

SECTION 01100  
SUMMARY

PART 1 - GENERAL

1.01 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: Science Building Research Wing Phase III Fit-Out.
  - 1. Project Location: University of Southern Maine Portland Campus, 70 Falmouth Street, Portland, Maine 04104-9300.
  - 2. Owner: University of Maine System, 107 Maine Avenue, Bangor, Maine.
- B. Architect Identification: The Contract Documents were prepared for this Project by Symmes, Maini & McKee Associates, 1000 Massachusetts Avenue, Cambridge, Massachusetts.
- C. Construction Manager: Pizzagalli Construction Company. Wherever the word "Contractor" is used in these technical specifications, it shall refer to the Construction Manager acting in its role as the Constructor.
- D. The Work consists of the following:
  - 1. Fit-up of laboratory and office areas on three floors of an existing building. The 2nd floor is partially built out and contains office and support space. The 4th and 5th floors are currently unoccupied shell and core space. Uses after construction will be as follows:
    - a. 2nd Floor: Reception, open office areas, conference rooms, server room.
    - b. 4th Floor: Laboratories, office and administrative area, toilet rooms, kitchenette.
    - c. 5th Floor: Open office areas, conference rooms, toilet rooms, kitchenette.
  - 2. Installation of a rooftop air-handling unit and other miscellaneous work on the roof.

1.02 USE OF PREMISES

- A. General: Contractor shall have limited use of premises for construction operations, including limited use of Project site, during construction period.
- B. Use of Existing Building: Maintain the existing building in a weathertight condition throughout the construction period. Repair damage caused by construction operations. Take all precautions necessary to protect the building and its occupants during the construction period.
- C. Emergency Building Exits During Construction: Maintain existing exits.
- D. Construction Operations: Confine operations to areas within Contract limits indicated. Portions of the site beyond areas in which construction operations are indicated are not to be disturbed.
- E. Restrictions on Working Hours: Comply with City of Portland Code of Ordinances, Section 17-18, which prohibits with an R-zone construction activities generating noise exceeding 50dB from September 1st to May 31st between the hours of 7:00 p.m. and 7:00 a.m. and From June 1st to August 31st between the hours of 8:00 p.m. and 7:00 a.m. within 500 feet of any building

used for residential, hospital or nursing home purposes. This restriction applies to work on the exterior of the building.

1. Contractor's Construction Schedule, specified in Section 01310, shall be based on a work-day schedule which conforms to these requirements.

- F. Parking: Parking is not permitted on the site, on University property, nor on city streets in the vicinity of the campus.

#### 1.03 OWNER OCCUPANCY

- A. The Owner will occupy the site and premises adjacent to the construction areas during the entire period of construction.
- B. Cooperate with Owner to minimize conflict, and to facilitate Owner's operations.
- C. Schedule the Work to accommodate Owner occupancy.

#### 1.04 WORK BY OWNER

- A. Items furnished and installed by the Owner; services provided by the Owner.
  1. For the temporary offices for Contractor and Owner, office doors and fluorescent lights.
  2. Final lock cylinders and keying.
  3. Security lock sets, both on-line and off-line types.
  4. Wall-mounted adjustable shelving for installation in offices.
  5. Bulletin boards for installation in corridors.
  6. Interior signage.
  7. Toilet accessories; refer to Section 10810.
  8. Laboratory equipment: Refer to the Equipment Matrix in Section 11610.
  9. Window treatment.
  10. HVAC control system, specified in Section 15910.
  11. HVAC Testing, Adjusting and Balancing (TAB) services, specified in Section 15950.
  12. Telephone/Data wiring and related equipment.
- B. Items furnished by the Owner for installation by the Contractor:
  1. Darkroom revolving door. Existing; move from current location.
  2. Some laboratory equipment: Refer to the Equipment Matrix in Section 11610.

C. Contractor's Responsibilities for Owner-Furnished/Owner-Installed Items:

1. Contractor will provide support systems, including but not limited to, electric power, piped water to point of connection, structural support systems and blocking, to receive Owner's equipment. Owner will make final connections to building plumbing and electrical services.
2. Owner will arrange for and deliver Shop Drawings, Product Data, and Samples to Contractor, where these are requested by the Contractor for coordination of the Work. Contractor shall review Shop Drawings, Product Data, and Samples and return them to Architect noting discrepancies or anticipated problems in use of product.
  - a. If Contractor elects not to review Shop Drawings, Product Data, and Samples, and there are subsequently problems in installation or performance of Owner-furnished products or equipment resulting from a lack of coordination with building dimensions, or supporting construction, or building services, Contractor shall be responsible for performing remedial work at its own expense.
3. Owner will furnish Contractor the earliest possible delivery date for Owner-furnished products. Contractor will either accept Owner's delivery date, or cooperate with Owner to select an appropriate later delivery dates, when the building will be completed to a point where installation of Owner-furnished items is feasible.
4. Owner will arrange and pay for delivery of Owner-furnished items, inspect delivered items for damage upon delivery, transport items on site to point of installation, and install them. If Owner-furnished items are damaged, defective, or missing, Owner will arrange for replacement.
5. Contractor shall be present for and assist in Owner's inspection, or shall waive the right to challenge any claim the Owner may subsequently make regarding damage sustained after delivery as a result of Contractor's operations.
6. If Owner-furnished items are damaged as a result of Contractor's operations, Contractor shall repair or replace them.

D. Contractor's Responsibilities for Owner-Furnished/Contractor Installed Items:

1. Contractor will provide support systems, including but not limited to, electric power, piped water to point of connection, structural support systems and blocking, to receive Owner's equipment. Contractor will install the items and make final connections to support systems, plumbing and electrical services.
2. Shop Drawings, Product Data, and Samples: Same as in paragraph C.2 and C.2a, above.
3. Owner will furnish Contractor the earliest possible delivery date for Owner-furnished products. Using Owner-furnished earliest possible delivery dates, Contractor shall designate delivery dates of Owner-furnished items in Contractor's Construction Schedule.
4. Owner will arrange and pay for delivery of Owner-furnished items.

5. After delivery, Owner will inspect delivered items for damage. Contractor shall be present for and assist in Owner's inspection. If Owner-furnished items are damaged, defective, or missing upon delivery, Owner will arrange for replacement.
6. Contractor is responsible for receiving, unloading, and handling Owner-furnished items at Project site and for protecting Owner-furnished items from damage during storage and handling, including damage from exposure to the elements. If Owner-furnished items are damaged as a result of Contractor's operations, Contractor shall repair or replace them.

#### 1.05 SPECIFICATION FORMATS AND CONVENTIONS

- A. Specification Format: The Specifications are organized into Divisions and Sections using CSI/CSC's "MasterFormat 1995" 16-Division numbering system.
- 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