

## SECTION 011000 - 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. Specification and drawing conventions.
- B. Related Section:
  - 1. Division 01 Section "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

#### 1.3 PROJECT INFORMATION

- A. Project Identification:  
The Robert  
Schoolhouse Road  
Ft. Myers, FL
- B. Owner: Rohdie Schoolhouse, LLC (or assigns).  
c/o Rohdie Group, LLC  
52 Vanderbilt Avenue  
Suite 2007  
New York, NY 10017
- C. Architect: Fugleberg Koch, LLC.  
2555 Temple Trail  
Winter Park, FL. 32789  
(407) 629-0595 phone  
AA 26002103
  - 1. Architect's Representative: Michael E. Gove, Architect.

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

1. MEPFP Systems Engineers  
Salas / O'Brien  
3501 Quadrangle Blvd.  
Suite 100  
Orlando, FL 32817  
Phone: (407) 380-0400
2. Structural Engineers  
ASE Engineering Services, Inc.  
10244 E. Colonial Drive  
Suite 202  
Orlando, FL 32817  
Phone: (407) 677-5565

E. Other Owner Consultants: The Owner has retained the following design professionals who have prepared designated portions of the Contract Documents:

1. Civil Engineers  
Banks Engineering  
10511 Six Mile Cypress Parkway  
Ft. Myers, FL 33966  
Phone: (239) 939-5490

F. Contractor: TBD

#### 1.4 WORK COVERED BY CONTRACT DOCUMENTS

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

New construction of rental apartment units of several types distributed among three (3) residential building types of a three (3) story configuration as established by the Owners program and including a Clubhouse amenity building, a Trash Compactor Enclosure, Mail Kiosk and a Pool Pavilion Building. The Project site is comprised of approximately sixteen point four (16.4) acres and is located on Schoolhouse Road East in Ft. Myers, Florida.

The Owner's project development program consists of new multi-family rental apartment buildings comprising a total density of three hundred twenty four (324) dwelling units. The dwelling units will be distributed among twelve (12) buildings of three (3) types. All of the residential buildings will be three (3) floors in height and include dwelling units of four (4) basic types with two (2) plan variations for a total diversity of six (6) unit types including solarium variations. The residential buildings will be of an open breezeway configuration for the dwelling units and include a number of exterior access garage units at the ground level. Each of the 32 unit building configurations will include one (1) MRL type traction elevator located at the center breezeway.

B. Type of Contract

1. Project will be constructed as defined by the Construction Documents issued separately.

1.5 ACCESS TO SITE

- A. General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.
- B. Use of Site: Limit use of Project site to within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
  1. Limits: Confine construction operations to Contract limits defined by Owner.

1.6 COORDINATION WITH OCCUPANTS

- A. Owner Limited Occupancy of Completed Areas of Construction: Owner reserves the right to occupy completed building and related site improvement areas following the issuance of a Certificate of Occupancy by the authorities having jurisdiction, and prior to Final Completion of the Work, provided such occupancy does not interfere with completion of the Work. Such occupancy shall not constitute final acceptance of the total Work.
  1. Obtain a Certificate of Occupancy from authorities having jurisdiction before limited Owner occupancy.
  2. Before limited Owner occupancy, mechanical and electrical systems shall be fully operational, and required tests and inspections shall be successfully completed. On occupancy, Owner will operate and maintain mechanical and electrical systems serving occupied portions of Work.
  3. On occupancy, Owner will assume responsibility for maintenance and custodial service for occupied portions of Work.

1.7 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 8:00 a.m. to 5:00 p.m., Monday through Friday, except as otherwise indicated or to hours stipulated by Owner Contractor Agreement and as acceptable to the authorities having jurisdiction.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:

1. Notify Owner not less than two (2) days in advance of proposed utility interruptions.
  2. Obtain Owner's written permission before proceeding with utility interruptions.
- D. 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.
1. Notify Owner not less than two (2) days in advance of proposed disruptive operations.
  2. Obtain Owner's written permission before proceeding with disruptive operations.
- E. Nonsmoking Building: Smoking is not permitted within the building or within 25 feet (8 m) of entrances, operable windows, or outdoor air intakes.
- F. Controlled Substances: Use of controlled substances on the Project site is not permitted.

## 1.8 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 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 scheduled on Drawings.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000