

SECTION 01100

SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following:
 - 1. Work covered by the Contract Documents.
 - 2. Type of the Contract.
 - 3. Work under other contracts.
 - 4. Use of premises.
 - 5. Owner's occupancy requirements.
 - 6. Specification formats and conventions.

1.2 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: Project consists of the construction of a new housing complex Pearl Place, Buildings 1 & 2.
 - 1. Project Location: Oxford Street, Portland, Maine
- B. Owner: Avesta Pearl Street One, LLP, 307 Cumberland Avenue, Portland, Maine.
- C. Architect Identification: The Contract Documents were prepared by Winton Scott Architects, P.A., 5 Milk Street, Portland, ME 04101. Tel: 207-774-4811 Fax: 207-774-3083.
- D. The Work involves the construction of a new Pearl Place housing complex at location indicated on Drawings. Work includes but is not limited, to selective site demolition, earthwork, site utilities and site improvements, paving, and landscaping. Work also includes concrete foundations and slab-on-grade, wood structure, wood trusses and decking, membrane roofing, sheet metal, masonry veneer, wood and metal stud partitions, insulation, gypsum board walls and ceilings, resilient flooring, carpeting, custom cabinets and fixtures, carpentry, painting, metal doors, wood doors, metal frames, door hardware, metal fabrications, toilet accessories, signage, fire alarm systems, security systems, electrical, and heating, ventilating, and air conditioning complete and ready for use.

1.3 TYPE OF CONTRACT

- A. Project will be constructed under a single prime contract.
- B. Contract Type: AIA A101 - Standard Form of Agreement Between Owner and Contractor - Stipulated Sum.

1.4 WORK UNDER OTHER CONTRACTS

- A. General: Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying work under this Contract. Coordinate the Work of this Contract with work performed under separate contracts.
- B. Preceding Work: Owner will award a separate contract for the following construction operations at Project site. Those operations are scheduled to be substantially complete before work under this Contract begins.
 - 1. Existing Building Demolition: A separate contract will be awarded to Environ Services, Inc. for demolition and removal of the existing building. Contact Ron Smalley or Bob Evans at 207-854-8228 for any questions.
- C. Concurrent Work: Owner will award a separate contract for the following construction operations at Project site. Those operations will be conducted simultaneously with work under this Contract.
 - 1. Commissioning: This project will have selected building systems commissioned. The equipment and systems and contractor scope for commissioning are specified in Section 15600, Part 1.04. The commissioning process will be directed by a Commissioning Authority whose services will be provided by the Owner.
- D. Items noted NIC (Not in Contract), movable cabinets, furnishings, minor equipment, and other items as noted will be supplied and installed by Owner after Substantial Completion.

1.5 USE OF PREMISES

- A. General: Contractor shall have limited use of premises for construction operations as indicated on Drawings by the Contract limits.
- B. Use of Site: Limit use of premises to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
- C. Time Restrictions for Performing Interior and Exterior Work: Monday through Friday; 7 am to 5 p.m., unless arrangements are made with the Owner prior to the start of work.
 - 1. Provide 24 hour notice to Architect when performing work other than normal working hours.

1.6 SPECIFICATION FORMATS AND CONVENTIONS

- A. Specification Format: The Specifications are organized into Divisions and Sections using the 16-division format and CSI/CSC's "MasterFormat" numbering system.
 - 1. Section Identification: The Specifications use section numbers and titles to help cross-referencing in the Contract Documents. Sections in the Project Manual are in numeric sequence; however, the sequence is incomplete. Consult the table of contents at the beginning of the Project Manual to determine numbers and names of sections in the Contract Documents.

- B. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
1. Abbreviated Language: Language used in the Specifications and other Contract Documents is abbreviated. Words and meanings shall be interpreted as appropriate. Words implied, but not stated, shall be inferred as the sense requires. Singular words shall be interpreted as plural, and plural words shall be interpreted as singular where applicable as the context of the Contract Documents indicates.
 2. Imperative mood and streamlined language are generally used in the Specifications. Requirements expressed in the imperative mood are to be performed by Contractor. Occasionally, the indicative or subjunctive mood may be used in the Section Text for clarity to describe responsibilities that must be fulfilled indirectly by Contractor or by others when so noted.
 - a. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
- C. References to Related Sections: This paragraph lists only products, construction, and equipment that the reader might expect to find in this Section but are specified elsewhere. This is not meant to be a continuation of a list of work included in each section.

1.7 MISCELLANEOUS PROVISIONS

- A. Contract Documents: These documents, including the Contract, General Conditions, Supplementary Conditions, Specification sections, Drawings, Addenda and Modifications, indicate the work of the Contract and related requirements and conditions that have an impact on the project. It is recognized that work of the contract is also unavoidably affected or influenced by governing regulations, natural phenomenon including weather conditions and other forces outside the contract documents.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION