

SECTION 011000 - SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Work by Owner.
4. Owner-furnished products.
5. Access to site.
6. Coordination with occupants.
7. Work restrictions.
8. Specification and drawing conventions.

B. Related Requirements:

1. Section 015000 "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.2 PROJECT INFORMATION

A. Project Identification: The Bean 2 Roof Addition Project No. C140135461.

1. Project Location: Maine Medical Center, Bramhall Campus, 22 Bramhall Street, Portland, Maine 04102.

B. Owner: Maine Medical Center, Bramhall Campus, 22 Bramhall Street, Portland, Maine 04102.

C. Architect: PERKINS+WILL, 225 Franklin Street, Suite 1100 Boston MA 02110. telephone 617-478-0300; facsimile 617-478-0321

D. Architect's Consultants: The Architect has retained the following design professionals who have prepared designated portions of the Contract Documents:

1. Structural Engineer: Simpson Gumpertz & Heger.
2. MEP, FP Engineer: AKF Group LLC.
3. Equipment Planner: RTKL Associates Inc.
4. Architectural Lighting Design: Lam Partnership Inc.

- E. Construction Manager: Suffolk Construction, 99 Conifer Hill Drive, Danvers, MA 01923.
 - 1. Construction Manager for this Project is Project's constructor. The terms "Construction Manager" and "Contractor" are synonymous.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of Project is defined by the Contract Documents and consists of the following:

- 1. The Bean 2 Roof Addition Project (No. 152168.000), located at Maine Medical Center, Bramhall Campus, 22 Bramhall Street, Portland, Maine 04102. The Project is an expansion of the surgical suite located on the second floor of the Bean Building.

The Project consists of a three level vertical addition with the upper most level being a mezzanine. The first additional level, referred to as Bean Level 2, consists of a surgical suite, a PACU, renovations to existing adjacent spaces, and Owner approved alternates (see ALTERNATES – 01 23 00). The second additional level, referred to as Bean Level 4 consists of a mechanical space for the entire addition and Owner storage areas. The third additional level is referred to as Bean Level 4 - Mezzanine and consists of electrical and data rooms. The new construction will connect directly to both the Bean Building and Richards Building. The existing stair serving the lower levels of Bean Building will be extended to serve the new construction.

The surgical suite consists of a total of 5 interventional rooms. The 5 rooms will serve as general NEURO/SPINE surgery rooms. Also included are associated support spaces including, but not limited to, control rooms, equipment rooms, storage rooms, electrical and data rooms and housekeeping closet.

The PACU suite includes a new expansion of the pre and post recovery suite including 19 recovery bays, 1 patient isolation rooms and associated support spaces including but not limited to, staff stations, toilet rooms, housekeeping closet, storage rooms, medication supply room, staff lounge, offices, consult rooms and conference room.

The Exterior façade is comprised of a glass curtain wall and composite metal cladding system. The components of the curtain wall contain vision glass, fritted glass and spandrel glass sections.

- B. Type of Contract:

- 1. Project will be constructed under a single prime contract.

1.4 PHASED CONSTRUCTION

- A. The Work shall be conducted in a single phase as indicated:

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. Removal of designated medical and T equipment in areas to be renovated.
 - 2. CM shall verify and coordinate extent of work to be performed by Owner
- C. Concurrent Work: Owner will perform the following construction operations at Project site. Those operations will be conducted simultaneously with work under this Contract.
 - 1. Installation of Medical equipment and IT devices.
 - 2. CM shall verify and coordinate extent of work to be performed by Owner.

1.6 OWNER-FURNISHED PRODUCTS

- A. Owner will furnish products indicated. The Work includes receiving, unloading, handling, storing, protecting, and installing Owner-furnished products and making building services connections.
- B. Owner-Furnished Products:
 - 1. Reference Specification Section 10 28 00 - Toilet and Bath Accessories.
 - 2. Reference Specification Section Appendix A - Room by Room Equipment Schedule

1.7 ACCESS TO SITE

- A. General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.
- B. Use of Site: Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
 - 1. Driveways, Walkways and Entrances: Keep driveways parking garage, loading areas, and entrances serving premises clear and available to Owner, Owner's employees, 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 by construction operations.

- b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
 - c. Delivery, storage and handling of materials shall be in assigned areas only.
- C. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.

1.8 COORDINATION WITH OCCUPANTS

- 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. Provide not less than 72 hours' notice to Owner of activities that will affect Owner's operations.
- B. Owner Limited Occupancy of Completed Areas of Construction: Owner reserves the right to occupy and to place and install equipment in completed portions of the Work, prior to Substantial Completion of the Work, provided such occupancy does not interfere with completion of the Work. Such placement of equipment and limited occupancy shall not constitute acceptance of the total Work.
- 1. Architect will prepare a Certificate of Substantial Completion for each specific portion of the Work to be occupied prior to Owner acceptance of the completed Work.
 - 2. Obtain a Certificate of Occupancy from authorities having jurisdiction before limited Owner occupancy.
 - 3. Before limited 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 Work.
 - 4. On occupancy, Owner will assume responsibility for maintenance and custodial service for occupied portions of Work.

1.9 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
- 1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.

- B. On-Site Work Hours: Limit work in the existing building to times specifically arranged with and approved by the Owner.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:
 - 1. Notify Architect and Owner not less than two weeks in advance of proposed utility interruptions.
- D. 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 and Owner not less than two weeks in advance of proposed disruptive operations.
- E. Nonsmoking Campus: Smoking is not permitted within the buildings or on any portion of the hospital property.
- F. Employee Identification: Owner will coordinate with Construction Manager to provide identification tags for Contractor personnel working on Project site. Require personnel to use identification tags at all times.
- G. Employee Screening: Comply with Owner's requirements for drug and background screening of Contractor personnel working on Project site.
 - 1. Maintain list of approved screened personnel with Owner's representative.

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 Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
 - 1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.

Maine Medical Center
Bean 2 Roof Addition
For Construction
Addendum No. 2
Issued for Permit

PERKINS+WILL
C140135461 (MMC) /152168.00 (P+W)
June 14, 2013
June 24, 2013
February 07, 2014

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 011000