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. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Work by Owner.
4. Work under separate contracts.
5. Owner-furnished products.
6. Access to site.
7. Work restrictions.
8. Specification and drawing conventions.
9. Miscellaneous provisions.

B. Related Requirements:

1. Section 015000 "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.3 PROJECT INFORMATION

A. Project Identification: William F. Cooke, Jr. Elementary School.

1. Project Location: 2025 Graves Road, Hockessin, Delaware 19707.

B. Owner: Red Clay Consolidated School District.

1. Owner's Representative: Marcin Michalski, Manager of Facilities and Maintenance, 1798 Limestone Road, Wilmington, DE 19804, (302) 892-3284.

C. Architect: Becker Morgan Group, Inc., 309 S. Governors Avenue, Dover, DE 19904, (302) 734-7950 | 312 West Main Street, Suite 300, Salisbury, MD 21801, (410) 546-9100.

D. Architect's Consultants: The Architect has retained the following design professionals who have prepared designated portions of the Contract Documents:

1. Fire Protection, Plumbing, Mechanical, Electrical, and Information Technology Engineers: Studio JAED, 2500 Wrangle Hill Road, Fox Run Office Plaza, Suite 110, Bear, DE 19701, (302) 832-1652.

2. Structural Engineer: Baker, Ingram & Associates: 1050S. State Street, Dover, DE 19901, (302) 734-7400.

3. Food Services Consultant: Nyikos Associates, Inc., 18219-A Flower Hill Way, Gaithersburg, MD 20879, (240) 683-9530.

E. Construction Manager: The Whiting-Turner Contracting Company, 131 Continental Drive, Suite 404, Newark, DE 19731, (302) 292-0676.

1. Construction Manager has been engaged for this Project to serve as an advisor to Owner and to provide assistance in administering the Contract for Construction between Owner and each Contractor, according to a separate contract between Owner and Construction Manager.
2. Construction Manager for this Project is Project's constructor. The terms "Construction Manager" and "Contractor" are synonymous.

F. Project Web Site: A project Web site administered by Construction Manager will be used for purposes of managing communication and documents during the construction stage.

1. See Section 013100 "Project Management and Coordination." for requirements for using the Project Web site.

1.4 WORK COVERED BY CONTRACT DOCUMENTS

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

1. The new construction of a two-story elementary educational facility and associated site work.

B. Type of Contract:

1. Project will be constructed under coordinated, concurrent multiple contracts. See Section 011200 "Multiple Contract Summary" for a description of work included under each of the multiple contracts and for the responsibilities of Project coordinator. Contracts for this Project include the following:

a. Contract 03A - Concrete.
b. Contract 04A - Masonry.
c. Contract 05A - Steel.
d. Contract 06A – Carpentry.
e. Contract 07A - Roofing.
f. Contract 07B – Caulking
g. Contract 07C – Metal Panels.
h. Contract 07D – Spray Insulation.
i. Contract 08A – Glass.
j. Contract 09A – Stud and Drywall.
k. Contract 09B – Ceilings.
l. Contract 09C – Flooring.
m. Contract 09D – Paint.
n. Contract 09E – Epoxy Floor.
o. Contract 11A – Kitchen Equipment.
p. Contract 11B – Gym Equipment.
q. Contract 12A – Casework.
r. Contract 12B – Window Treatments.
s. Contract 14A – Elevator.

t. Contract 21A = Sprinklers.
u. Contract 23A – Mechanical.
v. Contract 23B – Balancing.
w. Contract 26A – Electrical.
x. Contract 31A – Sitework.
y. Contact 31B – Landscaping.

1.5 WORK BY OWNER

A. General: Cooperate fully with Owner so work may be carried out smoothly, without interfering with or delaying work under this Contract or work by Owner. Coordinate the Work of this Contract with work performed by Owner.

B. Subsequent 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. Owner's Contractor(s) will install all Furniture, Fixtures, and Equipment not included under the construction contract, but requires coordination with in place work.

2. Owner's Contractor(s) will install all Patch Cabling except for Wireless Access Points, all Ethernet and FO switches, and all TV Tuners.

1.6 WORK UNDER SEPARATE CONTRACTS

A. General: Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying work under this Contract or other contracts. Coordinate the Work of this Contract with work performed under separate contracts.

B. Concurrent Work: Owner will award separate contracts for the following construction operations at Project site. Those operations will be conducted simultaneously with work under this Contract.

1. Security & CCTV Systems Equipment and Installation: ADT Security, (302) 395-3515.
2. Card Access System Equipment and Installation: Advantech, Inc., (302) 674-8405.
3. Phone System Equipment and Installation: Collins Business Systems, Inc., (302) 658-1700.

1.7 OWNER-FURNISHED PRODUCTS

A. Owner will furnish products indicated. The Work includes receiving, unloading, handling, storing, protecting, and installing Owner-furnished products and making building services connections.

B. Owner-Furnished Products:

1. Residential Appliances.
2. Toilet Accessory Dispensers: Soap, Paper Towel and Toilet Tissue.
3. Kiln.
4. Wireless Access Points (WAPs).
5. WAP Covers.
6. Interactive Projectors.
7. Rear Projector at Stage.
8. Kiosk at Administration Office.
9. MDF Racks (2).

10. IDF 1A Rack (1)
11. Televisions.

1.8 ACCESS TO SITE

A. General: Contractor shall have full use of Project site for construction operations during construction period. Contractor's use of Project site is limited only by Owner's right to perform work or to retain other contractors on portions of Project.

1. Limits: Limit site disturbance, including earthwork and clearing of vegetation, to 40 feet (12.2 m) beyond building perimeter; 10 feet (3 m) beyond surface walkways, patios, surface parking, and utilities less than 12 inches (300 mm) in diameter; 15 feet (4.5 m) beyond primary roadway curbs and main utility branch trenches; and 25 feet (7.6 m) beyond constructed areas with permeable surfaces (such as pervious paving areas, stormwater detention facilities, and playing fields) that require additional staging areas in order to limit compaction in the constructed area.

1.9 WORK RESTRICTIONS

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

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

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

C. Employee Identification: Provide identification tags for Contractor personnel working on Project site. Require personnel to use identification tags at all times.

D. Employee Screening: Comply with Owner's requirements for drug and background screening of Contractor personnel working on Project site.

1. Maintain list of approved screened personnel with Owner's representative.

1.10 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 Drawings are described in detail in the Specifications. One or more of the following are used on 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 and scheduled on Drawings.
3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this Project Manual.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000