

# Renovations at ARC of Southern Maryland

## PROJECT SUMMARY

The following instructions and conditions are included as part of the Bidding Documents:

### SUMMARY OF WORK

- A. Project: Renovations at ARC of Southern Maryland, 103 Paul Mellon Court, Waldorf, MD 20602.
- B. Owner: ARC of Southern Maryland.
- C. Architect: RL Litten & Associates, Architects, LLC; 300 Charles Street, Suite 4; PO Box 1920; LaPlata, Maryland 20646.
- D. Contractor: To be determined
- E. The Work consists of the selective demolition of certain existing building features, installation of new incoming electrical power conduit, and the renovation of the building.
- F. Work Under Other Contracts:
  - 1. Supply of appliances in Teaching Kitchen and Laundry (with installation by General Contractor)
  - 2. Supply and installation of all closet and storage room shelving
  - 3. Supply and installation of building and interior signage

### WORK RESTRICTIONS

- A. Contractor's Use of Premises: During construction, Contractor will have full use of the site except Contractor's use of premises on-site is limited only by Owner's right to perform work or employ other contractors on portions of Project.

1. Except for Federal Holidays, the Contractor shall not be limited in work days/hours except construction noise levels must comply with the County requirements.
2. Contractor shall maintain full access to all surrounding roads and parking lots at all times.
3. The Owner shall maintain operations during their current hours for the entire period of construction. Contractor to coordinate closure of any part of the building to ensure on-going business operations are not completely interrupted for any one time during normal business hours.

#### INTENT OF SPECIFICATIONS

- A. It is the spirit and intent of these documents, specifications, and of the drawings forming part of them, to provide that the work and all parts thereof shall be fully completed and suitable in every way for the purpose for which designed, and that all parts of the work shall be of a quality comparable and consistent with the general quality of the facility being constructed. The Contractor shall supply all material and do all work which reasonably may be implied as being incidental to the work of this contract. Anything mentioned in the specification and not shown on the drawings, or shown on the drawings and not mentioned in the specifications, shall be of like effect as if shown or mentioned in both.