SECTION 011000 - SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes:

1. Project information.
2. Work covered by Contract Documents.
3. Phased construction.
4. Work under separate contracts.
5. Access to site.
6. Coordination with occupants.
7. Work restrictions.
8. Specification and drawing conventions.

B. Related Section:

1. Division 01 Section "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.2 PROJECT INFORMATION

A. Project Identification: Victory Street Duplexes HVAC Improvements.

1. Project Location: 1721 West Victory Road, Boise, Idaho.

B. Owner: Boise City Housing Authority, 1276 West River Street, Suite 300, Boise, Idaho 83702.

1. Contracting officer: Deanna L. Watson – Executive Director.
2. Owner's Representative: Richard Bouge – Development Construction Manager, Office: 208-287-1077, Cell: 208-713-3054.

C. Architect: CSHQA, 250 South 5th Street, Boise, Idaho 83702. Architect of record: James G. Murray, AIA, Project Architect Contact: Matt D. Reed, AIA.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

A. The Work of the Project is defined by the Contract Documents and consists of the following:

1. Remove existing electric baseboard heaters and PTAC units(s) and install centralized HVAC system.
2. Per the “Buy American” provision in the American Recovery and Reinvestment Act of 2009, all iron, steel, and manufactured goods used in this project shall be produced in the United States.

B. Type of Contract.

1. Project will be constructed under a single prime contract.

1.4 PHASED CONSTRUCTION

A. The Work shall be conducted in 1 phase, with each phase substantially complete as indicated:

1. HVAC Improvements to Victory Street Duplexes.

B. Substantial completion punch list shall be arranged concurrently for work.

C. Before commencing Work of each phase, submit an updated copy of the Contractor's construction schedule showing the sequence, commencement and completion dates for all phases of the Work.

1.5 ACCESS TO SITE

A. General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.

B. Use of Site: Limit use of Project site to those locations shown on drawings, used to facilitate HVAC Improvements. Do not disturb portions of Project site beyond areas in which the Work is indicated.

1. Limits: Confine construction operations to the areas indicated on the drawings.
2. Driveways, Walkways and Entrances: Keep driveways parking areas, loading areas, and entrances serving premises clear and available to Owner, Tenants 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 by construction operations.
   b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
   c. The Contractor shall repair all damage to the site and it’s components resulting from construction activities and use of Contractor’s equipment (i.e.; cranes, lifts, etc.) to match existing conditions and function.

C. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.

1.6 COORDINATION WITH OCCUPANTS

A. Full Owner Occupancy: Owner and tenants will occupy site and existing building(s) during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's day-to-day 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 approval of authorities having jurisdiction.
2. Notify the Owner not less than 24 hours in advance of activities that will affect Owner's operations.

1.7 WORK RESTRICTIONS

A. Work Restrictions, General: Comply with restrictions on construction operations.

1. Comply with limitations on use of public streets and other requirements of authorities having jurisdiction.

B. On-Site Work Hours: Limit work in the existing building to normal business working hours of 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding federal holidays, except as otherwise indicated.

C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:

1. Notify Architect and Owner not less than three days in advance of proposed utility interruptions.
2. Obtain Owner's written permission before proceeding with utility interruptions.

D. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.

1. Notify Owner not less than two days in advance of proposed disruptive operations.

E. Nonsmoking Building: Smoking is not permitted within the building or within 25 feet of entrances, operable windows, or outdoor air intakes.

F. Controlled Substances: Use of tobacco products and other controlled substances on the Project site is not permitted.

1.8 SPECIFICATION AND DRAWING CONVENTIONS

A. 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. Imperative mood and streamlined language are generally used in the Specifications. 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.
2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.

B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.

C. Drawing Coordination: Requirements for materials and products identified on the Drawings are described in detail in the Specifications. One or more of the following are used on the Drawings to identify materials and products:

1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
2. Abbreviations: Materials and products are identified by abbreviations published as part of the U.S. National CAD Standard.
3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section terms and/or numbers found in this Project Manual.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000