

## **SECTION 01 11 00 SUMMARY OF WORK**

### **PART ONE: GENERAL**

#### **1.1 Summary**

- 1.1.1** The conditions of the separate contract with owner and applicable requirements of Division 01 govern this section.
- 1.1.2** Perform Work of Contract under separate contract with Owner in accordance with the Conditions of the Contract, and as modified by Supplementary Conditions of the Contract.
- 1.1.3** This Section includes administrative and procedural requirements for the following:
  - 1.1.3.1** Work Covered by Contract
  - 1.1.3.2** Use of Premises
  - 1.1.3.3** Work phases.
  - 1.1.3.4** Owner Furnished Products
  - 1.1.3.5** Owner Occupancy
  - 1.1.3.6** Work Restrictions

#### **1.2 Related Documents**

- 1.2.1** Drawings and general provisions of Contract, including the Agreement, General Conditions, and Supplementary Conditions if incorporated, specified Exhibits and References, other Division 1, and Technical Specification Sections, apply to this Section.
- 1.2.2** Comply with the requirements of the various specifications and standards referred to in the contract Plans and Specifications, except where they conflict with the specific requirements of these contract Plans and Specifications. Such reference specifications and standards.
- 1.2.3** Related Sections Include:
  - 1.2.3.1** Section 01 50 00: Temporary Facilities
  - 1.2.3.2** Section 01 78 00: Closeout Submittals

#### **1.3 Work Covered By Contract**

- 1.3.1** Detailed scope of work for Design Consultant shall be executed in accordance to the contract between Consultant and Owner.

## **1.4 Use of Premises**

- 1.4.1** Contractor shall have use of premises for construction operations as indicated on drawings by the contract limits.
- 1.4.2** Use of Existing Building: Maintain existing building in a weather-tight condition throughout construction period. Repair damage caused by construction operations. Protect building and its occupants during construction period.

## **1.5 Work Phases**

- 1.5.1** The Work shall commence on Notice to Proceed and the duration of Work shall be based on the estimated schedule.
- 1.5.2** Refer to the Standard Form of Agreement between Owner and Construction Manager and the General Conditions of the Contract for additional scheduling details.

## **1.6 Owner Furnished Products**

- 1.6.1** The Owner may provide items to the Contractor for installation in accordance with manufacturer's recommendations and instructions.
- 1.6.2** The Owner will arrange and pay for delivery of Owner-furnished items in accordance with the Contractor's Construction Schedule, and will inspect deliveries for damage.
- 1.6.3** If Owner-furnished items are damaged, defective or missing, through no fault of the Contractor, the Owner will arrange for replacement.
- 1.6.4** The Contractor is responsible for designating the delivery dates of Owner-furnished items in the Contractor's Construction Schedule and for receiving, unloading and handling Owner-furnished items at the site. The Contractor is responsible for protecting Owner-furnished items from damage, including damage from exposure to elements, and to repair or replace items damaged as a result of his operations.

## **1.7 Owner Occupancy**

- 1.7.1** Partial Owner Occupancy: The Owner reserves the right to place and install equipment in completed areas of the building, prior to Substantial Completion provided that such occupancy does not interfere with completion of the Work. Such placing of equipment and partial occupancy shall not constitute acceptance of the total Work.

- 1.7.2** A Certificate of Substantial Completion will be executed in accordance with conditions of the Contract.
- 1.7.3** Contractor shall obtain a Certificate of Occupancy from local building officials prior to Owner occupancy.
- 1.7.4** Prior to partial Owner occupancy, mechanical and electrical systems shall be fully operational. Required inspections and tests shall have been successfully completed. Upon occupancy the Owner will provide operation and maintenance of mechanical and electrical systems in occupied portions of the building.
- 1.7.5** Prior to partial Owner occupancy, emergency and life safety systems shall be fully operational. Emergency and life safety systems include, but are not limited to, fire sprinkler systems, fire alarm systems, and emergency egress devices. For emergency exiting purposes, the path of travel shall be clearly delineated and functional. If required, temporary barricades shall separate on-going construction from occupied spaces as allowed by the governing agency holding jurisdiction over the Project. Required inspections and tests shall have been successfully completed. Upon occupancy the Owner will provide operation and maintenance of emergency and life safety systems in occupied portions of the building.

## **1.8 Work Restrictions**

- 1.8.1** On-Site Work Hours: The construction hours / days of Work at the Site are as agreed upon per Consultant and Owner on contract agreement.
- 1.8.2** Contractor shall cooperate and coordinate with Construction Manager to minimize the impact of construction when construction is in an existing operational building.
- 1.8.3** For existing operational buildings, do not perform the following types of work until written agreement as to allowable times has been obtained from Owner:
  - 1. Work involving utility shutdowns.
  - 2. Core drilling or other noisy activity.
- 1.8.4** For operational buildings, Construction Notifications shall be given as follows. Contractor shall not proceed with the work or with shutdowns or interruptions until authorized by the Construction Manager in writing:
  - 1. For electrical power shutdowns anticipated to be less than 1 hour, provide written notice to the Construction Manager a minimum of three (3) work days in advance.
  - 2. For electrical power shutdowns anticipated to be in excess of 1 hour, provide written notice to the Construction Manager a minimum of fourteen (14) work days in advance.
  - 3. For domestic water and gas shut-offs, provide written notice to the Construction Manager a minimum of three (3) work days in advance.

4. For interruptions of low voltage systems such as fire alarm, communication, clock, signal, data and energy management systems, provide written notice to the Construction Manager a minimum of three (3) work days in advance.
5. For high impact activities including but not limited to crane operations, concrete pours, large special deliveries; traffic and road impacts, provide written notice to the Construction Manager a minimum of three (3) work days in advance.

**PART TWO: PRODUCTS (NOT USED)**

**PART THREE: EXECUTION (NOT USED)**

**END OF SECTION**