

SECTION 01 11 00 – SUMMARY OF WORK

PART 1 – GENERAL

1.1 SUMMARY

A. Section Includes:

1. Description of construction delivered under a single contract.
2. Description Bid Categories.
3. Restrictions that affect construction operations.
4. Use of Buildings, premises and site.

1.2 GENERAL SUMMARY OF WORK AND ADDITIONAL DEFINITIONS

A. Owner: Olmsted County

B. Project Location: Graham Park 1407 3rd Avenue Southeast – Rochester, MN 55904

C. General Scope: Project consists of exterior building envelope restoration and upgrades addressing water infiltration issues and exterior material deterioration. Project scope includes the restoration of exterior stone and brick masonry walls, precast concrete wall caps, and precast concrete window sills, as well as the replacement of all exterior windows and doors.

1. Work Included: Provide labor, materials, articles, equipment, incidentals, items, tools, services, supplies, methods, operations, skills in such quantities as may be necessary to complete Project within intent of Contract Documents.
2. Singular notations shall be considered plural where plural application is reasonably inferable. Mention or indication of extend of work under work division or specification section is done only for convenience of Contractor and shall not be construed as describing all work required under that Division or Section.

A. Bid Documents: Bid documents will be available at Olmsted County's Purchasing website at <https://olmstedcounty.ionwave.net/>

B. Site Visit: Full site visits will only allowed at the pre-bid meeting. If a contractor wants to visit the site they may access the property only where any member of the public may view it.

C. Bids Due: Refer to owners online bidding site for bid date. Bids will only be accepted through the online bidding site.

D. Questions: All questions during the bid period shall be directed to the owner via purchasing website at <https://olmstedcounty.ionwave.net/>

E. Bid Package Details: The Bid Package Details are intended to clarify the scope of work. Each Bid Category includes all provisions of Division 1 Specifications.

3. ~~The Bid Categories are constructed to follow as closely as possible the CSI format of the Contract Documents. However, some Bid Categories may contain more than one specification section and/or parts thereof.¹~~
4. Local custom and trade-union jurisdictional settlements do not control the scope-of-work included in each Subcontract. When a potential jurisdictional dispute or similar interruption of construction activities is first identified or threatened, the affected subcontracts shall promptly negotiate a reasonable settlement to avoid or minimize the pending interruption and its delays.
5. When "L&M" is referenced, it shall mean "Labor and Material", when "L" is referenced, it shall mean "Labor" and when "M" is referenced, it shall mean "Material". Material for this project can be purchased Tax Exempt.

6. The Clarification's listed with some of the Bid Categories are included for the basic understanding of the Scope of Work within the Bid Category, and is not intended to define the limits of the Work for a complete installation. This shall not relieve any Subcontractor of the requirements within the technical Sections as they are listed.
- D. Construction Contract: Construction will be accomplished under a single Prime Contract including General Construction.
- E. Construction Limits: Except as specifically indicated or as may be necessary to complete the Work under the Contract, activities of the Contract shall be limited to within the limits designated on Drawings.
- F. Schedule: Construction start date and schedule is to be determined. Project schedule must be maintained and is a key element of the scope of work.
- G. Safety: Safety requirements are stringent and will be strictly enforced. Safety requirements include high visibility shirts or vests, full use of eye wear, and hard hats. These are to be worn at all times when on site.
- H. Smoking and Controlled Substance Restrictions: Use of tobacco products alcoholic beverages, and other controlled substances on Project site is not permitted.
- I. Employee Identification: Owner will provide identification tags for Contractor personnel working on Project site. Require personnel to use identification tags at all times.
- J. Employee Screening: Comply with Owner's requirements for drug and background screening of Contractor personnel working on Project site.
 1. Maintain list of approved screened personnel with Owner's representative.
- K. Sales Tax: Contractor is responsible for the payment of all sales tax.
- L. Work under this contract to be coordinated alongside roof replacement work under separate contract for project RFB 2024-149 Graham Park Old Highway Shop – Roofing Project.¹

~~1.3~~ ~~BID CATEGORIES~~¹

- A. Clarifications below apply to ~~all base bid and all alternates categories~~:¹
 1. Include all labor and materials ~~for above Sections~~¹ unless noted otherwise.
 2. Responses must include bid bonds.
 3. Coordinate all work with other Subcontractors as required.
 4. Subcontractor is responsible for the removal of debris to on-site dumpster.
 5. Subcontractor is responsible for their own daily cleanup.
 6. Include all cutting and patching required to complete the work.

1.4 USE BY OWNER

- A. Owner reserves the right to let other contracts in connection with this Project or in connection with existing buildings. This Contractor must afford other contractors reasonable opportunity for the introduction and storage of their materials and execution of their work, and shall properly connect and coordinate the contractor's work with theirs.
- B. Owner reserves the right to jointly occupy the premises with Contractor in performance of Owner's duties and functions. Owner also reserves the right to: enter into the Project and

premises; make installations of materials and equipment at appropriate times as the Work progresses; install equipment, furniture and furnishings when spaces are at appropriate stages of completion. Coordinate work with Owner and cooperate with Owner to minimize undue interferences.

- C. If any part, unit, phase, or the entire Project is substantially complete or ready for occupancy, Owner may, upon notice to Contractor, and without prejudice to rights of Owner or Contractors, enter into and make use of work that is substantially complete.

1.5 MAINTAINING SERVICES AND FUNCTIONS

- A. Work at Occupied Facilities: After Owner's occupancy (full or partial) of Project or unit, stage, phase or area, work remaining to be accomplished in the occupied spaces shall be done in cooperation with, and approval by, Owner and scheduled in advance with Owner. In general, work in occupied spaces shall be done when the space is not in use, such as after hours in administrative areas or public spaces when public use hours are over for the day, unless specifically approved by Owner. Where necessary, overtime shall be used if work cannot reasonably be accomplished during normal work periods, at no extra cost to Owner. Perform work in occupied areas in a manner and at such time as will not significantly interfere with, hamper or inconvenience Owner's program or functions.

1.6 OTHER BONDS, PERMITS, FEES

- A. Provide and pay for bonds, fees and permits that may be required, including bonds, permits and fees required by municipalities, including connecting fees, to directly accomplish work under this project.

1.7 WARRANTIES

- A. In the event of conflict, inconsistency, or difference between a warranty issued by a supplier or contractor and terms of specifications, Owner, if it becomes necessary to enforce terms and provisions of warranty or specifications, may elect to enforce either submitted warranty or specifications.

1.8 ELECTRONIC FILES

- A. Upon request, one copy of electronic files in Architect's current file format, including applicable layers, for each issue (bid packages, construction packages, addenda, etc.) will be provided via e-mail or website posting at Architect's option to General Contractor at no charge for:
 - 1. Site utility plan
 - 2. Structural framing plans
- B. Additional documents not listed or additional copies of electronic files are available upon request with advance payment of applicable fee(s) and subject to conditions of use. Contact Architect for schedules of fees and additional details about conditions. Subcontractors and others can obtain copies of electronic files from General Contractor.
- C. Electronic files and information therein are instruments of service and works in progress created for this Project and not to be used for other projects, additions to this project or completion of this Project by others.
- D. Signed and sealed original hard copy Drawings, Specifications and other documents as defined by General Conditions are Contract Documents. Electronic files are not Contract Documents and may be subject to manipulation beyond Architect's control. Therefore, Architect cannot verify that electronic files accurately or completely reflect Contract Documents, actual construction or field conditions. Each user of electronic files must determine accuracy, completeness and suitability

for its intended use.

- E. Electronic files are subject to discrepancies as a result of numerous factors including but not limited to transmission and translation errors resulting from differences in software, hardware and other equipment related problems, disc or server malfunctions, data corruption during transmission through website or email and user error. Neither Architect nor Owner shall be responsible for such discrepancies.
- F. Architect makes no representation regarding accuracy, completeness or permanence of electronic files. Changes to Contract Documents may not be incorporated into electronic files including without limitation, Addenda information or revisions made after date indicated on electronic files.
- G. By accepting electronic files, user covenants not to sue, and agrees to indemnify and hold harmless Architect and Owner from costs (including attorneys' fees), claims or causes of action be it tort, breach of contract or otherwise that result from the use of electronic files, and waives claims for consequential and/or liquidated damages against Architect and Owner.
- H. Architect and Owner provide no warranties, express or implied with respect to electronic files, including but not limited to, Spearin type warranties, warranties of merchantability and/or fitness for a particular purpose.
- I. Use of electronic files provided by Architect does not obviate Contractor, subcontractor/installer or supplier from responsibility for proper checking and coordination of dimensions, details, member sizes, quantities and other requirements to facilitate complete and accurate fabrication, installation and completion of Work.
- J. Providing electronic files by Architect is not to be construed to be in derogation of reserved or intellectual property rights.

1.9 COPIES OF DRAWINGS AND SPECIFICATIONS

- A. Contractor and subcontractors will be responsible for printing their own sets of Drawings and Specifications for bidding purposes and for completion of the work if awarded.

1.10 USE OF PREMISES – SPECIAL CONSIDERATIONS, REQUIREMENTS AND CONSTRAINTS

- A. Safety Program: Develop a safety program and provide first aid kits in several accessible locations on site for temporary on-site first aid. Contractor is responsible for safety of persons and property and compliance with applicable statutes, rules, regulations, and orders for work under this Contract.
- B. Accomplish work in streets in conformance with Municipality requirements and to a schedule as Municipality may require. Contractor must make arrangements with Municipality.
- C. Snow Removal: Remove snow from the building work areas, storage areas, and access routes after each period of snowfall to prevent the accumulation of snow and ice from impeding job progress or creating unsafe conditions.
 - 1. Provide covered walkways at public sidewalks, fire exit as required to maintain public safety, and as may be required by the Municipality. (Refer to Section 01 52 29 for further requirements).

1.11 USE OF PREMISES – BROKEN GLASS

- A. Contractor is responsible for glass of the new building and glass in existing adjacent buildings in the vicinity of this Project. Provide protection for glass, except Subcontractors shall protect their own glass.

- B. Near completion of Project, Contractor must replace broken, cracked, scratched or otherwise damaged or faulty glass, without additional reimbursement. Replace glass damaged by welding splatter. Cost of replacing glass broken or damaged by Subcontractors shall be paid for by party causing damage.

1.12 USE OF PREMISES - CLEAN CONDITIONS

- A. References: Refer to General Conditions for general cleaning requirements, Section 01 77 00 for Project Closeout Clean-up.
- B. General: Contractor and subcontractors shall maintain clean conditions in areas of existing buildings and where new construction interfaces with existing buildings. Maintain areas free of accumulations of combustible materials. Provide good housekeeping and regular cleaning to maintain areas clean and free of debris. Provide proper closures between areas under construction including closures and measures to prevent spread of dust or other contamination.

1.13 HAZARDOUS SUBSTANCES AND HARMFUL PHYSICAL AGENTS

- A. Where work of this project involves possible hazardous substances or harmful physical agents, exercise extreme care to avoid damage and preserve safety of personnel.
- B. Regulations concerning availability of information and employee training in use and handling of "hazardous substances" and "harmful physical agents" are governed by Employee Right-to-Know Act of (1983 unless otherwise revised or updated; or amended by local jurisdictions).
- C. Regulations governing handling of asbestos-containing materials and disposal of asbestos-containing debris are:
 - 1. Code of Federal Regulations, Title 29, U.S. Department of Labor - Occupational Safety and Health Administration (OSHA), Section 1910.1001 - Asbestos.
 - 2. Local pollution control agency Rules for Emission Standards for Asbestos.

1.14 GENERAL PROTECTION AND SAFETY

- A. References: Refer to General Conditions of the Contract for general requirements.
- B. General: In accordance with best construction practices, Contractor is solely and completely responsible for conditions of job site, including safety of persons and property affected directly or indirectly by contractor's operations during performance of Work. This requirement shall apply continuously 24 hours per day until acceptance of Work by Owner and shall not be limited to normal working hours.

1.15 SAFETY DIRECTOR - FIRE AND ACCIDENT

- A. Safety Director: Appoint a responsible employee to act as Safety Director (fire and accident or separate individuals for each) whose duty it shall be to prevent accidents and minimize fire hazards and to enforce safety precautions. Safety Director shall develop procedures and regulations to guide Contractor, subcontractors and workers. With particular respect to existing buildings, facilities, and Owner's staff, Safety Director shall consult with and be guided by directions of Owner.
- B. Compliance: Contractor and Subcontractors shall conform to and abide by requirements of Safety Director.
- C. Inspection: Safety Director shall periodically inspect spaces of work under this Contract and operations of Contractor and list hazards to be removed or corrected. These shall be reported to Owner, Contractor and responsible subcontractors, who shall promptly remove or correct hazards.

- D. Site Meetings: Safety Director shall hold accident and fire prevention meetings at least once a month with representatives of various trades employed to insure employees understand and comply with programs.

1.16 FIRE SAFETY PRECAUTIONS

- A. Reference: Refer to General Conditions for general requirements.
- B. General: Contractor and Safety Director shall recognize the utmost importance of extraordinary precautions to prevent a fire in or adjacent to functioning and occupied building. Contractor, subcontractors and workers shall exercise extreme care to maintain and exercise fire safety precautions through work. This shall include providing sufficient fire fighting devices, watchmen, standby helpers or other precautions during construction, in use of temporary heat, welding, bracing, sweating, testing or other phases of work.

PART 2 - PRODUCTS (Not Used)

PART 3 – EXECUTION (Not Used)

END OF SECTION 01 11 00

¹Addendum No. 1