

**SECTION 01 11 00**

**SUMMARY OF WORK**

**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Section Includes: Description of existing conditions and Work scope, and Contractor duties and use of premises

**1.2 OWNER/CONTRACTOR AGREEMENT**

- A. Perform Work under terms of “Agreement for Construction Between Manager and Contractor” - Form 2b - Material & Labor - Lump Sum., AIA A201 - *General Conditions of the Contract for Construction*, and Contract Sum will be modified based on actual unit price work quantities.
- B. Owner: Northbrook Public Library
  - 1. Owner’s Representative: Anna Amen, 1201 Cedar Lane, Northbrook, Illinois.
- C. Architect: Anthony Cinnamon, Wiss, Janney, Elstner Associates, Inc., 10 South LaSalle Street, Suite 2600, Chicago, Illinois

**1.3 CONTRACTOR DUTIES**

- A. Except as specifically noted, provide and pay for:
  - 1. Labor, materials, and equipment.
  - 2. Tools, construction equipment, and machinery.
  - 3. Water, heat, power, and lights required for construction.
  - 4. Other facilities and services necessary for proper execution and completion of Work.
  - 5. Legally required sales, consumer, and use taxes
  - 6. Permits, government fees, and licenses as necessary for proper execution and completion of Work and as applicable at time of receipt of bids.
- B. Comply with codes, ordinances, rules, regulations, orders, and other legal requirements of public authorities having jurisdiction, which bear on performance of Work.
  - 1. Take necessary safety precautions to prevent injury to construction personnel, non-construction personnel, Owner’s property, and adjacent facilities.
  - 2. Give required notices.
  - 3. Products shall comply with local regulations, including environmental restrictions.
  - 4. Promptly submit written notice to Architect/Engineer of observed variance of Contract Documents from legal requirements. It is not the Contractor's responsibility to make certain that Drawings and Specifications comply with codes and regulations.
    - a. Propose appropriate modifications to Contract Documents for necessary changes.
    - b. Assume responsibility for Work known to be contrary to such requirements, which is performed without notice.
- C. Enforce strict discipline and good order among employees. Do not employ unfit persons or persons not skilled in their assigned tasks.

- D. Provide 24-hour emergency contact information for Contractor and major subcontractors, including names and telephone numbers.

#### 1.4 PROJECT CONDITIONS

- A. Description of Existing Structure: The Northbrook Public Library is a two-story structure that was originally constructed in two phases. The original building (north portion) was completed in 1969, and an addition (south portion) was completed circa 1975. The building was expanded to the east in 1999 with an aluminum and glass window wall system. The first floor is clad primarily with storefront windows and opaque wall areas. The second floor facade is composed of a steel-framed window wall system that projects out over the first floor.
- B. Description of Deterioration:
  - 1. Currently the coating and sealant are beyond their service life and require replacement. The existing coating contains hazardous materials.

#### 1.5 WORK SCOPE

- A. Work includes the following activities:
  - 1. Preparation and abatement coating that contains RCRA-8 metals.
  - 2. Removal of sealant to allow for preparing and painting surfaces.
  - 3. Prepare and paint facade.
  - 4. Reinstall sealant at window perimeter and steel facade joints.
  - 5. Temporarily remove perimeter radiators. Prepare and paint the interior surfaces of the north, west and south exterior walls. Reinstall radiators.
  - 6. After coating removal, prepare and seam weld any cracked welds on exterior steel (UP1 and UP2).
  - 7. Prepare and paint corrugated siding and flashing at exterior of first floor

#### 1.6 CONTRACTOR USE OF PREMISES

- A. Confine operations at Site to areas permitted by law, ordinance, permits, and Contract Documents.
- B. Driveways, Walkways and Entrances: Keep driveways, loading docks, 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 for storage of materials.
  - 1. Schedule deliveries to minimize use of driveways and entrances by construction operations.
  - 2. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
- C. Owner will occupy premises outside of Work area during construction period.
  - 1. Cooperate with Owner to minimize conflicts and facilitate Owner usage.
  - 2. Perform Work to avoid interference with Owner's day-to-day operations. Notify Owner's Representative at least 72 hours in advance of activities that will affect Owner's operations.
    - a. Maintain utilities serving areas occupied by Owner or others. Do not interrupt utilities unless approved in writing in advance by Owner's Representative. Notify Owner's Representative at least 72 hours in advance of interruption. Provide temporary utility services if required.
  - 3. Maintain vehicular, pedestrian, and emergency access to portions of facility that are in use. Keep entrances and exits clear of stored materials and construction equipment.

- a. Short interruptions in access may be permitted if approved in advance in writing by the Owner's Representative.
  - b. Schedule deliveries to minimize interruptions.
  4. Do not disturb Site outside of Work area.
  5. Minimize damage to building weatherproofing system during construction period, and promptly repair damage caused by construction operations. Protect building and occupants in Work area.
  6. Notify the Owner's Representative at least one week in advance of when portions of Work area will be removed from use or returned to use.
- D. Minimize interference with adjacent streets and walkways and adjacent facilities.
- E. Contractor shall have no additional storage or operational area outside of Work area, either inside or outside of building, except as approved in advance by Owner's Representative.
1. Construction equipment, tools, etc., shall not be stored in areas of Owner's continued use.
  2. Do not unreasonably encumber Site with materials or equipment.
  3. Do not load Project structure with weight that will endanger Project structure.
  4. Assume full responsibility for Site security and protection and safekeeping of products stored at Site.
  5. Obtain and pay for additional storage areas needed for operations.
- F. Perform Site Work between 7 a.m. and 5 p.m. on Monday through Friday, except as approved in advance by the Owner's Representative and public authorities having jurisdiction.

## 1.7 OWNER OCCUPANCY

- A. 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 72 hours' notice to Owner of activities that will affect Owner's operations.

## PART 2 - PRODUCTS - Not Used

## PART 3 - EXECUTION - Not Used

**END OF SECTION**