

SECTION 01100 - SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following:
 - 1. Work covered by the Contract Documents.
 - 2. Work phases.
 - 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: The Iris Park Apartments, 189 Park Avenue, Portland Maine, 04101.
- B. Owner: Iris Network, 201 Park Avenue, Portland Maine, 04101.
- C. Architect: Semple & Drane Architects, 496 Congress Street, Portland Maine, 04101.
- D. The Work consists of the following:
 - 1. The Work includes the preparation of the site; installations of all necessary utilities and service systems from developed infrastructure in existing facility, in adjoining King Middle School property and in the adjoining roadway; construction of all foundations, pavements, walks and appurtenances to support the new and existing structures; renovation of existing building with common spaces, support spaces, one staff apartment and one one-bedroom apartment, a new three story north wing that will provide 6 one-bedroom units and 6 two-bedroom units, and a new three story east wing that will provide support spaces and 17 one-bedroom units.
- E. Project will be constructed under a single prime contract.

1.3 WORK PHASES

- A. The Work shall be conducted in 2 phases in the following order, with each phase substantially complete before beginning the next phase:

Phase ONE:

A. New Construction:

- 1. Construct new 3-story apartment wing to east side of original building. A new 3- stop elevator with a 3-story addition for supporting tenant services will be added between the apartment wing and the east side of the original building.
- 2. Construct the foundation walls for the new 3-story one-bedroom apartments between new east wing and new north wing.

3. Construct the foundation for the new 3-story exit stair to northeast side of the new north wing.
4. Install temporary exterior exit stair at glass curtain wall to the southeast corner of the new east wing

B. Existing Construction:

1. Original building at Park Street: Existing Electrical, Mechanical and oil storage rooms on east side of Ground floor shall remain during Phase 1. Third floor and all other existing spaces shall be maintained as is.
2. Dorm Addition: Basement, First floor and Second floor shall remain as is.

Work of this phase shall be substantially complete and ready for occupancy within 250 days after commencement of construction of this phase.

Phase TWO:

A. Tenant and Staff relocation:

1. All tenants shall be moved to the new apartment wing. Staff shall move into the Ryan Building, or new 3- story addition.

B. Existing Construction:

1. Original building at Park street: Tenants have no access to existing buildings. Renovate existing Electrical, Mechanical and oil storage rooms on east side of Ground floor. Renovate all of original building, except exterior stairs and elevator tower.
3. Dorm Addition: Demolish entire dorm addition and ell on the rear of the original building.

C. After major renovations are completed:

1. Remove the 3-story elevator and adjacent circulation space at the north side of the dorm addition.
3. Remove existing three story stair tower facing Park Street. Construct a new entry porch with stairs and an accessible ramp at the front of the original building facing Park Street. Reconstruct the old façade and roof dormer hidden by the exit stair addition.
4. The remaining Work shall be substantially complete and ready for occupancy at time of Substantial Completion.
5. Finish temporary dining room into one-bedroom apartment and move necessary kitchen equipment and coiling shutter to final location.

- B. Before commencing Work of each phase, submit a schedule showing the sequence, commencement and completion dates, and move-out and -in dates of Owner's personnel for all phases of the Work.

1.4 USE OF PREMISES

- 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 work in areas indicated on drawing. Do not disturb portions of Project site beyond areas in which the Work is indicated. Except as mutually agreed upon by owner for staging and normal construction operations.
1. Owner Occupancy: Allow for Owner occupancy of Project site and use by the public.
 2. Driveways and Entrances: Keep driveways, loading areas, dumpster areas and entrances serving premises clear and available to Owner, Owner's employees, Adjacent service station Owner and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
 - a. Schedule deliveries to minimize use of driveways and entrances.
 - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
 - c. Coordinate all deliveries and construction of front entry turnout with adjacent service station owner.
- D. Use of Existing Building: Maintain existing building in a weathertight condition throughout construction period. Repair damage caused by construction operations. Protect building and its occupants during construction period.

1.5 OWNER'S OCCUPANCY REQUIREMENTS

- A. Partial Owner Occupancy: Owner will occupy the premises during entire construction period, with the exception of areas under construction. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's operations. Maintain existing exits, unless otherwise indicated.
1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and authorities having jurisdiction.
 2. Architect will prepare a Certificate of Substantial Completion for each specific portion of the Work to be occupied before Owner occupancy.
 3. Obtain a Certificate of Occupancy from authorities having jurisdiction before Owner occupancy.
 4. Before partial Owner occupancy, mechanical and electrical systems shall be fully operational, and required tests and inspections shall be successfully completed. On occupancy, Owner will operate and maintain mechanical and electrical systems serving occupied portions of building.
 5. On occupancy, Owner will assume responsibility for maintenance and custodial service for occupied portions of building.

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. Division 1: Sections in Division 1 govern the execution of the Work of all Sections in the Specifications.
- 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.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01100