the following:

1. Provide construction for temporary field offices, shops, and sheds located within construction area of building lines that is noncombustible in accordance with ASTM E136. Comply with NFPA 241.
2. Maintain support facilities until Architect schedules Substantial Completion inspection. Remove before Substantial Completion. Personnel remaining after Substantial Completion will be permitted to use permanent facilities, under conditions acceptable to Owner.

B. Traffic Controls: Comply with requirements of authorities having jurisdiction.

1. Protect existing site improvements to remain, including curbs, pavement, and utilities.
2. Maintain access for fire-fighting equipment and access to fire hydrants.

C. Parking: Use designated areas of Owner's existing parking areas for construction personnel.

D. Storage and Staging: Provide temporary offsite area for storage and staging needs.

E. Project Signs: Provide Project signs as indicated. Unauthorized signs are not permitted.

1. Identification Signs: Provide Project identification signs as indicated on Drawings.
2. Temporary Signs: Provide other signs as indicated and as required to inform public and individuals seeking entrance to Project.

    a. Provide temporary, directional signs for construction personnel and visitors.

3. Maintain and touch up signs, so they are legible at all times.

F. Waste Disposal Facilities:

1. Comply with requirements specified in Section 017419 "Construction Waste Management and Disposal."
2. Provide waste-collection containers in sizes adequate to handle waste from construction operations. Comply with requirements of authorities having jurisdiction. Comply with progress cleaning requirements in Section 017300 "Execution."

G. Lifts and Hoists: Provide facilities necessary for hoisting materials and personnel.

1. Truck cranes and similar devices used for hoisting materials are considered "tools and equipment" and not temporary facilities.

H. Existing Stair Usage: Use of Owner's existing stairs will be permitted, provided stairs are cleaned and maintained in a condition acceptable to Owner. At Substantial Completion, restore stairs to condition existing before initial use.

1. Provide protective coverings, barriers, devices, signs, or other procedures to protect stairs and to maintain means of egress. If stairs become damaged, restore damaged areas, so no evidence remains of correction work.

3.5 SECURITY AND PROTECTION FACILITIES INSTALLATION

A. Protection of Existing Facilities: Protect existing vegetation, equipment, structures, utilities, and other improvements at Project site and on adjacent properties, except those indicated to be removed or altered. Repair damage to existing facilities.

1. Where access to adjacent properties is required in order to affect protection of existing facilities, obtain written permission from adjacent property owner to access property for that purpose.

B. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction as required to comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.

1. Comply with work restrictions specified in Section 011000 "Summary."

C. Stormwater Control: Comply with requirements of authorities having jurisdiction. Provide barriers in and around excavations and subgrade construction to prevent flooding by runoff of stormwater from heavy rains.

D. Tree and Plant Protection:

1. Install temporary fencing to protect vegetation from damage from construction operations. Protect tree root systems from damage, flooding, and erosion.

E. Site Enclosure Fence: Before construction operations begin, furnish and install site enclosure fence in a manner that will prevent people from easily entering site except by entrance gates.

1. Extent of Fence: As required to enclose entire Project site or portion determined sufficient to accommodate construction operations.

F. Security Enclosure and Lockup: Install temporary enclosure around partially completed areas of construction. Provide lockable entrances to prevent unauthorized entrance, vandalism, theft, and similar violations of security. Lock entrances at end of each workday.

G. Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.

H. Covered Walkway: Erect protective, covered walkway for passage of individuals through or adjacent to Project site. Coordinate with entrance gates, other facilities, and obstructions. Comply with regulations of authorities having jurisdiction.

1. Provide overhead decking, protective enclosure walls, handrails, barricades, warning signs, exit signs, lights, safe and well-drained walkways, and similar provisions for protection and safe passage.
2. Paint and maintain appearance of walkway for duration of the Work.

I. Temporary Enclosures: Provide temporary enclosures for protection of construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities. Provide temporary weathertight enclosure for building exterior.

1. Where heating or cooling is needed and permanent enclosure is incomplete, insulate temporary enclosures.

J. Temporary Partitions: Provide floor-to-ceiling dustproof partitions to limit dust and dirt migration and to separate areas occupied by Owner and tenants from fumes and noise.
1. Construct dustproof partitions with two layers of 6-mil (0.14-mm) polyethylene sheet on each side. Cover floor with two layers of 6-mil (0.14-mm) polyethylene sheet, extending sheets 18 inches (460 mm) up the sidewalls. Overlap and tape full length of joints. Cover floor with fire-retardant-treated plywood.
2. Where fire-resistance-rated temporary partitions are indicated or are required by authorities having jurisdiction, construct partitions according to the rated assemblies.
3. Seal joints and perimeter. Equip partitions with gasketed dustproof doors and security locks where openings are required.
4. Protect air-handling equipment.
5. Provide walk-off mats at each entrance through temporary partition.

K. Temporary Fire Protection: Install and maintain temporary fire-protection facilities of types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 241; manage fire-prevention program.

1. Prohibit smoking in construction areas. Comply with additional limits on smoking specified in other Sections.
2. Supervise welding operations, combustion-type temporary heating units, and similar sources of fire ignition in accordance with requirements of authorities having jurisdiction.
3. Develop and supervise an overall fire-prevention and -protection program for personnel at Project site. Review needs with local fire department and establish procedures to be followed. Instruct personnel in methods and procedures. Post warnings and information.
4. Provide temporary standpipes and hoses for fire protection. Hang hoses with a warning sign, stating that hoses are for fire-protection purposes only and are not to be removed. Match hose size with outlet size and equip with suitable nozzles.

3.6 MOISTURE AND MOLD CONTROL

A. Moisture and Mold Protection: Protect stored materials and installed Work in accordance with Moisture and Mold Protection Plan.

B. Exposed Construction Period: Before installation of weather barriers, when materials are subject to wetting and exposure and to airborne mold spores, protect as follows:

1. Protect porous materials from water damage.
2. Protect stored and installed material from flowing or standing water.
3. Keep porous and organic materials from coming into prolonged contact with concrete.
4. Remove standing water from decks.
5. Keep deck openings covered or dammed.

C. Partially Enclosed Construction Period: After installation of weather barriers but before full enclosure and conditioning of building, when installed materials are still subject to infiltration of moisture and ambient mold spores, protect as follows:

1. Do not load or install drywall or other porous materials or components, or items with high organic content, into partially enclosed building.
2. Keep interior spaces reasonably clean and protected from water damage.
3. Periodically collect and remove waste containing cellulose or other organic matter.
4. Discard or replace water-damaged material.
5. Do not install material that is wet.
6. Discard and replace stored or installed material that begins to grow mold.
7. Perform work in a sequence that allows wet materials adequate time to dry before enclosing the material in gypsum board or other interior finishes.

D. Controlled Construction Period: After completing and sealing of the building enclosure but prior to the full operation of permanent HVAC systems, maintain as follows:

1. Control moisture and humidity inside building by maintaining effective dry-in conditions.
2. Use temporary or permanent HVAC system to control humidity within ranges specified for installed and stored materials.
3. Comply with manufacturer's written instructions for temperature, relative humidity, and exposure to water limits.

    a. Hygroscopic materials that may support mold growth, including wood and gypsum-based products, that become wet during the course of construction and remain wet for 48 hours are considered defective and require replacing.
    b. Measure moisture content of materials that have been exposed to moisture during construction operations or after installation. Record readings beginning at time of exposure and continuing daily for 48 hours. Identify materials containing moisture levels higher than allowed. Report findings in writing to Architect.
    c. Remove and replace materials that cannot be completely restored to their manufactured moisture level within 48 hours.

3.7 OPERATION, TERMINATION, AND REMOVAL

A. Supervision: Enforce strict discipline in use of temporary facilities. To minimize waste and abuse, limit availability of temporary facilities to essential and intended uses.

B. Maintenance: Maintain facilities in good operating condition until removal.

1. Maintain operation of temporary enclosures, heating, cooling, humidity control, ventilation, and similar facilities on a 24-hour basis where required to achieve indicated results and to avoid possibility of damage.

C. Temporary Facility Changeover: Do not change over from using temporary security and protection facilities to permanent facilities until Substantial Completion.

D. Termination and Removal: Remove each temporary facility when need for its service has ended, when it has been replaced by authorized use of a permanent facility, or no later than Substantial Completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference with temporary facility. Repair damaged Work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.

1. Materials and facilities that constitute temporary facilities are property of Contractor. Owner reserves right to take possession of Project identification signs.

2. Remove temporary roads and paved areas not intended for or acceptable for integration into permanent construction. Where area is intended for landscape development, remove soil and aggregate fill that do not comply with requirements for fill or subsoil. Remove materials contaminated with road oil, asphalt and other petrochemical compounds, and other substances that might impair growth of plant materials or lawns. Repair or replace street paving, curbs, and sidewalks at temporary entrances, as required by authorities having jurisdiction.

3. At Substantial Completion, repair, renovate, and clean permanent facilities used during construction period. Comply with final cleaning requirements specified in Section 017700 "Closeout Procedures."

END OF SECTION 01 50 00

SECTION 10 56 26.13 – MOBILE STORAGE SHELVING UNITS (MECHANICALLY-ASSISTED)

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

A. This Section includes the following:

1. Mechanically assisted, carriage mounted high-density mobile storage units, support rails, fabrication, and installation including leveling of support rails.

B. Related Work, Not Furnished:

1. Structural floor system capable of supporting live and dead loads required by prevailing building codes, including rolling loads of storage units to be installed.
2. Finish floor covering materials and installation .

C. Related Sections:

1. Section 03300 – Concrete Work
2. Sections in Division 9 – Finishes, relating to finish floor and base materials.

D. Allowances:

E. Alternates:

1.3 REFERENCES

A. American National Standards Institute (ANSI) Standards:

1. Applicable standards for fasteners used for assembly.

B. American Society for Testing and Materials (ASTM) Standards:

1. Applicable standards for steel materials used for fabrication.

C. American Institute Of Steel Construction (AISC) Standards:

1. Applicable standards for steel materials used for fabrication.

1.4 SYSTEM DESCRIPTION

A. General: The system consists of manufactured storage units mounted on manufacturer's track-guided carriages to form a compact storage system. System design permits access to any single aisle by manually moving units until the desired aisle is opened. The carriage/rail system provides uniform carriage movement along the total length of travel, even with unbalanced loads.

B. Carriage System Design and Features: The carriage system consists of a formed structural steel frame with machined and balanced wheels riding on steel rails surface mounted to the floor. Rails shall be types selected by the manufacturer to ensure smooth operation and self-centering of mobile storage units during travel without end play or binding. Rail types, quantities and spacing shall be selected by the manufacturer to suit installation conditions and requirements. All bearings used in the drive mechanism shall be permanently shielded and lubricated.

C. Movement Controls: Triple or single arm operating wheels with rotating hand knobs shall be provided on the accessible (drive) ends of shelf units, centered on the end panel, located 40 inches (1051MM) from the base of each unit to permit units to be moved to create a single aisle opening. Turning the handle transmits power through chain drive to drive wheels on each carriage.

D. Drive System: The system shall be designed with a positive type mechanically-assisted drive which minimizes end play, ensures there is no play in the drive handle, and that carriages will stop without drifting.

1. System shall include a chain sprocket drive system for each movable carriage to ensure that carriages move uniformly along the total length of travel, even with unbalanced loads. All system components shall be selected to ensure a smooth, even movement along the entire carriage length. Drive system gearing shall be designed to permit 1 lb. of force applied to the drive handle to move a minimum of 4,000 lbs. of load.
2. A tensioning device shall be provided on each chain drive with provision for adjusting tension without removing end panels.
3. All bearings used in the drive mechanism shall be permanently shielded and lubricated.

E. Safety Features:

1. Color-coded visual indicators shall provide verification that carriages are in a locked or unlocked mode.
2. A single safety lock button, mounted on each operating wheel hub, will permit moving a carriage in either direction to create a new access aisle when pulled out (unlocked), or locking the carriage when pushed in.

F. Finishes:

1. Fabricated Metal Components and Assemblies: Manufacturer's standard powder coat paint finish.

2. End Panels, Accessible Ends: Manufacturer's standard powder coat paint finish.

1.5 PERFORMANCE REQUIREMENTS

A. Design Requirements:

1. Limit overall height to 84 inches [____] MM.

B. Ease of Movement: Provide mechanically assisted units capable of being moved by exerting a maximum horizontal force of 5 pounds on the operating wheel.

1.6 SUBMITTALS

A. Product Data: Submit manufacturer's product literature and installation instructions for each type of shelving, track and installation accessory required. Include data substantiating that products to be furnished comply with requirements of the contract documents.

B. Shop Drawings: Show fabrication, assembly, and installation details including descriptions of procedures and diagrams. Show complete extent of installation layout including clearances, spacings, and relation to adjacent construction in plan, elevation, and sections. Indicate clear exit and access aisle widths; access to concealed components; assemblies, connections, attachments, reinforcement, and anchorage; and deck details, edge conditions, and extent of finish flooring within area where units are to be installed.

1. Show installation details at non-standard conditions. Furnish floor layouts, technical and installation manuals for every unit shipment with necessary dimensions for rail layout and system configuration at the project site. Include installed weight, load criteria, furnished specialties, and accessories.

2. Provide layout, dimensions, and identification of each unit corresponding to sequence of installation and erection procedures. Specifically include the following:

a. Location, position and configuration of tracks on all floors.

b. Plan layouts of positions of carriages, including all required clearances.

c. Details of shelving, indicating method and configuration of installation in carriages.

3. Provide location and details of anchorage devices to be embedded in or fastened to other construction.

4. Provide installation schedule and complete erection procedures to ensure proper installation.

C. Samples: Provide minimum 3 inch (76MM) square example of each color and texture on actual substrate for each component to remain exposed after installation.

D. Selection Samples: For initial selection of colors and textures, submit manufacturer's color charts consisting of actual product pieces, showing full range of colors and textures available.

E. Warranty: Submit draft copy of proposed warranty for review by the Architect.

F. Maintenance Data: Provide in form suitable for inclusion in maintenance manuals for mobile storage units. Data shall include operating and maintenance instructions, parts inventory listing, purchase source listing, emergency instructions, and related information.

1. Submit manufacturer's instructions for proper maintenance materials and procedures.
2. Submit manufacturer's printed instructions for maintenance of installed work, including methods and frequency recommended for maintaining optimum condition under anticipated use conditions. Include precautions against using materials and methods which may be detrimental to finishes and performance.

G. Reference List: Provide a list of recently installed mobile storage units to be visited by owner, architect, and contractor. Intent of list is to aid in verifying the suitability of manufacturer's products and comparison with materials and product specified in this section.

1.7 QUALITY ASSURANCE

A. Manufacturer Qualifications: Engage an experienced manufacturer who is ISO 9001 certified for the design, production, installation and service of carriage mounted high-density mobile storage units and support rails. Furnish certificate attesting manufacturer’s ISO 9001 quality system registration.

B. Installer Qualifications: Engage an experienced installer who is a manufacturer's authorized representative for the specified products for installing carriages and anchoring shelving units to carriages.

1. Minimum Qualifications: 1-year experience installing systems of comparable size and complexity to specified project requirements.
2. Guaranteed 24-hour service response time.

1.8 DELIVERY, STORAGE AND HANDLING

A. Follow manufacturer’s instructions and recommendations for delivery, storage and handling requirements.

1.9 PROJECT CONDITIONS

A. Field Measurements: Verify dimensions before fabrication. Indicate verified measurements on Shop Drawings. Coordinate fabrication and delivery to ensure no delay in progress of the Work.

B. Established Dimensions: Where field measurements cannot be made without delaying the Work, establish dimensions and proceed with fabricating mobile storage units. Coordinate construction to ensure actual dimensions correspond to established dimensions.

1.10 SEQUENCING AND SCHEDULING

A. Sequencing: Coordinate storage shelving system installation with other work to minimize possibility of damage and soiling during remainder of construction period.

B. Scheduling: Plan installation to commence after finishing operations, including painting have been completed.

C. Built-In Items: Provide components which must be built in at a time which causes no delays general progress of the Work.

D. Pre-installation Conference: Schedule and conduct conference on project site to review methods and procedures for installing mobile storage units including, but not limited to, the following:

1. Review project conditions and levelness of flooring and other preparatory work performed under other contracts.
2. Review and verify structural loading limitations.
3. Recommended attendees include:
    a. Owner's Representative.
    b. Prime Contractor or representative.
    c. The Architect.
    d. Manufacturer's representative.
    e. Subcontractors or installers whose work may affect, or be affected by, the work of this section.

1.11 WARRANTY

A. Provide a written warranty, executed by Contractor, Installer, and Manufacturer, agreeing to repair or replace units which fail in materials or workmanship within the established warranty period. This warranty shall be in addition to, and not a limitation of, other rights the Owner may have under General Conditions provisions of the Contract Documents.

B. Warrant the entire movable compact shelving installation against defects in materials and workmanship for a period of five years from date of acceptance by the Owner.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. General: Basis of Design is mobile shelving system products manufactured by Spacesaver Corporation. Contingent on meeting specification requirements, other acceptable manufacturers may be included.

2.2 BASIC MATERIALS

A. General: Provide materials and quality of workmanship which meet or exceed established industry standards for products specified. Material thicknesses/gauges are manufacturer's option unless indicated otherwise.

2.3 GROUT

A. General: Provide non-shrink, non-staining hydraulic cement compound conforming to the following requirements, based on the performance of the test specimens at room temperature and in laboratory air.

1. Linear Movement: No shrinkage while setting; maximum expansion limited to .002 inches per linear inch.
2. Compressive Strength: Based on two inch cubes made following ASTM standards, tested on a Balding-Southward machine of 60,000 pounds capacity, meet or exceed the following:

a. Age: 1 hour ---- 4,500 psi
7 days ---- 8,000 psi

2.4 MANUFACTURED COMPONENTS

A. Rails:

1. Material: ASTM/AISI Type 1035 or 1045 steel, manufacturer's selection.
2. Capacity: 1,000 pounds per lineal foot (1385kg/M) of carriage.
3. Minimum Contact Surface: 5/8 inch (16MM) wide.
4. Provide Center flange drive rail system – V grove for guidance. System should not have any gaps along the sides of the rails for dual flange guidance system. Center flange rails recessed in concrete need to be provided, dual flange is not acceptable.
5. Provide rail sections in minimum 6 foot (1.83M) lengths.
6. Rail configuration shall permit attachment to top of structural floor system with provision for leveling rails to compensate for variations in floor surface level.
7. Provide rail connections designed to provide horizontal and vertical continuity between rail sections, to gradually transfer the concentrated wheel point load to and from adjoining rail sections. Butt joints are not permitted.
8. Anti-Tip Rail Form Covers: Manufacturer shall provide for protection if required to prevent damage to rails during concrete back pours.

B. Carriages:

1. Provide manufacturer's design movable carriages fabricated of welded or bolted steel construction. Galvanized structural components and/or riveted carriages are unacceptable.

2. When required, provide bolted carriage splices designed to maintain proper unit alignment and weight load distribution.
3. Design carriages to allow the shelving uprights to recess and interlock into the carriages a minimum of 3/4 inch (19MM). Top mount carriages are unacceptable.
4. Provide each carriage with two wheels per rail.

C. Drive / Guide System:

1. Design: Provide drive system which prevents carriage whipping, binding and excessive wheel/rail wear under normal operation.
   a. If line shafts are used, all wheels on one side of carriage shall drive.
   b. If synchronized drives are used, a minimum of one wheel assembly driving both sides of carriage at center location required. Drive shaft shall exhibit no play or looseness over the entire length of that assembly.
2. Shafts: Solid steel rod or tube.
3. Shaft Connections: Secured couplings.
4. Bearing Surfaces: Provide rotating load bearing members with ball or roller bearings. Provide shafts with pillow block or flanged self-aligning type bearings.

D. Wheels:

1. Capacity: Minimum load capacity per wheel: 3200 lbs (1455kg).
2. Size: Minimum 5 inches (127MM), outside diameter drive wheels.
3. Guides: Determined by manufacturer; minimum 2 locations.

E. Face Panels:

1. Finishes: Selected from manufacturer's standard available colors and patterns.

2.5 FABRICATION

A. General: Coordinate fabrication and delivery to ensure no delay in progress of the Work.

B. Wheels: Provide precision machined and balanced units with permanently shielded and lubricated bearings.

C. Carriages: Fabricate to ensure no more than 1/4 inch (6MM) maximum deviation from a true straight line. Splice and weld to ensure no permanent set or slippage in any spliced or welded joint when exposed to forces encountered in normal operating circumstances.

D. Shelving, Supports and Accessories: Refer to attached systems drawings

2.6 FINISHES

A. Colors: Selected from manufacturer's standard available colors.

B. Paint Finish: Provide factory applied electrostatic powder coat paint. Meet or exceed specifications of the American Library Association.

C. Edgings: Provide preformed edging, color-matched to unit colors selected.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine floor surfaces with Installer present for compliance with requirements for installation tolerances and other conditions affecting performance of mobile storage units.

B. Verify that building structural system is adequate for installing mobile storage units at locations indicated on approved shop drawings.

1. Ensure that recesses for rails in floors are at proper spacing and depths, with allowance for grouting.]

C. Verify that intended installation locations of mobile storage units will not interfere with nor block established required exit paths or similar means of egress once units are installed.

D. Prepare written report, endorsed by Installer, listing conditions detrimental to proper performance of mobile storage units, once installed.

E. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

A. Rails:

1. Lay out rails using full length units to the maximum extent possible. Use cut lengths only at ends to attain total length required. Locate and position properly, following dimensions indicated on approved shop drawings. Verify thickness of finished floor materials to be installed (by others) and install level 1/16 inch (0.6MM) above finished floor surfaces.
2. Verify level, allowing for a minimum 1/4 inch (6MM) of grout under high points. Position and support rails so that no movement occurs during grouting.
3. Set rails in full grout bed, completely filling any voids entire length of all rails including rail connectors. Trim up sides flush with rails to ensure proper load transfer from rail to supporting floor. Using shims in lieu of full grouting is not permitted.
4. Installation Tolerances: Do not exceed levelness of installed rails listed below:
    a. Maximum Variation From True Level Within Any Module: 3/32 inch (2.4MM).
    b. Maximum Variation Between Adjacent (Parallel) Rails: 1/16 inch (1.6MM), perpendicular to rail direction.

c. Maximum Variation In Height: 1/32 inch (.8MM), measured along any 10 foot (3.05M) rail length.

5. Verify rail position and level; anchor to structural floor system with anchor type and spacings indicated on approved shop drawings.

B. Floors/Ramps:

1. General: Finished elevation shall be 1/16 inch (1.6MM) below top of rails.

2. Place floors and ramps to the extent indicated on approved shop drawings. Extend ramps under all movable ranges. [Extend under stationary ranges if dual control access is required.] Provide ramp at both ends of mobile system. Do not extend ramps beyond the ends of carriages.

3. Construct floors and ramps to prevent warping or deformation of floor panels in a normal operating environment. Support panels on levelers at maximum 16 inches on center.

4. Ramp Slope: Do not exceed the following:

a. ADA Accessible Ramps: Maximum 1:12 slope (4.76 degrees).

b. Other Ramps: Maximum 9 degree slope (1.9:12).

c. Vertical Transition, Ramp edge to floor: Maximum 1/8 inch (3MM).

C. Shelving Units Installation:

1. General: Follow layout and details shown on approved shop drawings and manufacturer's printed installation instructions. Position units level, plumb; at proper location relative to adjoining units and related work.

2. Carriages:

a. Place movable carriages on rails. Ensure that all wheels track properly and centering wheels are properly seated on centering rails. Fasten multiple carriage units together to form single movable base where required.

b. Position fixed carriage units to align with movable units.

3. Shelving Units:

a. Permanently fasten shelving units to fixed and movable carriages with vibration-proof fasteners.

b. Stabilize shelving units following manufacturer's written instructions. Reinforce shelving units to withstand the stress of movement where required and specified.

3.3 FIELD QUALITY CONTROL

A. Verify shelving unit alignment and plumb after installation. Correct if required following manufacturer’s instructions.

B. Remove components which are chipped, scratched, or otherwise damaged and which do not match adjoining work. Replace with new matching units, installed as specified and in manner to eliminate evidence of replacement.

3.4 ADJUSTING

A. Adjust components and accessories to provide smoothly operating, visually acceptable installation.

3.5 CLEANING

A. Immediately upon completion of installation, clear components and surfaces. Remove surplus materials, rubbish and debris resulting from installation upon completion of work and leave areas of installation in neat, clean condition.

3.6 DEMONSTRATION/TRAINING

A. Schedule and conduct demonstration of installed equipment and features with Owner's personnel.

B. Schedule and conduct maintenance training with Owner's maintenance personnel. Training session should include lecture and demonstration of all maintenance and repair procedures that end user personnel would normally perform.

3.7 PROTECTION

A. Protect system against damage during remainder of construction period. Advise Owner of additional protection needed to ensure that system will be without damage or deterioration at time of substantial completion.

END OF SECTION

DRAWING REVISION LOG

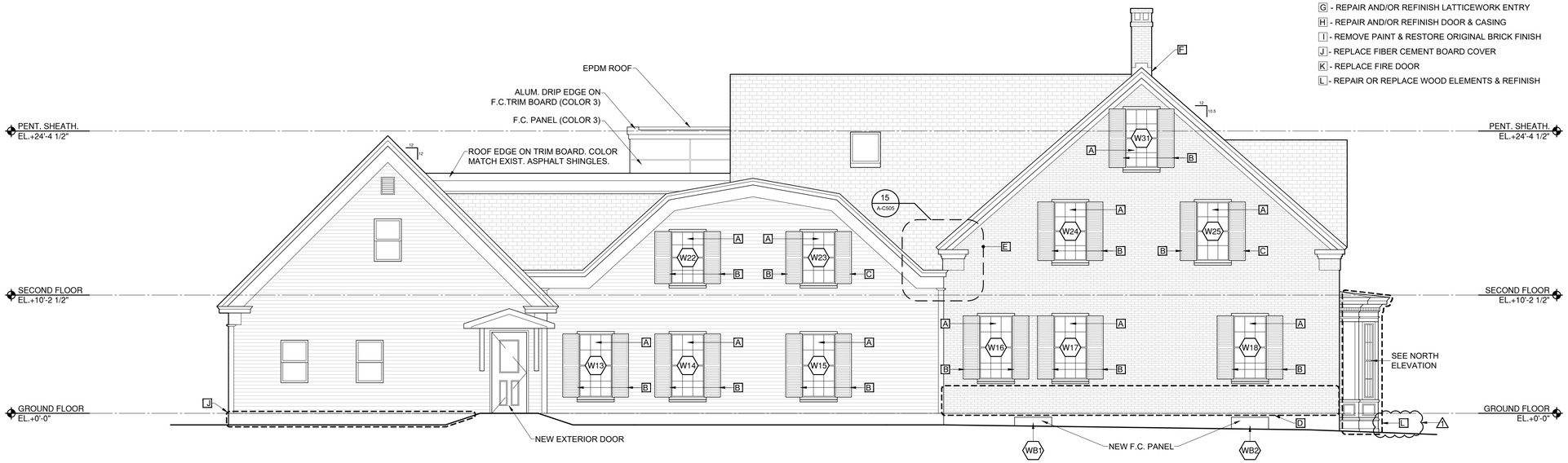
REV.	DATE	DESCRIPTION	DOCUMENT
1	MARCH 20, 2026	ADDENDUM 002 REVISIONS	ASI 002

GENERAL NOTES

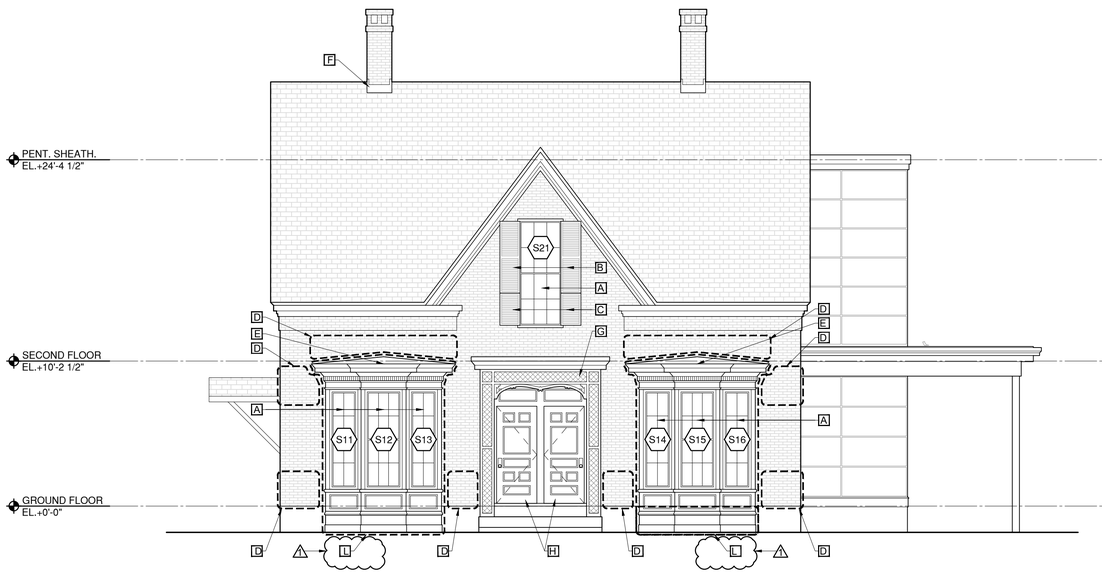
1) REFER TO MEP DRAWINGS FOR PROPOSED WORK REGARDING MECHANICAL, ELECTRICAL, AND PLUMBING. EQUIPMENT SHOWN ON DRAWINGS IS FOR REPRESENTATION PURPOSES ONLY.

REHABILITATION SCHEDULE

- A - REPAIR AND/OR REFINISH HISTORIC WINDOWS & CASINGS
- B - REPAIR AND/OR REFINISH SHUTTERS
- C - REPLACE MISSING HISTORIC SHUTTERS & HARDWARE
- D - REPOINT MASONRY
- E - REPAIR ROOF EDGE & FLASHING
- F - REPAIR CHIMNEY FLASHING
- G - REPAIR AND/OR REFINISH LATTICEWORK ENTRY
- H - REPAIR AND/OR REFINISH DOOR & CASING
- I - REMOVE PAINT & RESTORE ORIGINAL BRICK FINISH
- J - REPLACE FIBER CEMENT BOARD COVER
- K - REPLACE FIRE DOOR
- L - REPAIR OR REPLACE WOOD ELEMENTS & REFINISH



WEST ELEVATION
3/16" = 1'-0"
1 A-C200



SOUTH ELEVATION
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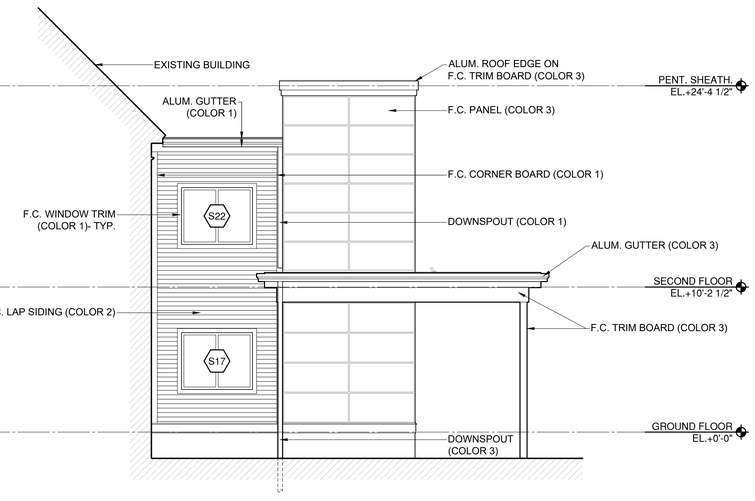
2 A-C200



SOUTH ELEVATION
3/16" = 1'-0"
3 A-C200

ARTIFEX
architects & engineers
175 Exchange Street
Bangor, Maine 04401
Phone: 207-974-3028
www.artifexae.com

DASCHLAGER HOUSE
PROPOSED ELEVATIONS

PROJ. NUMBER: 2022147
DRAWN BY:
REV. DATE DESCRIPTION

STATE OF MAINE
DASCHLAGER HOUSE RENOVATION
55 CAPITOL STREET, AUGUSTA, ME

DATE:
FEB. 17, 2026

A-C200

DRAWING REVISION LOG

REV.	DATE	DESCRIPTION	DOCUMENT
1	MARCH 20, 2026	ADDENDUM 002 REVISIONS	ASI 002

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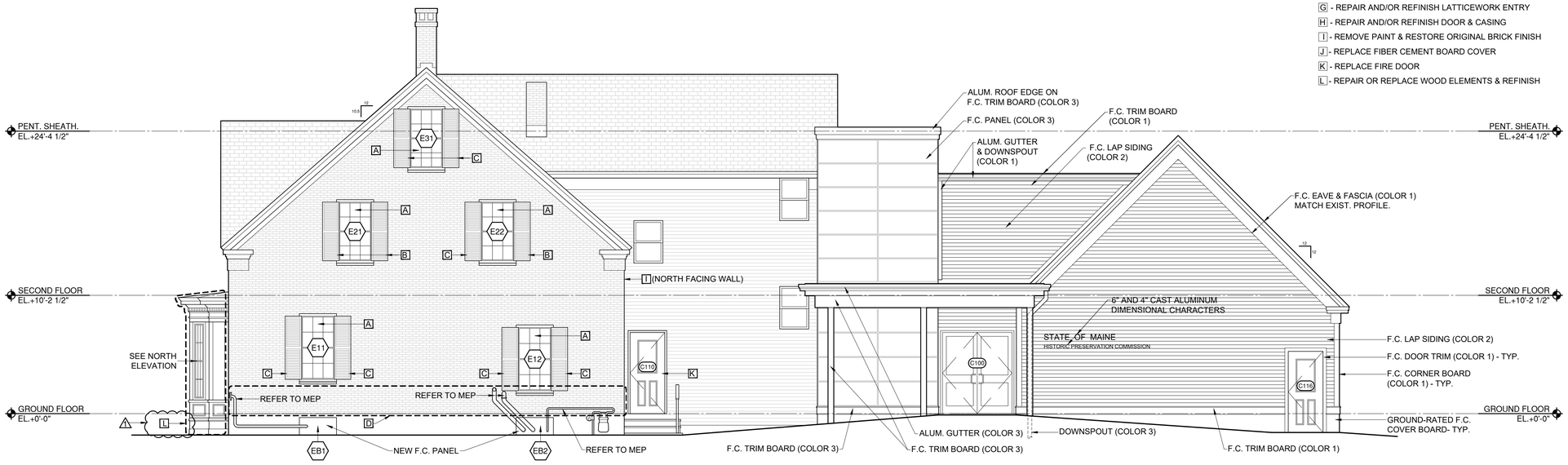
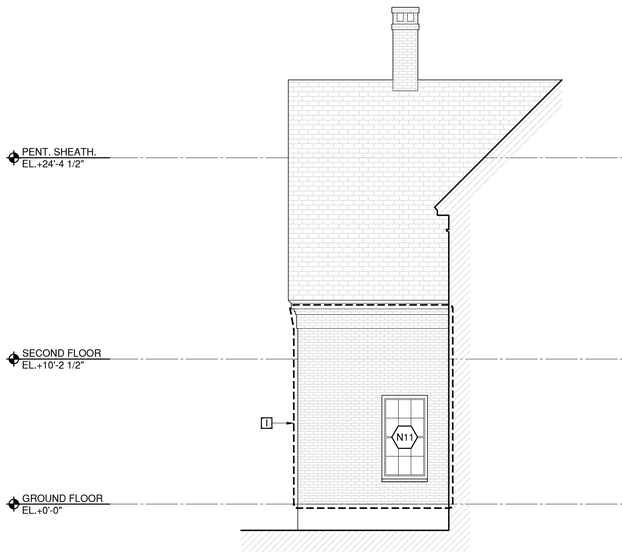


EAST ELEVATION
3/16" = 1'-0"
1 A-C201



NORTH ELEVATION
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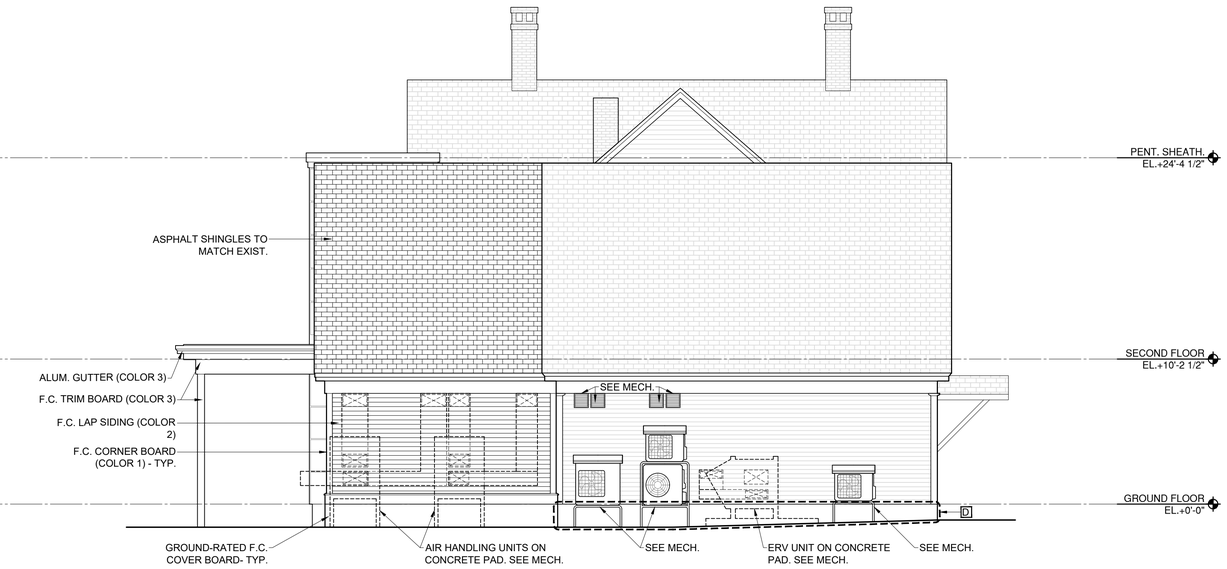
2 A-C201



NORTH ELEVATION
3/16" = 1'-0"
3 A-C201

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DASCHLAGER HOUSE
PROPOSED ELEVATIONS

PROJ. NUMBER: 2022147

REV.	DATE	DESCRIPTION	DRAWN BY:

STATE OF MAINE
DASCHLAGER HOUSE RENOVATION
55 CAPITOL STREET, AUGUSTA, ME

DATE:
FEB. 17, 2026

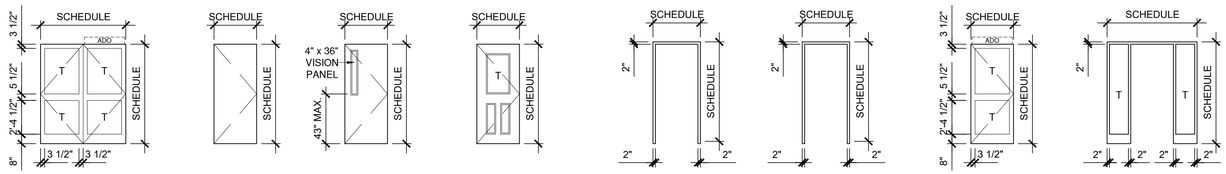
A-C201

DOOR & FRAME SCHEDULE - DASCHLAGER HOUSE (BUILDING C)

IDENTIFICATION		DOOR				FRAME				DETAILS			FIRE RATING	NOTES
TAG	FLOOR	TYPE	MATL.	WIDTH	HEIGHT	TYPE	MATL.	WIDTH	HEIGHT	HEAD	JAMB	SILL		
CB05	BSMT	N/A		±3'-0"	±6'-0"									INFILL OPENING. SEE WALL TYPE 7.
CB06	BSMT	N/A				EXIST.								REMOVE EXISTING. DOORWAY TO REMAIN.
C100	1	C1	ALUM.	6'-0"	7'-0"	C1	ALUM.	6'-4"	7'-2"	2/A-C700	7/A-C503	11/A-C504		NEW EXTERIOR DOUBLE DOORS
C101	1	C1	ALUM.	6'-0"	7'-0"	C1	ALUM.	6'-4"	7'-2"	5/A-C502	11/A-C503	9/A-C504		NEW INTERIOR DOUBLE DOORS
C102	1	C2	WD	3'-0"	7'-0"	C2	HM	3'-4"	7'-2"	4/A-C700	SIM.	7/A-C504	45 MIN.	NEW INTERIOR FIRE DOOR
C103	1	C2	WD	3'-0"	7'-0"	C2	HM	3'-4"	7'-2"	SIM.	8/A-C503	13/A-C504		NEW INTERIOR DOOR
C104	1	C4	STL.	3'-0"	7'-0"	C2	HM	3'-4"	7'-2"	1/A-C700	SIM.	6/A-C504		NEW EXTERIOR DOOR
C106	1	C3	WD	3'-0"	7'-0"	C2	HM	3'-4"	7'-2"	4/A-C700	SIM.	8/A-C504		NEW INTERIOR DOOR
C107	1	C2	WD	2'-10"	7'-0"	C2	HM	3'-2"	7'-2"	2/A-C502	SIM.	7/A-C504		NEW INTERIOR DOOR
C108	1	C3	WD	2'-10"	7'-0"	C2	HM	3'-2"	7'-2"	4/A-C700	SIM.	12/A-C502		NEW INTERIOR DOOR
C109	1	C2	WD	2'-10"	7'-0"	C2	HM	3'-2"	7'-2"	4/A-C700	SIM.	N/A		NEW INTERIOR DOOR
C110	1	C4	STL.	3'-0"	7'-0"	C2	HM	3'-4"	7'-2"	1/A-C700	SIM.	14/A-C501		NEW EXTERIOR DOOR
C111	1	C2	WD	3'-0"	7'-0"	C2	HM	3'-4"	7'-2"	4/A-C700	SIM.	N/A		NEW INTERIOR DOOR
C116	1	C4	STL.	3'-0"	7'-0"	C2	HM	3'-4"	7'-2"	2/A-C700	1/A-C503	14/A-C504		NEW EXTERIOR DOOR
C117	1	C2	WD	2'-0"	7'-0"	C2	HM	2'-4"	7'-2"	3/A-C700	SIM.	7/A-C504		NEW INTERIOR DOOR
C211	2	C2	WD	±3'-0"	±7'-0"	C2	HM	±3'-4"	±7'-2"	3/A-C700	SIM.	19/A-C505	45 MIN.	NEW FIRE DOOR. VERIFY SIZE IN FIELD.
C214	2	C2	WD	3'-0"	7'-0"	C2	HM	3'-4"	7'-2"	SIM.	5/A-C503	12/A-C504	45 MIN.	NEW INTERIOR FIRE DOOR
C215	2	N/A	N/A	N/A	N/A	N/A	GWB	3'-0"	7'-0"	SIM.	5/A-C503	N/A		NEW FRAMED OPENING

DOOR HARDWARE SCHEDULE - DASCHLAGER HOUSE (BUILDING C)

DOOR HARDWARE	DOOR TAG																	
	CB05	CB06	C100	C101	C102	C103	C104	C106	C107	C108	C109	C110	C111	C116	C117	C211	C214
HINGES			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
CLOSER			Y	Y	Y	Y	Y	Y		Y		Y		Y		Y	Y
EXIT DEVICES			Y	Y			Y					Y		Y			
DOOR PULLS			Y	Y													
LEVER DOOR HANDLE					Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
MORTISE LOCK					Y ⚠	Y	Y		Y		Y ⚠	Y		Y			
NARROW-STILE AUX. LOCK			Y														
GASKETS			Y	Y		Y	Y					Y		Y			Y
THRESHOLD			Y	Y	Y	Y	Y	Y	Y	Y		Y		Y		Y	Y
FLOOR STOP				Y				Y		Y	Y		Y				
DOOR BOTTOM			Y	Y			Y					Y		Y			Y
AUTO. DOOR BOTTOM						Y											Y



DOOR TYPE C1
NEW STOREFRONT

DOOR TYPE C2
NEW WD. DOOR

DOOR TYPE C3
NEW WD. DOOR
W/ VISION PANEL

DOOR TYPE C4
NEW STEEL EXTERIOR
DOOR

FRAME TYPE C1
NEW STOREFRONT
FRAME

FRAME TYPE C2
NEW HOLLOW
METAL FRAME

ADD. ALT. 2
DOOR TYPE C1
NEW STOREFRONT

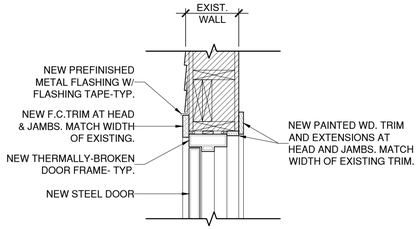
ADD. ALT. 2
FRAME TYPE C1
NEW STOREFRONT
FRAME

GLAZING LEGEND

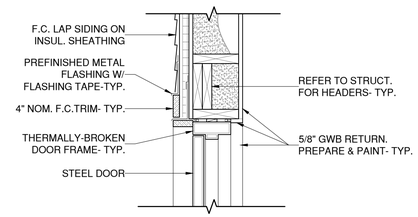
T	TEMPERED GLASS

FINISH SCHEDULE - DASCHLAGER HOUSE (BUILDING C)

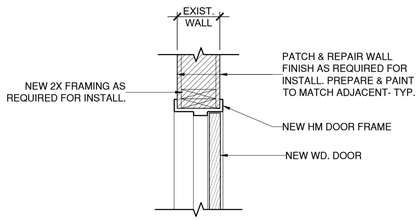
IDENTIFICATION		CEILINGS		WALLS				BASE	CASING & TRIM	FLOORING	NOTES
NO.	ROOM NAME	FINISH	HEIGHT	NORTH	EAST	SOUTH	WEST				
B06	ELEVATOR LOBBY	GWB		PT 1	PT 1	PT 1	PT 1	RCB	N/A	N/A	
100	VESTIBULE	MLC	±8'-6"	PT 1	PT 1	PT 1	PT 1	RCB	WD.	MAT	
101	LOBBY	MLC/ACT		PT 1	PT 1	PT 1	PT 1	RCB	WD.	RT / CPT	SEE FLOOR FINISH PLAN FOR LVT PATTERN
102	SPECIAL COLLECTIONS	EXIST.	EXIST.	PT 3	PT 3	PT 3	PT 3	RCB	PT 4	RT 3	
103	SPECIAL COLLECTIONS	GWB	±9'-1"	PT 3	PT 3	PT 3	PT 3	RCB	PT 4	RT 3	
104	CONFERENCE ROOM	ACT	8'-6"	PT 2	PT 1	PT 1	PT 1	RCB	PT 4	CPT	
105	MECH.	EXIST.	EXIST.	PT 1	PT 1	PT 1	PT 1	RCB	PT 4	RT 3	
106	BREAK ROOM	GWB	±8'-0"	PT 1	PT 1	PT 1	PT 1	RCB	PT 4	RT 1	
107	TOILET	GWB	±9'-1"	PT 1	PT 1	PT 1	PT 1	RCB	PT 4	RT 3	
108	CORRIDOR	ACT	8'-0"	PT 1	PT 1	PT 1	PT 1	RCB	PT 4	CPT	
109	OFFICE	EXIST.	8'-0"	PT 1	PT 1	PT 1	PT 1	RCB	PT 4	CPT	
111	OFFICE	EXIST.	8'-0"	PT 1	PT 1	PT 1	PT 1	RCB	PT 4	CPT	
116	STAIR	ACT	7'-6"	PT 1	PT 1	PT 1	PT 1	RCB	PT 4	N/A	
213	ELEVATOR LOBBY	ACT	8'-3"	PT 1	PT 1	PT 1	PT 1	RCB	WD.	CPT	
214	SPECIAL COLLECTIONS	GWB	±9'-3"	PT 3	PT 3	PT 3	PT 3	RCB	PT 4	RT 3	
215	INTERIOR LIBRARY	ACT	8'-3"	PT 1	PT 1	PT 1	PT 1	RCB	N/A	CPT	



EXIST. EXT. DOOR HEAD 1 A-C700
1" = 1'-0"



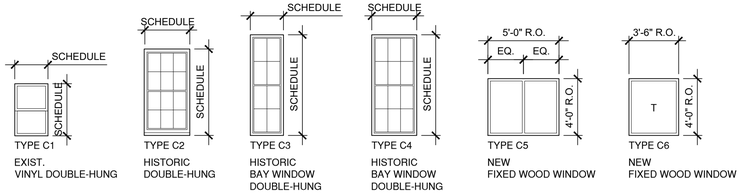
NEW EXT. DOOR HEAD 2 A-C700
1" = 1'-0"



EXIST. INT. DOOR HEAD 3 A-C700
1" = 1'-0"

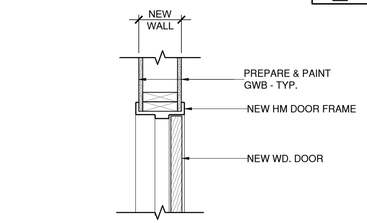
WINDOW SCHEDULE - DASCHLAGER HOUSE (BUILDING C)

IDENTIFICATION			WINDOW			DETAILS			
TAG	ELEV.	FLOOR	TYPE	WIDTH	HEIGHT	HEAD	JAMB	SILL	NOTE
EB1	EAST	BSMT		3'-3"	1'-6"	2/A-C505	SIM.	2/A-C505	NEW FIBER CEMENT PANEL INFILL
EB2	EAST	BSMT		3'-3"	1'-6"	2/A-C505	SIM.	2/A-C505	NEW FIBER CEMENT PANEL INFILL
EB3	EAST	BSMT		2'-6"	1'-6"	15/A-C501	SIM.	15/A-C501	REMOVE EXISTING & INFILL
EB4	EAST	BSMT		2'-6"	1'-6"	15/A-C501	SIM.	15/A-C501	REMOVE EXISTING & INFILL
WB1	WEST	BSMT		3'-3"	1'-6"	2/A-C505	SIM.	2/A-C505	NEW FIBER CEMENT PANEL INFILL
WB2	WEST	BSMT		3'-3"	1'-6"	2/A-C505	SIM.	2/A-C505	NEW FIBER CEMENT PANEL INFILL
N11	NORTH	1	C2	2'-10"	5'-6"	12/A-C505	14/A-C505	13/A-C505	SEE PROPOSED ELEVATIONS
E11	EAST	1	C2	2'-10"	5'-6"	12/A-C505	14/A-C505	13/A-C505	SEE PROPOSED ELEVATIONS
E12	EAST	1	C2	2'-10"	5'-6"	12/A-C505	14/A-C505	13/A-C505	SEE PROPOSED ELEVATIONS
E13	EAST	1	C1	2'-6"	3'-10"				REMOVE EXISTING
E14	EAST	1	C1	2'-6"	3'-10"				REMOVE EXISTING
E15	EAST	1	C1	2'-6"	3'-10"				REMOVE EXISTING
E16	EAST	1	C1	2'-6"	3'-10"	7/A-C500	SIM.	7/A-C500	REMOVE EXISTING & INFILL
E17	EAST	1	C1	2'-6"	3'-10"	7/A-C500	12/A-C503	7/A-C500	REMOVE EXISTING & INFILL
E18	EAST	1	C1	2'-6"	3'-10"	7/A-C500	SIM.	7/A-C500	REMOVE EXISTING & INFILL
E19	EAST	1	C6	3'-6"	4'-0"	4/A-C505	6/A-C505	5/A-C505	NEW INTERIOR WOOD WINDOW
S11	SOUTH	1	C3	2'-0"	6'-9"	16/A-C505	18/A-C505	17/A-C505	SEE PROPOSED ELEVATIONS
S12	SOUTH	1	C4	2'-10"	6'-9"	16/A-C505	18/A-C505	17/A-C505	SEE PROPOSED ELEVATIONS
S13	SOUTH	1	C3	2'-0"	6'-9"	16/A-C505	18/A-C505	17/A-C505	SEE PROPOSED ELEVATIONS
S14	SOUTH	1	C3	2'-0"	6'-9"	16/A-C505	18/A-C505	17/A-C505	SEE PROPOSED ELEVATIONS
S15	SOUTH	1	C4	2'-10"	6'-9"	16/A-C505	18/A-C505	17/A-C505	SEE PROPOSED ELEVATIONS
S16	SOUTH	1	C3	2'-0"	6'-9"	16/A-C505	18/A-C505	17/A-C505	SEE PROPOSED ELEVATIONS
S17	SOUTH	1	C5	5'-0"	4'-0"	8/A-C505	10/A-C505	9/A-C505	NEW WOOD WINDOW
W13	WEST	1	C2	2'-10"	5'-6"	16/A-C505	18/A-C505	17/A-C505	SEE PROPOSED ELEVATIONS
W14	WEST	1	C2	2'-10"	5'-6"	16/A-C505	18/A-C505	17/A-C505	SEE PROPOSED ELEVATIONS
W15	WEST	1	C2	2'-10"	5'-6"	16/A-C505	18/A-C505	17/A-C505	SEE PROPOSED ELEVATIONS
W16	WEST	1	C2	2'-10"	5'-6"	12/A-C505	14/A-C505	13/A-C505	SEE PROPOSED ELEVATIONS
W17	WEST	1	C2	2'-10"	5'-6"	12/A-C505	14/A-C505	13/A-C505	SEE PROPOSED ELEVATIONS
W18	WEST	1	C2	2'-10"	5'-6"	12/A-C505	14/A-C505	13/A-C505	SEE PROPOSED ELEVATIONS
E21	EAST	2	C2	2'-10"	5'-6"	12/A-C505	14/A-C505	13/A-C505	SEE PROPOSED ELEVATIONS
E22	EAST	2	C2	2'-10"	5'-6"	12/A-C505	14/A-C505	13/A-C505	SEE PROPOSED ELEVATIONS
E25	EAST	2	C1	2'-6"	3'-10"	7/A-C500	SIM.	7/A-C500	REMOVE EXISTING & INFILL
S21	SOUTH	2	C2	±2'-10"	±7'-8"	12/A-C505	14/A-C505	13/A-C505	SEE PROPOSED ELEVATIONS
S22	SOUTH	2	C5	5'-0"	4'-0"	8/A-C505	10/A-C505	9/A-C505	NEW WOOD WINDOW
W22	WEST	2	C2	2'-10"	4'-6"	16/A-C505	18/A-C505	17/A-C505	SEE PROPOSED ELEVATIONS
W23	WEST	2	C2	2'-10"	4'-6"	16/A-C505	18/A-C505	17/A-C505	SEE PROPOSED ELEVATIONS
W24	WEST	2	C2	2'-10"	5'-6"	12/A-C505	14/A-C505	13/A-C505	SEE PROPOSED ELEVATIONS
W25	WEST	2	C2	2'-10"	5'-6"	12/A-C505	14/A-C505	13/A-C505	SEE PROPOSED ELEVATIONS
E31	EAST	3	C2	2'-10"	5'-6"	12/A-C505	14/A-C505	13/A-C505	SEE PROPOSED ELEVATIONS
W31	WEST	3	C2	2'-10"	5'-6"	12/A-C505	14/A-C505	13/A-C505	SEE PROPOSED ELEVATIONS



DRAWING REVISION LOG

REV.	DATE	DESCRIPTION	DOCUMENT
⚠	MARCH 20, 2026	ADDENDUM 002 REVISIONS	ASI 002



NEW INT. DOOR HEAD 4 A-C700
1" = 1'-0"

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SCHEDULES

PROJ. NUMBER: 2022147 | DRAWN BY: AOG

REV. | DATE | DESCRIPTION

STATE OF MAINE
DASCHLAGER HOUSE RENOVATION
55 CAPITOL STREET, AUGUSTA, ME

DATE:
FEB. 17, 2026

A-C700