

**SECTION 01100 - SUMMARY****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. This Section includes the following:
  - 1. Work covered by the Contract Documents.
  - 2. Type of the Contract.
  - 3. Work phases.
  - 4. Work under other contracts.
  - 5. Use of premises.
  - 6. Work restrictions.

**1.3 WORK COVERED BY CONTRACT DOCUMENTS**

- A. Project Identification: Upper Level Interior Restoration
  - 1. Project Location: 85 Washington Street, Jefferson, Georgia
- B. Owner: Jackson County Board of Commissioners
  - 1. Owner's Representative: Myrna Yarbrough, Jackson County Purchasing Agent
- C. Architect: Mr. H. Eugene Barrington
- D. The Work consists of the following:
  - 1. The Project Scope is limited to sections First Floor where specifically noted, the upper level floor, balcony and attic.
  - 2. Remove all existing mechanical equipment, ductwork, piping, wiring, plumbing and associated support items to whatever extent encountered.
  - 3. Restore Plaster Walls in Corridors and Stairs.
  - 4. Furr and provide GWB on all existing interior walls not scheduled to be restored.
  - 5. Provide suspended GWB ceiling and stamped metal ceiling panels and trim where indicated.
  - 6. Repair and restore all interior doors, casings and trim. Provide new doors where indicated. Remove, catalog and turn over to Owner all existing doors and door hardware except hinges which are to remain. Provide new doors and hardware as indicated.

7. Provide new wood casings, stools and trim at windows. Provide new window hardware as indicated.
8. Clean, level and repair existing marble floor in main stairway.
9. Expose, strip, repair or replace wood flooring as indicated.
10. Provide new plumbing as indicated.
11. Provide new electrical system, lighting and devices as indicated.
12. Provide new HVAC systems as indicated.
13. Provide new elevator as indicated.

#### 1.4 TYPE OF CONTRACT

- A. The Work of this Project will be constructed under a single prime contract.

#### 1.5 WORK PHASES

- A. The Work shall be conducted in a single phase.

#### 1.6 WORK UNDER OTHER 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. Coordinate the Work of this Contract with work performed under separate contracts.
- B. Preceding Work:
  1. A copy of the Hazardous Material Survey is available upon request.
  2. A copy of the Hazardous Material Abatement Report is available upon request.

#### 1.7 PREMISES

- A. General: Contractor shall have limited use of premises for construction operations, including use of Project site, during construction period.
- B. Use of Site: Limit use of premises to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
  1. Owner Occupancy: The Owner will occupy a portion of the site during the work of this contract.
  2. Driveways and Entrances: Keep driveways, loading areas, and entrances serving premises clear and available at all times. Do not use these areas for storage of materials.
    - a. Schedule deliveries to minimize use of driveways and entrances.

- b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
- C. Use of Existing Building: Maintain existing building in a weathertight condition throughout construction period. Repair damage caused by construction operations as directed by the Architect. Protect building during construction period by means of temporary closures at all unprotected openings. Temporary closures must be secured by compression methods. No temporary nailed, screwed or bolted attachments of any nature to the historic structure will be permitted.
- D. Hazardous Materials: The Owner has an Environmental Engineering company available to test suspected hazardous materials. If any suspected hazardous materials are encountered that are not identified on the Environmental Study and have not been previously tested or abated, the Contractor will immediately notify the Owner and the Architect before proceeding.
- E. Contractor's construction access is limited to the pair of windows in Vestibule 200. Remove the existing windows and frames. Store in a protected location for the duration of the construction activities. Reinstall upon Substantial Completion.
  - 1. Provide scaffolding from the areaway/ mechanical equipment court for workman access and material deliveries.
  - 2. Coordinate deliveries with the Owner for temporary street closures.
  - 3. Provide temporary, weathertight, secure closure at the window opening.
  - 4. Protect the exterior granite window sill from damage.
  - 5. Protect the existing exterior walls from damage. The exterior wall is constructed with unique hand-made concrete blocks. Damaged blocks will be replaced.
  - 6. The exterior walls are coated with a custom colored lime wash. If the walls are damaged, the lime wash cannot be touched up. The entire wall surface must recoated from edge to edge with sufficient coats of lime wash to obscure any damaged area.
  - 7. All materials and equipment will be delivered to the work area through this access. If any material or equipment cannot physically be furnished through the construction access, coordinate delivery with the Owner. All portions of the finished, existing building will be protected from any damage. Most of the existing lower level construction is historic. Any damage will be repaired to the historic restoration standards of the National Park Service, Historic Preservation Standards and the Georgia Department of Natural Resources, Historic Preservation Division Standards. There will be no exceptions.

## 1.8 WORK RESTRICTIONS

- A. On-Site Work Hours: Work shall be generally performed during normal business working hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, except as otherwise approved in advance by the Owner.
  - 1. Weekend Hours: Weekend work will not be permitted except as otherwise approved in advance by the Owner.
  - 2. Early Morning Hours: No Early morning work will be permitted.
  - 3. If the Contractor needs to temporarily close any road adjacent to the site, arrangements must be made in advance and coordinated with the Owner. Do not close or otherwise

restrict the flow of traffic around the property without the Owner's knowledge and consent.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01100