

SECTION 01 10 00 - 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. Access to site.
4. Coordination with occupants.
5. Coordination with Work by Owner.
6. Delegated Design / Deferred Submittal requirements coordination
7. Work restrictions.
8. Specification and drawing conventions.
9. Interpretation of Contract Documents.
10. Oral Modifications.

- B. Related Sections include the following:

1. Section 01 50 00 "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.3 PROJECT INFORMATION

- A. Project Identification: Metzger Park Apartments

1. Project Location: 10025 & 10045 SW 85th Avenue, Tigard, Oregon 97223.

- B. Owner:

Community Partners for Affordable Housing
6380 SW Capitol Highway, #151
Portland, Oregon 97239
Shannon Wilson – swilson@cpahinc.org

- C. Owner's Development Consultant:

Viewpoint Real Estate Consulting
4207 SE Woodstock, #426
Portland, Oregon 97206
Melinda Jones – melinda.jones.pdx@gmail.com

D. Architect:

Carleton Hart Architecture, PC
322 NW 8th Avenue
Portland, Oregon 97209
Christian Sterner – christian.sterner@carletonhart.com

E. Architect's Consultants: The Architect has retained the following design professionals who have prepared designated portions of the Contract Documents:

1. Civil Engineering:
MGH Associates
104 West 9th Street, Suite 207
Vancouver, Washington 98660
Bill Brannan – bill.brannan@mghassociates.com
2. Structural Engineering:
TM Rippey Consulting Engineers
7650 SW Beveland Street, Suite 100
Tigard, Oregon 97223
Kyle Kruger – kkruger@tmrippy.com

F. Owner Consultants: The Owner has retained the following design professionals who have provided professional advisement for the Contract Documents:

1. Survey:
Chase, Jones & Associates Inc.
716 SE 11th Avenue
Portland, Oregon 97214
(503) 228-9844

Survey Consultant may advise on the following portions of the Contract Documents:

- a. General land surveying.
- b. Meets and bounds.

G. Contractor:

1. LMC Construction:
19200 SW Teton Avenue
Tualatin, Oregon 97062
Ryan Duffin – ryand@lmcincorporated.com

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. Building exterior renovation to include new siding and windows, new spaced decking at exterior walkways, repairs to existing exterior stairways. Sitework includes new concrete walkways to provide an accessible route and modifications to accessible parking stalls. Interior work at units includes new ranges hoods and soffit at all units except upper

level units. Common space work includes accessible upgrades at the laundry room, restroom and exterior entry to property management/ common area.

- B. The project will be constructed under a single prime contract.

1.5 OWNER'S DUTIES

- A. Pay for plan check and building permit fees. Building permit fees include those fees assessed by Washington County at time of issuance of the primary building permit and additional submittal fees for deferred submittals. Additional permits for items such as mechanical, electrical, and plumbing systems, roof trusses, firestopping and other "Z" permits are the responsibilities of the Contractor.
- B. Pay for utility connection (hook-up) fees, including water meters. Owner is responsible for connection fees only. Contractor is responsible for coordination, labor and materials to complete utility connection, whether completed by Contractor's forces or City personnel.
- C. Pay for independent inspections and on-site testing required by ordinance and specifications. This does not include testing and inspections required at off-site locations during material design or production. These services may include but are not limited to:
 - 1. Construction testing/inspection
 - a. Soils
 - b. Materials
 - c. Concrete
 - d. Masonry
 - e. Segmental Retaining Wall Units
 - f. Fireproofing
 - g. Adhesive anchors
 - h. Structural steel
- D. Pay for printing plans and specifications as required for plan check. Pay for one (1) full size copy of the plans and specifications for the contractor's use for bidding and construction. Additional sets will be at the contractor's expense.

1.6 CONTRACTOR'S DUTIES

- A. Provide and pay for labor, materials, tools, equipment, supervision, administration, temporary facilities and services necessary for proper execution and completion of the Work.
- B. Provide and pay for all temporary utilities necessary for proper execution and completion of the Work.
- C. Pay legally required sales, consumer and use taxes.
- D. Coordinate and arrange for site inspections by local building agency and Owner's testing agency.

- E. Coordinate and arrange for utility service connections. Coordinate all work performed by City/County work force within public right-of-way. Pay for required labor and materials beyond standard connection fee.
- F. Coordinate and pay for all other required permits, governmental fees and licenses not specifically listed as Owner's responsibility.
- G. Arrange and pay for all work required in the right-of-way, including work to be performed by City work force.
- H. Trade permits and fees for items such as mechanical, electrical, fire sprinklers, plumbing systems, roof trusses and firestopping and other "Z" permits are the responsibilities of the Contractor. Coordinate deferred submittals with local jurisdiction's requirements.

1.7 DELEGATED DESIGN / DEFERRED SUBMITTAL REQUIREMENTS

- A. General: Portions of this contract will be delivered through a Delegated Design and / or Deferred Submittal process with selected subcontractors. Refer to Division 01, Section "Delegated Design and Deferred Submittal Requirements" and Drawings and Specifications for specific requirements.

1.8 ACCESS TO SITE

- A. General: 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 maintain partial occupancy during construction and Owner's right to perform work or to retain other contractors on portions of Project.

1.9 COORDINATION WITH OCCUPANTS

- A. Partial Owner Occupancy: Owner and Tenants will occupy the premises during entire construction period, with the exception of areas under certain types of construction. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner and Tenant usage. Perform the Work so as not to interfere with Owner's or Tenants' 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 72 hours' notice to Owner of activities that will affect Owner's operations.

1.10 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 7 a.m. to 6 p.m., Monday through Saturday, except as otherwise indicated or limited by local jurisdiction.
- C. Controlled Substances: Use of tobacco products and other controlled substances on the Project site is not permitted.
- D. Employee Identification: Provide identification tags for Contractor personnel working on the Project site. Require personnel to utilize identification tags at all times.
- E. Employee Screening: Comply with Owner's requirements regarding drug and background screening of Contractor personnel working on the Project site.
 - 1. Maintain list of approved screened personnel with Owner's Representative.

1.11 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. General notation on one Drawing shall apply to all Drawings.
- D. 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.

1.12 INTERPRETATION OF CONTRACT DOCUMENTS

- A. Should the Contractor find discrepancies in, or omissions from the Drawings and Specifications, or should the Contractor be in doubt as to their meaning, the Contractor shall promptly notify the Owner and Architect and should it be found that the point in question is not clearly and fully set forth, a written clarification will be issued. Neither the Owner nor the Architect shall be responsible for any oral instructions.

1.13 ORAL MODIFICATIONS

- A. It shall be distinctly understood that no oral statement of any person shall be allowed in any manner to modify any of the Contract provisions. Changes shall be made only on written authorization of the Owner and / or Architect, except in an emergency endangering life or property.

END OF SECTION 01 10 00