

SECTION 01 1000

SUMMARY

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Project information.
2. Work covered by contract documents.
3. Access to site.
4. Work restrictions.
5. Specification and drawing conventions.

1.2 PROJECT INFORMATION

A. Project Identification: Sommet Blanc

1. Project Location: 9175 Marsac Ave, Park City, UT (Deer Valley Resort)

B. Architect: Olson Kundig Architects, 159 S. Jackson St. Suite 600, Seattle, WA 98104

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

1. Structural: Magnusson Klemencic Associates, 1301 Fifth Avenue Suite 3200, Seattle, WA 98101
2. Fire/Life Safety: Holmes, 600 1st Avenue, Suite 532, Seattle, WA 98104
3. Lighting: O-LLC, 1319 SE MLK Blvd, Suite #210, Portland, OR 97214
4. MEP Engineering: WSP USA, 999 Third Ave, Suite 3200, Seattle, WA 98104
5. Vertical Transportation: Lerch Bates, 19515 North Creek Parkway, Suite 304, Bothell, WA 98011
6. Civil: Alliance Engineering, 323 Main Street, Park City, UT 84060
7. Snow: Mountain Resort Engineering, P.O. Box 1581, Whistler, BC V0N 1B0
8. Envelope: RDH Building Science, 2101 N 34th St #150, Seattle, WA 98103
9. Landscape: EPG Design, 6949 South High Tech Drive #100, Midvale, UT 84047
10. Accessibility: Studio Pacifica, 2144 Westlake Ave N, Suite F, Seattle, WA 98109
11. Pool Consultant: Cloward H2O, 202696 N University Ave, Suite 290, Provo, UT
12. Fire Protection Engineer: Jensen Hughes, One Research Drive, Suite 305C, Westborough, MA 01581
13. Acoustical: BRC Acoustics & Audiovisual Design, 1932 First Ave, Suite 620 Seattle, WA 98101
14. Geotechnical: Applied Geotechnical Engineering Consultants Inc., 600 West Sandy Parkway, Sandy, UT

1.3 WORK COVERED BY CONTRACT DOCUMENTS

A. The Work of Project is defined by the Contract Documents and consists of the following:

1. New multifamily project consisting of (three multi-story buildings containing condominium residences, retail spaces, support spaces, and associated site improvements,

1.4 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 perform work or to retain other contractors on portions of Project.
- B. Use of Site: Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
 - 1. Driveways, Walkways and Entrances: Keep driveways, loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
 - a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
 - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

1.5 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
 - 1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- B. On-Site Work Hours: Limit work in the existing building to normal business working hours as defined in the Instructions to Bidders, unless otherwise indicated.
- C. 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 as described in the Instructions to Bidders.
 - 1. Notify Owner in advance of proposed disruptive operations.
 - 2. Obtain Owner's written permission before proceeding with disruptive operations.
- D. Nonsmoking Building: Smoking is not permitted within the building or within 25 feet (8 m) of entrances, operable windows, or outdoor-air intakes.
- E. Controlled Substances: Use of tobacco products and other controlled substances on Project site is not permitted.
- F. Employee Identification: Contractor will provide identification tags for Contractor personnel working on Project site. Require personnel to use identification tags at all times.

1.6 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 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 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.

1.7 PRODUCTS ORDERED IN ADVANCE

- A. General: Owner reserves the right to negotiate purchase orders with suppliers of material and equipment to be incorporated into the Work. Owner will assign these purchase orders to Contractor. Costs for receiving, handling, storage if required, and installation of material and equipment are included in the CM's GMP.
- B. List of Products Ordered in Advance:
1. As indicated in Divisions 02 through 49.

1.8 OWNER-FURNISHED PRODUCTS

- A. Owner will furnish products indicated. The Work includes receiving, unloading, handling, storing, protecting, and installing Owner-furnished products and making building services connections.
1. Owner will arrange for and deliver Shop Drawings, Product Data, and Samples to Contractor.
 2. Owner will arrange and pay for delivery of Owner-furnished items according to the Project Schedule.
 3. After delivery, Owner will inspect delivered items for damage. Contractor shall be present for and assist in Owner's inspection.
 4. If Owner-furnished items are damaged, defective, or missing, Owner will arrange for replacement.
 5. Owner will arrange for manufacturer's field services.
 6. Owner will furnish Contractor the earliest possible delivery date for Owner furnished products. Using Owner-furnished earliest possible delivery dates, Contractor shall designate delivery dates of Owner-furnished items in the Project Schedule.
 - a. Keep owner up-to-date with any schedule delays that may impact Owner-furnished equipment ordering.
 - b. If the Construction Schedule is delayed after Owner orders Owner-furnished items, the Contractor is responsible for these items until they can be installed. This includes, without limitation, storage, relocation costs, insurance, protection, and the like. If equipment is damaged while under the care of the Contractor, the Contractor will replace each piece in kind at their own cost -- repairs to damaged equipment is not acceptable.
 7. Contractor shall review Shop Drawings, Product Data, and Samples and return them to Owner noting discrepancies or anticipated problems in use of product.
 8. Contractor is responsible for receiving, unloading, and handling Owner furnished items at Project site.
 9. Contractor is responsible for protecting Owner-furnished items from damage during storage and handling, including damage from exposure to the elements, and construction activities.
 10. If Owner-furnished items are damaged as a result of Contractor's operations, Contractor shall

replace them -- repairs are not acceptable.

11. Contractor shall install and otherwise incorporate Owner-furnished items into the Work. If the location is not included in the contract documents CM to coordinate the final install location with Owner and architect

B. Owner-Furnished Products:

1. As indicated in Division 02 through 49 Sections.

1.9 LABELING

A. Smoke / Fire Barrier Labels: Apply labels on all smoke and fire partitions and fire barriers.

1. Label shall read " _____ Hour Fire Wall" with accurate hourly rating inserted.
2. Make label in highly contrasting colors [example: black text on white background].
3. Make label letters at least 2 inches high.
4. Locate labels only on concealed surfaces such as above ceilings.
5. Place labels on both sides of partition, when both sides are accessible.
6. Space labels not over 20 feet on center.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION