

# 3812 - Addendum 1

SMRT Architects and Engineers

877.700.7678

smrtinc.com

To	Kristen Haskell	Date	10/03/25
For	Long Creek Youth Development Center Ceiling Replacement	Project No.	BGS# 3812 SMRT# 25014

This addendum forms a part of the bidding and contract documents.

Bidders are required to acknowledge receipt of this addendum on their proposal. Failure to acknowledge all addenda may cause the bid to be considered not responsive to the invitation, which may require rejection of the bid.

## PART I – QUESTIONS/ANSWERS/INFORMATION RELATING THE PROJECT:

These items provide supplemental information to the Contract Drawings and Specifications without modification.

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These items provide supplemental information to the Contract Drawings and Specifications without modification.

### Part I-A – Attachments

1. On-Site Pre-Bid Conference Attendance Sign-In Sheet

### Part I-B – Bidder Questions/Clarifications:

BIDDER QUESTIONS	
Q1.	Is the impact face is needed. There typically isn't a need for this type of face on the ceiling. RESPONSE: <b>Yes, the impact face is necessary.</b>
Q2.	AD102 existing pictures didn't come through on the plans? RESPONSE: <b>Refer to the attached revised drawing AD102 for photos.</b>
Q3.	Access panels are noted and mentioned to show minimum on plans? We don't see any shown. Is there a quantity we should carry with it being unknown? RESPONSE: <b>Provide (4) four security access panels within each housing unit, in addition to those called for on the reflected ceiling plans. Refer to added architectural note 10 on the attached revised drawing AE101 &amp; AE102.</b>



Q4.	<p>Is there a set start date for this project? Are there certain dates for each phase?</p> <p>RESPONSE:</p> <p><b>The project will start immediately following a fully executed contract, which can't be predicted. For bidding purposes, assume 2 weeks following the date of bid opening.</b></p>
Q5.	<p>AE102 Detail 8 mentions just removing damaged 5/8" drywall. How are we to know the extent on what needs to be replaced?</p> <p>RESPONSE:</p> <p><b>See the attached revised detail for replacement material. The extent of removal and replacement is described on the interior elevations.</b></p>
Q6.	<p>How do you access this space and work in it if there is an existing metal roof and flashing above the acoustic ceiling?</p> <p>RESPONSE:</p> <p><b>Detail 8 on drawing AE102 describes two scenarios- one with a ceiling and the other with a metal roof 7 flashing. Refer to the interior elevations to determine where each scenario occurs.</b></p>
Q7.	<p>099600 High performance coatings seems to not have a spec section assuming this isn't part of this project?</p> <p>RESPONSE:</p> <p><b>High performance coatings are not included in this project. Refer to the attached revised project manual table of contents.</b></p>
Q8.	<p>Builders risk will be needed on this project?</p> <p>RESPONSE:</p> <p><b>Yes. Refer to project manual section 00 72 13, 9.3.4.</b></p>
Q9.	<p>Acoustical panels lists two products. Is it only the one highlighted? There are no dimensions for these panels are we to scale off the drawings?</p> <p>RESPONSE:</p> <p><b>Refer to the attached revised specification section 098433 and revised drawings AE101 &amp; AE102 for clarification.</b></p>
Q10.	<p>Please confirm that all belongings, equipment and furniture will be removed before work begins in each room.</p> <p>RESPONSE:</p> <p><b>Confirmed.</b></p>
Q11.	<p>How long will it be between phases?</p> <p>RESPONSE:</p> <p><b>24 hours.</b></p>
Q12.	<p>Please advise what the POP is for this project.</p> <p>RESPONSE:</p>



	<b>The project will start immediately following a fully executed contract, which can't be predicted. For bidding purposes, assume 2 weeks following the date of bid opening. The project substantial completion and final completion dates are indicated in project manual section 00 11 13 "Notice to Contractors".</b>
Q13.	The specs do not include spec section 014100 Special Inspections. Please confirm there are no special inspections required. RESPONSE: <b>Confirmed.</b>
Q14.	Please confirm the contractor is not responsible for permitting. RESPONSE: <b>The contractor is responsible for building permitting.</b>
Q15.	Is there any hazardous or contaminated materials that will be encountered during construction? RESPONSE: <b>None that we're aware of or anticipate being encountered.</b>
Q16.	On the drawing AD102 there are spaces for existing photos, can these be provided? RESPONSE: <b>Refer to the attached revised drawing AD102 for photos.</b>
Q17.	For larger spans, please advise what the metal stud framing should be for the ceiling. Please provide a framing detail. RESPONSE: <b>Refer to specification section 092216 and the attached revised drawings AE101 &amp; AE102 for framing requirements.</b>
Q18.	Please advise what the metal stud framing for the new ceilings will be attached to and how it should be attached. Please provide a detail. RESPONSE: <b>Refer to specification section 092216 and the attached revised drawings AE101 &amp; AE102 for framing requirements.</b>
Q19.	What should be the finish height of the ceilings? RESPONSE: <b>Refer to the attached revised drawings AE101 &amp; AE102 for ceiling heights.</b>
Q20.	Please advise the height to the roof deck above the ceiling. RESPONSE: <b>Refer to architectural note 14 on the attached revised drawings AE101 and AE102 for bottom of steel roof deck height.</b>
Q21.	Are the walls in each room to be painted? If so, what paint and color? RESPONSE:



	<b>No. Refer to the attached revised drawings AE101 &amp; AE102, and the attached revised specification section 099123 for paint scope clarifications.</b>
Q22.	Please confirm flooring is now included in this SOW. RESPONSE: <b>Flooring is not included in the scope of work. Any existing flooring damaged by construction activities would need to be replaced with new flooring.</b>
Q23.	Please advise what gauge metal studs should be installed. RESPONSE: <b>Refer to specification section 091116, 2.2, 1., a.</b>
Q24.	Please confirm no insulation is to be installed above the GWB ceilings. RESPONSE: <b>There's no insulation at the ceilings. Refer the drawings for required insulation locations.</b>
Q25.	Please advise who the existing fire alarm contractor is. RESPONSE: <b>Johnson Controls</b>
Q26.	Who services the existing fire suppression system? RESPONSE: <b>Johnson Controls</b>
Q27.	Can the superintendent be the SSHO & QCM? RESPONSE: <b>Yes.</b>
Q28.	Please confirm this work is to be done during normal working hours? RESPONSE: <b>Refer to specification section for contractor work hours. The awarded contractor will need to coordinate and confirm any potential work hours outside of those indicated, with the owner.</b>

## PART II - MODIFICATIONS TO DRAWINGS AND MATERIAL SPECIFICATIONS:

### Part II-A – Attachments.

The following items are attached to and are part of this Addendum. These items replace original items previously issued or are to be added to the Bidding and Construction Documents as indicated.

#### DRAWINGS

1. AE101
2. AE102
3. AD101
4. AD102



## **SPECIFICATIONS**

1. Section 000001 – Table of Contents
2. Section 001113 – Notice to Contractors
3. Section 099123 – Interior Painting
4. Section 098433 – Fixed Sound-Absorptive Panels





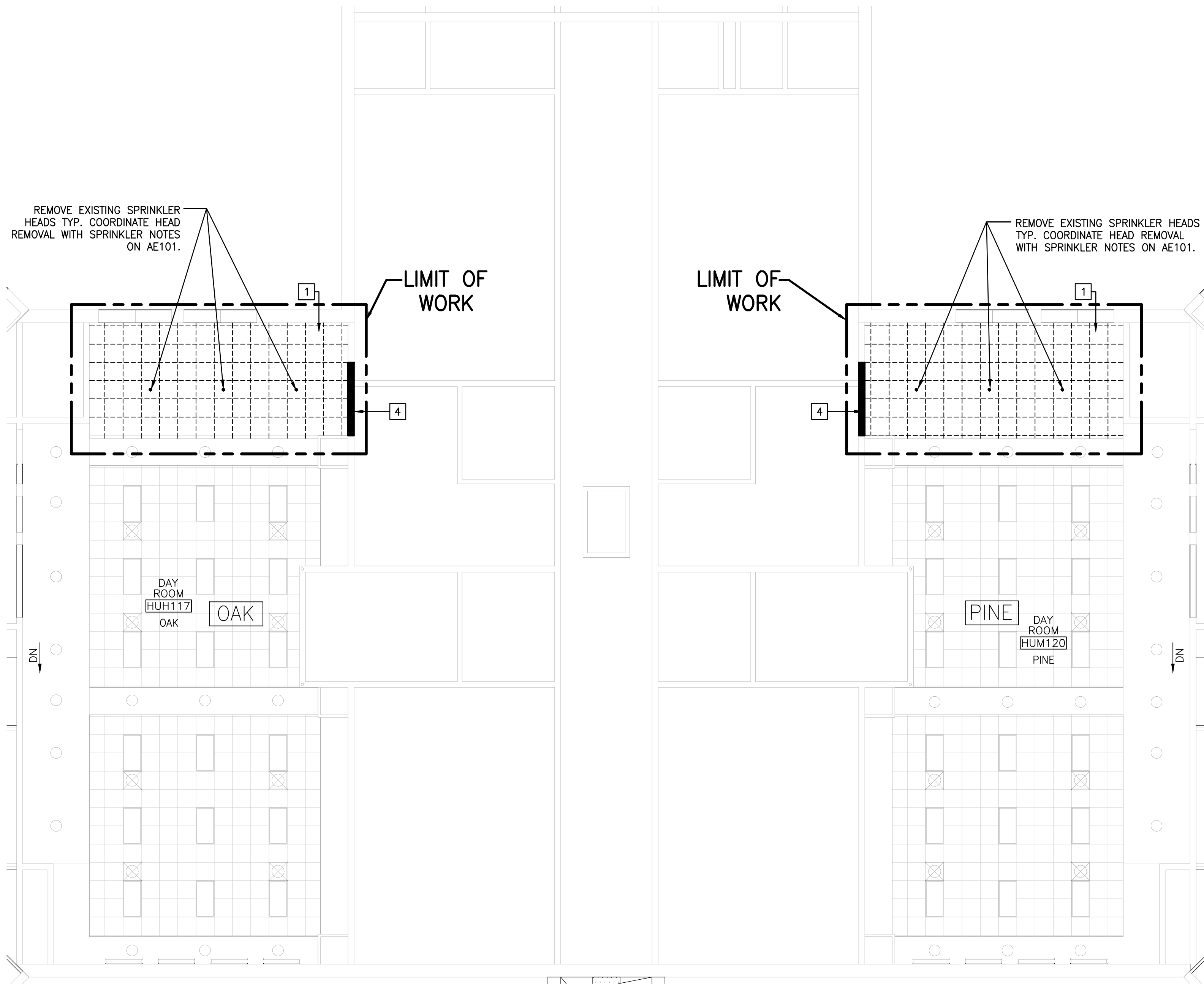


LONG CREEK YOUTH  
DEVELOPMENT CENTER  
CEILING REPLACEMENT

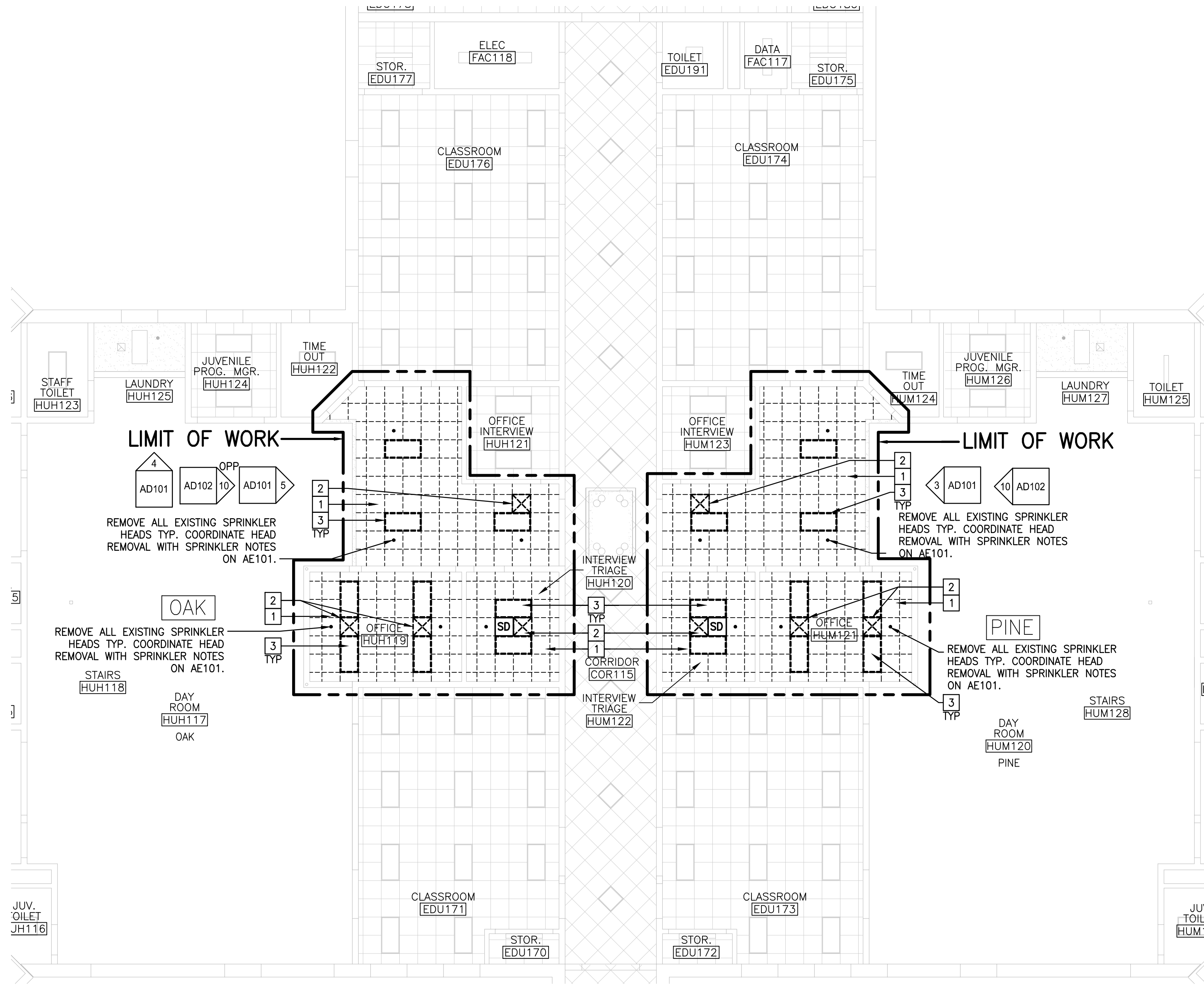


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2 AREA F (OAK & PINE) - MEZZANINE LEVEL REFLECTED CEILING DEMOLITION PLAN  
1/8" = 1'-0"



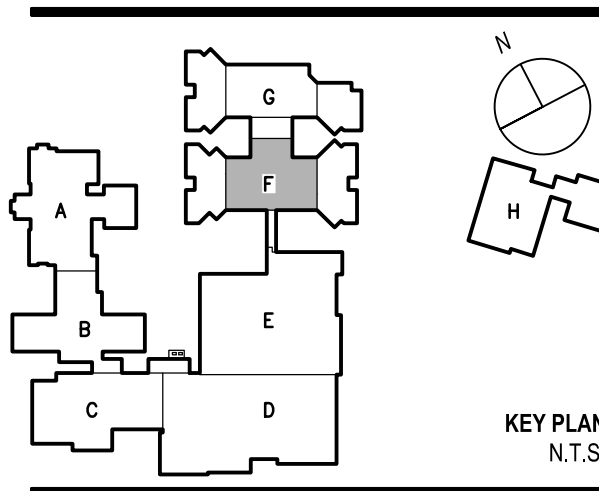
1 AREA F (OAK & PINE) - REFLECTED CEILING DEMOLITION PLAN  
1/8" = 1'-0"

DEMOLITION NOTES:

- IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO EXECUTE DEMOLITION WORK AS REQUIRED TO ALLOW THE EXECUTION OF NEW WORK.
- COORDINATE EXTENT OF DEMOLITION WITH LOCATIONS OF PARTITIONS DESCRIBED ON PLANS AND WITH LOCATIONS OF EXISTING FINISHES TO REMAIN.
- ANY EXISTING TO REMAIN WALL, PARTITION OR SURFACE DISTURBED BECAUSE OF NEW WORK OR DEMOLITION SHALL BE PATCHED AND FINISHED TO THE NEAREST CORNER UNLESS NOTED OTHERWISE. MATCH EXISTING ADJACENT CONSTRUCTION, FINISHES, CONTINUITY AND FIRE RATINGS UNLESS NOTED OTHERWISE. ANY OTHER EXISTING TO REMAIN FINISHES DAMAGED BY CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO FLOORING, CEILINGS, AND METAL ROOFING ASSEMBLIES WITHIN THE DAYROOMS, SHALL BE REPLACED TO MATCH EXISTING.
- PROTECT ALL FINISHES, MATERIALS AND EQUIPMENT NOTED AS EXISTING TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL FINISHES, MATERIALS AND EQUIPMENT DAMAGED DURING CONSTRUCTION.
- DIMENSIONS INDICATED =/- ARE EXISTING CONDITION DIMENSIONS TO BE FIELD VERIFIED.
- REFER TO DRAWINGS AE101 & AE102 FOR EXISTING CEILING HEIGHTS.

DEMOLITION KEY NOTES:

- REMOVE EXISTING ACOUSTIC CEILING TILE AND GRID ASSEMBLY TO THE EXTENT DESCRIBED. COORDINATE EXTENTS OF REMOVAL WITH PARTITION LOCATIONS AND EXISTING FINISHES TO REMAIN.
- REMOVE EXISTING CEILING DIFFUSER AND ASSOCIATED FLEX DUCT. PREPARE DUCTWORK FOR CONNECTION OF NEW FLEX DUCT AND INSTALLATION OF NEW DIFFUSER. COORDINATE ANY EQUIPMENT WHICH IS TO BE SALVAGED FOR REUSE OR RETURNED TO THE OWNER. LIGHTING CIRCUITS AND FIXTURE "WHIPS" TO REMAIN FOR RE-USE.
- REMOVE EXISTING LIGHT FIXTURE. COORDINATE ANY EQUIPMENT WHICH IS TO BE RETURNED TO THE OWNER. LIGHTING CIRCUITS AND FIXTURE "WHIPS" TO REMAIN FOR RE-USE.
- REMOVE EXISTING GWB TO THE EXTENT SHOWN ON CORRESPONDING ELEVATIONS.
- NOT USED
- 2'x2' SUSPENDED ACT ASSEMBLY. REMOVE THE EXISTING CEILING ASSEMBLY TO THE EXTENT NECESSARY TO PERFORM ABOVE CEILING GYPSUM BOARD SCOPE OF WORK. REMOVE LIGHT FIXTURES AND SALVAGE FOR REINSTALLATION. INSTALL NEW SUSPENDED ACT CEILING ASSEMBLY & REINSTALL EXISTING LIGHT FIXTURES FOLLOWING ABOVE CEILING GYPSUM BOARD SCOPE OF WORK.



#	Description	Date
A	ADDENDUM 1	10-03-25

ISSUED FOR CONSTRUCTION

08-26-25

SHEET TITLE:  
AREA F (OAK & PINE) 1ST &  
MEZZANINE LEVEL  
REFLECTED CEILING DEMO PLAN

Original drawing is 30" x 42". Do not scale contents of this drawing.  
SCALE: AS NOTED DESIGNED BY: DJM  
SMRT PROJECT #: 25014 DRAWN BY: DJM

AD101



3 EXISTING CONDITION PHOTO  
1/8" = 1'-0"



5 EXISTING CONDITION PHOTO  
1/8" = 1'-0"



4 EXISTING CONDITION PHOTO  
1/8" = 1'-0"



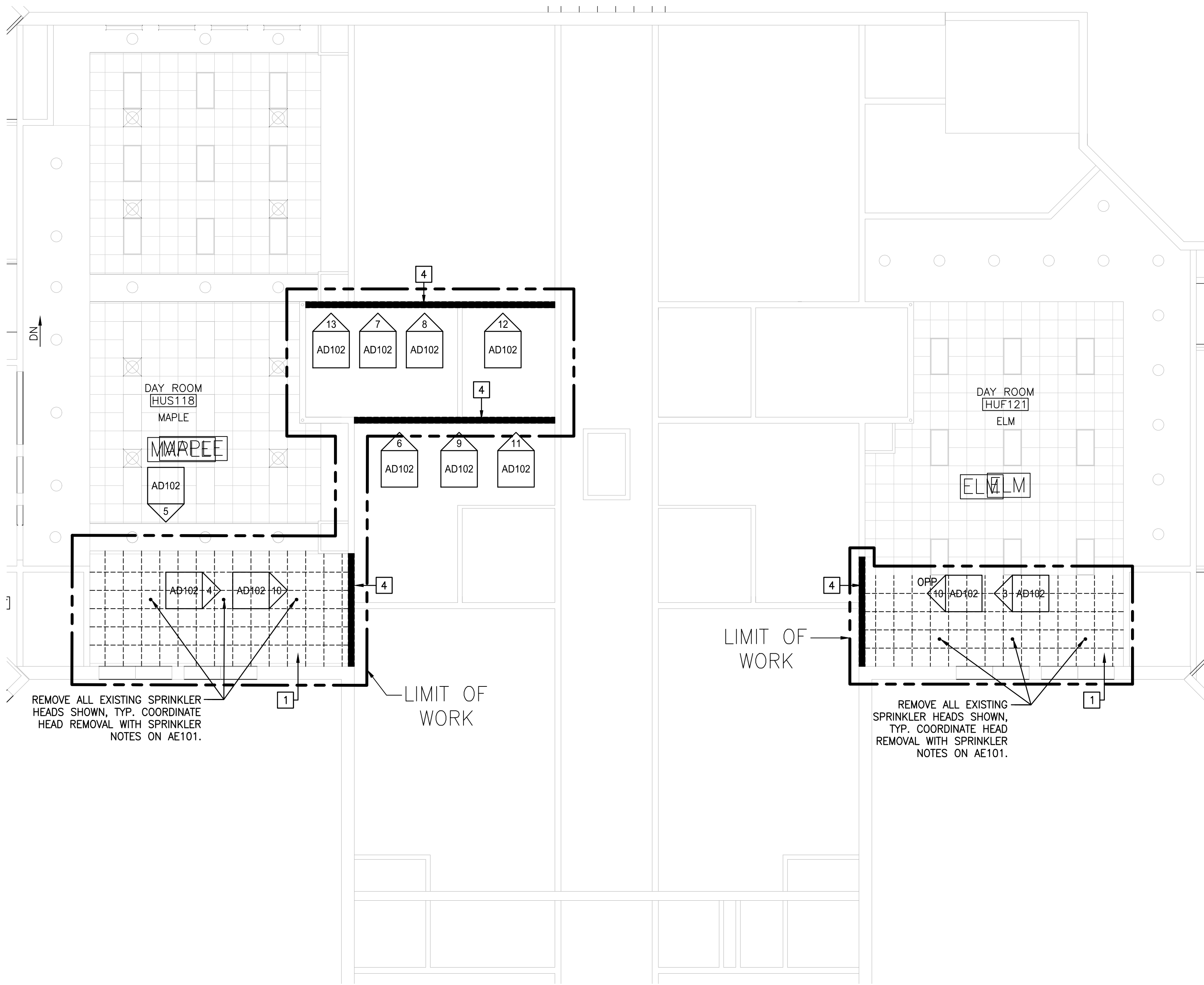
LONG CREEK YOUTH  
DEVELOPMENT CENTER  
CEILING REPLACEMENT



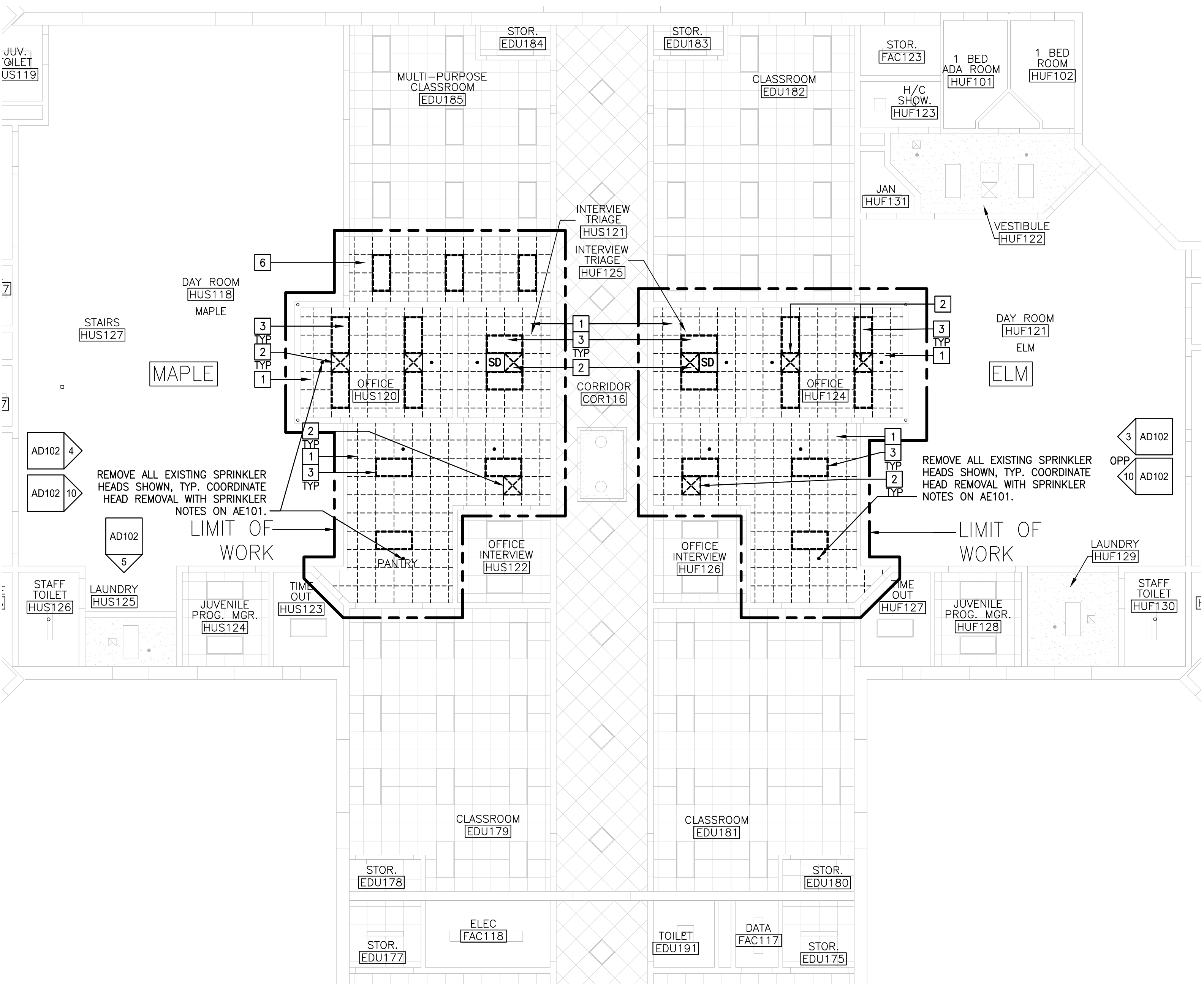
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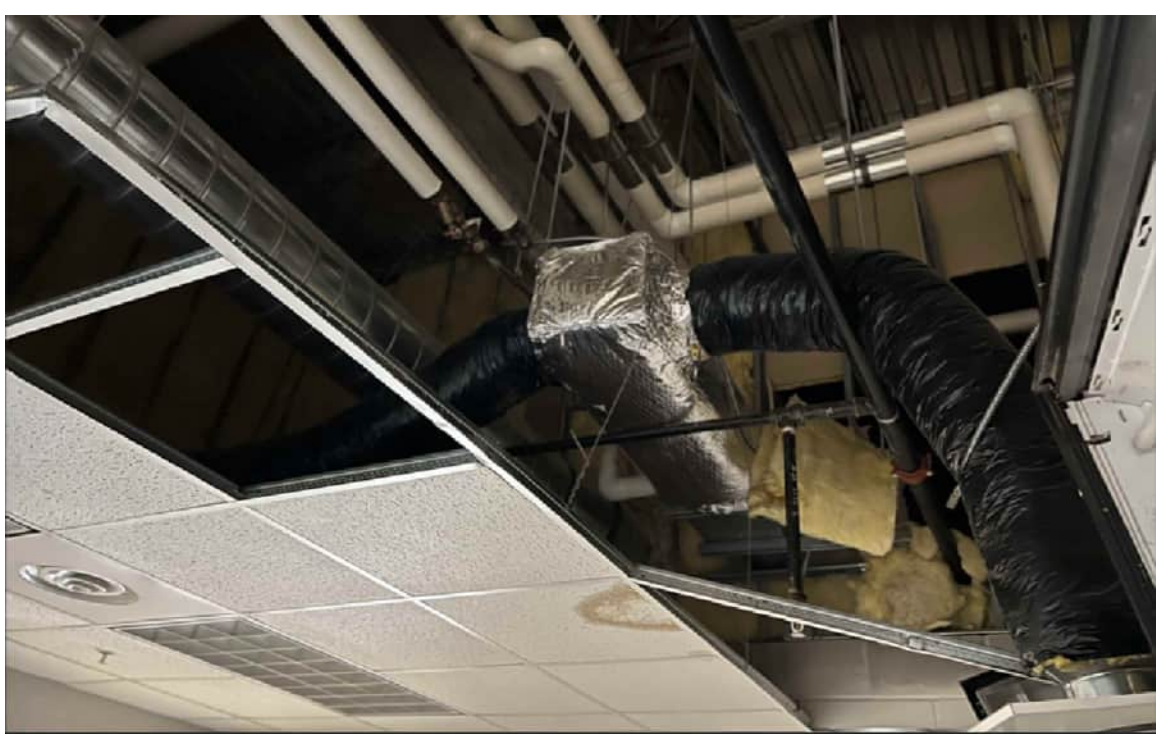
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2 AREA G (MAPLE & ELM)- MEZZANINE LEVEL REFLECTED CEILING DEMOLITION PLAN  
1/8" = 1'-0"



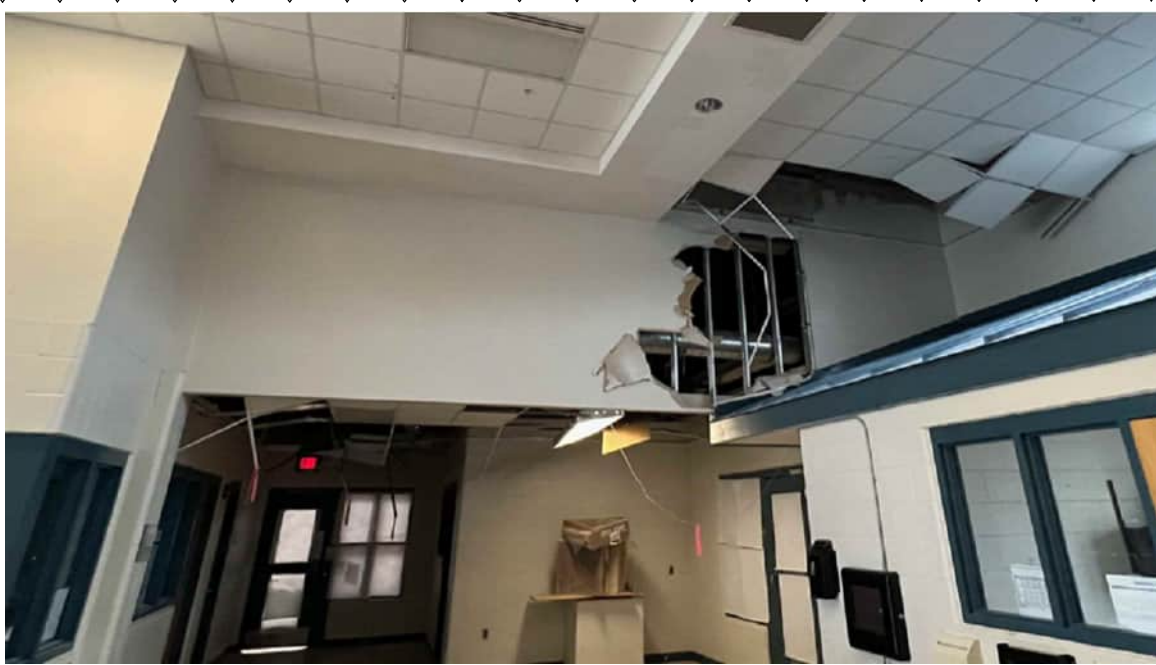
1 AREA G (MAPLE & ELM) - REFLECTED CEILING DEMOLITION PLAN  
1/8" = 1'-0"



7 EXISTING CONDITIONS PHOTO (TRIAGE HUS121)  
NTS



13 EXISTING CONDITIONS PHOTO (TRIAGE HUS121)  
NTS



4 EXISTING CONDITIONS PHOTO (DAYROOM HUS118)  
NTS



6 EXISTING CONDITIONS PHOTO (OFFICE HUS120)  
NTS



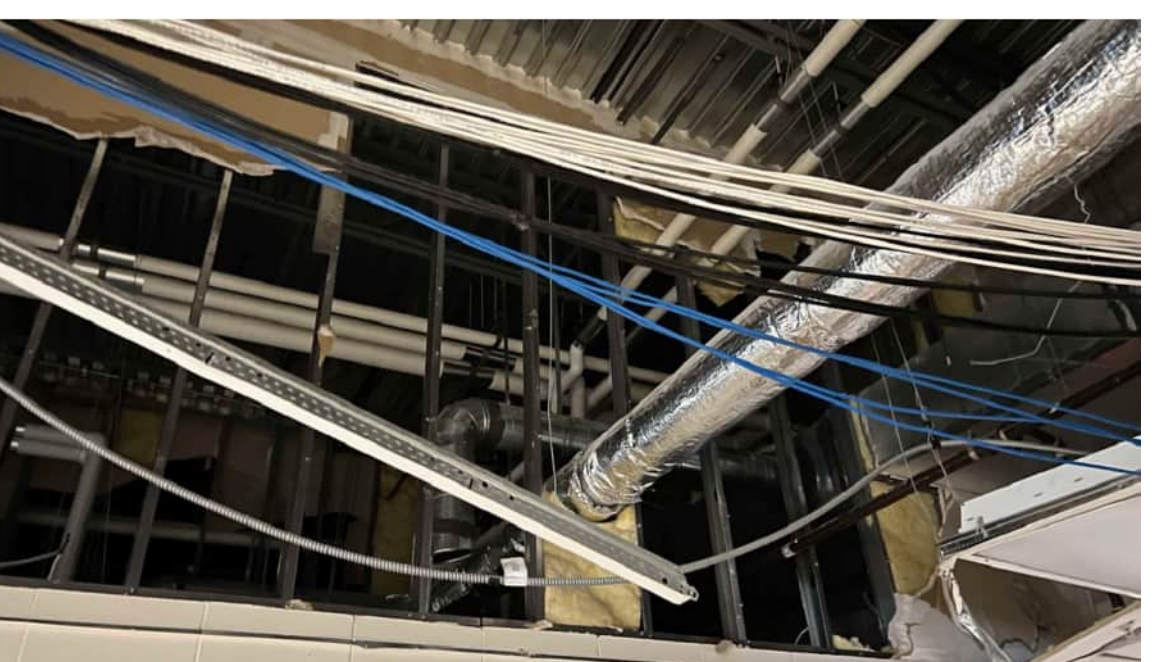
12 EXISTING CONDITIONS PHOTO (TRIAGE HUS121)  
NTS



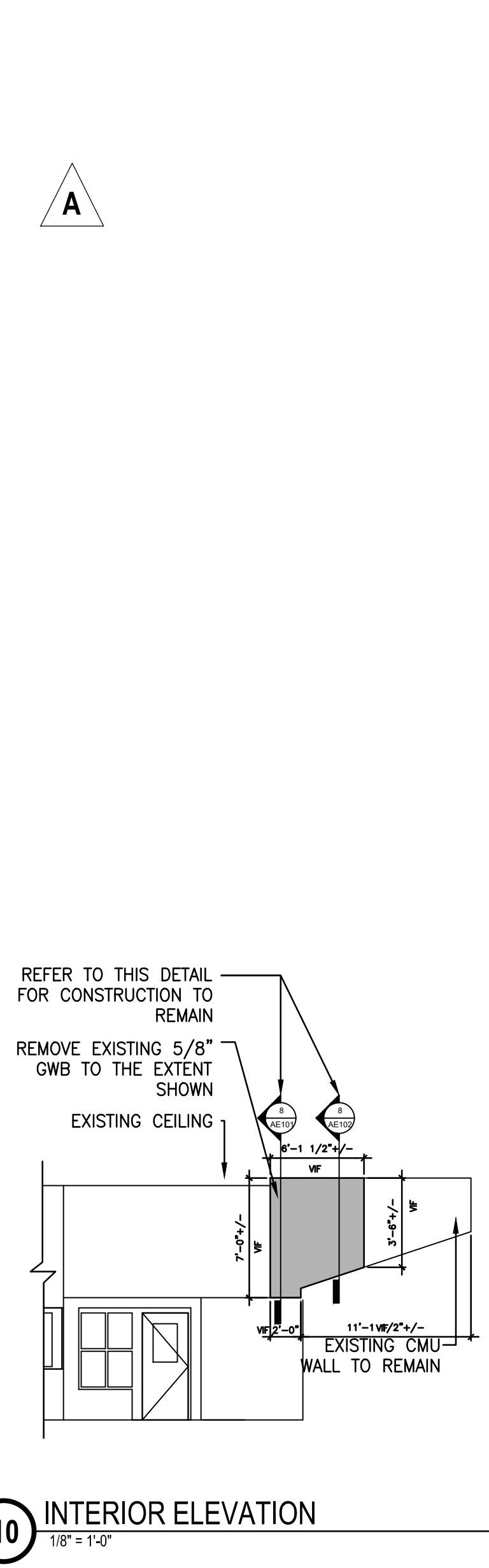
3 EXISTING CONDITIONS PHOTO (DAYROOM HUF121)  
NTS



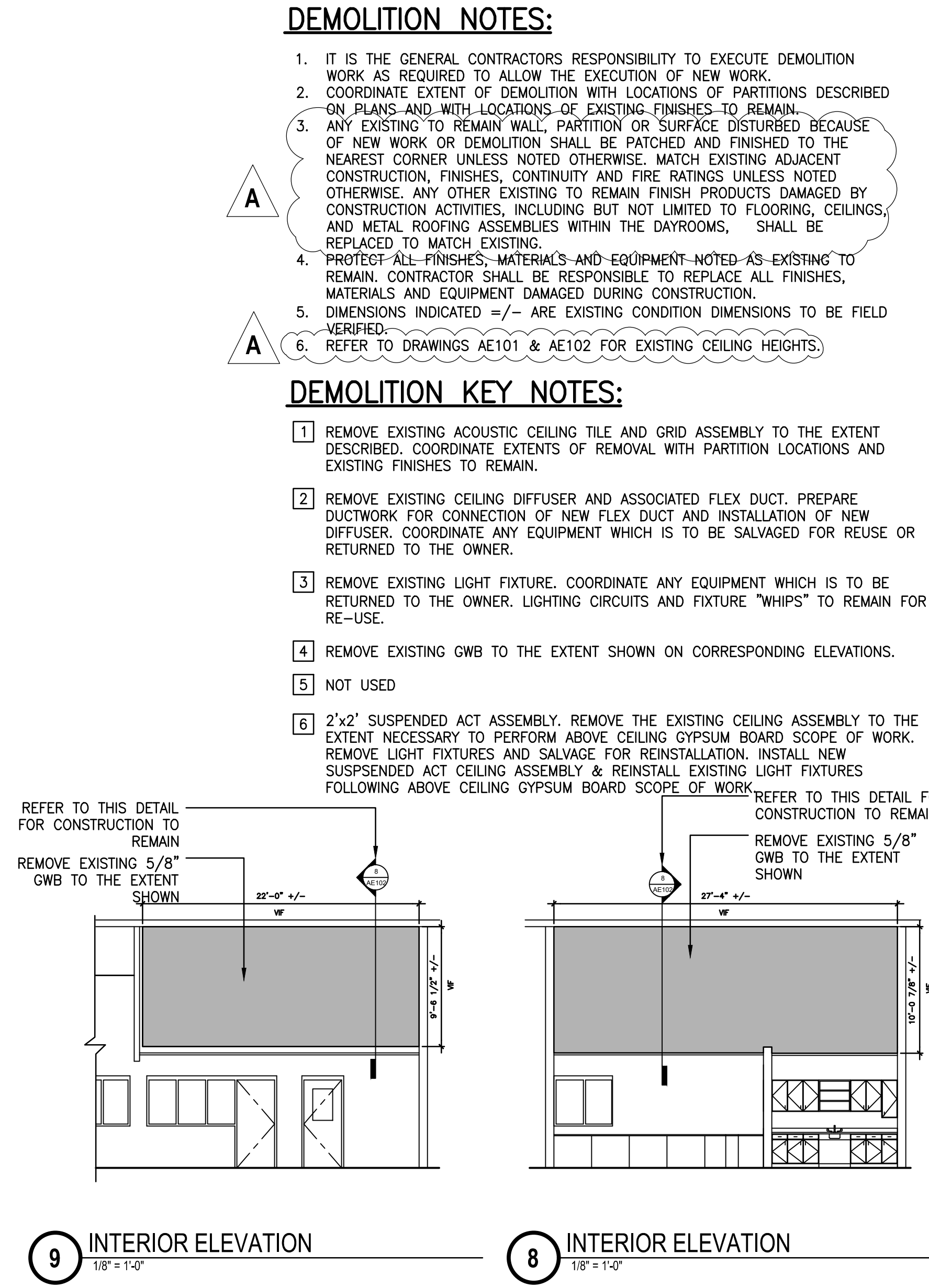
5 EXISTING CONDITIONS PHOTO (DAYROOM HUS118)  
NTS



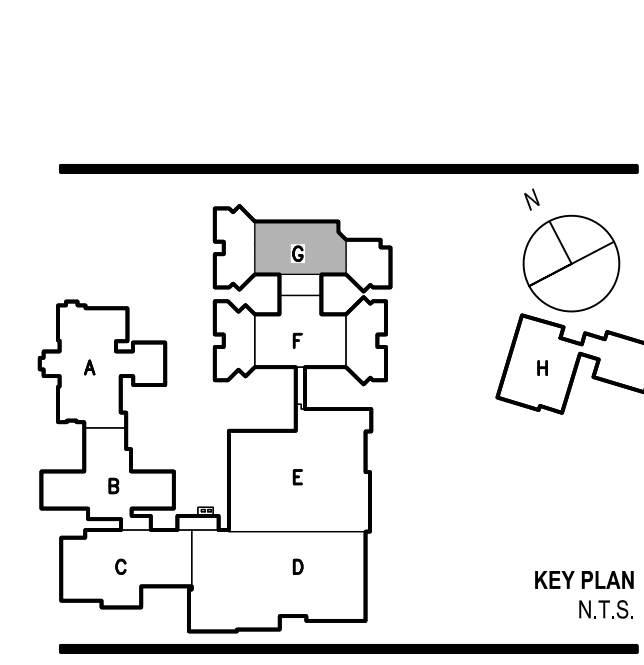
11 EXISTING CONDITIONS PHOTO (OFFICE HUS120)  
NTS



10 INTERIOR ELEVATION  
1/8" = 1'-0"



9 INTERIOR ELEVATION  
1/8" = 1'-0"



- DEMOLITION NOTES:**
1. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO EXECUTE DEMOLITION WORK AS REQUIRED TO ALLOW THE EXECUTION OF NEW WORK.
  2. COORDINATE EXTENT OF DEMOLITION WITH LOCATIONS OF PARTITIONS DESCRIBED ON PLANS AND WITH LOCATIONS OF EXISTING FINISHES TO REMAIN.
  3. ANY EXISTING TO REMAIN WALL, PARTITION OR SURFACE DISTURBED BECAUSE OF NEW WORK OR DEMOLITION SHALL BE PATCHED AND FINISHED TO THE NEAREST CORNER UNLESS NOTED OTHERWISE. MATCH EXISTING ADJACENT CONSTRUCTION, FINISHES, CONTINUITY AND FIRE RATINGS UNLESS NOTED OTHERWISE. ANY OTHER EXISTING TO REMAIN FINISH PRODUCTS DAMAGED BY CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO FLOORING, CEILINGS, AND METAL ROOFING ASSEMBLIES WITHIN THE DAYROOMS, SHALL BE REPLACED TO MATCH EXISTING.
  4. PROTECT ALL FINISHES, MATERIALS AND EQUIPMENT NOTED AS EXISTING TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL FINISHES, MATERIALS AND EQUIPMENT DAMAGED DURING CONSTRUCTION.
  5. DIMENSIONS INDICATED =/- ARE EXISTING CONDITION DIMENSIONS TO BE FIELD VERIFIED.
  6. REFER TO DRAWINGS AE101 & AE102 FOR EXISTING CEILING HEIGHTS.

- DEMOLITION KEY NOTES:**
- 1 REMOVE EXISTING ACOUSTIC CEILING TILE AND GRID ASSEMBLY TO THE EXTENT DESCRIBED. COORDINATE EXTENTS OF REMOVAL WITH PARTITION LOCATIONS AND EXISTING FINISHES TO REMAIN.
  - 2 REMOVE EXISTING CEILING DIFFUSER AND ASSOCIATED FLEX DUCT. PREPARE DUCTWORK FOR CONNECTION OF NEW FLEX DUCT AND INSTALLATION OF NEW DIFFUSER. COORDINATE ANY EQUIPMENT WHICH IS TO BE SALVAGED FOR REUSE OR RETURNED TO THE OWNER.
  - 3 REMOVE EXISTING LIGHT FIXTURE. COORDINATE ANY EQUIPMENT WHICH IS TO BE RETURNED TO THE OWNER. LIGHTING CIRCUITS AND FIXTURE "WHIPS" TO REMAIN FOR RE-USE.
  - 4 REMOVE EXISTING GWB TO THE EXTENT SHOWN ON CORRESPONDING ELEVATIONS.
  - 5 NOT USED
  - 6 2'x2' SUSPENDED ACT ASSEMBLY. REMOVE THE EXISTING CEILING ASSEMBLY TO THE EXTENT NECESSARY TO PERFORM ABOVE CEILING GYPSUM BOARD SCOPE OF WORK. REMOVE LIGHT FIXTURES AND SALVAGE FOR REINSTALLATION. INSTALL NEW SUSPENDED ACT CEILING ASSEMBLY & REINSTALL EXISTING LIGHT FIXTURES FOLLOWING ABOVE CEILING GYPSUM BOARD SCOPE OF WORK.

ISSUED FOR CONSTRUCTION  
08-26-25

SHEET TITLE:  
AREA G (MAPLE & ELM) 1ST &  
MEZZANINE LEVEL  
REFLECTED CEILING DEMO PLAN

SCALE: AS NOTED DESIGNED BY: DJM  
SMRT PROJECT #: 25014 DRAWN BY: DJM

AD102



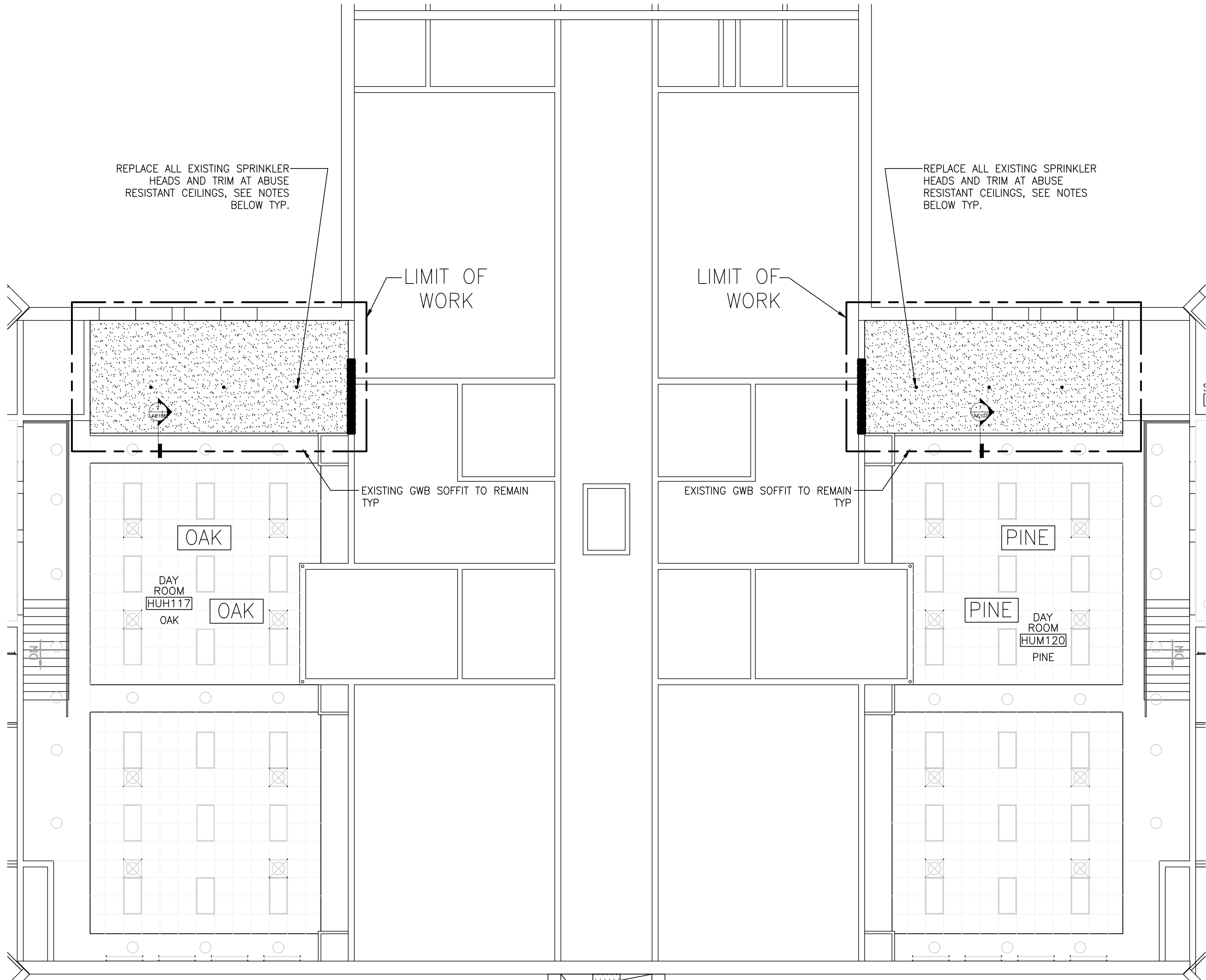
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2 AREA F (OAK & PINE) - MEZZANINE LEVEL REFLECTED CEILING PLAN  
1/8" = 1'-0"

FINISH SCHEDULE:

ROOM NUMBER	SEE PLAN.
FLOOR	EXISTING TO REMAIN, REPAIR ALL DAMAGE DUE TO CONSTRUCTION TO MATCH EXISTING.
BASE	EXISTING TO REMAIN, REPAIR ALL DAMAGE DUE TO CONSTRUCTION TO MATCH EXISTING.
WALLS	EXISTING TO REMAIN, REPAIR ALL DAMAGE DUE TO CONSTRUCTION TO MATCH EXISTING.
CEILING	IMPACT AND ABUSE RESISTANT DRYWALL, PAINTED.
EXIST. CEILING	PATCH/REPAIR EXISTING SURFACE, PAINTED.

LEGEND

2x2 SUSPENDED CEILING PANEL AND GRID ASSEMBLY.

24" X 24" SECURITY ACCESS DOOR & FRAME

FIXED-SOUND ABSORPTIVE PANEL

EXPANDED METAL & ABUSE / IMPACT RESISTANT GWB SUPPORTED BY NON-STRUCTURAL METAL FRAMING, PAINTED

2x4 LIGHT FIXTURE.

RETURN AIR SECURITY GRILLE. SEE MECHANICAL NOTES.

SUPPLY AIR SECURITY GRILLE. SEE MECHANICAL NOTES.

DETENTION GRADE SPRINKLER HEAD. SPRINKLER NOTES.

ARCHITECTURAL NOTES:

- SEE GENERAL NOTES G001.
- APPLICABLE CODE: MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC) WHICH INCLUDES 2021 IBC, 2021 IEBC, & 2021 IECC.
- CEILING AND DEVICE REPLACEMENT WORK IS LIMITED TO AREAS NOTED.
- PAINT NEW CEILINGS AND SOFFITS SHERWIN WILLIAMS EXTRA WHITE (SW7006).
- ALIGN CEILING ITEMS AS SHOWN, WITH COMMON CENTERLINES, TYPICALLY, CENTER ITEMS IN CEILINGS, OR IN AREAS UNLESS INDICATED OTHERWISE.
- PROVIDE 24"X24" DETENTION GRADE ACCESS PANELS AT ALL VALVES, EQUIPMENT, EQUIPMENT RESET SWITCHES, DUCT SMOKE DETECTORS AND ELECTRICAL JUNCTION BOXES. COORDINATE WITH ALL TRADES.
- CJ: DRYWALL CONTROL JOINT.
- FIRE SPRINKLERS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
- FIRE SPRINKLERS ARE SHOWN FOR COORDINATION PURPOSES ONLY. FIELD VERIFY ACTUAL LOCATIONS AND AMOUNT AS REQUIRED.
- DIMENSIONS ARE FROM FACE OF GWB TO CENTERLINE OF DEVICES UNLESS NOTED OTHERWISE.
- PROVIDE (4) FOUR SECURITY ACCESS PANELS WITHIN EACH HOUSING UNIT, IN ADDITION TO THOSE CALLED FOR ON THE REFLECTED CEILING PLANS. COORDINATE THE INSTALLATION OF ALL SECURITY ACCESS PANELS WITH THE REQUIREMENT OF SPECIFICATION SECTION 013100, 1.3, H.
- ALL ABUSE/IMPACT RESISTANT GYPSUM BOARD IS TO BE PAINTED. REFER TO INTERIOR ELEVATION 5/AE101 FOR EXTENT OF PAINT REQUIRED AT EXISTING SURFACES.
- ALL NEW CEILING HEIGHTS ARE TO MATCH EXISTING CEILING HEIGHTS (VIF).

SPRINKLER NOTES:

- ROTATE SPRINKLER HEADS UPWARD AND PROVIDE UPRIGHT HEADS DURING CONSTRUCTION OF NEW CEILING. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NFPA 13 AND THE AUTHORITY HAVING JURISDICTION.
- INSTALL NEW DETENTION GRADE SPRINKLER HEADS TO PROVIDE COMPLETE SPACE COVERAGE IN ACCORDANCE WITH NFPA 13 REQUIREMENTS AND THE AUTHORITY HAVING JURISDICTION. PRODUCT TO BE TYCO RAVEN 5.6K INSTITUTIONAL SPRINKLERS OR APPROVED EQUAL.
- ALL SPRINKLER SHUT DOWNS SHALL HAPPEN DURING NORMAL WORK HOURS UNLESS PREVIOUSLY AUTHORIZED BY THE OWNER. NO SHUT-DOWN SHALL OCCUR OVER-NIGHT.

LIGHTING FIXTURES:

EFFICIENCY MAINE ELIGIBLE:

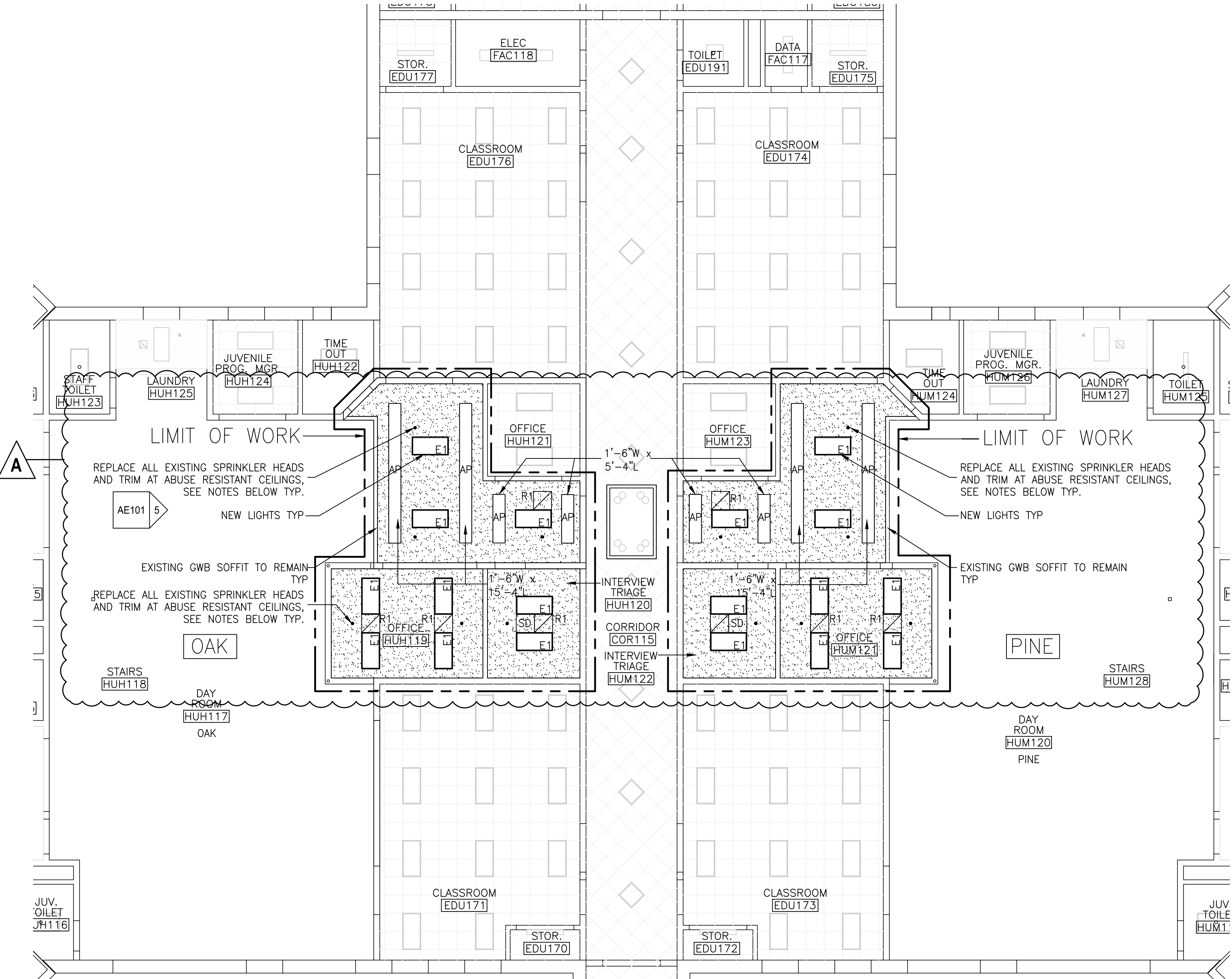
E1: MEDIUM SECURITY 2x4 LIGHT, BASIS OF DESIGN: FAIL SAFE MODEL (COOPER LIGHTING) FMR-D-24-4-LD4-3-STD-40-UNV-81/86-EDC-1-SWBR-SF3-PF24-4FT.

ELECTRICAL NOTES:

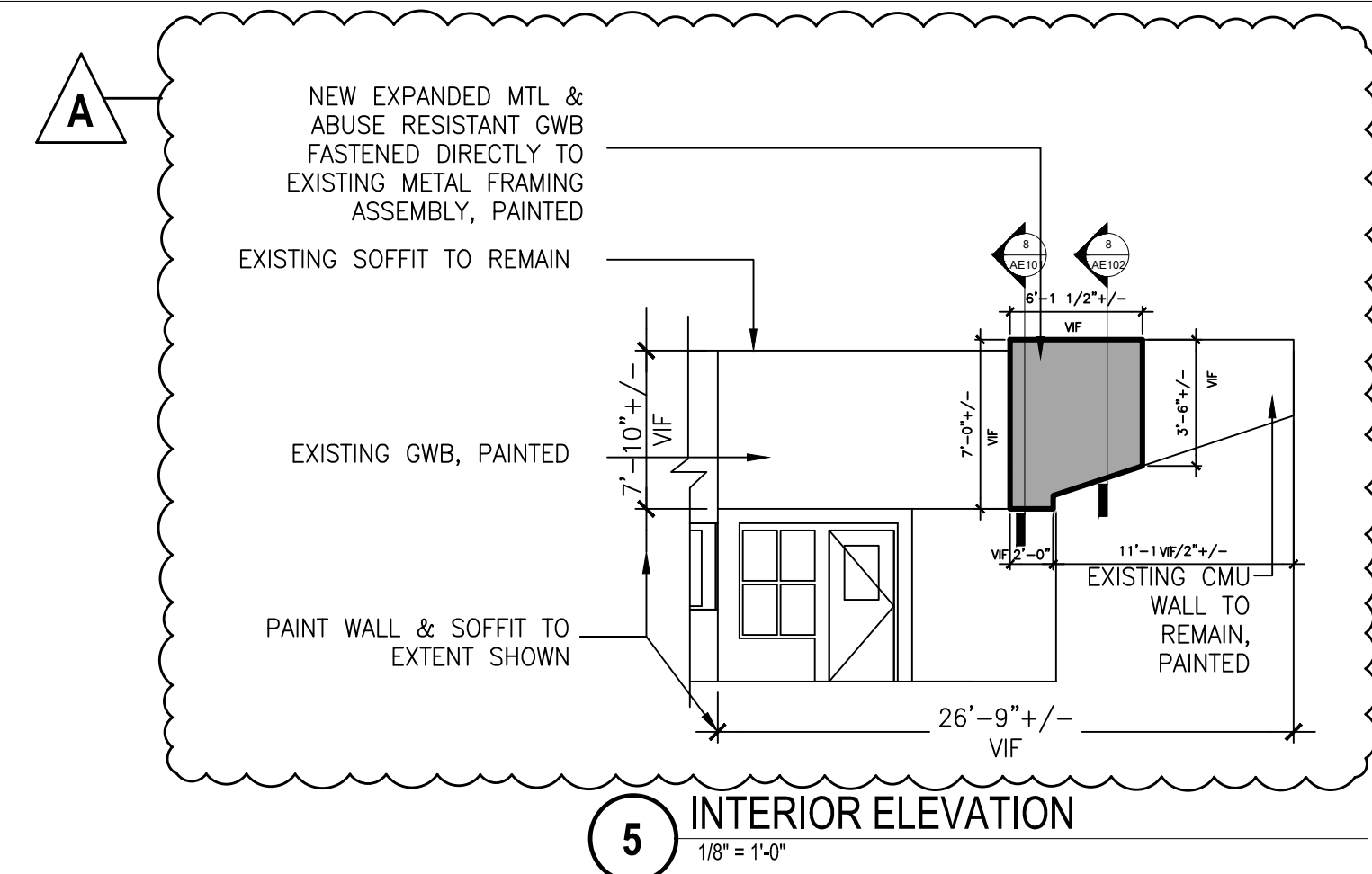
- CONNECT NEW FIXTURES TO EXISTING FIXTURE WHIPS AND LIGHTING CIRCUITS.

MECHANICAL NOTES:

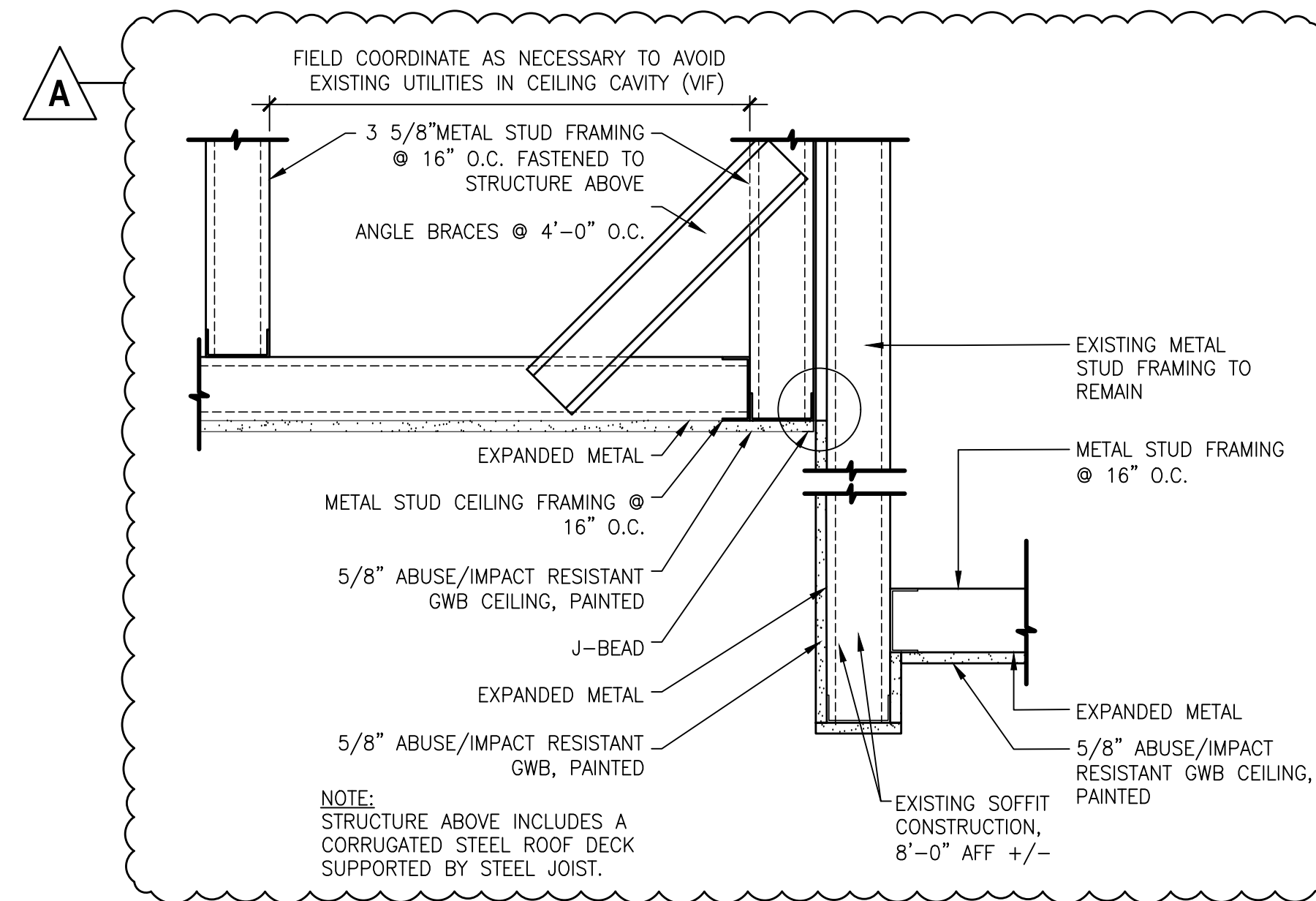
- CONTRACTOR SHALL MEASURE AND DOCUMENT EXISTING AIRFLOWS PRIOR TO DEMOLITION AND CONSTRUCTION.
- R1: MINIMUM SECURITY GRILLE, BASIS OF DESIGN: PRICE MODEL MSL GRILLE W/ LATTICE FACEPLATE AND SURFACE MOUNT BOARDER, SURFACE MOUNT BORDER. BORDER SHALL BE FASTENED WITH TAMPERPROOF SCREWS.
- GRILLES SHALL BE SIZED AS FOLLOWS: 22x10 NECK, 801-1570 CFM.
- INSTALLATION OF GRILLES SHALL INCLUDE CONNECTING THE EXISTING RIGID DUCTWORK TO THE PROPOSED GRILLE, AND ANY ASSOCIATED DUCTWORK MODIFICATIONS NECESSARY FOR INSTALLATION.
- S1: MINIMUM SECURITY DIFFUSER, BASIS OF DESIGN: PRICE MODEL MSD LOUVERED FACE 4-WAY DIRECTIONAL DIFFUSER WITH LATTICE FACEPLATE AND TYPE 1 SURFACE MOUNT BORDER. BORDER SHALL BE FASTENED WITH TAMPERPROOF SCREWS.
- DIFFUSERS SHALL BE SIZED AS FOLLOWS: 6x6 NECK, 0 -150 CFM; 9x9 NECK, 151-300 CFM; 12x12 NECK, 301-500 CFM.
- INSTALLATION OF DIFFUSERS SHALL INCLUDE FLEXIBLE DUCT CONNECTING THE EXISTING RIGID DUCTWORK TO THE PROPOSED DIFFUSER. FLEXIBLE DUCT SHALL BE UL 181, CLASS 1, 2-PLY VINYL FILM SUPPORTED BY HELICALLY WOUND, SPRING-STEEL WIRE WITH R-8 FIBEROUS GLASS INSULATION AND POLYETHYLENE VAPOR BARRIER FILM.
- PROVIDE SQUARE TO ROUND DUCT CONNECTORS BETWEEN THE DIFFUSER NECK AND THE FLEXIBLE DUCTWORK.



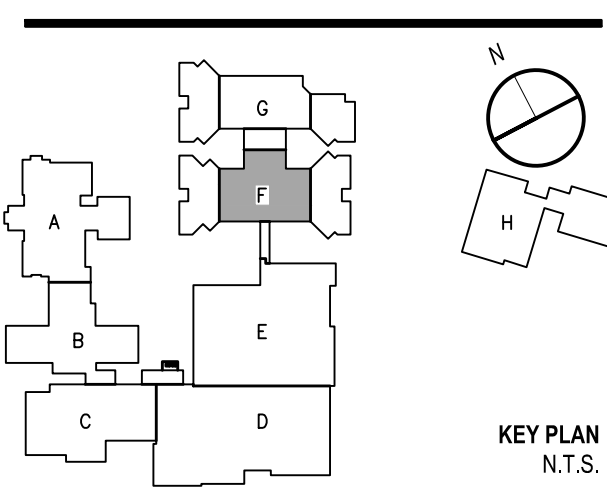
1 AREA F (OAK & PINE) - REFLECTED CEILING PLAN  
1/8" = 1'-0"



5 INTERIOR ELEVATION  
1/8" = 1'-0"



8 TYPICAL SECTION DETAIL  
1 1/2" = 1'-0"



#	Description	Date
A	ADDENDUM 1	10-03-25

ISSUED FOR CONSTRUCTION

08-26-25

AREA F (OAK & PINE) 1ST &  
MEZZANINE LEVEL  
REFLECTED CEILING PLAN

SCALE: AS NOTED DESIGNED BY: DJM  
SMRT PROJECT #: 25014 DRAWN BY: DJM

AE101

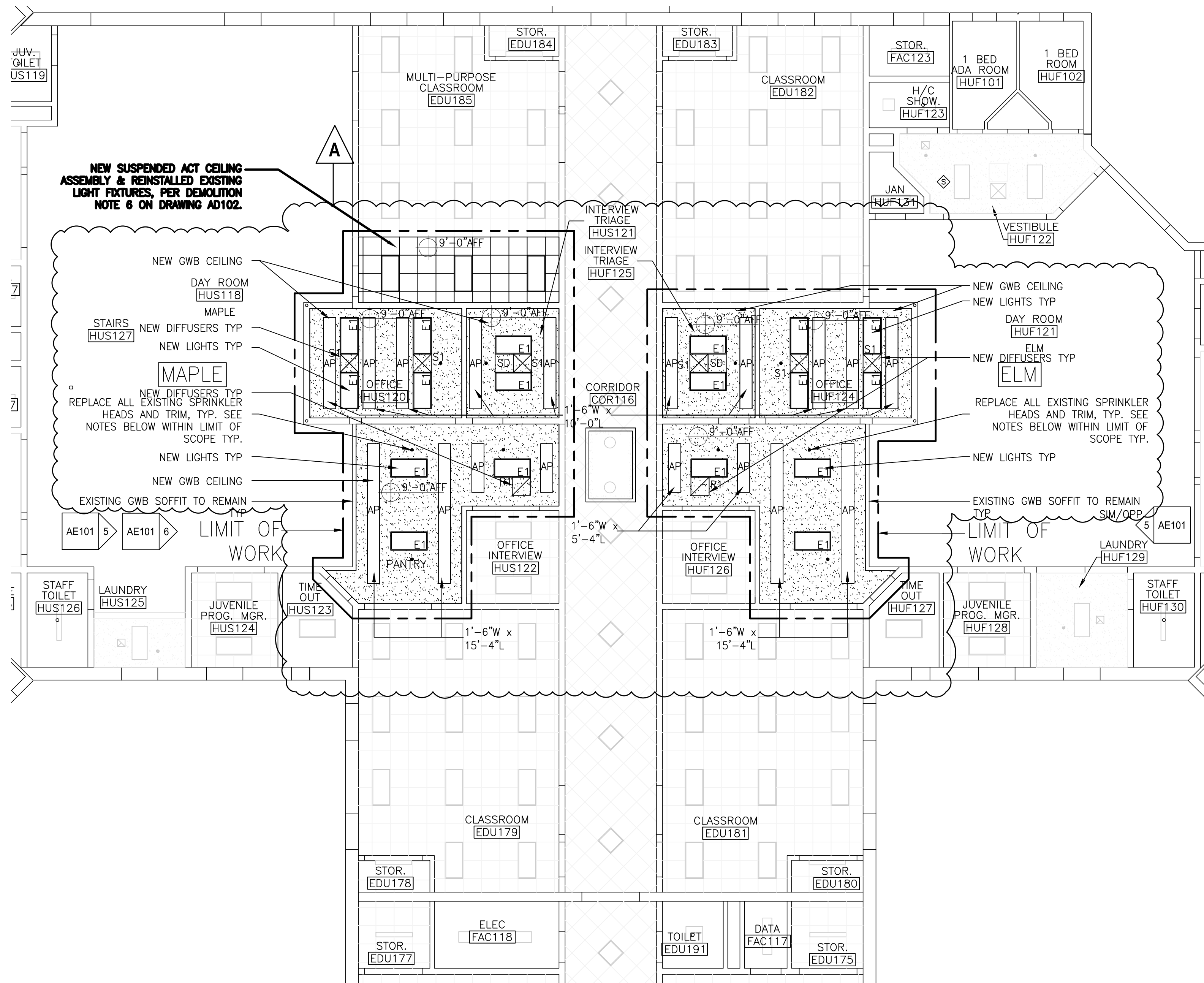
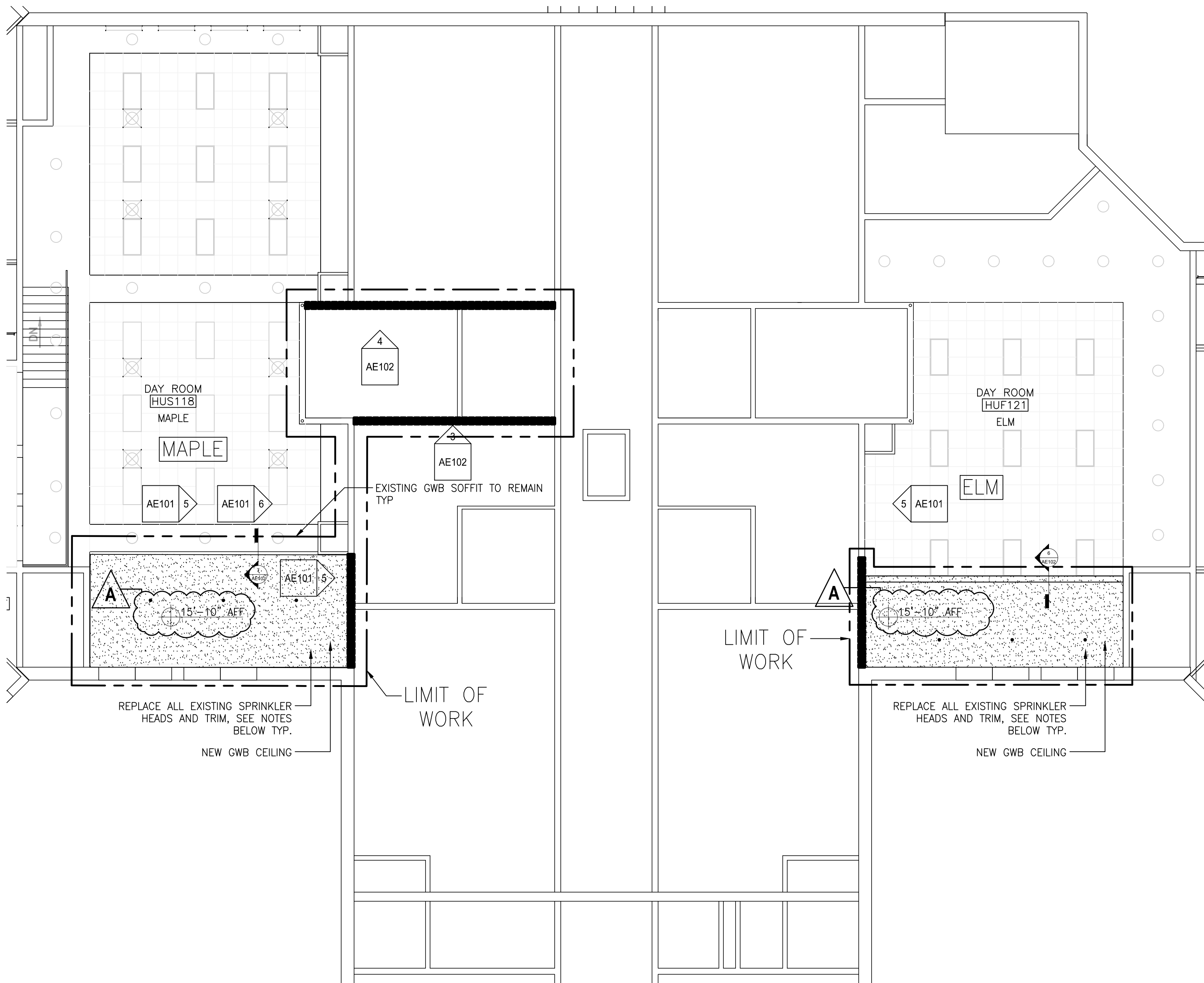


LONG CREEK YOUTH  
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CEILING REPLACEMENT



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2 AREA G (MAPLE & ELM)- MEZZANINE LEVEL REFLECTED CEILING PLAN  
1/8" = 1'-0"

FINISH SCHEDULE:

ROOM NUMBER	SEE REFLECTED CEILING PLANS.
ROOM NAME	SEE REFLECTED CEILING PLANS.
CEILING	IMPACT AND ABUSE RESISTANT DRYWALL, PAINTED. SEE REFLECTED CEILING PLANS FOR LOCATIONS.
WALLS	IMPACT AND ABUSE RESISTANT DRYWALL & EXISTING CMU, PAINTED. SEE REFLECTED CEILING PLANS FOR LOCATIONS.

LEGEND

	2x4 SUSPENDED CEILING PANEL AND GRID ASSEMBLY.
	24" X 24" SECURITY ACCESS DOOR & FRAME
	FIXED-SOUND ABSORPTIVE PANEL
	EXPANDED METAL & ABUSE / IMPACT RESISTANT GWB SUPPORTED BY NON-STRUCTURAL METAL FRAMING, PAINTED
	2x4 LIGHT FIXTURE.
	RETURN AIR SECURITY GRILLE. SEE MECHANICAL NOTES.
	SUPPLY AIR SECURITY GRILLE. SEE MECHANICAL NOTES.
	DETENTION GRADE SPRINKLER HEAD. SPRINKLER NOTES.

ARCHITECTURAL NOTES:

- SEE GENERAL NOTES G001.
- APPLICABLE CODE: MAINE UNIFORM BUILDING AND ENERGY CODE (MUBEC) WHICH INCLUDES 2021 IBC, 2021 IEBC, & 2021 IECC.
- CEILING AND DEVICE REPLACEMENT WORK IS LIMITED TO AREAS NOTED.
- PAINT NEW CEILINGS AND SOFFITS SHERWIN WILLIAMS EXTRA WHITE (SW7006).
- ALIGN CEILING ITEMS AS SHOWN, WITH COMMON CENTERLINES, TYPICALLY CENTER ITEMS IN CEILINGS, OR IN AREAS UNLESS INDICATED OTHERWISE.
- PROVIDE 24"x24" DETENTION GRADE ACCESS PANELS AT ALL VALVES, EQUIPMENT, EQUIPMENT RESET SWITCHES, DUCT SMOKE DETECTORS AND ELECTRICAL JUNCTION BOXES. COORDINATE WITH ALL TRADES.
- CJ: DRYWALL CONTROL JOINT.
- FIRE SPRINKLERS ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
- FIRE SPRINKLERS ARE SHOWN FOR COORDINATION PURPOSES ONLY, FIELD VERIFY ACTUAL LOCATIONS AND AMOUNT AS REQUIRED.
- DIMENSIONS ARE FROM FACE OF GWB TO CENTERLINE OF DEVICES UNLESS NOTED OTHERWISE.
- PROVIDE (4) FOUR SECURITY ACCESS PANELS WITHIN EACH HOUSING UNIT, IN ADDITION TO THOSE CALLED FOR ON THE REFLECTED CEILING PLANS. COORDINATE THE INSTALLATION OF ALL SECURITY ACCESS PANELS WITH THE REQUIREMENT OF SPECIFICATION SECTION 013100, 1.3, H.
- ALL ABUSE/IMPACT RESISTANT CYPSUM BOARD IS TO BE PAINTED. REFER TO INTERIOR ELEVATION 5/AE101 FOR EXTENT OF PAINT REQUIRED AT EXISTING SURFACES.
- ALL NEW CEILING HEIGHTS ARE TO MATCH EXISTING CEILING HEIGHTS (VIF).
- WALL PAINT COLOR IS TO MATCH EXISTING.
- BOTTOM OF STEEL ROOF DECK IS 24'-0" +/- AT HIGH END (VIF) AND CONTINUOUSLY SLOPES 1/4"/FT (VIF).

SPRINKLER NOTES:

- ROTATE SPRINKLER HEADS UPWARD AND PROVIDE UPRIGHT HEADS DURING CONSTRUCTION OF NEW CEILING. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NFPA 13 AND THE AUTHORITY HAVING JURISDICTION.
- INSTALL NEW DETENTION GRADE SPRINKLER HEADS TO PROVIDE COMPLETE SPACE COVERAGE IN ACCORDANCE WITH NFPA 13 REQUIREMENTS AND THE AUTHORITY HAVING JURISDICTION. PRODUCT TO BE TYCO RAVEN 5.6K INSTITUTIONAL SPRINKLERS OR APPROVED EQUAL.
- ALL SPRINKLER SHUT DOWNS SHALL HAPPEN DURING NORMAL WORK HOURS UNLESS PREVIOUSLY AUTHORIZED BY THE OWNER. NO SHUT-DOWN SHALL OCCUR OVER-NIGHT.

LIGHTING FIXTURES:

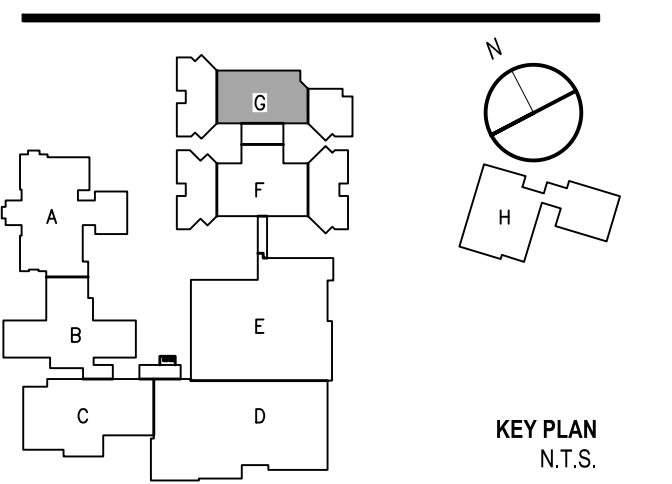
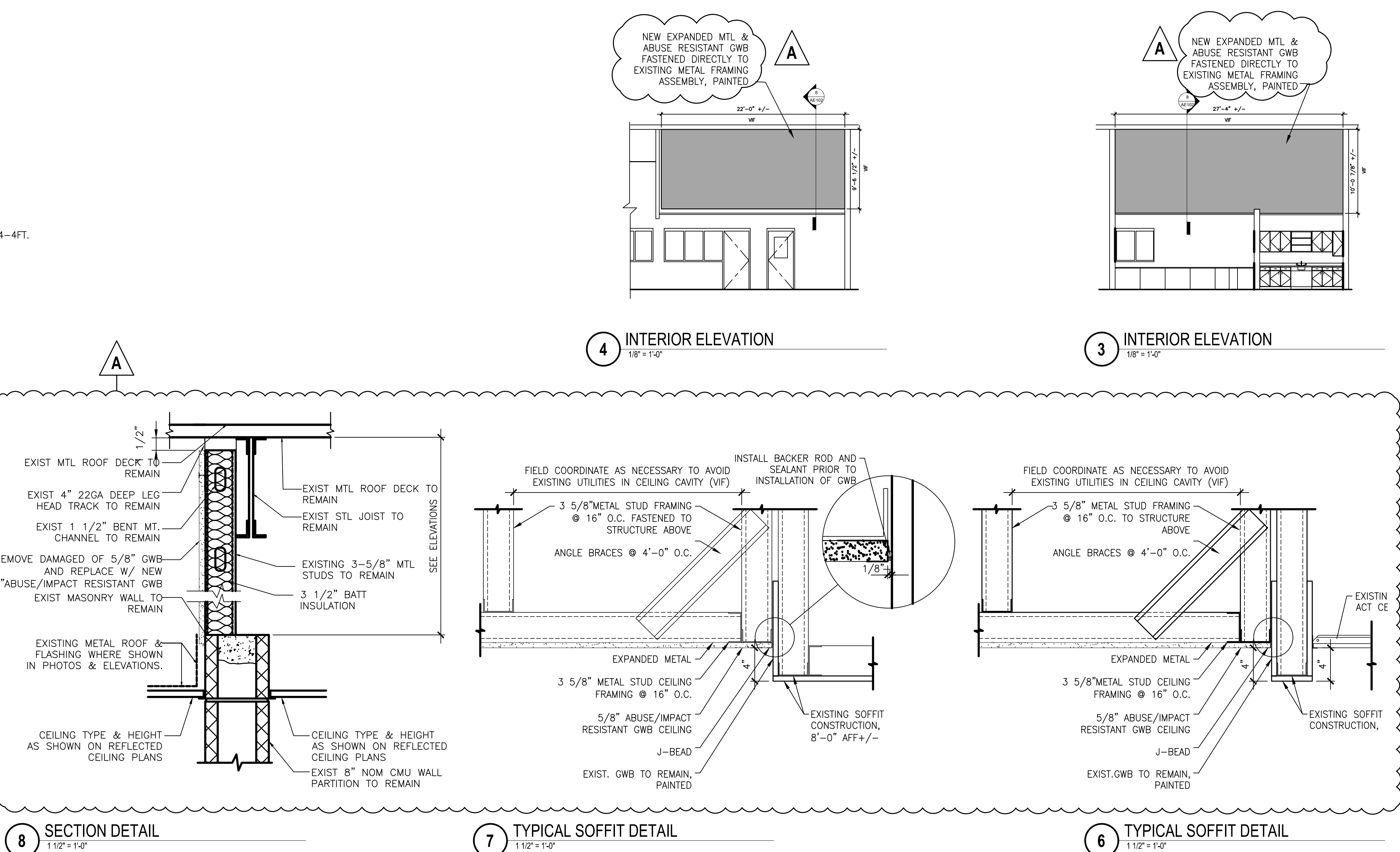
EFFICIENCY MAINE ELIGIBLE:  
E1: MEDIUM SECURITY 2x4 LIGHT. BASIS OF DESIGN: FAIL SAFE MODEL (COOPER LIGHTING) FMR-D-24-4-LD4-3-STD-40-UNV-81/B6-EDC-1-SWBR-SF3-PF24-4FT.

ELECTRICAL NOTES:

- CONNECT NEW FIXTURES TO EXISTING FIXTURE WHIPS AND LIGHTING CIRCUITS.

MECHANICAL NOTES:

- CONTRACTOR SHALL MEASURE AND DOCUMENT EXISTING AIRFLOWS PRIOR TO DEMOLITION AND CONSTRUCTION.
- R1: MINIMUM SECURITY GRILLE, BASIS OF DESIGN: PRICE MODEL MSL GRILLE W/ LATTICE FACEPLATE AND SURFACE MOUNT BOARDER, SURFACE MOUNT BOARDER. BORDER SHALL BE FASTENED WITH TAMPERPROOF SCREWS.
- GRILLES SHALL BE SIZED AS FOLLOWS: 22x10 NECK, 801-1570 CFM.
- INSTALLATION OF GRILLES SHALL INCLUDE CONNECTING THE EXISTING RIGID DUCTWORK TO THE PROPOSED GRILLE, AND ANY ASSOCIATED DUCTWORK MODIFICATIONS NECESSARY FOR INSTALLATION.
- S1: MINIMUM SECURITY DIFFUSER, BASIS OF DESIGN: PRICE MODEL MSD LOUVERED FACE 4-WAY DIRECTIONAL DIFFUSER WITH LATTICE FACEPLATE AND TYPE 1 SURFACE MOUNT BORDER. BORDER SHALL BE FASTENED WITH TAMPERPROOF SCREWS.
- DIFFUSERS SHALL BE SIZED AS FOLLOWS\* 6X6 NECK, 0-150 CFM; 9X9 NECK, 150-300 CFM; 12X12 NECK, 301-500 CFM.
- INSTALLATION OF DIFFUSERS SHALL INCLUDE FLEXIBLE DUCT CONNECTING THE EXISTING RIGID DUCTWORK TO THE PROPOSED DIFFUSER. FLEXIBLE DUCT SHALL BE UL 181, CLASS 1, 2-PLY VINYL FILM SUPPORTED BY HELICALLY WOUND, SPRING-STEEL WIRE WITH R-8 FIBEROUS GLASS INSULATION AND POLYETHYLENE VAPOR BARRIER FILM.
- PROVIDE SQUARE TO ROUND DUCT CONNECTORS BETWEEN THE DIFFUSER NECK AND THE FLEXIBLE DUCTWORK.



#	Description	Date
A	ADDENDUM 1	10-03-25

ISSUED FOR CONSTRUCTION

08-26-25

AREA G (MAPLE & ELM) 1ST &  
MEZZANINE LEVEL  
REFLECTED CEILING PLAN

SCALE: AS NOTED DESIGNED BY: DJM  
SMRT PROJECT #: 25014 DRAWN BY: DJM

AE102



**DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS**

001113	NOTICE TO CONTRACTORS
002113	INSTRUCTIONS TO BIDDERS
004113	CONTRACTOR BID FORM
004313	CONTRACTOR BID BOND (SAMPLE)
005213	CONTRACT AGREEMENT (SAMPLE)
006113.13	CONTRACTOR PERFORMANCE BOND (SAMPLE)
001613.16	CONTRACTOR PAYMENT BOND (SAMPLE)
007100	DEFINITIONS
007213	GENERAL CONDITIONS
007346	WAGE DETERMINATION

**DIVISION 01 - GENERAL REQUIREMENTS**

011000	SUMMARY
013100	PROJECT MANAGEMENT AND COORDINATION
013200	CONSTRUCTION PROGRESS DOCUMENTATION
133000	SUBMITTAL PROCEDURES
014000	QUALITY REQUIREMENTS
014200	REFERENCES
016000	PRODUCT REQUIREMENTS
017300	EXECUTION
017700	QUALITY REQUIREMENTS
014100	SPECIAL INSPECTIONS
014200	REFERENCES

**DIVISION 02 – EXISTING CONDITIONS**

024119	SELECTIVE DEMOLITION
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**DIVISION 07 - THERMAL AND MOISTURE PROTECTION**

079200	JOINT SEALANTS
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**DIVISION 08 - OPENINGS**

083113.53	SECURITY ACCESS DOORS AND FRAMES
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**DIVISION 09 - FINISHES**

092216	NON-STRUCTURAL METAL FRAMING
092900	GYPSUM BOARD
095113	ACOUSTICAL PANEL CEILINGS
098433	FIXED SOUND-ABSORPTIVE PANELS
099123	INTERIOR PAINTING
<del>099600</del>	<del>HIGH-PERFORMANCE COATINGS (ADDENDUM 1)</del>

**DIVISION 26 – ELECTRICAL**

260519	LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES
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**LONG CREEK YOUTH DEVELOPMENT CENTER  
CEILING REPLACEMENT  
SOUTH PORTLAND, MAINE**

**OCTOBER 3, 2025  
ADDENDUM 1**

260526      GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS  
265119      LED INTERIOR LIGHTING



**00 11 13**  
**Notice to Contractors**

**Long Creek Youth Development Center Ceiling Replacemement**

3812

*Project consists of replacing existing dayroom ceilings in Housing Units.*

The contract shall designate the Substantial Completion Date on or before *February 19, 2026 (ADDENDUM 1)* and the Contract Final Completion Date on or before *March 5, 2026 (ADDENDUM 1)*

1. Submit bids on a completed Contractor Bid Form (section 00 41 13), provided in the Bid Documents, include bid security when required, and scan each item as an attachment to an email addressed to: BGS.Architect@Maine.gov, so as to be received no later than **1:30 p.m. on October 9, 2025**. The email subject line shall be marked "**Bid for Long Creek Youth Development Center Ceiling Replacement**".

Bid submissions will be opened and read aloud at **2:00 p.m.** on the 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. In certain circumstances, the Bureau of General Services may require the Bidder to surrender a valid paper copy of the bid form or the bid security document. The Owner reserves the right to accept or reject any or all bids as may best serve the interest of the Owner.

2. Questions and comments on the *bid opening process* shall be addressed to: Division of Planning, Design & Construction, Bureau of General Services, 77 State House Station, Augusta, Maine 04333-0077, BGS.Architect@Maine.gov.
3. Questions and comments regarding the *project* design specifications or drawings shall be directed in writing to the Consultant during the bid period prior to the question and comment deadline of 5:00 p.m. on *September 26, 2025*.

*SMRT Architects & Engineers*  
*Mark Estabrook*  
*mestabrook@smrtinc.com*

4. ☒ Bid security is required on this project.  
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.  
*or*  
☐ Bid security is not required on this project.



**00 11 13**  
**Notice to Contractors**

5. ☒ 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.  
*or*  
☐ Performance and Payment Bonds are not required on this project.
6. Filed Sub-bids *are not required* on this project.
7. ☐ Pre-qualified General Contractors are utilized on this project.  
*insert the company name, city and state for each*  
*or*  
☒ Pre-qualified General Contractors are not utilized on this project.
8. ☒ An on-site pre-bid conference ( ☒ *mandatory* or ☐ *optional* ) will be conducted for this project. The pre-bid conference is intended for General Contractors. Subcontractors and suppliers are welcome to attend. Contractors who arrive late or leave early for a mandatory meeting may be prohibited from participating in this meeting and bidding.  
*1:00PM September 19, 2025*  
*Long Creek Youth Development Center, 675 Westbrook St, South Portland, ME*  
  
*or*  
☐ An on-site pre-bid conference will not be conducted for this project.
9. Bid Documents - full sets only - will be available on or about *September 2, 2025* and may be obtained *at no cost* from:  
*Maine Bureau of General Services Website*  
*<https://www.maine.gov/dafs/bgs/business-opportunities>*
10. Bid Documents may be examined at:
- |   |  |
|---|--|
| <i>AGC Maine</i><br><i>188 Whitten Road, Augusta, ME 04330</i><br><i>207-622-4741</i> | <i>Construction Summary</i><br><i>734 Chestnut Street, Manchester, NH 03104</i><br><i>603-627-8856</i> |
|---|--|



**00 11 13**  
**Notice to Contractors**



SECTION 098433

FIXED SOUND-ABSORPTIVE PANELS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes

~~1. Ceiling-mounted fabric-wrapped acoustical panels. (ADDENDUM 1)~~

2. Ceiling-mounted perforated metal wrapped acoustical panels.

1.3 DEFINITIONS

- A. NRC: Noise reduction coefficient.

1.4 SUBMITTALS

- A. Product Data: For each type of panel edge, core material, and mounting indicated.
- B. Shop Drawings: For acoustical wall panels. Include mounting devices and details; details at panel head, base, joints, and corners; and details at ceiling, floor base, and wall intersections. Include elevations showing panel sizes ~~and direction of fabric weave and pattern matching~~ (ADDENDUM 1). Indicate panel edge and core materials.
- C. Samples for **Color Selection:** ~~For each type of facing material from acoustical wall panel manufacturer's full range. Where applicable submit selected fabric for confirmation.~~(ADDENDUM 1)
- D. Product Certificates: For each type of acoustical wall panel, signed by product manufacturer.
- E. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, for each type of acoustical wall panel.
- F. Maintenance Data: For acoustical wall panels to include in maintenance manuals. ~~Include fabric manufacturers' written cleaning and stain-removal recommendations.~~ (ADDENDUM 1)



- G. Warranty: Special warranty specified in this Section.

#### 1.5 QUALITY ASSURANCE

- A. Fabricator Qualifications: Shop that employs skilled workers who custom-fabricate products similar to those required for this Project and whose products have a record of successful in-service performance.
- B. Source Limitations: Obtain acoustical wall panels through one source from a single manufacturer.
- C. General Requirements for Sound-Absorbing Wall Units: Units shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."
- D. Fire-Test-Response Characteristics: Provide acoustical wall panels with the following surface-burning characteristics as determined by testing identical products per ASTM E 84 by UL or another testing and inspecting agency acceptable to authorities having jurisdiction:
1. Flame-Spread Index: 25 or less.
  2. Smoke-Developed Index: 450 or less.

#### 1.6 DELIVERY, STORAGE, AND HANDLING

- ~~A. Comply with fabric and acoustical wall panel manufacturers' written instructions for minimum and maximum temperature and humidity requirements for shipment, storage, and handling. (ADDENDUM 1)~~
- B. Deliver materials and panels in unopened bundles and store in a temperature-controlled dry place with adequate air circulation.
- C. Protect panel edges from crushing and impact.

#### 1.7 PROJECT CONDITIONS

- A. Environmental Limitations: Do not install acoustical wall panels until spaces are enclosed and weatherproof, wet work in spaces is complete and dry, work above ceilings is complete, and ambient temperature and humidity conditions are maintained at the levels indicated for Project when occupied for its intended use.
- B. Lighting: Do not install acoustical wall panels until a permanent level of lighting is provided on surfaces to receive acoustical wall panels.
- C. Air-Quality Limitations: Protect acoustical wall panels from exposure to airborne odors, such as tobacco smoke, and install panels under conditions free from odor contamination of ambient air.



- D. Field Measurements: Verify locations of acoustical wall panels by field measurements before fabrication and indicate measurements on Shop Drawings.

## 1.8 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of acoustical wall panels that fail in performance, materials, or workmanship within specified warranty period.
1. Failure in performance includes, but is not limited to, acoustical performance.
  2. Failures in materials ~~include, but are not limited to, fabric sagging, distorting, or releasing from panel edge; or warping of core.~~ (ADDENDUM 1)
  3. Warranty Period: Two years from date of Substantial Completion.

## 1.9 EXTRA MATERIALS

- A. Furnish extra materials described below, before installation begins, that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
- ~~1. Fabric: For each fabric, color, and pattern installed, provide length equal to 10 percent of amount installed, but no fewer than 10 yards.~~ (ADDENDUM 1)
  2. Acoustical Wall Panel Mounting Devices: Full-size units equal to 5 percent of amount installed, but no fewer than 5 attachment devices.

## PART 2 - PRODUCTS

### 2.1 CORE MATERIALS

- A. Glass-Fiber Board: ASTM C 612, Type standard with manufacturer; nominal density of 6 to 7 lb/cu. ft., unfaced, and dimensionally stable, molded rigid board; and with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively.

### 2.2 SOUND ABSORBING PANELS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
1. Acoustical Solutions, Inc.
  2. Acoustical Surfaces, Inc.
  3. Armstrong World Industries.
  4. Kinetics Noise Control



5. Koroseal Sound Designs
6. Wall Technology, Inc.; an Owens Corning company.

B. Products:

~~1. Fabric Wrapped Acoustical Panels (ADDENDUM 1)~~

- ~~a. Basis of Design Product: Koroseal Sound Designs Performance Plus Series or approved equal.~~
- ~~b. Panel Construction: Manufacturer's standard panel construction consisting of facing material laminated to front face, edges, and back border of dimensionally stable, rigid glass fiber board core; with square edges chemically hardened to reinforce panel perimeter against warpage and damage.~~
  - ~~1) Core: Manufacturer's standard glass fiber board with rigid impact resistant face layer.~~
- ~~c. Facing Material: Manufacturer's standard facing.~~
- ~~d. Facing Color: As selected by the Architect from manufacturer's full range.~~
- ~~e. Fire Performance: Class A, Flame Spread: 25 or less. Smoke Developed: 450 or less.~~
- ~~f. Nominal Thickness: 2" inches~~
- ~~g. Acoustical Performance: NRC 1.0~~
- ~~h. Mounting: Back mounting with manufacturer's standard metal clips or bar hangers secured to substrate with top retainer to mechanically hold in place. Secure retainer with detention security screws.~~
- ~~i. Panel Dimensions: Refer to drawings.~~

2. Perforated Metal Wrapped Acoustical Panels

- a. Basis of Design Product: Acoustical Solutions, Inc.: "Alphaperf Metal Wall Panel".
- b. Panel Construction: Manufacturer's standard panel construction consisting of facing material enclosing rigid glass-fiber board core and an impact resistant facing.
- c. Edges: Square.
  - 1) Core: Manufacturer's standard glass fiber board.
- d. Facing Material: Facing: 0.0239" steel or 0.032" aluminum with 0.125" diameter perforations spaced on 0.032" staggered centers.
- e. Finish: Manufacturer's standard baked enamel or powder-coat finish. Refer to Division 9 Section "Color and Finish Schedule" for color selections.
- f. Nominal Thickness: 2" inches
- g. Acoustical Performance: NRC – 0.95



- h. Mounting: Back mounting with manufacturer's standard metal clips or bar hangers secured to substrate with trailing edge retainer to mechanically hold in place. Secure retainer with detention security screws.
- i. Panel Dimensions: Refer to drawings.

## 2.3 FABRICATION

- A. Sound-Absorption Performance: Provide acoustical wall panels with minimum NRCs indicated, as determined by testing per ASTM C 423 for mounting type specified.
- ~~B. Fabric Wrapped Acoustical Wall Panels: Panel construction consisting of facing material adhered to face, edges and back border of dimensionally stable core; with rigid edges to reinforce panel perimeter against warpage and damage.~~
  - ~~1. Facing: Stretched straight, on the grain, tight, square, and free from puckers, ripples, wrinkles, sags, blisters, seams, adhesive, or other foreign matter. Applied with visible surfaces fully covered.~~
  - ~~2. Where square corners are indicated, tailor corners.~~
  - ~~3. Where facing with directional or repeating patterns or directional weave are indicated, mark fabric top and attach fabric in same direction so pattern or weave matches in adjacent panels.~~
  - ~~4. Core Face Layer: Evenly stretched over core face and edges and securely attached to core; free from puckers, ripples, wrinkles, sags. (ADDENDUM 1)~~
- C. Perforated Metal Wrapped Acoustic Wall Panels: Panel construction consisting of facing material providing protection of face, edges, and back border.
  - 1. Form panels from perforated metal on a brake, with seams only at short corners and with metal panel material wrapping back edge of unit.
  - 2. Finish metal subsequent to forming.
- D. Dimensional Tolerances of Finished Units: Plus or minus 1/16 inch for the following:
  - 1. Thickness.
  - 2. Edge straightness.
  - 3. Overall length and width.
  - 4. Squareness from corner to corner.
  - 5. Chords, radii, and diameters.



PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine fabric, substrates, blocking, and conditions, with Installer present, for compliance with requirements, installation tolerances, and other conditions affecting performance of acoustical wall panels.
  - 1. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Install acoustical wall panels in locations indicated with vertical surfaces and edges plumb, top edges level and in alignment with other panels, faces flush, and scribed to fit adjoining work accurately at borders and at penetrations.

~~1. —Cut units to be at least 50 percent of unit width, with facing material extended over cut edge to match uncut edge. Scribe acoustical wall panels to fit adjacent work. Butt joints tightly. (ADDENDUM 1)~~

- B. Comply with acoustical wall panel manufacturer's written instructions for installation of panels using type of concealed mounting accessories indicated or, if not indicated, as recommended by manufacturer. Anchor panels securely to supporting substrate.

~~C. —Match and level fabric pattern and grain among adjacent panels. (ADDENDUM 1)~~

- D. Installation Tolerances: As follows:

- 1. Variation from Level and Plumb: Plus or minus 1/16 inch.
- 2. Variation of Panel Joints from Hairline: Not more than 1/16 inch wide.

3.3 CLEANING

- A. Clip loose threads; remove pills and extraneous materials.
- B. Clean panels with fabric facing, on completion of installation, to remove dust and other foreign materials according to manufacturer's written instructions.

3.4 PROTECTION

- A. Provide final protection and maintain conditions, in a manner acceptable to manufacturer and Installer, to ensure that acoustical wall panels are without damage or deterioration at time of Substantial Completion.
- B. Replace acoustical wall panels that cannot be cleaned and repaired, in a manner approved by Architect, before time of Substantial Completion.



**LONG CREEK YOUTH DEVELOPMENT CENTER  
CEILING REPLACEMENT  
SOUTH PORTLAND, MAINE**

**OCTOBER 3, 2025  
ADDENDUM 1**

**END OF SECTION**



**SECTION 099123**

**INTERIOR PAINTING**

**PART 1 - GENERAL**

**1.1 RELATED DOCUMENTS**

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

**1.2 SUMMARY**

- A. Section includes surface preparation and the application of paint systems on interior substrates.

**1.3 DEFINITIONS**

- A. Gloss Level 1: Not more than 5 units at 60 degrees and 10 units at 85 degrees, according to ASTM D 523.
- B. Gloss Level 2: Not more than 10 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.
- C. Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.
- D. Gloss Level 4: 20 to 35 units at 60 degrees and not less than 35 units at 85 degrees, according to ASTM D 523.
- E. Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D 523.
- F. Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D 523.
- G. Gloss Level 7: More than 85 units at 60 degrees, according to ASTM D 523.

**1.4 ACTION SUBMITTALS**

- A. Product Data: For each type of product. Include preparation requirements and application instructions.

**1.5 MAINTENANCE MATERIAL SUBMITTALS**

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.



1. Paint: 5 percent, but not less than 1 gal of each material and color applied.

**1.6 DELIVERY, STORAGE, AND HANDLING**

- A. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F.
  1. Maintain containers in clean condition, free of foreign materials and residue.
  2. Remove rags and waste from storage areas daily.

**1.7 FIELD CONDITIONS**

- A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F.
- B. Do not apply paints when relative humidity exceeds 85 percent; at temperatures less than 5 deg F above the dew point; or to damp or wet surfaces.

**PART 2 - PRODUCTS**

**2.1 MANUFACTURERS**

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
  1. Benjamin Moore & Co.
  2. Sherwin-Williams Company (The).
- B. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to products listed in other Part 2 articles for the paint category indicated.

**2.2 PAINT, GENERAL**

- A. MPI Standards: Provide products that comply with MPI standards indicated and that are listed in its "MPI Approved Products List."
- B. Material Compatibility:
  1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
  2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.



- C. VOC Content: Products shall comply with VOC limits of authorities having jurisdiction and, for interior paints and coatings applied at Project site, the following VOC limits, exclusive of colorants added to a tint base, when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
  - 1. Flat Paints and Coatings: 50 g/L.
  - 2. Nonflat Paints and Coatings: 150 g/L.
  - 3. Primers, Sealers, and Undercoaters: 200 g/L.
  - 4. Anticorrosive and Antirust Paints Applied to Ferrous Metals: 250 g/L.
  - 5. Zinc-Rich Industrial Maintenance Primers: 340 g/L.
  - 6. Pretreatment Wash Primers: 420 g/L.
- D. Low-Emitting Materials: Interior paints and coatings shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."
- E. Colors: As indicated on Drawings.

## **2.3 PRIMERS/SEALERS**

- A. Primer Sealer, Interior, Institutional Low Odor/VOC: MPI #149.
  - 1. Benjamin Moore Eco Spec WB Interior Latex Primer
  - 2. Sherwin Williams ProMar 200 Zero Interior Latex Primer.

## **2.4 WATER-BASED PAINTS**

- A. Latex, Interior, Institutional Low Odor/VOC, (Gloss Level 3): MPI #145.
  - 1. Benjamin Moore Eco Spec WB Interior Latex Eggshell
  - 2. Sherwin Williams ProMar 200 Zero VOC Interior Latex Eg-Shel.

## **2.5 SOURCE QUALITY CONTROL**

- A. Testing of Paint Materials: Owner reserves the right to invoke the following procedure:
  - 1. Owner will engage the services of a qualified testing agency to sample paint materials. Contractor will be notified in advance and may be present when samples are taken. If paint materials have already been delivered to Project site, samples may be taken at Project site. Samples will be identified, sealed, and certified by testing agency.
  - 2. Testing agency will perform tests for compliance with product requirements.
  - 3. Owner may direct Contractor to stop applying coatings if test results show materials being used do not comply with product requirements. Contractor shall remove noncomplying paint materials from Project site, pay for testing, and repaint surfaces painted with rejected materials. Contractor will be required to remove rejected materials



from previously painted surfaces if, on repainting with complying materials, the two paints are incompatible.

### **PART 3 - EXECUTION**

#### **3.1 EXAMINATION**

- A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.
- B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:
  - 1. Gypsum Board: 12 percent.
- C. Gypsum Board Substrates: Verify that finishing compound is sanded smooth.
- D. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
- E. Proceed with coating application only after unsatisfactory conditions have been corrected.
  - 1. Application of coating indicates acceptance of surfaces and conditions.

#### **3.2 PREPARATION**

- A. Comply with manufacturer's written instructions and recommendations in "MPI Manual" applicable to substrates indicated.
- B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.
  - 1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.
- C. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants.
  - 1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.
- D. Shop-Primed Steel Substrates: Clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material as used for shop priming to comply with SSPC-PA 1 for touching up shop-primed surfaces.



### **3.3 APPLICATION**

- A. Apply paints according to manufacturer's written instructions and to recommendations in "MPI Manual."
  - 1. Use applicators and techniques suited for paint and substrate indicated.
  - 2. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed equipment or furniture with prime coat only.
  - 3. Paint front and backsides of access panels, removable or hinged covers, and similar hinged items to match exposed surfaces.
  - 4. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
  - 5. Primers specified in painting schedules may be omitted on items that are factory primed or factory finished if acceptable to topcoat manufacturers.
- B. Tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Tint undercoats to match color of topcoat, but provide sufficient difference in shade of undercoats to distinguish each separate coat.
- C. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.
- D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.
- E. Painting Fire Suppression, Plumbing, HVAC, Electrical, Communication, and Electronic Safety and Security Work:
  - 1. Paint the following work where exposed in occupied spaces:
    - a. Equipment, including panelboards.
    - b. Uninsulated metal piping.
    - c. Uninsulated plastic piping.
    - d. Pipe hangers and supports.
    - e. Metal conduit.
    - f. Plastic conduit.
    - g. Duct, equipment, and pipe insulation having cotton or canvas insulation covering or other paintable jacket material.
    - h. Other items as directed by Architect.

### **3.4 FIELD QUALITY CONTROL**

- A. Dry Film Thickness Testing: Owner may engage the services of a qualified testing and inspecting agency to inspect and test paint for dry film thickness.
  - 1. Contractor shall touch up and restore painted surfaces damaged by testing.



2. If test results show that dry film thickness of applied paint does not comply with paint manufacturer's written recommendations, Contractor shall pay for testing and apply additional coats as needed to provide dry film thickness that complies with paint manufacturer's written recommendations.

### **3.5 CLEANING AND PROTECTION**

- A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.
- B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.
- C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.
- D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

### **3.6 INTERIOR PAINTING SCHEDULE (ADDENDUM 1)**

- A. **Provide the following finish systems over interior surfaces unless otherwise indicated as epoxy paint:**
  1. **Flat Acrylic Ceiling Finish: 2 finish coats over a primer.**
    - a. **Primer: Latex-based, interior primer applied at spreading rate recommended by the manufacturer.**
      - 1) **Cal: ProPrime Undercoater Primer-Sealer 54500.**
      - 2) **Moore: Super Spec Latex Enamel Undercoater & Primer Sealer #253.**
      - 3) **PPG: Speedhide Interior Latex Primer Sealer, 6-2.**
      - 4) **S-W: PrepRite 200 Latex Primer B28W200.**
    - b. **First and Second Coats: Flat, acrylic-latex-based, interior paint applied at spreading rate recommended by the manufacturer.**
      - 1) **Cal: Premium Acrylic Latex Flat 533XX.**
      - 2) **Moore: Super Spec Latex Flat #275.**
      - 3) **PPG: Speedhide Interior Flat Latex, 6-70 Series.**
      - 4) **S-W: ProMar 400 Latex Flat Wall Paint B30W4200.**
  2. **Low-Luster, Acrylic-Enamel Wall Finish: 2 finish coats over a primer.**
    - a. **Primer: Latex-based, interior primer applied at spreading rate recommended by the manufacturer.**
      - 1) **Cal: ProPrime Undercoater Primer-Sealer 54500.**
      - 2) **Moore: Super Spec Latex Enamel Undercoater & Primer Sealer #253.**
      - 3) **PPG: Speedhide Interior Latex Primer Sealer, 6-2.**
      - 4) **S-W: PrepRite 200 Latex Primer B28W200 Series.**



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- b. First and Second Coats: Low-luster (eggshell or satin), acrylic-latex, interior enamel applied at spreading rate recommended by the manufacturer.**
- 1) Cal: Premium 100% Acrylic Latex Eggshell 531XX.**
  - 2) Moore: Super Spec Latex Eggshell Enamel #274.**
  - 3) PPG: Speedhide Interior Eggshell Latex Enamel, 6-411 Series.**
  - 4) S-W: ProMar 400 Interior Latex Eggshell B20W2200.**

**END OF SECTION 099123**