SECTION 011000 – SUMMARY OF WORK

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes the following:
   1. Work Covered by the contract documents.
   2. Work Phasing.
   3. Use of premises.
   4. Owner's occupancy requirements.
   5. Specification formats and conventions.

1.2 WORK COVERED BY CONTRACT DOCUMENTS

A. Project Identification: Capitol Plaza and Franklin Plaza Water Pipe Replacement.

   1. Project Location: 700 Cunningham Place and 1555 W. Franklin Street, Boise, Idaho.

B. Owner: Boise City/Ada County Housing Authority, 1276 River Street, Suite 300, Boise, Idaho.

   1. Owner's Representative: Richard Bouge.

C. Engineer: CSHQA, 250 S. 5th Street, Boise, Idaho.

D. The base scope of work consists of the following:

- Remove and replace tenant water heaters as listed in drawing water heater replacement schedule. Replace all exposed hot water piping to the water heater. If water heater is not scheduled to be replaced, the exposed hot water piping shall still be replaced. Work shall be done without damaging adjacent walls, cabinets and gypsum board.

- Remove and replace shut-off valves going into each tenant space. Replace the section of piping downstream of the valve up to where it enters the tenant space. The piping beyond this point will not be disturbed.

- Remove and replace exposed hot and cold water piping to main water heater in main floor janitorial closets.

- Install new Anti-Scale water treatment system in each of the buildings.

- In the event, upon replacement, that the pipes have recently been replaced and are in good condition, a credit shall be issued back to the owner for that portion of the work.

- Add Alternates and Deduct as described in Section 012300 – 3.1.

E. Project will be constructed under a Single Prime Contract.

F. Per the “Buy American” provision in the American Recovery and Reinvestment Act of 2009, all iron, steel and manufactured good used in this project shall be produced in the United States.

1.3 WORK PHASING

A. Throughout the execution of the Work, the buildings will be used by the current occupants as their main place of residence. Occupants may not be displaced from the residences for extended periods of time.

B. Contractor shall coordinate with Owner’s Representative to schedule occupant displacement timeline and feasibility. Contractor shall submit to Owner a detailed schedule outlining the scheduling and length of time of occupant displacement. This schedule must be reviewed and approved by the Owner prior to commencement of work.

C. Subject to availability, occupant(s) may be relocated to a vacant residence within the same building when access to a particular residence for an extended period of time is anticipated. Coordinate

1.4 USE OF PREMISES

A. General: Contractor shall have limited use of premises for construction operations as indicated by the Contract limits.

B. Use of Site: Limit use of premises to work in areas indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.

1. Limits: Confine construction operations to water pipes serving fixtures indicated in Specifications in the units. Ceiling tiles in the corridors are expected to be removed completely for unfettered access.
2. Driveways and Entrances: Keep driveways, parking lots 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.

1.5 OWNER'S OCCUPANCY REQUIREMENTS

A. Full Owner Occupancy: Owner will occupy site and existing buildings during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as to minimize interference with Owner's and occupants’ 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 unless required by construction activity and with written permission from Owner and authorities having jurisdiction.

1.6 SPECIFICATION FORMATS AND 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. 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