

SECTION 011000 - SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 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. Owner-furnished products.
 - 4. Use of premises.
 - 5. Owner's occupancy requirements.
 - 6. Work restrictions.
 - 7. Specification formats and conventions.
- B. Related Sections include the following:
 - 1. Division 01 Section "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: Tri-County Council – Bus Maintenance Facility.
 - 1. Project Location: 31901 Comtek Lane, Salisbury, Maryland 21801
- B. Owner: Tri County Council for the Lower Eastern Shore of Maryland-Shore Transit
 - 1. Owner's Representative and Primary Contact:
John J. Donegan III, Technical Services Director
101 W. Green Street
P.O. Box 99
Snow Hill, Maryland 21863
Phone: 410.632.3300 x: 118
- C. Architect: Becker Morgan Group, Inc., 312 West Main Street, Suite 300, Salisbury, MD, 21801.
Phone: 410.546.9100
 - 1. Architect's Representatives: Brad A. Hastings, AIA, Leed AP and William E. Sieg.
- D. Contractor: TBD

E. The Work consists of the following:

1. The Work consists of construction of a new bus maintenance facility (approximately 11,250 sq. ft) and associated site work as well as the addition of a prefabricated canopy cover to be constructed at the existing multi purpose center building located adjacent to the bus maintenance center site. New construction will include offices, program spaces, toilet and wash rooms, storage, service bays, wash bays, mechanical and parts mezzanines and mechanical and support spaces.

Exterior construction includes masonry, metal wall panels, metal roofing, metal canopy and sun shading devices, signage, lighting, aluminum storefront and clerestory windows, hollow metal doors, overhead coiling and sectional doors, paint and metal louvers. Interior construction includes: metal studs; gypsum drywall; hollow metal frames; hollow metal and solid core wood doors; interior storefronts; signage, acoustic panel ceilings; concrete floors, vinyl composition tile, and resinous floors; and paint. Also included is mechanical, electrical and plumbing work associated with the spaces noted in the project area. A number of add/alternates are also included in the project. Please refer to the contract documents and section 003000 of the project manual for further details on the alternates

1.4 TYPE OF CONTRACT

- A. Project will be constructed under a single prime contract.
- B. A separate contract for work in the adjacent areas is also anticipated, see Use of Premises section.

1.5 OWNER-FURNISHED PRODUCTS AND/OR SERVICES

- A. Owner-Furnished Products and/or Services:

On all Owner-Furnished Products and/or Services General Contractor will coordinate with owner-hired vendor(s) to grant access and accommodate said vendor(s) ability to perform work. General Contractor will be responsible for damage to any owner-hired vendor(s) products once installed.

1. Owner will hire vendor(s) to install a proximity-based Access Control System on doors indicated on design drawings. This will include vendor(s) installing equipment and cabling.
2. Owner will hire vendor(s) to install CCTV camera system throughout the facility. This will include vendor(s) installing camera equipment and running cabling to each camera location.
3. Owner will hire vendor(s) to install Alarm System. This will include vendor(s) installing equipment and cabling.
4. Owner will hire vendor(s) to install a facility-wide Phone System. This will include vendor(s) installing equipment and cabling in the main building 1st floor server room.

5. Owner will hire vendor(s) to run phone and data cabling throughout the facility. This will include vendor(s) installing equipment and cabling.
6. Owner will hire vendor(s) to install and configure networking equipment in the 1st and 2nd floor server rooms of the main building as well as the fare-counting closet of the maintenance facility.
7. Owner has separately purchased security equipment to be installed by contractor. See Sheet C-903 for details.

1.6 USE OF PREMISES

- A. General: Contractor shall have full use of premises for construction operations, including use of Project site, during construction period. Contractor's use of premises is limited only by Owner's right to perform work or to retain other contractors on portions of Project.
- 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. Limits: Confine constructions operations to area as designated on Drawings.
 2. Driveways and Entrances: Keep driveways 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. Concurrent Work: Owner will perform the following construction operations at Project site. Those operations will be conducted simultaneously with work under this Contract. Note: Same criteria that was listed in section 011000-1.5 applies to concurrent work
- D. Subsequent/Future Work: Owner will perform the following additional work at site after Substantial Completion. Completion of that work will depend on successful completion of preparatory work under this Contract.

1.7 COORDINATION WITH OCCUPANTS

- A. 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.

1.8 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 as otherwise agreed to by the Owner.
- B. 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 two days in advance of proposed utility interruptions.
 2. Do not proceed with utility interruptions without Architect's Owner's written permission.
- C. Nonsmoking Building: Smoking is not permitted within the building or within 25 feet of entrances, operable windows, or outdoor air intakes.
- D. Site Access: Contractor must maintain access to all parts of the site at all times during construction to facilitate Owner's operations and other construction activities.
 1. Provide a minimum 16' wide unobstructed travelway to the rear of the building immediately upon commencement of Work. The travelway will have to be constructed along the alignment of the proposed roadway to the rear of the site. Do not disturb soils in the septic reserve area. Contractor is responsible for phasing of roadway construction to ensure traffic can access site during construction of the final roadway surface.
 2. Coordinate with other Contractors as required for special requirements (i.e. oversize load deliveries, collaboration of tie-ins, etc).
 3. Travelway shall consist of a stable surface properly graded to drain away from surface. Standing water is not permitted.
 4. Provide a minimum 6" of compacted aggregate or other material approved by Engineer.
 5. Maintain travelway to keep it free of large ruts, potholes or other deficiencies which may prohibit reasonable use.
 6. Surfaces which will remain in place as part of final work will require inspection and acceptance prior to being covered. Mud, debris and other objectionable material must be removed and base checked for proper compaction and grade.
 7. Construction traffic is prohibited in the parking lot and main drive aisles beyond the entrance.

1.9 SPECIFICATION FORMATS AND CONVENTIONS

- A. Specification Format: The Specifications are organized into Divisions and Sections using the 50-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 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 01: Sections in Division 01 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.
 - 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 011000