

SECTION 01100

SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following:
1. Work covered by the Contract Documents.
 2. Type of the Contract.
 3. Phased construction.
 4. Owner-furnished products.
 5. Use of premises.
 6. Owner's occupancy requirements.
 7. Specification formats and conventions.

1.2 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: Project consists of construction of the Communications Center Renovations at the Portland International Jetport.
1. Project Location: Portland, Maine.
- B. Owner: Portland International Jetport.
- C. Outline of Work: This project consists of extensive demolition and renovation of the existing Communications Center. Construction will include installation of new walls, new ceilings, flooring, electrical & mechanical work, installation of desktop surfaces, cabinets and other, related work. There will be no structural work in this project. The contractor is required to carry an allowance for work to be performed by the City's contracted security hardware firm under the general contract. That firm will perform most of the I.T. fitout of the space (wiring & installation of computers, monitors, E.G.), and the cost of that work is included in this contract, in Section 01210 Allowances.

The contractor will be responsible with coordinating with the efforts of City personnel, and of vendors employed by the Portland International Jetport (PWM), for work that will be performed outside of the general contract, but must be performed during the construction. Contractor coordination shall include, but not limited to working with the following vendors and entities:

City of Portland personnel for the installation of the City of Portland intranet and telephone system.

Local computer firm for miscellaneous computer work.

The firm performing the installation of the CONSOLE (reference H7/A-1)

Additional Security/ software work.

The firm performing work on the paging system

The firm working with the FIDS (Flight Information Display System)

It should be reiterated that except for the work to be performed by Griffon Security, which shall be performed under this contract, the costs of the work performed by City of Portland personnel and PWM vendors will be paid for directly by The City, and will not be a part of the general contract. The contractor shall, however, be responsible for coordinating the work that must be done.

1.3 TYPE OF CONTRACT

- A. Project will be constructed under concurrent multiple contracts.

1.4 PHASED CONSTRUCTION

- A. The Work shall be conducted in four phases, with each phase completed in accordance with the following:
 - 1. Phase One – Submittal Approvals: Make all submittals to the Owner for materials, products, equipment, fabrications and systems indicated in Divisions 1 through 16 of the contract documents within 21 days of award of the contract. Contractor shall review submittals for conformance and mark with approval stamp in accordance with Section 01330 – Submittal Procedures.
 - 2. Phase Two – Preparation for Vendor Rough-Ins: The project site will be available to start the work 30 days after award of the contract. The Contractor shall complete the following within 14 days of when the project site is available for the work.
 - a. Provide new door, frame and hardware at new door opening 101. If new door and frame is not available, provide temporary door and frame, and replace in Phase Four. Provide secure, temporary plywood cover over opening for access window. Plywood cover shall be painted on corridor side in color as directed by Owner.
 - b. Perform demolition and removals for alterations and new work.
 - c. Install steel stud and soffit framing.
 - d. Apply wallboard finish on corridor side of infilled wall openings where existing doors are removed.
 - e. Install electrical rough-in in stud walls.
 - 3. Phase Three: Upon completion of Phase Two work, vacate space for 21 days to allow Owner's vendors under separate contract to install rough-in work in open stud wall framing.
 - 4. Phase Four: Upon completion of Phase Three work, the Owners vendors will vacate the space. Contractor shall complete all remaining work in 45 days. Cooperate with Owner's vendors that have miscellaneous work that needs to be done concurrently with the interior fit-up work.

1.5 OWNER-FURNISHED PRODUCTS

- A. No Owner-Furnished products under the Contract. There will be Owner-furnished and installed products under separate contracts. The Contractor shall coordinate schedule of work and requirements with the Owners vendors and contractors under separate contract.

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.
- B. 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. Owner Occupancy: Allow for Owner occupancy of areas immediately proximate to Project site.
 - 2. 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.
 - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
- C. Use of Existing Building: Do not interfere with existing operations of the building. Repair damage caused by construction operations. Take all precautions necessary to protect the building and its occupants during the construction period.
- D. Time Restrictions for Performing Interior and Exterior Work: Monday through Friday; 7 am to 5 p.m., unless arrangements are made with the Owner prior to the start of work.
 - 1. Provide 24 hour notice to Owner when performing work other than normal working hours.
- E. Nonsmoking Building: Smoking is not permitted within the building or within 25 feet of entrances, operable windows, or outdoor-air intakes.

1.7 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. Provide not less than 72 hours' notice to Owner of activities that will affect Owner's operations.

1.8 SPECIFICATION FORMATS AND CONVENTIONS

- A. Specification Format: The Specifications are organized into Divisions and Sections using the pre 2004 16-division format and CSI/CSC's "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. Consult the table of contents at the beginning of the Project Manual to determine numbers and names of sections in the Contract Documents.

- 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.
- C. References to Related Sections: This paragraph lists only products, construction, and equipment that the reader might expect to find in this Section but are specified elsewhere. This is not meant to be a continuation of a list of work included in each section.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION