SECTION 01-1100

SUMMARY OF WORK

1.0 GENERAL

1.1 This Summary of Work document is intended as an overview of the work that the Owner wants performed and may include specifications for materials and work that is included in this contract.

1.2 The contractor is expected to inspect the building site before bidding this work. No application(s) for additional work or time extensions will be considered for any work or condition that could have been identified by building and site inspection(s). It is the intent of these specifications that the bidder attend the pre-bid meeting scheduled in the “Invitation to Bid” in order to bid the work.

1.3 The contractor shall be responsible for providing a perimeter protection and dust control system that isolates and protects the work area. In addition, the contractor shall be responsible for protecting the building, the building site and the building interior from damage, theft, etc. during construction. The contractor shall remove the perimeter protection system from the site once construction is complete. The contractor shall be responsible for repairing, replacing and/or correcting all damage or loss caused as a result of construction activities and/or failure to protect the site or building.

1.4 The contractor shall be provided with instructions by the Guntersville Building Department for accessing electronic files of Construction Documents for his use in performing the work. The contractor and/or subs shall be responsible for the cost of printing these files as needed, including any revisions that may be issued by the architect.

2.0 SUMMARY OF WORK

1.1 The work consists of partial renovation of the North end of the lower floor of the existing Guntersville Municipal Building in Guntersville, Alabama as defined on the drawings and specifications.

1.2 The Owner will perform most of the interior demolition work required for the remodeling work. The contractor shall perform any remaining incidental demolition work that is required to perform his work.

1.3 The Owner will perform all HVAC work including ductwork, supply and return grilles and equipment.

1.4 The owner shall perform all required work in the hatched Evidence Areas, except the contractor shall furnish, install and make operational the smoke detection system in the Evidence Areas where indicated on drawings. The contractor will be supervised during this work by someone from the Evidence area. The work can only be performed when this person is available to monitor the work area.

1.5 The owner shall furnish and install all portable wall mounted fire extinguishers.

1.6 The contractor shall be responsible for reviewing the building and site. The contractor shall be responsible for identifying any required final preparation of the building for the renovation work within his/her scope. The extent of this final prep work will be identified by the respective bidders at the pre-bid meeting. Additional access to the building will be provided to the bidders, if needed. This may include limited demolition inside and to the exterior walls of the building.

1.7 The work by the contractor includes, but is not limited to, providing all labor, equipment, systems, services and materials necessary to accomplish the following:

a) Any final demolition work required to properly prepare the interior areas or exterior walls of building for the new work as identified on drawings or as required.

b) Providing perimeter security system around the work area to prevent unauthorized entry, vandalism or theft.

c) Providing a dust control system to prevent the spread of dust outside the work area, including not allowing dust to enter the HVAC system. The contractor shall be responsible for all damages that occur during construction and shall be responsible for the cost of all clean-up. This includes any clean-up required outside the work area if damage is a result of work performed under this contract.

d) Removal and disposal of all debris and removed materials from the work areas within the contractor's scope of work.

e) Providing and installing new interior walls, doors & hardware, ceilings, lighting, electrical systems, plumbing systems, casework, wood trim, interior solid surface window sills, finishes, etc. as indicated on the drawings, and as specified herein within the work areas identified on drawings.

f) Furnishing and installing new one hour fire rated suspended acoustical ceilings and grid systems.

g) Furnishing and installing new light fixture systems in new ceilings as shown on electrical drawings. The contractor shall install lights and run wiring to existing junction boxes above the existing ceilings as required to energize the new lighting.

h) Renovation of bathrooms as indicated on drawings, including all required plumbing work.

i) Furnishing and installing Life Safety Systems such as smoke detectors and alarms and integrating system with existing system on upper floor.

j) Furnishing and installing new interior pass window system in the Records Room. In addition, installing a one way window system in the Records Room. The one way window system which shall be furnished by the Owner for installation by the Contractor.

k) Preparing perimeter of the interior side of exterior window and door openings where indicated on drawings for installation of exterior doors and windows by owner.

l) Making all new exterior work performed under this contract weather and watertight.

m) The contractor shall perform the remodeling work in a manner that strictly meets the requirements and intent of the plans and specifications. The contractor shall also comply with the Owner's and the architect's requirements.

n) The contractor's shall strictly comply with his material and equipment supplier requirements for their respective products, systems, etc. The completed work shall strictly comply with the contract documents and all referenced building code and standards.

1.8 The work requires that all components, materials, systems, etc. shall be furnished and installed complete so they are functional and suitable for their intended purpose(s) in full conformance with applicable building codes and standards, even if any required components or materials to accomplish same are not specifically specified on these drawings or specifications.

1.9 All construction work and activities shall be performed in strict compliance with Local, State and Federal requirements, including all safety requirements. This includes, but is not limited to, the latest 2010 edition of the Occupational Safety and Health Standards (OSHA).

1.10 The contractor shall maintain his work area in a clean, orderly and safe manner. Construction debris shall be routinely removed from the site by the contractor as required to maintain site as stated above. All debris shall be removed, transported and disposed of in strict conformance with all applicable State and Federal requirements and applicable safety standards

1.11 The Owner shall be responsible for providing any required exterior site work.

1.12 The replacement of the exterior windows and doors within the work area noted on the drawings is not included in this contract. The Owner will replace the exterior windows in the work area under a separate contract.

1.13 The building shall remain open for business during the renovation work. The contractor shall not unnecessarily restrict public/employee access to the building and shall make a reasonable effort to keep pedestrian traffic lanes open. The contractor shall not block egress routes to exits, or the exits themselves, unless safeguards, approved by the Owner, are provided. Any required restriction of access shall require a written notice to the Owner of the location, safeguards to be provided and duration of the restricted access. This notice shall be given least one week prior to the required restricted access.

1.14 The Owner and/or Owner's representative, and/or architect, and/or architect's representative shall be allowed access to the building site during construction, without notice during normal business hours.

END OF SECTION