

SECTION 011000 - SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes the following:
  - 1. Project information.
  - 2. Work covered by Contract Documents.
  - 3. Access to site.
  - 4. Work restrictions.
  - 5. Specification and drawing conventions.
- B. Related Sections include the following:
  - 1. Division 01 Section "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.3 PROJECT INFORMATION

- A. Project Identification: Pearl Place 2.
  - 1. Project Location: 184 Pearl Street, Portland, Maine.
- B. Owner: Avesta Pearl Street II, LP, Portland, Maine.
- C. Architect Identification: The Contract Documents were prepared for Project by PDT Architects, 49 Dartmouth Street, Portland, Maine 04101. Telephone 207-775-1059.

1.4 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work consists of the following:
  - 1. The Work involves the construction of a new Housing Complex of approximately at location indicated on Drawings. Work includes but is not limited to, selected site demolition, earthwork, site utilities and site improvements, paving, and landscaping. Work also includes steel piling, concrete foundations and slab-on-grade, post tensioned concrete deck, masonry, wood stud partitions, roof membrane over roof insulation, sheet metal siding and flashing, insulation, gypsum board walls and ceilings, ceramic tile, acoustical ceilings, resilient flooring, carpeting, custom cabinets and fixtures, carpentry,

glass storefront system, painting, metal doors, wood doors, metal frames, door hardware, sectional overhead doors, metal fabrications, toilet partitions and accessories, signage, lockers, loading dock equipment, fire protection and detection systems, security systems, electrical, and heating, ventilating, and air conditioning complete and ready for use.

#### 1.5 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.

#### 1.6 ACCESS TO SITE

- A. General: Contractor shall have full use of premises for construction operations, including use of Project site, during construction period. Contractor's use of premises is limited only by Owner's right to perform work or to retain other contractors on portions of Project.

#### 1.7 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
  - 1. Comply with limitations on use of public streets and other requirements of authorities having jurisdiction.
- B. On-Site Work Hours: Work shall be generally performed during normal business working hours of 7:00 a.m. to 5:00 p.m., Monday through Friday, except otherwise indicated.
  - 1. Weekend Hours: As approved by Architect and Owner.
  - 2. Early Morning Hours: As approved by Architect and Owner.
  - 3. Hours for Utility Shutdowns: As approved by Architect and Owner.
  - 4. Hours for Core Drilling and Noisy Activity: As approved by Architect and Owner.
  - 5. Provide 24 hour notice to Architect when performing work other than normal working hours.
- C. Controlled Substances: Use of tobacco products and other controlled substances within or in close proximity to the new building is not permitted.

#### 1.8 SPECIFICATION AND DRAWING CONVENTIONS

- A. 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. Imperative mood and streamlined language are generally used in the Specifications. 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.

PEARL PLACE 2

2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on the Drawings are described in detail in the Specifications. One or more of the following are used on the Drawings to identify materials and products:
1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
  2. Abbreviations: Materials and products are identified by abbreviations published as part of the U.S. National CAD Standard and scheduled on Drawings.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000