

SECTION 011000

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 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes:
 - 1. Project information
 - 2. Work covered by Contract Documents
 - 3. Phased construction
 - 4. Work by Owner
 - 5. Owner-furnished products
 - 6. Access to site
 - 7. Coordination with occupants
 - 8. Work restrictions
 - 9. Specification and drawing conventions
 - 10. Special provisions
 - 11. Purpose of Division 1 – General Requirements

1.3 PROJECT INFORMATION

- A. Owner: University of North Texas System
- B. Project Identification:
- C. Project Location:
 - 1. Owner's Construction Manager
 - 2. Owner's Designated Representative
- D. Architect:
- E. Construction Manager-at-Risk Name:
 - 1. Construction Manager-at-Risk for this Project is Project's constructor. In Divisions 01 through 49 Sections, the terms "Construction Manager" and "Contractor" are synonymous.
- F. Design Builder's Name:
 - 1. Design-Builder has been engaged for this Project to provide architectural and engineering services and to serve as Project's constructor. In Divisions 01 through 49 Sections, the terms "Design-Builder" and "Contractor" are synonymous.
- G. Project Web Site: A Project Web site administered by the Contractor will be used for purposes of managing communication and documents during the construction stage.
 - 1. See Division 01 Section 013100 "Project Management and Coordination" for Contractor's requirements for utilizing the Project Web site.

1.4 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of the Project is defined by the Contract Documents and consists of the following:
 - 1. Insert a brief description of the Project indicating the size, code classification for occupancy and construction type, and general description of major building assemblies.
- B. Type of Contract
 - 1. Project will be constructed under a Type of Agreement contract.

1.5 PHASED CONSTRUCTION

- A. The Work shall be conducted in phases, with each phase substantially complete as indicated:
 - 1. Phase Designation : Brief Phase Description. Work of this phase shall commence within () days after the Notice to Proceed and be substantially complete and ready for occupancy within () days after the Notice to Proceed.
 - 2. Phase Designation : The remaining Work shall be substantially complete and ready for occupancy at time of Substantial Completion for the Work.
- B. Before commencing Work of each phase, submit an updated copy of the Contractor's construction schedule showing the sequence, commencement and completion dates [and move-out and -in dates of Owner's personnel] for all phases of the Work.

- 1.6 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. Fees Paid by Owner: Impact Fees.
 - C. Fees Reimbursed by Owner: Tap Fees and Meter Fees.
- 1.7 ACCESS TO SITE
- A. Use of Site: Limit use of Project site to [work in areas] [areas within the Contract limits] indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated. Use of any area outside of work area must be approved by Owner.
 - B. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weather-tight condition throughout construction period. Repair damage caused by construction operations to equal or better condition.
- 1.8 COORDINATION WITH OCCUPANTS
- A. Full Owner Occupancy: Owner will occupy site and [existing] [adjacent] building(s) during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's 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 without written permission from Owner and approval of authorities having jurisdiction.
 - 2. Notify the Owner not less than three (3) days in advance of activities that will affect Owner's operations.
 - B. [Partial Owner Occupancy: Owner will occupy the premises during entire construction period, with the exception of areas under construction. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's 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 without written permission from Owner and authorities having jurisdiction.
 - 2. Provide not less than three (3) day notice to Owner of activities that will affect Owner's operations.]
- 1.9 WORK RESTRICTIONS
- A. Work Restrictions, General: Comply with restrictions on construction operations.
 - 1. Comply with limitations on use of public streets and other requirements of authorities having jurisdiction.
 - B. On-Site Work Hours: Limit work in the existing building to normal business working hours of _____ a.m. to _____ p.m., Monday through Friday, except as otherwise indicated.
 - 1. Hours for Utility Shutdowns: Coordinated with Owner, with not less than two (2) weeks written notice of intended shutdown.
 - 2. Hours for core drilling and other noisy activities:
 - C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:
 - 1. Notify Owner not less than three (3) days in advance of proposed utility interruptions.
 - 2. Obtain Owner's written permission before proceeding with utility interruptions.
 - D. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
 - 1. Notify Owner not less than three (3) days in advance of proposed disruptive operations.
 - 2. Obtain Owner's written permission before proceeding with disruptive operations.
 - E. Nonsmoking Campus: Smoking is not permitted anywhere on any UNT campus.
 - F. Employee Identification: Provide identification tags for Contractor personnel working on the Project site. Require personnel to utilize identification tags at all times.
- 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 the Drawings are described in detail in the Specifications. One or more of the following are used on the 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.
- 1.11 SPECIAL PROVISIONS
- A. Review Owner's tree protection and mitigation policy (Denton Campus ONLY) available at <http://policy.unt.edu/policy/8-6>.
Review Owner's Campus Design Guidelines (Denton ONLY) available at https://facilities.unt.edu/sites/default/files/DESIGN%20GUIDELINES%202017_rev%203_09.01.17.pdf
- 1.12 DIVISION 1 – GENERAL REQUIREMENTS
- A. The specification sections contained with Division 01 – General Requirements, serve to expand and define in more detail, the administrative and procedural requirements outlined in Section 007000 – General Conditions. Should any provisions with Division 01 sections be in conflict with the General Conditions, the General Conditions shall govern.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION