



PORTLAND WATER DISTRICT
225 Douglass Street, P.O. Box 3553, Portland, ME 04104-3553
(207) 774-5961 - FAX (207) 761-8325

June 9, 2026

REQUEST FOR BID

This is NOT an order.

All Bids must be submitted
By: 2:00 pm, July 13th, 2026

2026 –Westbrook Locker Room

To Potential Contractors

Thank you for your interest in this Portland Water District (PWD) Request for Bid (RFB). The purpose of this RFB is to establish the vendor who shall perform those services, the rate the PWD shall pay, and the terms and conditions of those services. Bids are subject to the terms & conditions included in this RFB.

Evaluation will be based on price. The PWD will execute an agreement and issue a purchase order upon award. Please see Attachment Two for a sample of the agreement. Any exceptions to the agreement must be stated in the vendor's bid.

Pre-proposal meetings will be held by appointment only. All questions related to this RFB must be submitted in writing before the deadline listed below. When submitting a question, please include the name of your organization and contact information. The answers to all questions will be provided to all bidders.

Bids must be submitted electronically to wgilbert@pwd.org via an email attachment or link to a secure FTP site. Bids must be received by PWD by deadline listed above and below. Signed copies of Attachment Three and Attachment Four must be included in the bid. Late or incomplete bids will not be accepted.

RFB SCHEDULE & DETAILS

ATTACHMENTS:

Attachment 1: Scope of Work & Drawings

Attachment 2: Sample Agreement for Services (executed upon award, do not sign)

Attachment 3: Instructions & Conditions sign and submit with bid (**RETURN WITH BID**)

Attachment 4: Bid sheet sign and submit with bid (**RETURN WITH BID**)

RFB SCHEDULE:

6/9/26- Email RFB to vendors

6/9/26 to 7/2/26 - Question and answer period, questions sent to wgilbert@pwd.org

Answers to all questions will be shared

7/13/26 by 2:00PM - Bids Due

Project Complete: Dependent upon material lead time.

BID SECURITY:

The successful bidder will be expected to present Performance and Payment Bonds in the amount of one hundred percent (100%) of the bid price as surety for the performance of the contract. The performance and Payment bonds will be required prior to the execution of the contract.

POINT OF CONTACT:

All questions and bid must be submitted to contact listed below

Please use email for all questions.

Portland Water District
Wesley Gilbert, Purchasing Agent
225 Douglass Street
Portland, ME 04102
(e) wgilbert@pwd.org
(t) 207.523.5203

Job Name:WB Locker room renovation.
Attachment 4: Project Objectives and Minimum Scope

PRE-PROPOSAL MEETING

Pre proposal meetings will be held by appointment only.

PROJECT BACKGROUND AND GENERAL OBJECTIVES

Renovation of Westbrook Locker room approximately 350 sf in size.

SCOPE OF WORK

The successful respondent and the District will enter into an Agreement for Construction Services per the District's standard terms and conditions as provided in the attached sample Agreement. Proposers are encouraged to ask questions or request clarifications regarding the Agreement during the RFB process; the District does not intend to negotiate the Agreement's standard terms and conditions after recommendation of award is made. Any exceptions to the terms of the Agreement must be noted in the proposal.

The bids shall include the minimum requirements stated in this RFB. The scope of work shall include, but not necessarily be limited to, the following.

Westbrook; 285 Park Rd Westbrook, ME 04092

- Demo existing cement block walls and all items currently in locker room/ washroom
- Install 2 "pods" with a shower stall, toilet and sink in each.
- One Pod will be ADA compliant.
- Prep and paint floors with 2-part epoxy, walls, miscellaneous piping, doors and trim (all paint must be approved by PWD).
- Replace lockers with similar style and quantity.
- Provide paper towel holders, soap dispensers and toilet paper holders to be installed by the contractor. And approved by PWD.
- All miscellaneous electrical and plumbing directly associated with the project.
- Install an exhaust fan system for each pod and locker areas.
- All Plumbing fixtures will be touchless technology.
- Frame in small closet where current IT equipment is housed.
- Bench Seating in "pod" and locker area.
- Washer and Dryer area.
- New Mop sink.
- Permitting by contractor.
- Temporary shower space provided by contractor.

SCHEDULE

Bids Sent: 6/9/2026

Pre-bid site walk: By appointment

Bids due by: 2:00PM, July 13th, 2026.

Work completed by: Dependent upon material lead time

SELECTION

Contract will be awarded to the overall lowest cost option that can complete the work by the schedule date. Provide one lump sum number with bid outlining the minimum requirements listed above.

PLANS

Attached to this scope are Architect drawings for the renovation.

PWD WESTBROOK - LOCKER ROOM RENOVATION

285 PARK ROAD
WESTBROOK, MAINE

PERMIT SET

OCTOBER 3, 2023

DRAWING LIST

SHEET NUMBER

G0-0	TITLE SHEET
G0-1	GENERAL NOTES, ABBREVIATIONS, AND LEGENDS
G1-0	AREA OF WORK PLAN
ARCHITECTURAL	
AD1-1	DEMOLITION PLANS
A0-1	ASSEMBLIES AND SCHEDULES
A1-1	NEW WORK PLANS
A4-0	INTERIOR ELEVATIONS

ARCHITECT

RYAN SENATORE **ARCHITECTURE**

500 CONGRESS STREET, SUITE 2
PORTLAND, MAINE 04101
O: 207-747-5159
C: 207-650-6414

GENERAL NOTES

1: DRAWING NOTES:
CONTRACTOR TO FURNISH AND INSTALL ALL NOTED LABOR AND MATERIALS UNLESS OTHERWISE NOTED.

2: CODE COMPLIANCE:
ALL WORK SHALL CONFORM TO THE LATEST EDITION OF STATE, LOCAL AND OTHER CODES WHICH APPLY TO THIS PROJECT OR HAVE JURISDICTION.

3: COORDINATION:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL DISCIPLINES AND TRADES SO THAT ALL BUILDING SYSTEMS AND COMPONENTS CAN BE ASSEMBLED WITHOUT CONFLICTS. IN THE EVENT THAT THE CONSTRUCTION DOCUMENTS DEFINE CONDITIONS WHICH PROHIBIT, OR MAY PROHIBIT, SUCH ASSEMBLY, THE CONTRACTOR SHALL BRING TO THE ARCHITECTS ATTENTION, IN WRITING AND IN A TIMELY FASHION, SUCH CONDITION. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION CLARIFICATION FROM THE ARCHITECT.
THE CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING MATERIALS AND SYSTEMS SHOWN IN THE CONSTRUCTION DOCUMENTS REGARDLESS OF WHERE THE INFORMATION IS LOCATED. WHERE COMPONENTS OF A SYSTEM ARE INDICATED THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE SYSTEM.

4: DISCREPANCIES & CLARIFICATIONS:
THIS PROJECT INVOLVES THE FIT-UP OF AN EXISTING BUILDING. EXISTING DIMENSIONS SHOWN ON THE DRAWINGS ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED. MEASURE AND VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ARCHITECTS ATTENTION, IN WRITING, ANY DISCREPANCIES OR AMBIGUITIES IN THE DRAWINGS AND/OR SPECIFICATIONS. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION OR CLARIFICATION FROM THE ARCHITECT.

5: LAYOUT:
UNLESS INDICATED OTHERWISE, CENTER WALL FRAMING AND PARTITION FRAMING ON COLUMN LINES. FLOOR PLAN DIMENSIONS ARE TO CENTER OF FRAMING, FACE OF CONCRETE, FACE OF CMU, OR COLUMN CENTERLINES, UNLESS INDICATED OTHERWISE. DOORS AND WINDOWS ARE DIMENSIONED TO CENTERLINES UNLESS INDICATED OTHERWISE.

6: CENTERING:
UNLESS INDICATED OTHERWISE, CENTER BUILDING ELEMENTS WITHIN OR BETWEEN OTHER BUILDING ELEMENTS WHEN CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SUCH IS THE INTENT, WHETHER OR NOT DIMENSIONS ARE INCLUDED

7: SYMMETRY:
WHERE CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SYMMETRY IS INTENDED, INFORMATION PROVIDED AT ONE SIDE APPLIES EQUALLY TO BOTH SIDES, UNLESS CONDITIONS CLEARLY PRECLUDE SUCH APPLICATION.

8: ACCESSIBILITY:
ALL HANDICAPPED ACCESSIBLE BATHROOMS, GRAB BARS, AND DOOR OPENINGS SHALL MEET THE REQUIREMENTS OF TITLE 94-348, CHAPTER 5 OF THE MAINE HUMAN RIGHTS COMMISSION TITLE LATEST EDITION & THE DEPARTMENT OF JUSTICE ADA STANDARDS FOR ACCESSIBLE DESIGN.

9: DRAWING SCALES:
WORK FROM THE GIVEN DIMENSIONS ONLY. SCALE IS INDICATED ON THE DRAWINGS FOR CONVENIENCE ONLY. IT IS NOT INTENDED THAT INFORMATION BE DEDUCED BY SCALING THE DRAWINGS SINCE SOME ITEMS MAY NOT BE TO SCALE.

10: WATER-RESISTANT GWB:
INSTALL WATER-RESISTANT GYPSUM WALL BOARD IN ALL REST ROOMS & TOILET ROOMS OR AT ANY WALL WITH PLUMBING FIXTURES.

10A: HIGH IMPACT GWB:
INSTALL HIGH IMPACT GYPSUM WALL BOARD IN ALL STAIRWELLS

11: INTERIOR ELEVATIONS:
INTERIOR ELEVATIONS MAY BE REVERSED FROM AND/OR SIMILAR TO ACTUAL CONDITION. SEE FLOOR PLANS FOR WINDOW AND DOOR QUANTITIES AND LOCATIONS, FOR CASEWORK LAYOUTS, AND FOR MONITOR LOCATIONS.

12: BUILDING INSULATION:
PROVIDE AS INDICATED IN WALL SECTIONS AND IN ACCORDANCE WITH PARTITION TYPES, WHETHER OR NOT SHOWN IN DETAILS AND OTHER DRAWINGS. FOR CLARITY, INSULATION MAY NOT BE SHOWN IN SOME CASES, EVEN IF IT IS TO BE PROVIDED.

13: BLOCKING:
INSTALL BLOCKING BEHIND ALL SURFACE-APPLIED FIXTURES TRIM, CASEWORK, SHELVES, BRACKETS, TOILET ACCESSORIES, CHAIR RAILS, PICTURE RAILS, GRAB BARS, BASE MOLDINGS, AND AS OTHERWISE REQUIRED, WHEN SUCH ITEMS ARE APPLIED ON STUD WALLS.

14: PENETRATIONS AT STRUCTURAL MEMBERS:
BEFORE PENETRATING JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT.

15: DAMAGED WORK:
BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED BY NEW WORK, DEMOLITION, OR WHICH MAY BE DAMAGED BY THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTOR SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR TO MEET THE APPROVAL OF THE ARCHITECT.

16: UTILITIES:
VERIFY THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING. DO NOT PROCEED WITH WORK UNTIL THE DISCREPANCY HAS BEEN RESOLVED TO THE SATISFACTION OF THE ARCHITECT.

17: RATED CONSTRUCTION:
PROVIDE RATED CONSTRUCTION AS REQUIRED BY CODE, AS SPECIFIED, AND AS INDICATED ON DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL ALL COMPONENTS REQUIRED TO CREATE SUCH RATED CONSTRUCTION, REGARDLESS OF WHETHER OR NOT SUCH COMPONENTS ARE INDICATED. PROVIDE CONTINUITY OF SUCH RATED CONSTRUCTION AROUND AND BETWEEN SPACES, INCLUDING AT CHASES AND AT FLOORS, TO MAINTAIN COMPLETE SEPARATIONS, EVEN IF NOT SPECIFICALLY INDICATED.

18: SHOP DRAWINGS:
SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATIONS. SUBMITTALS REQUIRED INCLUDE, BUT ARE NOT LIMITED TO, SHOP DRAWINGS FOR ALL PREFABRICATED CONCRETE, STEEL, MILLWORK & SIGNAGE, SAMPLES OF ALL PROPOSED PAINTS, METALS, WALL COVERINGS, LAMINATES, SOLID SURFACE MATERIALS, CERAMIC TILE, AND HARDWARE. SUBMIT MANUFACTURERS' DATA FOR ALL LIGHTING SYSTEMS, AND HARDWARE.

19: PERMITS:
THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ANY BUILDING PERMITS REQUIRED AND CARRY ANY INSURANCE COVERAGES REQUIRED.

20: INTERIOR FINISHES:
ALL INTERIOR FINISHES AND FURNISHINGS ARE TO BE CLASS 'A' FIRE-RATED AND ARE TO COMPLY WITH IBC CHAPTER-8 (INTERIOR FLAME SPREAD).

21: ELECTRICAL DESIGN:
REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS

22: WASTE REMOVAL:
THE GENERAL CONTRACTOR SHALL DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES.

23: LANDLORD COORDINATION:
THE GENERAL CONTRACTOR MUST COORDINATE WITH THE BUILDING OWNER ALL ACTIVITIES INCLUDING BUT NOT LIMITED TO WORK WHICH WILL GENERATE EXCESSIVE NOISE AND MODIFICATION TO UTILITIES. WORK MUST NOT INTERFERE WITH EXISTING SMOKE DETECTORS, ALARMS OR BUILDING SYSTEM MANAGEMENT.

24: TEMPORARY FACILITIES:
PROVIDE ALL TEMPORARY FACILITIES AND SERVICES, CONSTRUCTION AND SUPPORT FACILITIES, AND SECURITY AND PROTECTION AS NEEDED TO PROTECT NEW AND EXISTING CONSTRUCTION FOR THE DURATION OF A COMPLETE INSTALLATION.

25: FINAL CLEANING:
EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING. CLEAN EACH SURFACE TO THE CONDITION EXPECTED IN A COMMERCIAL BUILDING CLEANING PROGRAM.

26: MANUFACTURERS INSTRUCTIONS:
ALL MATERIALS & EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

27: GUARANTEE:
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME ON A CERTAIN ITEM.

28: ASBESTOS:
ALL MATERIAL USED FOR THE CONSTRUCTION OF THIS PROJECT, WHETHER BUILDING MATERIALS OR APPURTENANCES, SHALL BE NON-ASBESTOS CONTAINING MATERIAL.

29: HAZARDOUS FUMES:
THE GENERAL CONTRACTOR SHALL CONFIRM THAT ALL MATERIAL AND FINISHES SPECIFIED AND THEIR FABRICATION OR INSTALLATION WILL NOT RELEASE FUMES OR AROMAS DURING CONSTRUCTION WHICH MAY BE A HAZARD OR NUISANCE TO PERSONNEL.

30: PEST CONTROL:
SEAL AND CALK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS/RODENTS.

31: EXPOSED UTILITIES:
ALL EXPOSED UTILITY WIRES AND PIPES (ELECTRICAL, PLUMBING, ETC.) SHALL BE INSTALLED IN A WAY THAT DOES NOT OBSTRUCT OR PREVENT THE CLEANING OF FLOORS, WALLS, AND CEILING AREAS. THEY SHALL BE INSTALLED A MINIMUM OF 9" OFF FLOORS AND 1" OFF WALLS, CEILINGS AND ADJACENT PIPES.

32: OWNER SUPPLIED EQUIPMENT:
EQUIPMENT SUPPLIED BY THE OWNER AND INSTALLED BY THE GENERAL CONTRACTOR. EQUIPMENT INFORMATION AND SPECIFICATIONS ARE TO BE THE MOST CURRENT AVAILABLE AT THE TIME OF DOCUMENTATION PREPARATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE OWNER THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS (INCLUDING ELECTRICAL CIRCUIT REQUIREMENTS) OF EQUIPMENT TO BE SUPPLIED. THE GENERAL CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS AS NOTED ON THE DRAWINGS. INSTALL THE SET UP IN WORKING ORDER, CHECK WARRANTIES, TEST AND NOT VOID WARRANTIES. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER DELIVERY, STORAGE AND INSTALLATION OF ALL OWNER SUPPLIED EQUIPMENT. THE GENERAL CONTRACTOR SHALL STORE EQUIPMENT IF REQUESTED BY THE OWNER UNTIL INSTALLATION. SEE DRAWINGS FOR OTHER OWNER SUPPLIED/GENERAL CONTRACTOR INSTALLED ITEMS.

33: FIRE PROTECTION NOTE:
EXISTING SPRINKLERHEADS, ALARM SYSTEM AND DETECTORS ARE TO BE MODIFIED TO CONFORM WITH THE PROPOSED PLAN. COORDINATE WITH THE ARCHITECT, ANY MODIFICATION OR LOCATIONS WHERE EXISTING SYSTEMS ARE AFFECTED BY THE NEW DESIGN.

34: SOILS AT FOOTINGS:
REPORT THE LOCATION OF ALL UNSUITABLE SOILS AND MATERIALS BELOW ANTICIPATED LEVEL OF FOOTING TO THE ARCHITECT PRIOR TO THE SETTING OF FORMS.

35: ACCESS PANELS:
CONTRACTOR IS RESPONSIBLE FOR COORDINATING QUANTITY AND LOCATION OF ALL REQUIRED ACCESS PANELS FOR ALL MEP CONTROLS, CLEANOUTS, DAMPERS, PULL BOXES, ETC.

36: EXISTING HAZARDOUS MATERIALS
ALL HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS AND LEAD PAINT ARE TO BE HANDLED ENCAPSULATED, ABATED AND DISPOSED OF IN ACCORDANCE WITH ANY AND ALL FEDERAL, STATE AND LOCAL REQUIREMENTS AND REGULATIONS.

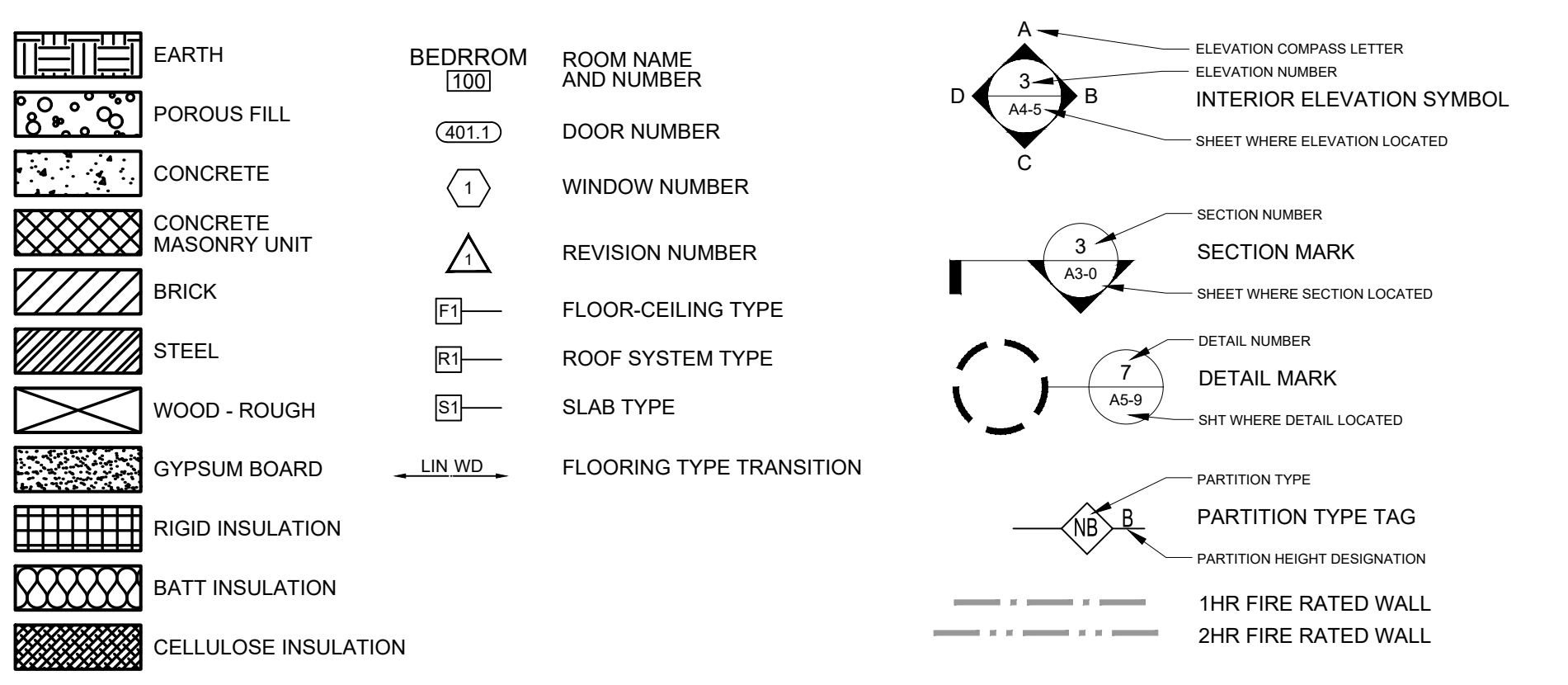
37: INDUSTRY STANDARDS:
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS. STANDARDS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- AAMA AMERICAN ARCHITECTURAL MANUFACTURERS ASSOCIATION
- ACI AMERICAN CONCRETE INSTITUTE
- ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
- ASTM AMERICAN SOCIETY FOR TESTS AND MATERIALS
- AWI ARCHITECTURAL WOODWORK INSTITUTE
- "CUSTOM GRADE"
- AWS AMERICAN WELDING SOCIETY
- ICMA INSULATING GLASS MANUFACTURERS ALLIANCE
- NAAMM NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS
- NRCA NATIONAL ROOFING CONTRACTORS ASSOCIATION
- NTCA NATIONAL TILE CONTRACTORS ASSOCIATION
- SMACNA SHEET METAL AND AIR CONDITIONING NATIONAL ASSOCIATION
- WDMA WINDOW AND DOOR MANUFACTURERS ASSOCIATION

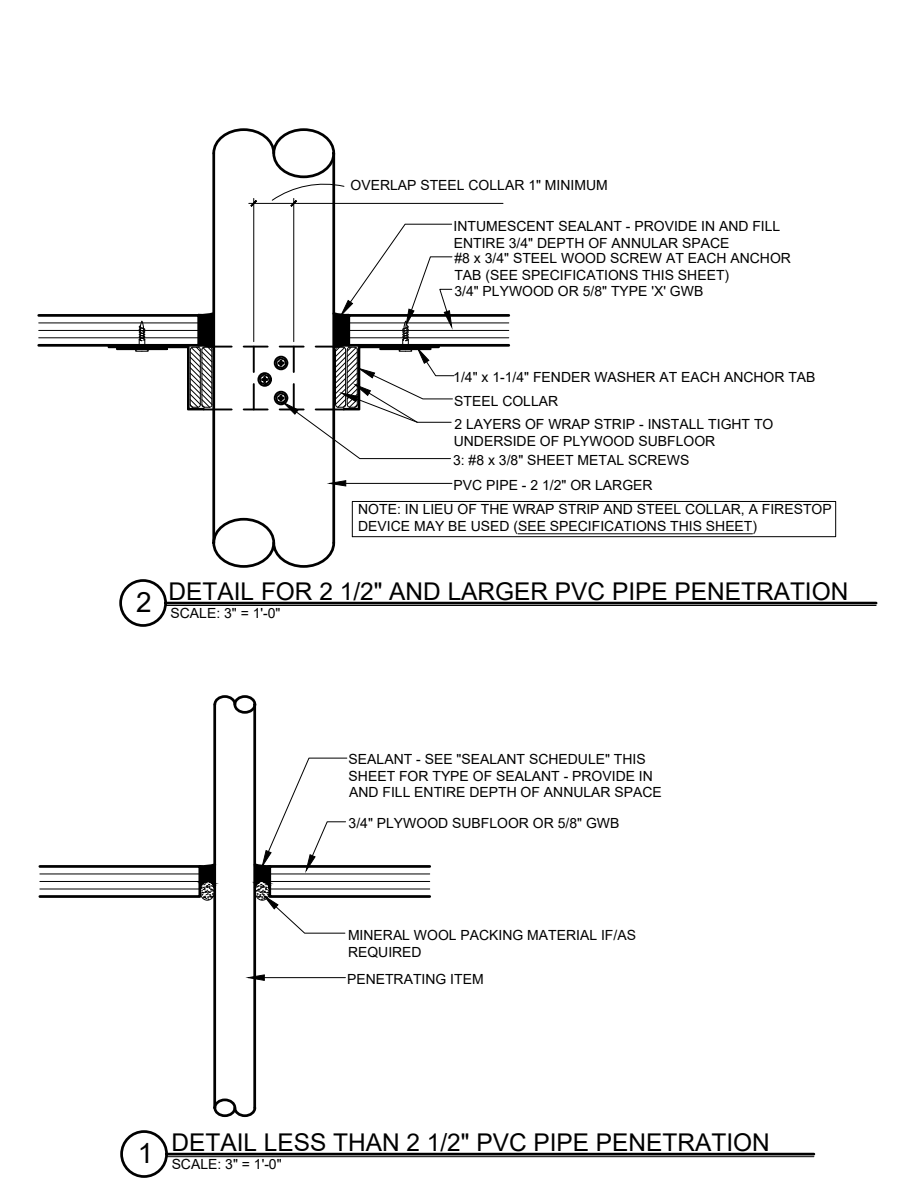
ABBREVIATIONS

A	AC	AIR CONDITIONING	L	LAB	LABORATORY
ACT	ACT	ACUSTICAL CEILING TILE	LAM	LAMINATED	
AD	AD	AREA DRAIN	LB	POUND	
ADAAG	ADAAG	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY & GUIDELINES	LH	LEFT-HAND	
ADD	ADD	ADDENDUM	LCC	LEAD COATED COPPER	
AF	AF	ABOVE FINISHED FLOOR	M	MACHINE	
AHU	AHU	AIR-HANDLING UNIT	MACH	MASONRY	
AL	AL	ALUMINUM	MATL	MATERIAL	
ARCH	ARCH	ARCHITECTURAL	MAX	MAXIMUM	
AWP	AWP	ACOUSTIC WALL PANEL	MDO	MEDIUM DENSITY OVERLAY	
B	B	BACK-TO-BACK ANGLES	MECH	MECHANICAL	
B to BLS	B to BLS	BACK-TO-BACK GENERAL CONTRACTOR	MEMB	MEMBRANE	
B.L.G.C.	B.L.G.C.	BASE BUILDING GENERAL CONTRACTOR	MET	METAL	
BL	BL	BUILDING LINE	MEZZ	MEZZANINE	
BLDG	BLDG	BUILDING	MFR	MANUFACTURER	
BLKG	BLKG	BLOCKING	MIN	MINIMUM	
BMT	BMT	BETWEEN	MISC	MISCELLANEOUS	
B.T.W.N.	B.T.W.N.	BETWEEN	MO	MASONRY OPENING	
BO	BO	BY OTHERS	MTD	MOUNTED	
C	C	COURSE (MASONRY)	MTL	METAL	
CER	CER	CERAMIC	MB	MARKER BOARD	
CG	CG	CORNER GUARD	N	NORTH	
CH	CH	COAT HOOK	#	NUMBER	
CJ	CJ	CONTROL JOINT	NIC	NOT IN CONTACT	
CL	CL	CENTER LINE	NOM	NOMINAL DIMENSION	
CLG	CLG	CELLING	NTS	NOT TO SCALE	
CMU	CMU	CONCRETE MASONRY UNIT	O	ON/OVER	
COL	COL	COLUMN	OC	ON CENTER	
CONC	CONC	CONCRETE	OD	OUTSIDE DIAMETER/OUTSIDE DIMENSION	
COND	COND	CONDITION	OFF	OFFICE	
CONN	CONN	CONNECT/CONNECTION	OP	OPENING	
CONST	CONST	CONSTRUCTION	OPP	OPPOSITE	
CORR	CORR	CORRIDOR	OPP H	OPPOSITE HAND	
CT	CT	CERAMIC TILE	OSB	ORIENTED STRAND BOARD	
CUH	CUH	CABINET UNIT HEATER	OZ	OUNCE	
D	D	DOUBLE	P	PURCHASED BY OWNER INSTALLED BY CONTRACTOR	
DBL	DBL	DRINKING FOUNTAIN	PC	CONTRACTOR	
DIA	DIA	DIAMETER	PL	PLATE	
DIFF	DIFF	DIFFUSER	PLM	LASTIC LAMINATE	
DIM	DIM	DIMENSION	PR	PAIR	
DR	DR	DOOR	PRF	PREFABRICATE	
DR	DR	DOOR	PRV	PRIVATE	
DSP	DSP	DRY STAND PIPE	PRIM	PRIMED	
DWG	DWG	DRAWING	PS	POUNDS PER SQUARE FOOT	
E	E	EAST	PSI	POUNDS PER SQUARE INCH	
EA	EA	EACH	PTD	PAINTED	
ELEV	ELEV	ELEVATION	PTN	PARTITION	
ELEC	ELEC	ELECTRICAL	PVC	POLYVINYL CHLORIDE	
ENTR	ENTR	ENTRANCE	PRD	PRESSURE	
EQ	EQ	EQUAL	PERF	PREFORMED	
EQUIP	EQUIP	EQUIPMENT	Q	QUARRY TILE	
EXP	EXP	EXPANSION	QTR	QUARTER	
EXT	EXT	EXTERIOR	R	RISER/RADIUS	
EPDM	EPDM	ETHYLENE PROPYLENE DIENE MONOMER	RAD	RADIUS	
EWC	EWC	ELECTRIC WATER COOLER	RB	RUBBER BASE	
F	F	FAHRENHEIT	RCP	REFLECTED CEILING PLAN	
FB	FB	FLAT BAR	RD	REFRIGERATOR	
FC	FC	FIRE EXTINGUISHER AND CABINET	REBAR	REINFORCING BAR	
FD	FD	FLOOR DRAIN	REIN	REINFORCED	
FE	FE	FIRE EXTINGUISHER	REQ	REQUIRED	
FEC	FEC	FIRE EXTINGUISHER CABINET	RES	RESILIENT	
FTWD	FTWD	FIRE TREATED WOOD	REV	REVERSE	
FIN	FIN	FINISH	RM	ROOM	
FL	FL	FLOOR	RO	ROUGH OPENING	
FOB	FOB	FACE OF BRICK	ROW	RIGHT OF WAY	
FCC	FCC	FACE OF CONCRETE	S	SOUTH	
FOF	FOF	FACE OF FINISH	SCHED	SCHEDULE	
FOS	FOS	FACE OF STUDS	SF	SQUARE FEET	
FOW	FOW	FACE OF WALL	SIM	SIMILAR	
FSS	FSS	FIRE SUPPRESSION SYSTEM	SPEC	SPECIFICATION	
FT	FT	FOOT	SQ	SQUARE	
FTG	FTG	FOOTING	SST	STAINLESS STEEL	
FRG	FRG	FIBER REINFORCED GYPSUM	SST	SOUND TRANSMISSION CLASS	
FTF	FTF	FIN TUBE RADIATION	STD	STANDARD	
FH	FH	FUME HOOD	STL	STEEL	
G	G	GAUGE	STOR	STORAGE	
GA	GA	GALVANIZED	SUSP	STRUCTURE/STRUCTURAL SUSPENSION	
GB	GB	GRAB BAR	T	TONGUE&GROOVE	
GC	GC	GENERAL CONTRACTOR	TEL	TELEPHONE	
GFI	GFI	GROUND-FAULT INTERRUPTER	THK	THICK	
GND	GND	GROUND	TOD	TOP OF DECK	
GLAM	GLAM	GLUE-LAMINATED WOOD	TOP	TOP OF STEEL	
GWB	GWB	GYPSUM WALL BOARD	TYP	TYPICAL	
H	H	HOSE BIB	TV	TELEVISION	
HB	HB	HANDICAP	TB	TACK BOARD	
HC	HC	HOLLOW METAL	TOC	TOP OF CONCRETE	
HM	HM	HORIZONTAL	U	UNDERWRITERS LABORATORIES, INC.	
HR	HR	HORSE POWER/HIGH POINT/HEAT PUMP	UV	UNIT VENTILATOR	
HV	HV	HOT WATER	V	VINYL COMPOSITION TILE	
HVAC	HVAC	HEATING VENTILATION AIR CONDITIONING	VERT	VERTICAL	
I	I	INSIDE DIMENSION/INSIDE DIAMETER	VIF	VERIFY IN FIELD	
IN	IN	INCHES	VOL	VOLUME	
INFO	INFO	INFORMATION	W	WEST	
INSUL	INSUL	INSULATION	WO	WITHOUT	
J	J	JOIST	W	WOOD	
JST	JST	JOIST JOINT	WF	WIDE FLANGE	
JT	JT	JOINT	WP	WORK POINT	
K	K	KILN-DRIED	WT	WEIGHT	
KIP	KIP	1000 POUNDS			

DRAWING LEGEND



FIRESTOPPING DETAILS



SPECIFICATIONS

WRAP STRIP: 1/4" THICK x 1 1/2" MINIMUM WIDTH INTUMESCENT MATERIAL WITH PLASTIC FILM FACING BOTH SIDES. TEMPORARILY SECURE WITH MAKING TAPE. SPECIFIED TECHNOLOGIES INC. (STI) "SpecSeal Red Wrap Strip" OR "SpecSeal BLU Wrap Strip" OR EQUAL.

STEEL COLLAR: WRAP STRIP MANUFACTURER'S STEEL COLLAR, FABRICATED FROM .016 INCH THICK GALVANIZED SHEET STEEL, WIDTH TO MATCH WRAP STRIP (1 1/2" MINIMUM), WITH 1 INCH x 2 INCH ANCHOR TABS AND RETAINER TABS. ANCHOR TABS TO BE SYMMETRICALLY OPPOSED AROUND COLLAR; PROVIDE 3 TABS FOR 2 1/2" AND 3" PIPE; PROVIDE 4 TABS FOR 4" PIPE.

INTUMESCENT SEALANT: ONE-PART, INTUMESCENT, LATEX ELASTOMER TESTED TO ASTM E 814. MINIMUM EXPANSION OF 3x AT 1000°F. 3M "FIRE BARRIER SEALANT CP 25WB*" OR EQUAL.

FIRESTOP SEALANT: SINGLE COMPONENT NONCOMBUSTIBLE FIRE RATED SEALANT TESTED TO ASTM E 814. TESTED TO 3000°F. "BOSS 156 FIRESTOP/DRAFT SEALANT" MANUFACTURED BY ACCUMETRIC, LLC., OR EQUAL.

SEALANT SCHEDULE:

INTUMESCENT SEALANT: PROVIDE AT ALL PENETRATIONS THROUGH RATED CONSTRUCTION FOR PENETRATING ITEMS INCLUDING BUT NOT LIMITED TO PVC PIPE, ROOT LEADER PIPES, GAS PIPES & LINES, SPRINKLER PIPES, ELECTRICAL & COMMUNICATIONS CABLES & WIRES, AND ALARM SYSTEM WIRES. DO NOT USE INTUMESCENT SEALANT AT DOMESTIC HOT WATER OR HYDRONIC HEATING SYSTEM PIPES.

FIRESTOP SEALANT: PROVIDE AT ALL PENETRATIONS THROUGH RATED CONSTRUCTION FOR PENETRATING ITEMS INCLUDING DOMESTIC HOT AND COLD WATER PIPES AND HYDRONIC HEATING SYSTEM PIPES.

NOTE:
FOR LOCATIONS OF RATED CONSTRUCTION, SEE ARCHITECTURAL FLOOR PLANS AND SECTIONS

© 2021 RYAN SENATORE ARCHITECTURE

PWD WESTBROOK RENOVATIONS
285 PARK ROAD
WESTBROOK, MAINE



RYAN SENATORE ARCHITECTURE
500 CONGRESS STREET, SUITE 2
PORTLAND, MAINE 04101
C: 207-747-6156
C: 207-650-6414
senatorearchitecture.com

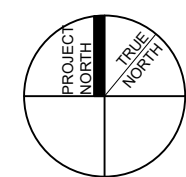
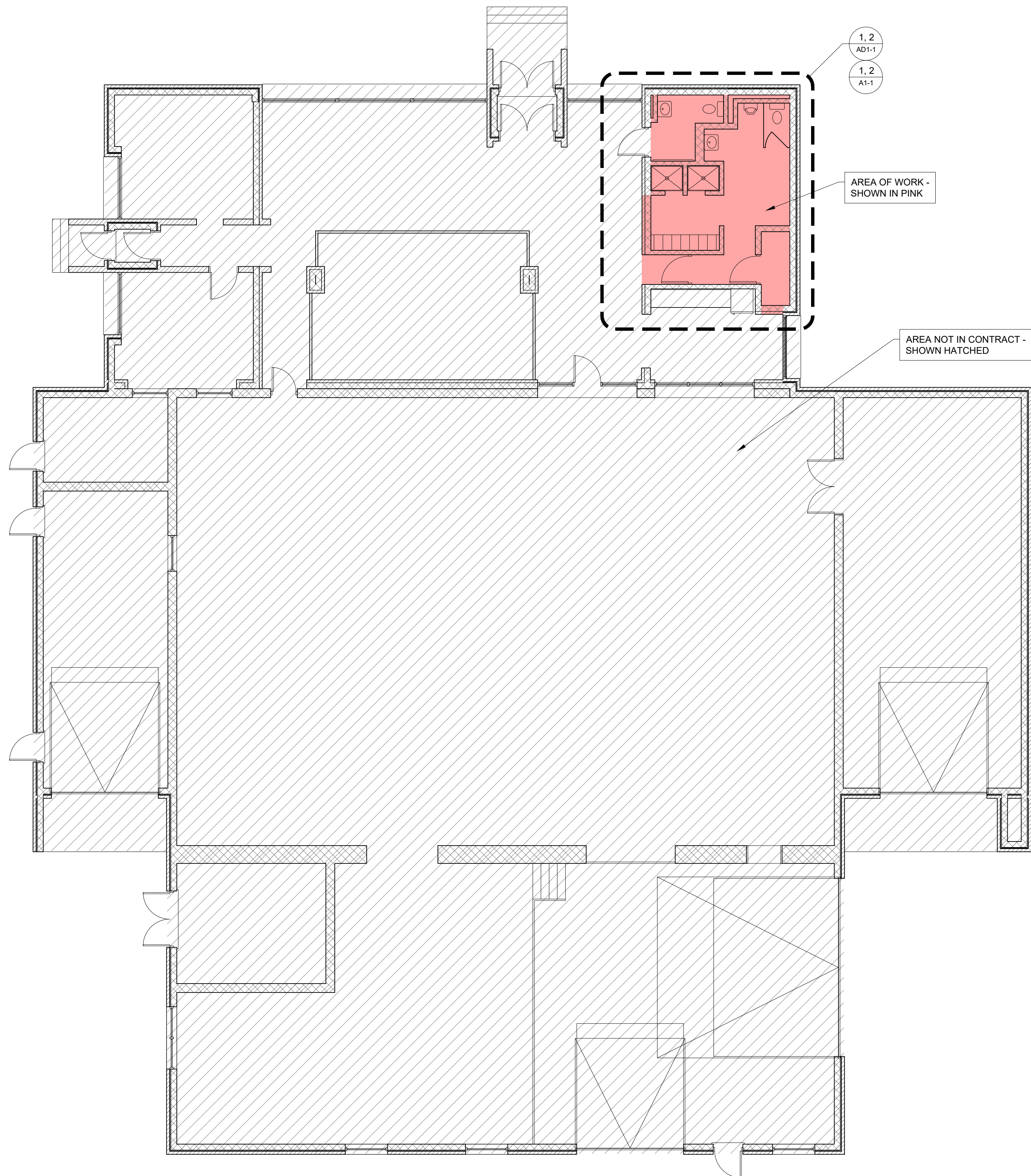
CONSULTANTS:

PROGRESSIVE PRINT ONLY
Not for Construction
OCTOBER 3, 2023

DATE:
PROJECT No.: 2328
DRAWN BY: RRT, ES
CHECKED BY: RJS
SCALE: AS NOTED

SHEET TITLE:
GENERAL NOTES, ABBREVIATIONS, AND LEGENDS

G0-1



1 AREA OF WORK PLAN
1/8" = 1'-0"

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PWD WESTBROOK RENOVATIONS
285 PARK ROAD
WESTBROOK, MAINE



RYAN SENATORE ARCHITECTURE
500 CONGRESS STREET, SUITE 2
PORTLAND, MAINE 04101
© 2017-2023
C: 207-650-6414
senatorearchitecture.com

CONSULTANTS:

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OCTOBER 3, 2023

DATE:

PROJECT No. 2328

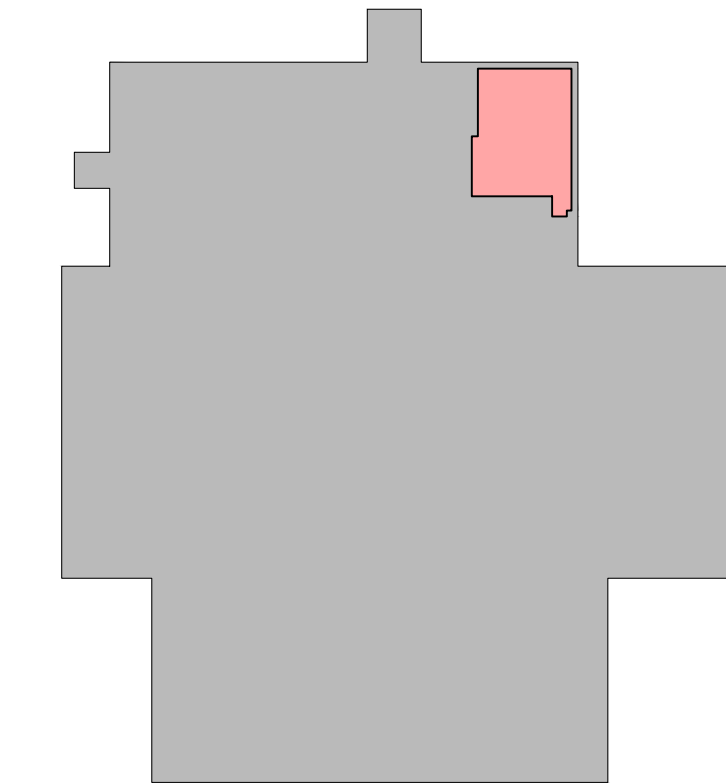
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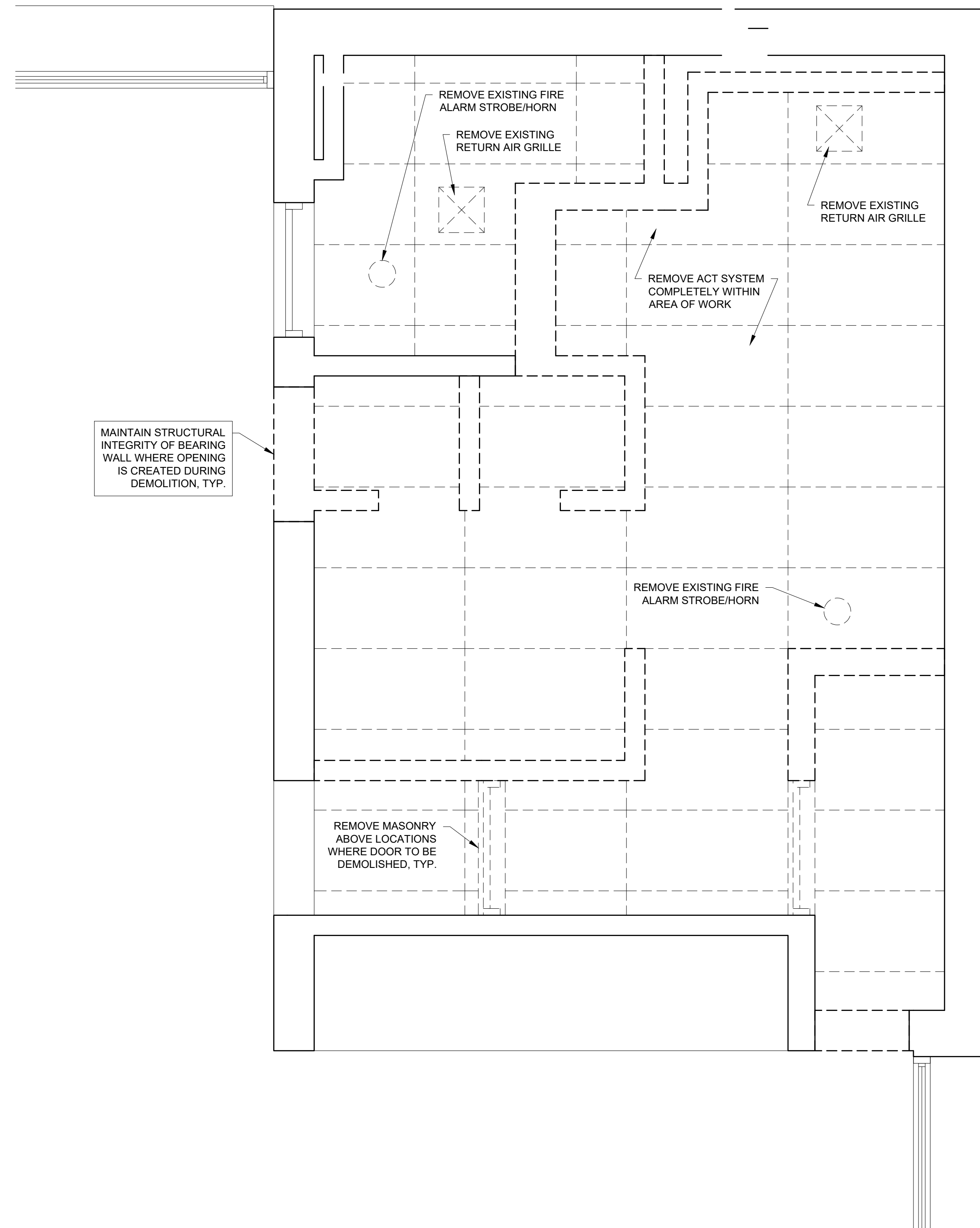
SCALE: AS NOTED

SHEET TITLE:
AREA OF WORK PLAN

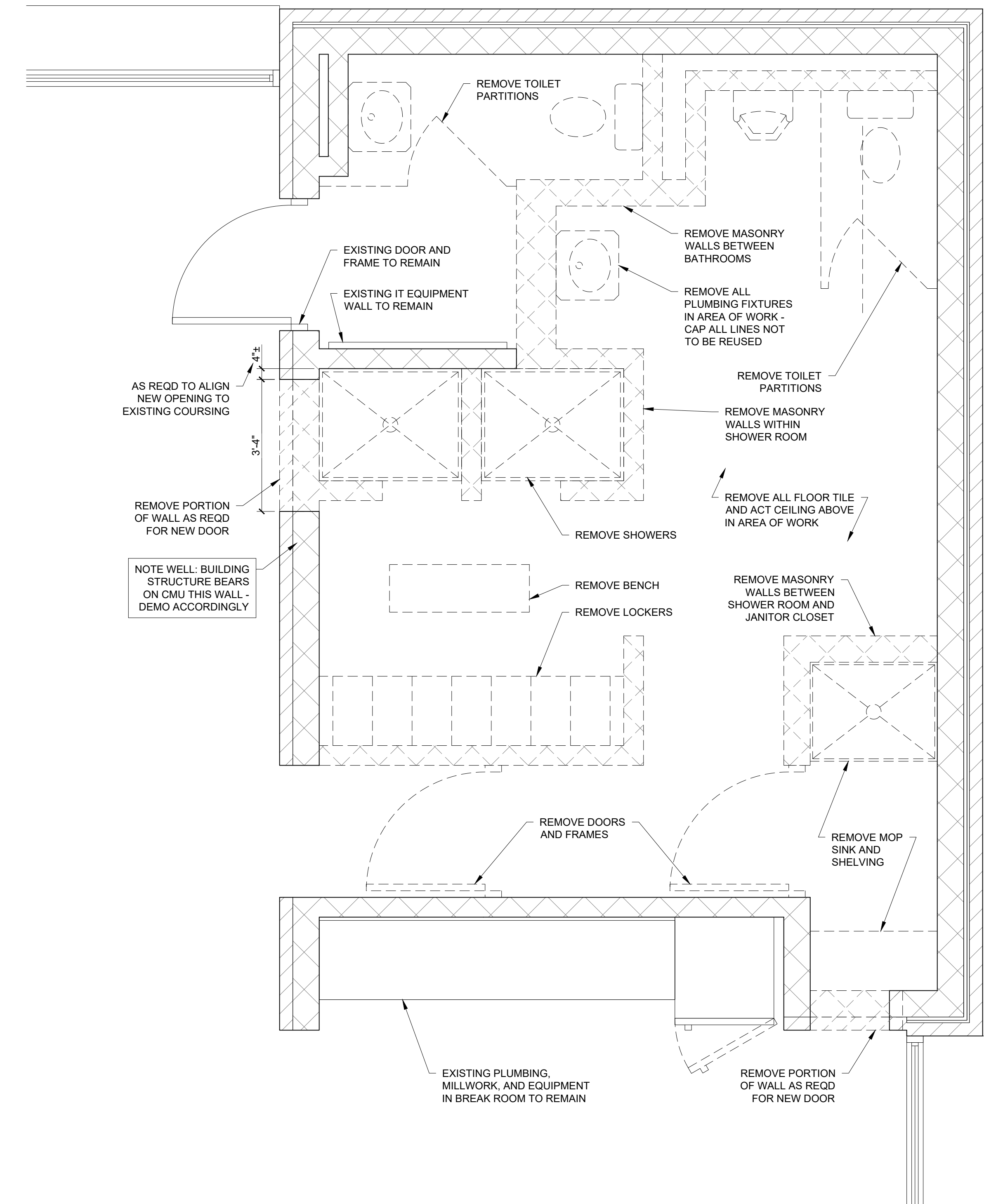
G1-0



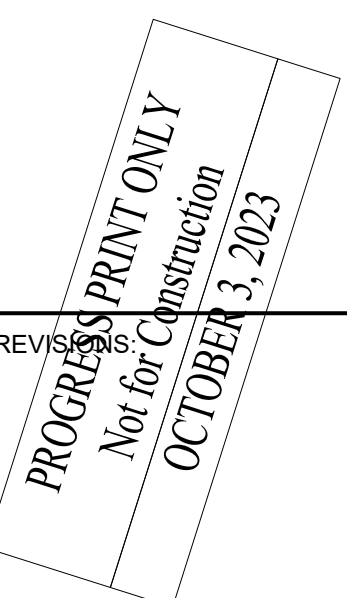
KEY PLAN



2 DEMOLITION REFLECTED CEILING PLAN
1/2" = 1'-0"



1 DEMOLITION FLOOR PLAN
1/2" = 1'-0"



DATE:	
PROJECT No.	2328
DRAWN BY:	RRT, ES
CHECKED BY:	RJS
SCALE:	AS NOTED

SHEET TITLE:
DEMOLITION PLANS

FINISH NOTES

FINISH SCHEDULE KEY	
WALLS	NOTES
EX EXISTING CMU - PAINTED	PROVIDE EPOXY FINISH IN DAMP AREAS
1 GWB - PAINTED	
2 MOISTURE RESISTANT GWB - EPOXY PAINTED	
BASE	
11 4" VINYL COVE BASE	
12 4" EPOXY SYSTEM INTEGRAL BASE	
FLOORS	
EX EXISTING FLOOR	
21 LVT "LUXURY VINYL TILE" RESILIENT FLOORING	
22 EPOXY FLOOR SYSTEM	
CEILING	
31 MOISTURE RESISTANT GWB - PAINTED	
32 24" x 24" ACT HUNG CEILING AND GRID	
ALL FINISHES TO MEET OR EXCEED NFPA 101 SECTION 39.3.3	

ROOM FINISH GENERAL NOTES	
1)	ALSO SEE INTERIOR ELEVATIONS FOR GRAPHIC DEPICTIONS OF EXTENT OF FINISHES
2)	INSTALL MOISTURE RESISTANT (MOLD AND MILDEW RESISTANT) GWB IN ALL AREAS WHERE PLUMBING FIXTURES EXIST (CEILING AND WALLS IN BATHROOMS)
3)	CLOSETS SHALL BE FINISHED AS THE ROOMS THEY SERVICE
4)	ALL SPACES DESIGNATED AS CLOSET OR 'CL.' ARE TO RECEIVE ONE CLOTHING ROD 5'-2" AFF AND ONE 12" WIRE SHELF ABOVE THE ROD ALONG THE WALL OPPOSITE THE DOOR UNLESS NOTED OTHERWISE.
5)	PROVIDE APPROPRIATE BLOCKING IN WALLS OF ALL BATHROOMS BEHIND FIXTURES, PARTITIONS AND ACCESSORIES. PROVIDE BLOCKING FOR GRAB BARS IN WALLS OF BATHROOMS
6)	PROVIDE APPROPRIATE BLOCKING IN WALLS FOR DOOR STOPS
7)	BOTTOM EDGE OF GWB ON WALL SURFACES TO BE HELD UP 1/2" FROM CONCRETE FLOOR SURFACES
8)	UNLESS OTHERWISE NOTED IN DRAWINGS THE TYPICAL WALL TYPE IS 'NA'. ALL OTHER PARTITION TYPES WILL BE INDICATED.
9)	VERIFY UNDERLAYMENT MEETS MANUFACTURERS SPECIFICATION AT RESILIENT FLOORING

ROOM FINISH SCHEDULE												
ROOM #	ROOM NAME	WALLS					CEILING			REMARKS		
		NORTH	EAST	SOUTH	WEST	BASE	FLOOR	MAT.	HEIGHT		RATING	
9A	IT	1	1	EX	EX	11	EX	31	8'-0"	-	-	
10A	LOCKER	2/EX	2/EX	2	2/EX	12	22	32	8'-0"	-	EXPOSED MASONRY TO RECEIVE EPOXY FINISH W/ INTEGRAL BASE SIM. NEW WORK	
11A	SHOWER POD	2	2	2/EX	2	12	22	32	8'-0"	-	EXPOSED MASONRY TO RECEIVE EPOXY FINISH W/ INTEGRAL BASE SIM. NEW WORK	
11B	ADA SHOWER POD	2	2/EX	2/EX	2	12	22	32	8'-0"	-	EXPOSED MASONRY TO RECEIVE EPOXY FINISH W/ INTEGRAL BASE SIM. NEW WORK	
12A	JC	EX	2	2	EX	12	22	32	8'-0"	-	EXPOSED MASONRY TO RECEIVE EPOXY FINISH W/ INTEGRAL BASE SIM. NEW WORK	
13A	STORAGE	1	EX	EX	EX	11	21	31	8'-0"	-	-	

DOOR NOTES

DOOR SCHEDULE KEY	
SUB-FLOOR ELEVATION	A - FLUSH DOOR

FRAME SCHEDULE KEY	
1 STEEL	2 STEEL - MASONRY OPENING

DOOR GENERAL NOTES	
1)	FRAME ALL OPENINGS WITH ELEVATIONS
2)	ALL DOOR HARDWARE TO BE 'LEVER' TYPE
3)	ALL DOORS TO HAVE SOLID CORES

ROOM FINISH SCHEDULE																	
DOOR NO.	TYPE	SIZE			MATERIAL	FINISH	INSULATED	TYPE	FRAME			REMARKS					
		WIDTH	HEIGHT	THICKNESS					MATERIAL	THRESHOLD	HEAD		JAMB	SILL			
10A.1	A	3'-0"	7'-0"	1 3/4"	WD	CLR	-	2	STL	AL	-	-	-	Y	-	-	LATCHING HARDWARE
11A.1	A	3'-0"	7'-0"	1 3/4"	WD	CLR	-	1	STL	-	-	-	-	Y	-	-	LATCHING HARDWARE
11B.1	A	3'-0"	7'-0"	1 3/4"	WD	CLR	-	1	STL	-	-	-	-	Y	-	-	LATCHING HARDWARE
12A.1	A	2'-6"	7'-0"	1 3/4"	WD	CLR	-	1	STL	-	-	-	-	Y	-	-	LATCHING HARDWARE
13A.1	A	1'-8"	7'-0"	1 3/4"	WD	CLR	-	2	STL	AL	-	-	-	Y	-	-	LATCHING HARDWARE

WALL TYPE NOTES

GRAPHIC DEPICTION	DESCRIPTION
	- LAYER OF 5/8" GWB - 6" LIGHT GAUGE METAL STUDS AT 24" O.C. - 1/2" AIR GAP - EXISTING WALL
TYPE	FIRE RATING UL NUMBER STC RATING IIC RATING
NC	N/A N/A N/A N/A

GRAPHIC DEPICTION	DESCRIPTION
	- LAYER OF 5/8" GWB - 3-5/8" LIGHT GAUGE METAL STUDS AT 24" O.C. - 1/2" AIR GAP - EXISTING WALL
TYPE	FIRE RATING UL NUMBER STC RATING IIC RATING
NB	N/A N/A N/A N/A

GRAPHIC DEPICTION	DESCRIPTION
	- LAYER OF 5/8" GWB - 3 5/8" LIGHT GAUGE METAL STUDS AT 16" O.C. - 3 1/2" SOUND BATT INSULATION - LAYER OF 5/8" GWB
TYPE	FIRE RATING UL NUMBER STC RATING IIC RATING
NA	N/A N/A N/A N/A

WALL TYPE NOTES	
1)	REFER TO STRUCTURAL DRAWINGS FOR STUD SIZE AND SPACING
2)	FIRE RATED WALLS TO EXTEND UP TO DECKING ABOVE THROUGH THE FLOOR / CEILING ASSEMBLY.
3)	AT INTERIOR WALLS OF UNITS, FIRE RATED CEILING GWB MEMBRANE TO RUN CONTINUOUSLY OVER TOP OF WALLS, WHERE INTERIOR UNIT WALLS INTERSECT FIRE WALLS THE FIREWALL GWB WALL MEMBRANE TO RUN CONTINUOUSLY PAST THE INTERIOR UNIT WALL
4)	INSTALL WATER RESISTANT GYPSUM WALLBOARD IN ALL RESTROOMS AND TOILET ROOM WALLS AND CEILING, AND AT ANY WALL WITH PLUMBING FIXTURES
5)	PROVIDE 1/2" GWB BEHIND ALL TUBS AND SHOWERS AT EXTERIOR WALLS AND FIRE RATED ASSEMBLIES. PROVIDE ADDITIONAL LAYER OF GWB TO COVER TUB AND SHOWER FLANGE. EXTEND ADDED LAYER ALONG ADJACENT WALLS AND ADJUST DOOR JAMB WIDTHS AS REQUIRED.
6)	WHEN TWO ADJACENT WALL TYPES HAVE DIFFERING NUMBERS OF LAYERS OF GWB, THE FINISHED FACE OF GWB MUST FORM ONE CONTINUOUS PLANE, ADJUST STUD PLANE LOCATION AS REQUIRED TO ACHIEVE THE CONTINUOUS PLANE
7)	HOLD BOTTOM OF GWB UP 1/2" FROM CONCRETE, PROVIDE SEALANT AT JOINT.
8)	ALL WALL TYPES WITH AN INSULATION COMPONENT TO BE ACOUSTICALLY SEALED
9)	PROVIDE ACOUSTICAL SEALANT AROUND ALL PENETRATING ELEMENTS IN WALLS AND CEILING (ELECTRICAL BOXES, DUCTS, PIPES, ETC)
10)	PROVIDE DIAGONAL BRACING UP TO DECK ABOVE AT ALL INTERIOR PARTITIONS THAT DO NOT GO UP TO DECK ABOVE FOR STIFFNESS AS REQUIRED

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CONSULTANTS:

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SHEET TITLE:
ASSEMBLIES AND SCHEDULES

A0-1



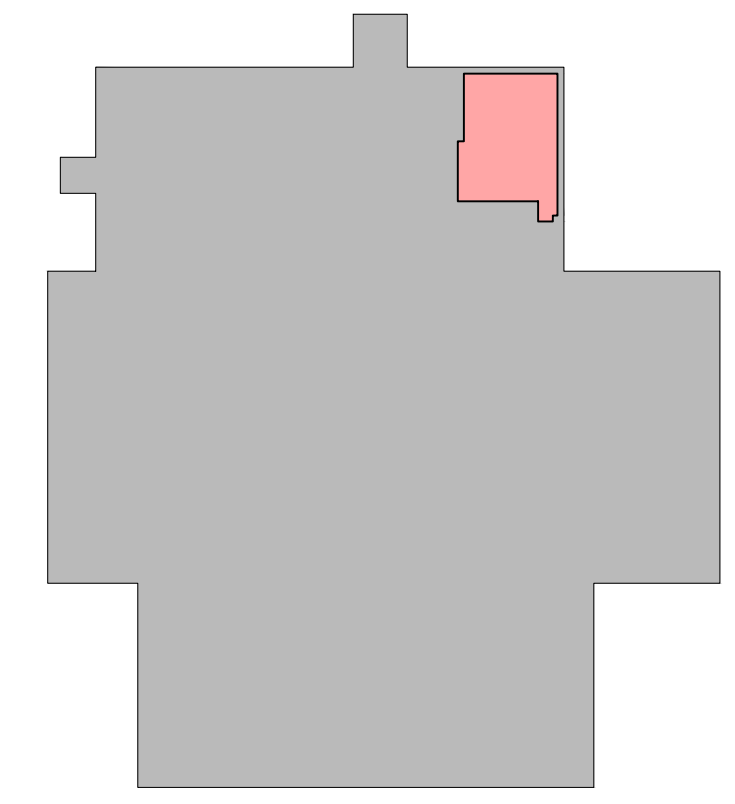
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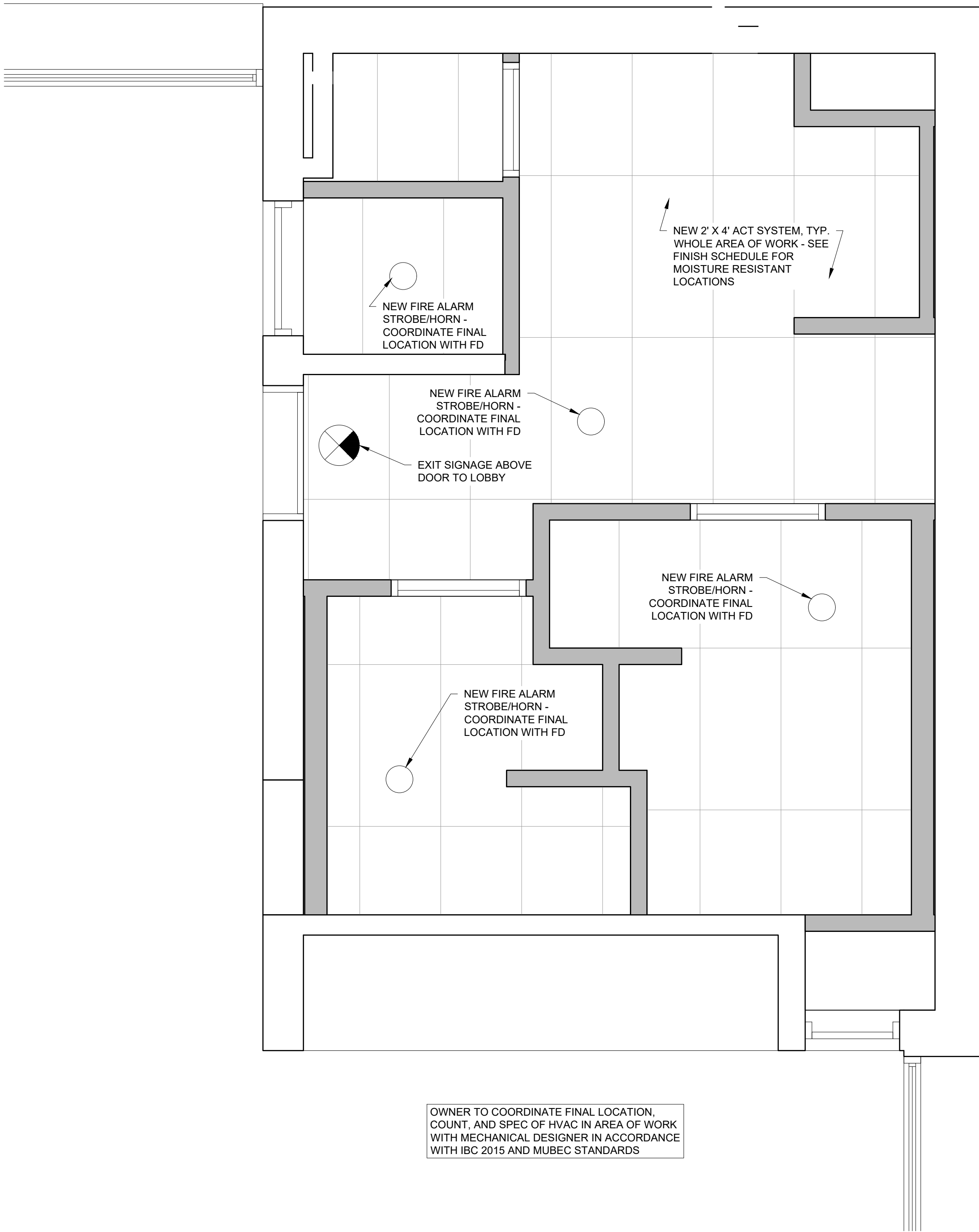
DATE:
 PROJECT No. 2328
 DRAWN BY: RRT, ES
 CHECKED BY: RJS
 SCALE: AS NOTED

SHEET TITLE:
NEW WORK PLANS

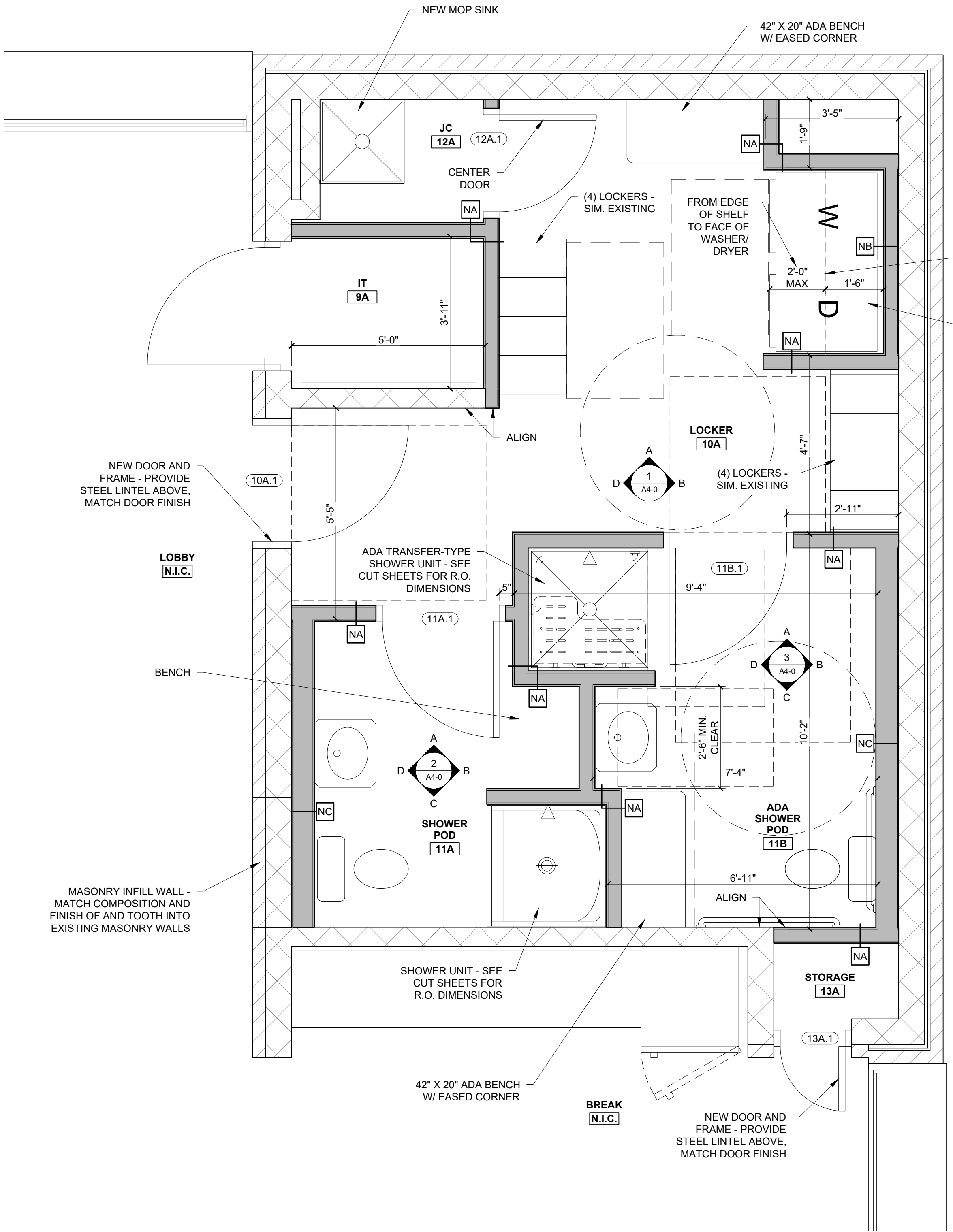
A1-1



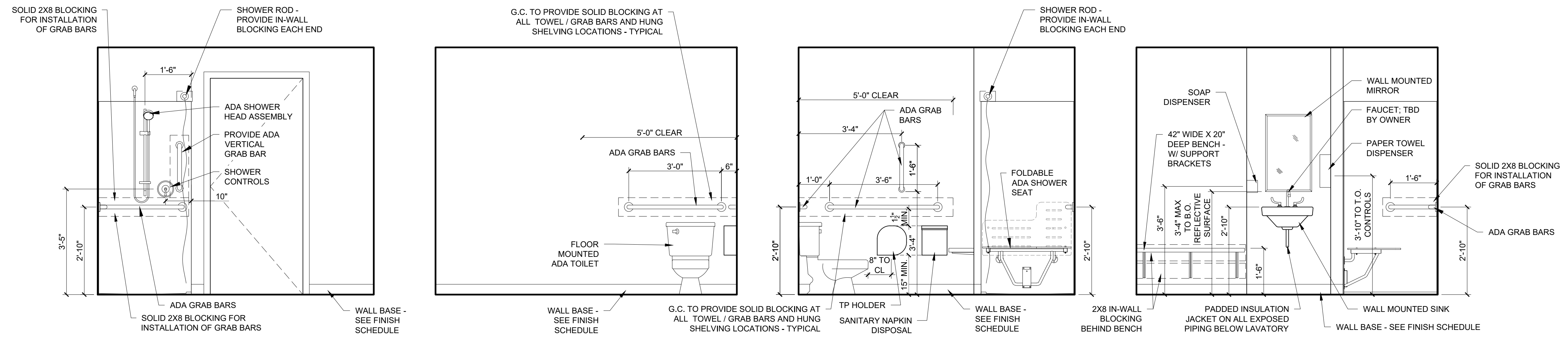
KEY PLAN



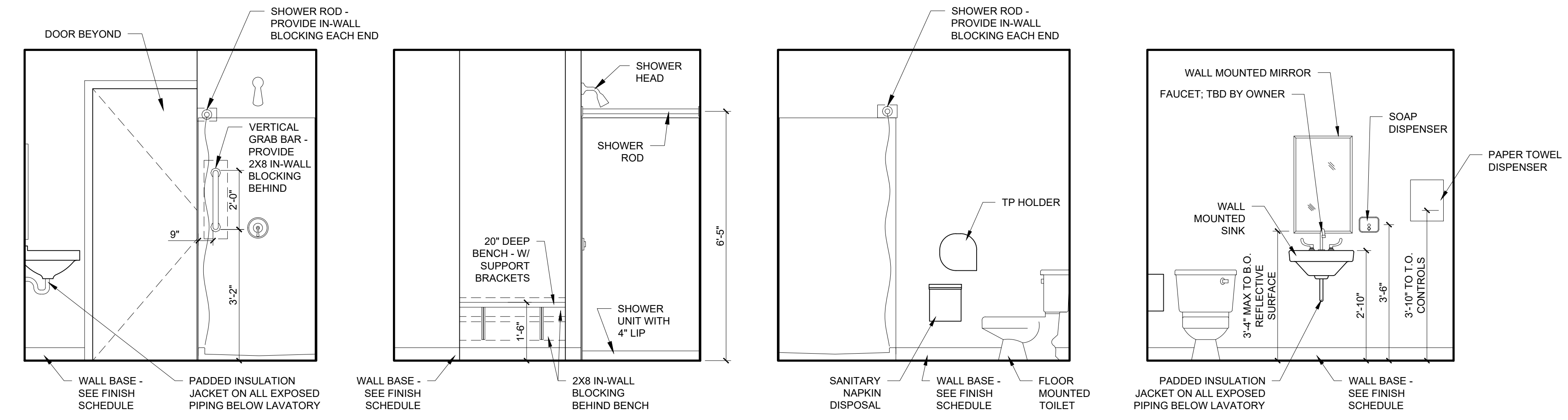
1 NEW WORK REFLECTED CEILING PLAN
 1/2" = 1'-0"



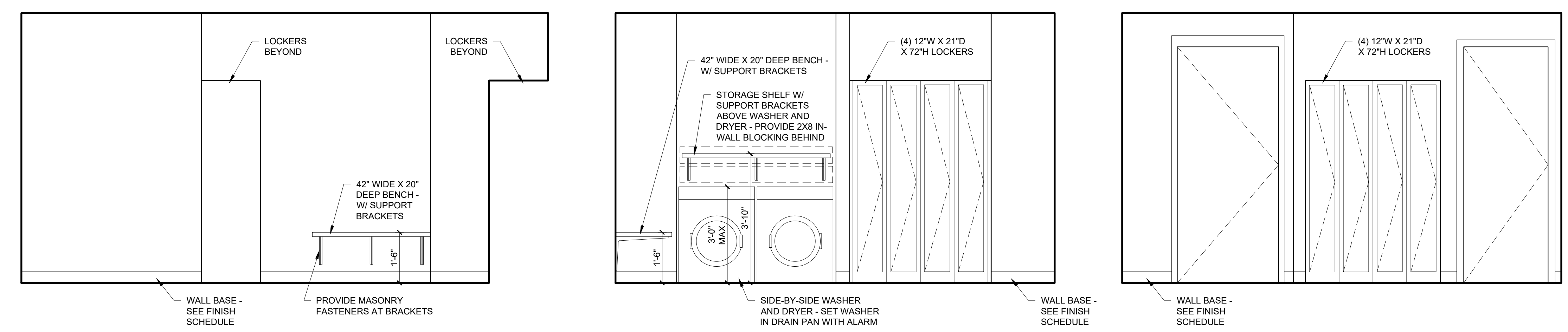
1 NEW WORK FLOOR PLAN
 1/2" = 1'-0"



3 ADA SHOWER POD 11B INTERIOR ELEVATIONS
1/2" = 1'-0"



2 SHOWER POD 11A INTERIOR ELEVATIONS
1/2" = 1'-0"



1 LOCKER ROOM 10A INTERIOR ELEVATIONS
1/2" = 1'-0"

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SHEET TITLE:
INTERIOR ELEVATIONS

A4-0

«COMPANY_NAME»

1/14/26

**AGREEMENT BETWEEN THE
PORTLAND WATER DISTRICT
AND
«COMPANY_NAME»**

AGREEMENT entered into this _____ day of «MONTH», 2025 by and between the **PORTLAND WATER DISTRICT**, a quasi-municipal corporation, with a mailing address of P.O. Box 3553, Portland, ME 04104-3553 (hereinafter “**PWD**”), and «COMPANY_NAME» a Maine corporation located at «ADDRESS» hereinafter the (“**CONTRACTOR**”).

W I T N E S S E T H:

WHEREAS, **PWD** has solicited bids for «PROJECT_TITLE»; and

WHEREAS, after review of the bids, **PWD** has determined that the **CONTRACTOR** has the requisite knowledge and expertise to perform the work needed by **PWD**;

NOW, THEREFORE, in consideration of the mutual promises made by each party to the other, the parties covenant and agree as follows:

1. The **CONTRACTOR** will furnish the materials, supplies, equipment and labor (hereinafter the “Work”), in accordance with the specifications and instructions issued to the **CONTRACTOR** by **PWD** and in accordance with **CONTRACTOR's** proposal. A copy of the specifications is attached hereto and incorporated herein as Exhibit A. A copy of the **CONTRACTOR's** proposal is attached hereto as Exhibit B.

In the event of a conflict between the attachments and this Agreement, this agreement shall govern.

2. **CONTRACTOR** covenants and agrees that all Work performed and furnished hereunder shall be free from all defects, and that all Work shall be performed in a good workmanlike manner. Unless a longer warranty period is specified by **CONTRACTOR**, all Work provided hereunder shall be warranted by **CONTRACTOR** for one (1) full year from the date of completion of all Work hereunder and acceptance thereof by the **PWD**.

3. Prior to the execution of this Agreement, the **CONTRACTOR** will procure and maintain:
- Occurrence-based Commercial General Liability Insurance coverage in amounts of not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million (\$2,000,000.00) aggregate for bodily injury, death and property damage, including completed operations coverage for no less than two (2) years following completion of the Work;
 - Occurrence-based Automobile Liability Insurance coverage in amounts of not less than One Million Dollars (\$1,000,000.00) per occurrence for bodily injury, death and property damage;
 - Builder's Risk insurance in minimum amounts sufficient to cover materials and labor involved in this Agreement.
 - Workers' Compensation Insurance coverage to the extent required by law, which shall include an endorsement waiving all rights of subrogation against **PWD**, its officers or employees.

With respect to the Commercial General Liability, Automobile Liability, and Builders Risk Insurance, the **CONTRACTOR** shall name **PWD** as an additional insured for coverage for claims for which **PWD** does not have governmental immunity, including, without limitation, those areas where government immunity has been expressly waived as set forth in 14 M.R.S. A. § 8104-A, as limited by § 8104-B, and § 8111. This provision shall not be deemed a waiver of any defenses, immunities or limitations of liability or damages available to **PWD** under the Maine Tort Claims Act, other Maine statutory law, judicial precedent, common law, or any other defenses, immunities or limitations of liability available to **PWD**. Policies required herein shall be primary and noncontributory. Prior to execution of this Agreement, the **CONTRACTOR** shall furnish **PWD**, and thereafter maintain, certificates evidencing all such coverages, which certificates shall guarantee thirty (30) days' notice to **PWD** of termination of insurance from the insurance provider or agent. **CONTRACTOR** shall also provide a copy of any endorsement naming **PWD** as additional insured. The Workers' Compensation insurance shall include an endorsement waiving all rights of subrogation against **PWD**, its officers or employees. Upon **PWD**'s request, **CONTRACTOR** shall provide **PWD** with a complete copy of any of the above-referenced policies. **CONTRACTOR** shall be responsible for any and all deductibles and/or self-insured retentions (not to exceed \$10,000.00 without prior written approval of **PWD**'s Corporation Counsel). **PWD**'s acceptance or lack of acceptance of **CONTRACTOR**'s Certificate of Insurance or other evidence of insurance shall not be construed as a waiver of the **CONTRACTOR**'s obligation to obtain and maintain such insurance as required by this agreement.

4. The **CONTRACTOR** shall furnish to **PWD**, upon execution of the Contract, a Contract Performance Bond and a Contract Labor and Material Payment Bond each for the full amount of the Contract and issued by a surety company or surety companies authorized to do business in the State of Maine and approved by **PWD**.

The Bonds shall remain in effect for one (1) year after final acceptance of the Work, and protect the **PWD**'s interest in the one (1) year guaranty of workmanship and materials, and also shall insure settlement of claims, for the payment of all bills for labor, materials and equipment by the **CONTRACTOR**.

5. Neither the final payment nor any part of the retained percentage shall become due until the **CONTRACTOR**, if required, shall deliver to **PWD** a complete release of all liens which might arise from the Work, or receipts in full in lieu thereof; and if required, in either case, an affidavit reciting that so far as it has knowledge or information, the releases and receipts include all the labor and materials for which a lien might be filed. The **CONTRACTOR** may, if any subcontractor should refuse to furnish a release or receipt in full, provide a bond, satisfactory to **PWD**, to indemnify it against any lien. If any lien should remain unsatisfied after all payments have been made, the **CONTRACTOR** shall refund to **PWD** all monies that the latter may be compelled to pay in discharging such a lien, including all costs and reasonable attorney's fees. This requirement is in addition to and supersedes any conflicting condition which may appear in the General Conditions.

Any Mechanic's Lien or any other lien which may be filed against the Premises which are the subject of this Contract by reason of the Work described herein shall be defended (by counsel reasonably accepted to **PWD**) and promptly discharged by the **CONTRACTOR** at its own expense. If the **CONTRACTOR** should fail, either to defend **PWD** against the lien or to discharge it, then **PWD** may do so at the **CONTRACTOR**'s expense. In the event of such an undertaking by **PWD**, the **CONTRACTOR** will promptly reimburse **PWD** for all of its costs and expenses in so doing, including, but not limited to, reimbursement of **PWD**'s reasonable counsel fees, as well as costs which may be incurred by it in substituting a bond in place of the lien. This requirement is in addition to, and supersedes any conflicting condition which may appear in the General Conditions.

6. To the fullest extent permitted by law, **CONTRACTOR** shall defend, indemnify and hold harmless **PWD**, its officers, agents and employees, at all times from any claims, liability, losses, costs, expenses (including, without limitation, reasonable attorney's fees) fines, damages or judgments, just or unjust, that arise out of or are caused by any act or omission of **CONTRACTOR**, its partners or members, agents, invitees, contractors, subcontractors, or employees, which claims arise out of or result from the activities hereunder, said claims to include, without being limited to, claims for personal injury, death, or property damage, including injury or damage to **PWD** employees or property; and claims based upon violation of any environmental law or regulation governing hazardous substances. Such obligation of indemnification shall not be construed to negate or abridge any other obligation of indemnification running to **PWD** that otherwise exists. The extent of the indemnification provision shall not be limited by the provision for insurance in this Agreement. **CONTRACTOR's** obligations under this paragraph shall survive termination of this Agreement.
7. Work performed under this Agreement shall be completed in accordance with a schedule set by **PWD's** «PROJECT_MANAGER», unless the time for performance is otherwise extended by **PWD** in writing.
8. The **PWD** shall compensate the **CONTRACTOR** a lump sum amount of «TOTAL_COST_WORDS» («TOTAL_COST_»). In no event shall the total amount paid by the **PWD** exceed the above amount, unless prior approval is obtained from **PWD**.
9. **CONTRACTOR** shall keep accurate records of all Work performed and furnished under this Agreement and shall submit such information on monthly invoices. Payment for such work shall be made to **CONTRACTOR** not more than thirty (30) days after receipt of said invoices and acceptance of the work by **PWD**. **PWD** shall have the right to review **CONTRACTOR's** records related to services performed under this Agreement upon reasonable notice to **CONTRACTOR**.
10. **PWD** may terminate this Agreement for cause by written Notice to the **CONTRACTOR**. In the event of such termination, **CONTRACTOR** shall not be entitled to any further payment under this Agreement from the date of receipt of said Notice.
11. **PWD** shall have the right to terminate this Agreement at any time for its convenience on thirty (30) days prior written Notice to **CONTRACTOR**. If Agreement is terminated by **PWD** for convenience, **PWD** shall pay **CONTRACTOR** for all Work performed and all materials purchased pursuant to this Agreement prior to receipt of such Notice.
12. All work performed by **CONTRACTOR** shall be in conformance with pertinent OSHA, local, state and federal government regulations. In addition, **CONTRACTOR** shall comply with **PWD's** motor vehicle idling policy, a copy of which will be provided to **CONTRACTOR** upon request.

IN WITNESS WHEREOF, the said **PORTLAND WATER DISTRICT** has caused this Agreement to be signed and sealed by Scott Firmin, its General Manager, thereunto duly authorized and **CONTRACTOR** has caused this Agreement to be signed and sealed by _____, its _____, thereunto duly authorized, the day and date first above written.

SAMPLE – DO NOT SIGN

WITNESS:

PORTLAND WATER DISTRICT

By: _____

Scott Firmin
Its General Manager

WITNESS:

CONTRACTOR

By: _____

Printed name: _____

Its: _____

Approved as to form:

Corporate Counsel

Approved:

Purchasing Agent

Portland Water District Insurance Requirements

1) General Requirements:

- a) The vendor shall file appropriate Certificates of Insurance with the DISTRICT. All Certificates of Insurance shall provide that notice shall be given to the DISTRICT at least thirty (30) days prior to the expiration or termination of any insurance and shall name the DISTRICT as an additional insured. This notice shall be in writing.
- b) All Certificates of Insurance provided to the DISTRICT shall be issued by companies licensed and registered to do business in the State of Maine.
- c) All Certificates of Insurance coverage shall be delivered to the District prior to the work commencing.
- d) Prior to the expiration date of any insurance, the vendor shall furnish to the DISTRICT a certificate showing the insurance then maintained by or on behalf of the vendor pursuant to these requirements.

2) Specific Coverage. Insurance to be carried by the vendor shall, as a minimum, include:

- a) Commercial general liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 and \$2,000,000 aggregate to include completed operations coverage. The DISTRICT must be named additional insured on this insurance. The vendor shall also require that all subcontractors carry this same insurance with the same limits.
- b) Automobile liability insurance, including but not limited to, coverage for owned, non-owned, and hired vehicles with limits of not less than a combined single limit of \$1,000,000 for bodily injury and property damage. The vendor shall also require that all subcontractors carry this same insurance with the same limits.
- c) Workers' Compensation Insurance providing statutory benefits, in each case as required by law. The vendor shall also require that all subcontractors carry this same insurance with the same limit.
- d) Other insurance appropriate to the work, e.g.: Diving, Aircraft, Umbrella, Professional, Environmental Impairment.

**INSTRUCTIONS AND CONDITIONS
PORTLAND WATER DISTRICT**

1. The District reserves the right to evaluate the submitted bids, waive any irregularity therein, and to select any firm which submits a bid to do the work and/or reject any or all bidders should it be deemed in the best interest of the District. The District reserves absolute discretion in reviewing the qualifications of the Vendor and may reject any prospective Vendor at the District's sole option. In submitting its RFB Response, the Vendor agrees and acknowledges that the District has the right to exercise its absolute and sole discretion in its consideration of any responses and in the conduct of the evaluation and selection process. Specifically, the District retains the right to reject any or all bids, to accept any bid which is deemed most favorable to the District, including the selection of a Vendor whose fee arrangements may not be the lowest, or the waiver of any informality or failure to meet any of the requirements or qualifications set forth in this Request.
2. Alternate bids must be clearly identified.
3. If the time within which the bids must be accepted is not stated, it is understood and agreed that the District shall have sixty days to accept.
- 4. Proof of Insurance will be required prior to work.**
5. Vendor shall indemnify, defend and hold harmless the District from all claims, suits actions, losses, damages, liabilities, cost and expenses of any nature whatsoever resulting from, arising out of, or relating to the activities of your company or its officers, employees, subcontractors, or agents under the Purchase Order resulting from this RFB.
6. Vendor agrees to comply with the provisions of the Occupational Safety and Health Act of 1970 and the standards and regulations issued there under, and certifies that all actions furnished under this order will conform to and comply with said standards and regulations. Supplier further agrees to indemnify and hold harmless the District for all damages assessed against the District as a result of Vendors' failure to comply with the Act and standards issued there under.
7. Subcontracting will not be allowed unless the District has given written approval.
8. Any exceptions to PWD's proposed contract must be noted in vendor's bid.
9. PWD has adopted a Vehicle Idling Policy which applies to contractor as well as PWD owned vehicles. The policy may be viewed/printed from http://www.pwd.org/account/terms/idling_policy.php

----- BID -----

In compliance with the above request for bid, and subject to all the conditions thereof, the undersigned offers and agrees, if this bid is accepted, to furnish any or all of the items and/or services upon which prices are bid, at the price set opposite each item/service or the lump sum.

Submitting Firm Name	Address
By	Title
Signature of Person Bidding	

Bid Pricing Sheet
 (Sign and return with bid)

1) Provide lump sum pricing to complete entire Scope of Work (Attachment 1) listed in this RFB.

Bid: \$_____

Price in words: \$_____

-----**BID**-----

In compliance with the above Request For Bid, and subject to all the conditions thereof, the undersigned offers and agrees, if this bid is accepted, to furnish any or all of the items and/or services upon which prices are bid, at the price set opposite each item/service or the lump sum.

Submitting Firm Name	Address Title
By	

Signature of Person Bidding