

Oakhurst Dairy – New Milk Cooler

SECTION 01100 - SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Work covered by the Contract Documents.
 - 2. Type of the Contract.
 - 3. Work under other contracts.
 - 4. Use of premises.
 - 5. Work restrictions.
 - 6. Specification formats and conventions.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: New Milk Cooler for Oakhurst Dairy – 364 Forest Avenue, Portland, Maine 04101.
- B. Owner: Oakhurst Dairy, 364 Forest Avenue, Portland, Maine 04101.
- C. Owner's Representative: Mr. Thomas W. Carll – Director of Engineering and maintenance, Oakhurst Dairy has been appointed by the Owner to serve as the Owner's Representative.
- D. Engineer: Facilities Design, Inc. – 3904 Abel Drive, Columbia, PA 17512
- E. The Work consists of the following:
 - 1. The Work includes:
 - a) Site work including site clearing, earthwork, site paving, underground structures, and piping.
 - b) Structural work including concrete foundations, concrete plank, structural steel, and miscellaneous metals.
 - c) Building construction work including masonry, finishes, metal insulated wall panel, roofing, thermal protection, dock equipment, trim, flashing, sealants, doors, and windows
 - d) Mechanical work including under floor plumbing, above floor plumbing, and HVAC systems
 - e) Refrigeration work including air cooling units, valves, gauges, piping, motors, drives and other equipment for the complete installation of the refrigeration system.
 - f) Electrical work including power and lighting.

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- A. Project will be constructed under multiple prime contracts. The Prime Contract for this work as defined in these plans and specifications is the "General Construction Contract"

1.5 WORK UNDER OTHER 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. AS/R System Contract: A separate contract will be awarded to prequalified automated storage and retrieval system contractors for the installation of the racking, grating within the racking footprint, and the AS/R crane.
 2. Material Handling Contract: A separate contract will be awarded to a prequalified material handling contractor for the installation of the conveyor systems, controls, and grating in and around the conveyor systems.

1.6 USE OF PREMISES

- A. General: Contractor shall have limited use of premises for construction operations as indicated on Drawings by the Contract limits. The contract limits are defined as areas of new construction
- B. Use of Site: Limit use of premises to areas within the Contract limits. Do not disturb portions of Project site beyond areas in which the Work is indicated.
1. Limits: Confine constructions operations to areas of new construction.
 - a) Limit site disturbance, including earthwork and clearing of vegetation, to within the property boundaries; and 5 feet beyond primary roadway curbs, walkways, and main utility branch trenches. The Owner, at their expense, will obtain a construction easement along the south property line for use by the general contractor to construct the south wall of the facility. The general contractor will be limited to this easement during construction.
 - b) Should additional space be required temporarily for the placement of precast concrete wall panels along the south and east property lines, the general contractor will be limited to performing this work between the hours of 11 pm and 5 am. Should temporary closing of adjacent streets be required, the general contractor will be responsible to obtain the necessary governing approvals and pay any required permitting fees, to perform this work during these hours. The work is to be performed such that interference's with traffic or adjoining property parking is held to a minimum during the hours noted above.
 2. Owner Occupancy: Allow for Owner occupancy of Project site.
 3. Driveways and Entrances: Keep driveways, 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.

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- b) Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
- C. 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. The general contractors use of the existing building will be restricted to necessary construction activities only. The general contractor is to provide temporary facilities as outlined in these specifications.

1.7 WORK RESTRICTIONS

- A. 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.
- B. Weekend, early morning work, and late evening work is permitted with the prior approval of the Owner. Considerations will be type of work to be performed, construction debris to be generated, noise to be generated, etc.
- C. The owner shall approve hours for utility shutdowns.
- D. 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 Owner not less than seven days in advance of proposed utility interruptions.

1.8 SPECIFICATION FORMATS AND CONVENTIONS

- A. Specification Format: The Specifications are organized into Divisions and Sections using the 16-division format and CSI "MasterFormat" numbering system.
 - 1. Section Identification: The Specifications use Section numbers and titles to help cross-referencing in the Contract Documents. Sections in the Project Manual are in numeric sequence; however, the sequence is incomplete because all available Section numbers are not used. Consult the table of contents at the beginning of the Project Manual to determine numbers and names of Sections in the Contract Documents.
 - 2. 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.

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- 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