

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 under Owner's separate contracts.
4. Owner-furnished/Contractor-installed (OFICI) products.
5. Contractor's use of site and premises.
6. Coordination with occupants.
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.
2. Section 017300 "Execution" for coordination of Owner-installed products.

1.3 DEFINITIONS

- A. Work Package: A group of specifications, drawings, and schedules prepared by the design team to describe a portion of the Project Work for pricing, permitting, and construction.

1.4 PROJECT INFORMATION

- A. Project Identification: Renovations to 201 North Broadway, BSEDRENO.

1. Project Location: 201 North Broadway, Billings, Montana.

- B. Owner: Big Sky Economic Development Authority, A Montana Local Port Authority, 222 North 32nd Street, Suite 200, Billings, Montana.

1. Owner's Representative: Becky Rogers, Operations Director 406.896.8405, becky@bigskyeca.org.

- C. Architect: Cushing Terrell, PO Box 1439, Billings, Montana.
 - 1. Architect's Representative: Shannon Christensen, Project Manager, 406.896.6126, shannonchristensen@cushingterrell.com.
- D. Other Owner Consultants: Owner has retained the following design professionals who have prepared designated portions of the Contract Documents:
 - 1. Environmental: Northern Industrial Hygiene has prepared the following portions of the Contract Documents:
 - a. Environmental Representative: Bob Brownell, 406.245.7766, rbrownell@northernih.com.
 - b. Scope of Service: Hazardous material abatement survey and design.

1.5 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of Project is defined by the Contract Documents and includes, but is not limited to, the following:
 - 1. The U.S. EDA Schedule includes renovation of the four-story, 24,111 square foot historic Montana National Bank focused on interior while retaining historical integrity of the facility's exterior to create a state-of-the-art interactive space geared towards collaboration, wellness, and productivity. Occupancy classifications include B and A-2. Construction type is III-B. Architectural, structural, mechanical, electrical, plumbing, and environmental Work indicated in the Contract Documents included in this schedule. The U.S. EDA Schedule includes, but is not limited to, asbestos abatement, demolition, new structural reinforcing, new interior walls, new secondary windows, new doors and hardware, new interior finishes, new ceilings, new interior ramp, new roof penetrations, existing elevator modification, new HVAC systems, new plumbing fixtures and piping, new lighting, new fire alarm, and new power and special systems. General conditions, mobilization, profit and overhead, bonds, and insurance for this Work to be included in the U.S. EDA Schedule.
 - 2. The Non-U.S. EDA Schedule includes all exterior civil and landscape Work indicated in the Contract Documents. The Non-U.S. EDA Schedule includes demolition of existing site improvements such as asphalt, concrete, curbs, pavers, landscaping, and planters, new sidewalk, new asphalt, new curb and gutter, new landscape boulevard, new buried power conduits, new fire service line, and new plantings. Traffic control to be included I the Non-U.S. EDA Schedule. General conditions, mobilization, profit and overhead, bonds, and insurance for this Work to be included in the Non-U.S. EDA Schedule.
- B. Type of Contract:
 - 1. Project will be constructed under a single prime contract.

1.6 WORK UNDER OWNER'S SEPARATE CONTRACTS

- A. Work with Separate Contractors: Cooperate fully with Owner's 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 Owner's separate contracts.
- B. Future Work Not Part of this Contract: The Contract Documents include requirements that will allow Owner to carry out future work following completion of this Project; provide for the following future work:
 - 1. Installation of equipment including audio video systems other than those specified as part of the Contract, security systems including cameras and card readers, and furniture.

1.7 OWNER-FURNISHED/CONTRACTOR-INSTALLED (OFCI) PRODUCTS

- A. Owner's Responsibilities: Owner will furnish products indicated and perform the following, as applicable:
 - 1. Provide to Contractor Owner-reviewed Product Data, Shop Drawings, and Samples.
 - 2. Provide for delivery of Owner-furnished products to Project site.
 - 3. Upon delivery, inspect, with Contractor present, delivered items.
 - a. If Owner-furnished products are damaged, defective, or missing, arrange for replacement.
 - 4. Obtain manufacturer's inspections, service, and warranties.
 - 5. Inform Contractor of earliest available delivery date for Owner-furnished products.
- B. Contractor's Responsibilities: The Work includes the following, as applicable:
 - 1. Designate delivery dates of Owner-furnished products in Contractor's construction schedule, utilizing Owner-furnished earliest available delivery dates.
 - 2. Review Owner-reviewed Product Data, Shop Drawings, and Samples, noting discrepancies and other issues in providing for Owner-furnished products in the Work.
 - 3. Receive, unload, handle, store, protect, and install Owner-furnished products.
 - 4. Make building services connections for Owner-furnished products.
 - 5. Protect Owner-furnished products from damage during storage, handling, and installation and prior to Substantial Completion.
 - 6. Repair or replace Owner-furnished products damaged following receipt.
- C. Owner-Furnished/Contractor-Installed (OFCI) Products:
 - 1. Barista equipment in Rooms 103, 104, and 105 to be Owner-Provided and Installed. Contractor to provide final connections.
 - 2. Kitchen appliances in Rooms 025, 205, and 305 to be Owner-Provided, Contractor-Installed.

1.8 CONTRACTOR'S USE OF SITE AND PREMISES

- A. Unrestricted Use of Site: 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.
- B. 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.
- C. Condition of Existing Grounds: Maintain portions of existing grounds, landscaping, and hardscaping affected by construction operations throughout construction period. Repair damage caused by construction operations.

1.9 WORK RESTRICTIONS

- A. Comply with restrictions on construction operations.
 - 1. Comply with limitations on use of public streets, work on public streets, rights of way, and other requirements of authorities having jurisdiction.
- B. Smoking and Controlled Substance Restrictions: Use of tobacco products, alcoholic beverages, and other controlled substances on Project site is not permitted.

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. Text Color: Text used in the Specifications, including units of measure, manufacturer and product names, and other text may appear in multiple colors or underlined as part of a hyperlink; no emphasis is implied by text with these characteristics.
 - 3. Hypertext: Text used in the Specifications may contain hyperlinks. Hyperlinks may allow for access to linked information that is not residing in the Specifications. Unless otherwise indicated, linked information is not part of the Contract Documents.
 - 4. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 00 Contracting Requirements: General provisions of the Contract, including General and Supplementary Conditions, apply to all Sections of the Specifications.
- C. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.

- D. 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 scheduled on Drawings.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000