

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. Work by Owner.
- 4. Work under separate contracts.
- 5. Owner-furnished products.
- 6. Access to site.
- 7. Work restrictions.
- 8. 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: PowerPay Offices

- 1. Project Location: Portland, Maine.

- B. Owner: Portland Public Market,, LLC.

- 1. Owner's Representative: Stephen Goodrich, CEO PowerPay

- C. Architect Identification: The Contract Documents were prepared by Winton Scott Architects, P.A., 5 Milk Street, Portland, ME 04101.

1.4 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work involves the renovation of the former Portland Public Market Building. The existing building is approximately 33,300 Sq. Ft. and approximately 16,000 S.F. of usable interior space is to be added through expansion of the existing second floor level. Work includes but is not limited, to building and selected building demolition, earthwork, concrete foundations and slab-on-grade, steel structure,, roof membrane over roof insulation, sheet metal, metal siding, masonry, metal stud partitions, insulation,

gypsum board walls and ceilings, acoustical ceilings, resilient flooring, carpeting, tiling, custom cabinets and fixtures, carpentry, glass storefront system, windows, skylights, painting, metal doors and frames, wood doors and frames, door hardware, toilet accessories, signage, lockers, fire alarm systems, security systems, electrical, and heating, ventilating, and air conditioning complete and ready for use.

1.5 WORK BY OWNER

- A. General: Cooperate fully with Owner so work may be carried out smoothly, without interfering with or delaying work under this Contract or work by Owner. Coordinate the Work of this Contract with work performed by Owner.
- B. Preceding Work: Owner will perform the following construction operations at Project site. Those operations are scheduled to be substantially complete before work under this Contract begins.
 - 1. No Work by Owner on this project

1.6 WORK UNDER SEPARATE 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. Concurrent Work: Owner will award separate contracts for the following construction operations at Project site. Those operations will be conducted simultaneously with work under this Contract.
 - 1. Installation of Movable wall partitions
 - 2. Installation of Work Station Systems furniture
 - 3. Server Room Chemical Fire Extinguishing System

1.7 OWNER-FURNISHED PRODUCTS

- A. Owner will furnish products indicated. The Work includes receiving, unloading, handling, storing, protecting, and installing Owner-furnished products.
- B. Owner-Furnished Products:
 - 1. Furniture.

1.8 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.
- B. General: Contractor shall have limited use of premises for construction operations as indicated on Drawings by the Contract limits.
- C. 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.

1.9 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions defined by Construction Manager
 - 1. Comply with limitations on use of public streets and other requirements of authorities having jurisdiction.
- B. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:
 - 1. Notify Architect not less than two days in advance of proposed utility interruptions.
 - 2. Do not proceed with utility interruptions without Architect's written permission.
- C. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
 - 1. Notify Architect not less than two days in advance of proposed disruptive operations.
 - 2. Obtain Architect's written permission before proceeding with disruptive operations.
- D. Controlled Substances: Use of tobacco products and other controlled substances within the existing building is not permitted.

1.10 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.
 - 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.
 - 3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this Project Manual.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION