

## **SECTION 01 11 00 – SUMMARY OF WORK**

### **PART 1 - GENERAL**

#### **1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

#### **1.2 SUMMARY**

- A. Section Includes:
  - 1. Work Covered by Contract Documents.
  - 2. Type of Contract.
  - 3. Starting and Sequence of Work.
  - 4. Work Under Other Contracts.
  - 5. Contractor's Use of Premises.
  - 6. Partial Owner Occupancy.
  - 7. Owner Furnished Products.
  - 8. Preordered Products and Schedule Information.

#### **1.3 WORK COVERED BY CONTRACT DOCUMENTS**

- A. Work Covered by Contract Documents: The Project consists of the general construction of renovation and additions to an existing two-story office building, and related work located in Bellaire, Texas. Work indicated by reference on the drawings or specifications shall be included as if mentioned herein.

#### **1.4 TYPE OF CONTRACT**

- A. Project will be constructed under a single stipulated sum contract.

#### **1.5 STARTING AND SEQUENCE OF WORK**

- A. Do not start Work until Owner's written Notice to Proceed has been received and Contractor has furnished the required Insurance Certificates. Work undertaken prior to the Notice to Proceed is at Contractor's own risk; Owner's Representative must be notified prior to commencing Work.
- B. Work Sequence: As directed by Contractor for the orderly prosecution of the Work.
- C. Public Access: Restrict public access of area the site that is under construction. Secure construction, staging and storage areas.

#### **1.6 WORK UNDER OTHER CONTRACTS**

- A. Contractor shall cooperate and coordinate its Work with Work provided under other contracts. Separate Contracts will include, but not necessarily be limited to the following:
  - 1. Owner's testing laboratory services (Quality Control).
  - 2. Owner's independent HVAC balancing, testing and adjusting.
  - 3. Owner's furniture, furnishings and equipment.
  - 4. Owners electronic safety and security work.
  - 5. Other NIC (Not In Contract) Work.

## 1.7 CONTRACTOR'S USE OF PREMISES

- A. General: Contractor shall have full use of premises within construction limits for construction operations.
  - 1. Contractor's use of the Project site during construction period for operations shall be strictly in accordance with requirements and approval of the Owner's Representative.
  - 2. Contractor's use of premises is also limited only by Owner's right to perform work or to retain other contractors on portions of Project.
  
- B. Contractor shall:
  - 1. Not unreasonably encumber site with materials and equipment.
  - 2. Not load structure with weight that will endanger structure.
  - 3. Assume full responsibility for protection and safekeeping of stored products.
  - 4. Move stored products that interfere with operations of Owner and other contractors.
  - 5. Obtain and pay for use of additional storage land work areas needed for operations.
  - 6. Cooperate and coordinate Contractor's work and subcontractor's work with other work under separate contracts, including access to the Work.
  
- C. Upon receipt, by the Contractor, of Notice to Proceed from the Owner, the Owner will make the Project site available to the Contractor to execute the Work under the Contract.
  
- D. Use of Site: Limit use of premises to work in areas within the Contract limits and approved access routes and lay down areas indicated or approved in advance by the Owner's Representative. Do not disturb portions of Project site beyond areas in which the Work is indicated.
  - 1. Coordinate use of the premises with the Owner's Representative. Contractor must comply with Owner's requirements concerning Contractors operations and use of the premises, access and haul routes, staging and storage areas, parking, loading and unloading.

## 1.8 PARTIAL OWNER OCCUPANCY

- A. Owner reserves right to use and occupy in whole or any part of the improvements that have been completed sufficiently to permit use and occupancy without delaying Contractor's work. Use and occupancy by Owner shall not, however, be construed as an acceptance of Work of any part, and any claim which Owner may have against Contractor shall not be deemed to have been waived by occupancy. Refer to General Conditions for Substantial Completion requirements.
  - 1. For each partial use and occupancy prior to Substantial Completion of the Work, Owner agrees to obtain written consent of Contractor, secure endorsement from insurance carriers, and consent of Surety.
  - 2. Prior to each use and occupancy, Owner and Contractor shall make mutually acceptable arrangements for security, protection and insurance for people and property; warranties; and operation, maintenance and payment for utilities and services for each such partial use and occupancy.
  - 3. Contractor shall schedule his operations for completion of portions of the Work, as designated, for Owner's occupancy prior to Substantial Completion of the entire Work.

4. If prior use increases cost of Work or delays its completion, Contractor shall be entitled to extra compensation, or extension of time, or both, but claims for extra compensation shall be in writing and shall be substantiated with receipted vouchers and other supporting data.
5. Execute Certificate of Substantial Completion for each specific portion of Work prior to Owner occupancy. After Owner occupancy Contractor shall allow access for Owner personnel, access for the public, operation of HVAC, plumbing, and electrical systems for occupied areas, Owner's security and protection of occupied areas, Owner's maintenance of occupied areas, and Owner's insurance for occupied areas.
6. Upon occupancy, the Owner will provide operation of HVAC, plumbing and electrical systems for occupied areas, security and protection of occupied areas, maintenance of occupied areas, and insurance for occupied areas.

**PART 2 - PRODUCTS**

NOT USED

**PART 3 - EXECUTION**

NOT USED

**END OF SECTION 01 11 00**