

ADDENDUM NO. 04

PROJECT: Newburgh Enlarged City School District
2019 Capital Improvements Project – Phase 3

CPL PROJECT NO. 13940.18

SED PROJECT NO. Heritage Middle School SED # 44-16-00-01-0-039-011

DATE: October 1, 2021

Include this Addendum as part of the Contract Documents. It supplements portions of the original specifications and drawings, the extent of which shall remain, except as revised herein:

CLARIFICATIONS

- 1.1 Regarding the Temporary water service, an existing water line is available within the adjacent space (cafeteria/kitchen) and can extend to the new addition for temporary use
- 1.2 Regarding Temporary heat, provide throughout normal winter conditions for finishes in the new addition only.
- 1.3 Refrigeration piping shall be sized as follows:
Air Handler #1-6 is 7/8" suction line.
Liquid line is 1/2" and hot gas re-heat line is 5/8".

CHANGES TO THE PROJECT MANUAL:

- 2.1 Replace Section 011200, with the revised section 011200 – Summary -Multiple Primes

(Changes throughout the section are highlighted.)

- 2.2 Section 238220:

- 2.2.1 Add the following:

- 3.8 PIPING DIAGRAM:

- A) Provide piping per the diagram found at the end of this section



2.2.2 Add the attached diagram to the end of this section.

END OF ADDENDUM NO. 04

SECTION 011200 - SUMMARY MULTIPLE PRIMES**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including the General and Supplemental Conditions and Division 1 Specification Section, apply to this Section.

1.2 SUMMARY

- A. Section includes:
 - a) Project information.
 - b) Work covered by Contract Documents.
 - c) Construction schedule.
 - d) Requirements and assignments for each Contract.
 - e) Owner-furnished products.
 - f) Access to site.
 - g) Coordination with occupants.
 - h) Work restrictions.
- B. Section includes a summary of each contract, including responsibilities for coordination and temporary facilities and controls.
- C. Each Contractor is responsible to review all Drawings and Specifications for every contract to gain a complete understanding and knowledge of the entire Project, to determine how the work of each contract is to interface with every other contract.

1.3 DEFINITIONS

- A. Project Identification: Project consists of all labor, materials, equipment, appliances, services, and incidentals necessary for layout, installing, and performing Additions and Alterations at the Newburgh Enlarged City School District as shown on the Contract Drawings and described in the Specifications.
- B. The work will be constructed under multiple prime contracts. One set of contract documents is issued covering the multiple contracts. Each Prime Contract is defined as:
 - a) CONTRACT 1 GC – GENERAL CONSTRUCTION WORK
 - b) CONTRACT 2 MC – MECHANICAL/PLUMBING CONSTRUCTION WORK
 - 1) Plumbing will be covered in the Mechanical Construction Scope and contract.
 - c) CONTRACT 3 EC – ELECTRICAL CONSTRUCTION WORK
- C. Architect Identification: The Contract Documents were prepared for the Project by CPL Architecture-Engineering-Planning
- D. Construction Manager: The Palombo Group has been engaged as Construction Manager for this Project to serve as an advisor to Owner and to provide assistance in administering the Contract for Construction between Owner and Contractor, according to a separate contract between Owner and Construction Manager.
- E. Building Code in Effect for Project: 2020 NYS Building Code.

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- F. Comply with the following: New York State buildings Code and the building standards of the New York State Education Department.

1.4 THE CONTRACT

- A. The Project will be constructed under a multiple prime contracting arrangement with the Owner awarding and holding the separate Contracts. Each contractor shall furnish all labor, material, tools, equipment, supervision, layout, delivery, trucking, shop drawings, submittals, etc. necessary to complete the work described in the Division of Work of their respective Contracts and based upon a complete set of Contract Documents.
- B. Each Contractor has been given the opportunity prior to bid to inspect the entire Project site for interferences to their Contract work and agrees to accept the site as it exists on the date of the bid opening.
- a) It is the Owner's intention to continue to occupy the existing buildings and site for normal School operations during the Construction process. The Contractors all agree to:
 - 1) Cooperate with the Owner's personnel in maintaining and facilitating access to the school buildings and its facilities by the School staff, Students, Owner's agents, service consultants and the public, throughout the construction process.
 - 2) Keep driveways and entrances serving the occupied School buildings clear and available to the Owner, the Owner's employees, the public, and to emergency vehicles always. Do not obstruct access to, or use these areas for parking, staging of equipment or materials. All access through these existing areas must be coordinated in advance and in accordance with the Owner's usage and occupancy schedule.
 - 3) Schedule construction operations to minimize any conflicts or interruptions to the daily school functions. Coordinate any necessary interruptions with the designated project representative.
 - 4) All existing Owner-occupied areas of buildings (not turned over to the Project Contractors) need to always remain operational. The contractors are responsible to maintain all systems, such as but not limited to: fire alarm, clocks, electric, public address system, gas service, heat etc.
 - 5) Each contractor will provide sign in sheets of their respective manpower to the CM Daily
- C. Each Prime Contractor shall:
- a) Provide field-engineering services, in addition to those provided by the General Work Prime Contract, to install site utilities included in the applicable Prime Contract.
 - b) Coordinate construction schedule information to formulate one master schedule for the entire Project by the GC.
 - c) Provide reflective vests and PPE to be always worn by all on-site personnel. Parties that do not abide by this requirement will be escorted off the premises.

- d) Provide erosion and Sediment Control and dewatering as it relates to any excavation associated with the site work Prime Contract.
- e) Provide potable drinking water for its own employees.
- f) Provide access to all concealed systems as required for system maintenance and repair for items installed in their Prime Contract. This specifically talks to access panels needed for future maintenance by the district.
- g) Provide and maintain material lifting equipment required for the completion of their Contract requirements, and complying with NYS Labor Laws, OSHA Regulations, and other Federal, State, and local laws.
- h) Provide and maintain additional temporary stairs, ladders, ramps, scaffolding, and platforms required specifically for completion of work of their own Contract, and as further detailed in this section. All work needs to comply with the NYS Labor Laws, OSHA regulation, and other Federal, State, and local laws.
- i) Provide Fire Prevention materials and equipment for fire protection related to the work of their own Prime Contract. Provide fire extinguishers, fire blankets, and fire watch during all cutting and welding operations.
- j) Provide any supplemental lighting required to install the work of its own Contract, beyond the minimum OSHA levels provided under the Electrical Work Prime Contract.
- k) Provide any supplemental heat required to install the work of its own Contract.
- l) Provide traffic control for deliveries, and equipment needed to perform the work of their own Prime Contract.
- m) Provide protection of its own finished Work, after installation, until accepted by the Owner.
- n) Provide fireproofing for any penetration related to the work for its own Prime Contract.
- o) Provide any office and storage trailers required to complete the work of their own Prime Contract.
- p) Provide final cleaning of all surfaces and areas within the work areas to the satisfaction of the CM.
- q) Provide for a thorough final cleaning of the site, building, and equipment provided under their Prime Contract immediately before the final inspection. Each Prime Contractor is responsible for cleaning and dust and debris generated from the work of their own Contract.

- u) Maintain areas in a cleaned condition until the Owner occupies the space.

D. Definition of Extent of Prime Contract Work; Additional Prime Contract Work not previously described

- a) All Prime Contractors are responsible for reviewing plans and specs as it pertains to their scope of work mentioned in the contract documents. Scopes of work referenced may be found in multiple locations throughout the plans and specifications.
- b) Local custom and trade union jurisdictional settlements do not control the scope of work included in each prime contract. When a potential jurisdictional dispute or similar interruption of work is first identified or threatened, the affected prime contracts shall promptly negotiate a reasonable settlement to avoid or minimize the pending interruption and delays.
- c) All OSHA safety and hazardous materials regulations will be enforced on this project. All Contractors must submit a safety program, a hazardous materials program, (all required data must be maintained at the job site) and attend safety meetings. Toolbox talks will be required from each prime contractor daily.
- d) All Contractors are responsible for any debris caused by their work. A daily clean-up and disposal is required by each Contractor for the periods which that Contractor is performing work on site, on a day selected by the Construction Manager. Each trade will assign at least one person to the weekly clean-up; the name of this person is to be submitted to the Construction Manager. Any Contractor not providing personnel will be “back-charged” for labor provided by the Construction Manager.
- e) All Contractors are responsible for cutting/patching required to complete their work unless structural support is need and if needed, work to be performed by the GC. All exposed finishes must be ready to receive paint, etc.; all concealed openings (piping, ductwork, conduit, etc.) must be repaired to comply with specified wall or deck conditions.
- f) Multiple Crews: To maintain the project schedule, each Prime Contractor is to provide multiple crews. Each crew is to be furnished with its own supervision, cranes, scaffold and other means necessary to maintain the Project Schedule.
- g) Supervision: The proposed project manager and field superintendent for the project is to have at least five years’ experience in the proposed position. Each successful bidder shall submit resumes to the Construction Manager for the proposed project manager and field superintendent for the project. This information will be reviewed with the Owner, Architect and Construction Manager for approval. Should the Project Manager and/or Superintendent prove unqualified for the position at any point in the project, the Construction Manager shall issue a letter stating that the person is to be removed from involvement in the project. Action by the contractor must be made within seven working days of receipt of such letter.

- h) Each prime contractor shall return areas disturbed by their work activities to condition prior to start of work.
- i) Each prime contractor shall maintain within its field office a complete and current set of Contract Documents (including any Addenda, Change Orders, and Modifications thereto), approved shop drawings, samples, color schedules and other data pertinent to the Project.
- j) Each prime contractor is to survey existing work and submit to the Construction Manager a list of damaged areas (i.e. plaster walls, woodwork) prior to commencing work. Any damaged areas not identified prior to the work shall be the responsibility of the contractor/ Contractors working in that area. Construction Manager will have photos of existing conditions on file for reference.
- k) Unless a specific item or material is noted as to remain the Owner's property or to become the Contractor's property (or similar words), any material having salvage or reuse value shall be inspected by the Owner. If the Owner wishes to retain this material, it shall be turned over to him on the site where directed. If the Owner designates the material as scrap, it shall become the Construction Manager's property and removed from the site. Material having salvage value shall be carefully removed. If the Construction Manager designates the material as scrap, it shall become the contractor's property and removed from the site by the contractor. Material having salvage value shall be carefully removed.
- l) When the building is occupied and fire alarm and safety system work is in progress, the General Contractor (Contract #1) shall continuously maintain the existing building's fire alarm and detection system and exit and emergency lighting system or provisions must be made to provide equivalent safety. Contractor must notify the local fire department of any non-operating systems.
- m) All personnel required to be on site shall at all times have all required personnel protective equipment on at all times.
- n) All personnel on site shall always have a photo ID displayed where visible. Those without will be removed from site at once. If the same individual fails to have the ID a second time they will be removed from site and not be allowed back on site.

1.5 SUMMARY OF WORK

- A. The work will be constructed under multiple prime contracts. One set of contract documents is issued covering the multiple contracts. Each Prime Contract is defined as:
 - a) CONTRACT 1 GC – GENERAL CONSTRUCTION WORK
 - b) CONTRACT 2 MC - MECHANICAL/PLUMBING CONSTRUCTION WORK
 - c) CONTRACT 3 EC - ELECTRICAL CONSTRUCTION WORK
- B. Phase 3: 2019 Capital Improvement project (Heritage Middle School): The work consists of but not limited to the following:

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- d) General Contractor. New Addition, site work and renovations. Day and Night shift mandatory. **See schedule**
- e) Electrical Contractor - New Addition, site work and renovations. Main service upgrade and Mechanical connections. Day and Night shift mandatory **See schedule**
- f) Mechanical and plumbing will be combined into the Mechanical Contract. New Addition, site work and renovations. New mechanical units throughout building. Day and Night shift mandatory **See schedule**

1.6 WORK UNDER SEPARATE CONTRACTS

- A. The project will be constructed under a multiple-prime contracting arrangement
- B. One set of documents is issued covering all prime contracts scope of work. Each prime contractor is to review ALL drawings and specifications for complete understanding and knowledge of the work to be performed.
- C. The following Contract Documents are specifically included and defined as integral to each Prime Contract.
 - a) Bidding Requirements
 - b) Performance and Payment Bonds
 - c) Conditions of the Contract, including
 - a) General Conditions & Supplementary Conditions
 - b) Insurance Requirements
 - c) NYS Prevailing Wage Rates
 - d) Project Labor Agreement
- D. Extent of Contract: Unless the Contract Documents contain a more specific description of the work, names and terminology on Drawings and in Specification Sections determine which contract includes a specific element of Project.
 - a) Unless otherwise indicated, the Work described in this Section for each contract shall be complete systems and assemblies, including products, components, accessories, and installation required by the Contract Documents.
 - b) The Mechanical contract to include all Plumbing scope of work as described in the project documents.
 - c) The General Construction Contract shall provide excavation for all trades work. The General Construction contractor is to refer to Mechanical, Plumbing, Electrical and Plumbing drawings for locations of utilities requiring excavation, removals, placements, and backfilling. Include concrete encasement of new electrical service if required by utility company.
 - d) Concrete Work of each contract shall be provided by the General contractor, unless specifically assigned to another Contract.
 - e) Provide all cutting, core drilling & patching associated with the Work of its Prime Contract. All patching is to be performed by mechanics qualified and experienced with the materials and finishes being patched and hired by the responsible Prime

Contractor. New openings requiring structural reinforcing will be the responsibility of the General construction contract.

- f) Lead Based Paint precautions for the Work of each contract shall be provided by each contract for its own Work. Each Prime Contractor shall provide procedures for OSHA Lead precautions.
- g) Each Prime Contractor shall designate a full-time superintendent to supervise the work of the Prime Contractor, who shall always be present on the job site when work is being performed; this person shall be familiar with Project and authorized to conclude matters relating to progress. This person shall also represent their company at weekly contractor meetings.
- h) Termination and removal of its temporary facilities shall be provided by each contract for its own Work.
- i) The Palombo Group will provide Labor to assist the mechanical contractor in removing and reinstalling the ceiling tile for the purpose of the mechanical contractors above ceiling work during the planned night shift hours only. Ceiling removal and reinstallation work performed during the regular daytime hours will be the responsibility of the contractor performing the work when no other trade has work in that area

E. Temporary Facilities and Controls: In addition to specific responsibilities for temporary facilities and controls indicated in this Section and in Division 1 Section 01 5000 "Temporary Facilities and Controls," each Contract is responsible for the following:

- a) Installation, operation, maintenance, and removal of each temporary facility usually considered as its own normal construction activity, and costs and use charges associated with each facility
- b) Generators, plug-in electric power cords and extension cords, supplementary plug-in task lighting, and special lighting necessary exclusively for its own activities.
- c) Its own field office, complete with necessary furniture, and telephone service. Electrical Contractor to provide power to CM's trailer.
- d) Its own storage and fabrication sheds.
- e) Temporary heat for construction at isolated work areas by Mechanical Contractor.
- f) Temporary enclosures for its own construction activities.
- g) Hoisting requirements for its own construction activities.

- h) Each Prime Contractor is to stockpile his debris on a daily basis and place it in the dumpster. Dumpsters will be provided by the General construction contract for use by the prime contractors, recycling of materials will be instituted daily.
- i) Secure lockup of its own tools, materials, and equipment.
- j) Construction aids and miscellaneous services and facilities necessary exclusively for its own construction activities.
- k) Safety procedures as dictated by the district, OSHA, and the NYS Department of Labor.
- l) Labor for daily clean-up.
- m) General Contractor to include Temp Site fence around areas of work at the site as directed by the CM and shown on the logistics plan.
- n) Electrical Contractor to provide generators for temp power to be used by all trades until a permanent service from the utility provider can be established.
- o) The Electrical Contractor shall provide temporary power and lighting at the areas of work for all trades within the work site.
- p) Mechanical Contractor to provide temp water as required. Including hose bibs.

1.7 CONTRACT 1 - GENERAL CONSTRUCTION

- A. The Work of the General Construction Work Contract includes but is not limited to, the following descriptions:
 - a) Includes Landscaping, Site grading, Site clearing, site storm, site utilities, site pavement, new building construction, renovations and alterations. This includes, but is not limited to, *work shown* on the following:
- B. Drawings:
 - a) All “G” Drawings (General)
 - b) All “A” Drawings (Architectural)
 - c) All “I” Drawings (Interiors)
 - d) All “S” Drawings (Structural)
 - e) All “C” Drawings (Civil)
 - f) All “U” Drawings (Universal)
 - g) All “TR” Drawing (Theatrical Rigging)
- b) Coordination:
 - 1) Coordination with the work of all the other contractors.
 - 2) Each trade will participate in producing coordination drawings. The mechanical, Plumbing and electrical contractors will overlap their new work and coordinate locations, heights, routes, Etc. to eliminate hits and or obstructions from existing or new work. Each trade will meet once a week

to coordinate their drawings. Ductwork and mechanical piping first, plumbing second and electrical third. A full set of coordination drawings must be completed within four weeks after award of contract.

- 3) General Work Contractor is to pay particular attention to coordination of work of the mechanical contractor scope and what is needed to accommodate their work.
- 4) This trade to provide a complete coordinated schedule including all trades durations for the span of the project, including weekly updates if necessary.

c) Demolition:

- 1) Removal of masonry walls, doors, and interior partitions as required for new work. General work contractor is responsible for shoring, demolition and protection of areas associated with new work.
- 2) Provide protection to all materials to remain intact.
- 3) Removal of finishes noted on plans including but not limited to flooring, ceilings, and misc. items attached to existing walls to be removed. Review patch to match conditions. Patch openings from removed unit ventilators and plumbing pipes.
- 4) Removal and disposal of miscellaneous equipment including all existing wall mounted specialty items and/or equipment not shown if impacting work to be demolished. Coordinate shutdown of water and electric with trades associated with the area of demolition. See demolition plans for additional demolition notes.
- 5) Removal and disposal of equipment and materials as indicated on the drawings.
- 6) All cutting and patching necessary for work of this contract, including layout, sleeves, coring, debris removal, saw cuts of existing slabs, providing lintels, drywall work, plaster work, grouting, painting, ceiling removal and replacement, etc, this trade contractor will be responsible for other trades openings (cutting and infill) if structural support is required.
- 7) Temporary Facilities
- 8) Provide temporary access and continuous exits in and out of all construction areas.
- 9) Provide dust protection. Including but not limited to adjacent louvers and air intakes within forty feet of the exterior work area.
- 10) Provide frost protection during excavation; protect concrete slab and masonry from cold temperatures during and after pour. Provide winter mix concrete as well all winter procedures if applicable.

- 11) Provide continuous exits for occupied areas of the building.
- 12) Protect exterior wall and interior spaces when performing tie in work for new addition and any type of window wall replacements.
- 13) Provide all temporary partitions, egress doors, and temporary egress parameters indicated by the CM inside and outside the building. Restore all areas to original condition upon completion.
- 14) Provide Temporary Facilities indicated as Work of this Contract in Division 1 Section 01 5000, "Temporary Facilities and Controls"
- 15) Provide all temporary fall protection, guardrails, handrails, slab and roof opening protection, temporary stairs and ramps as required. Include maintaining these items throughout the project as well as removal when no longer needed.
- 16) Provide Temporary storage for salvaged materials as indicated on the drawings until reinstallation of such materials
- 17) Removal of any existing curbing, stairs, bituminous paving, and walks as shown or described.
- 18) Removal of all underground utilities and/or equipment as shown or described.
- 19) Removal and disposal of miscellaneous equipment including equipment not shown if impacting work to be demolished.
- 20) General contractor to patch all walls after Mechanical contractor removes piping from UV demolition.
- 21) General Contractor to infill all louvers from the inside at the UVs after demolition.

C. Temporary Facilities

- a) Provide dust protection and temporary site/security fencing with mesh as shown on phasing and logistics plan for the period of the contract.
- b) Provide temporary roads/ access and continuous exits in and out of the construction area as shown. Provide stone entry pad at staging yard. Repair back to natural state when complete. Provide work as shown on the phasing and logistics plan.
- c) Provide all necessary erosion / waste-water control measures specific to the site construction process.

- d) Provide wash out area for construction vehicles designated by the CM.
- e) Provide Portable toilets for all trades at each site. One toilet per five men. Provide one additional ADA toilet for the Construction managers use, include weekly service
- f) Provide all Site lighting as required to maintain a safe site at night.
- g) Provide snow removal for contractor staging and work areas.
- h) Provide and install Project information signs at the site as directed by the CM. Signs provided by GC and designed by Architect. See specifications for size and materials. 2 signs
- i) Provide Temporary Facilities indicated as Work of this Contract in Division 1 Section 01 5000, "Temporary Facilities and Controls"

D. New Construction:

- a) The General Construction Work Contract shall perform all necessary trenching and excavation, backfilling, and compaction and field required concrete for all other primes within the construction documents.
- b) Provide multiple shifts work as needed to complete work as shown on milestone schedule.
- c) General Requirements, including but not limited to, additional items specifically indicated as the Work of this Contract.

E. Earthwork :

- a) GENERAL: All earthwork shall be confined to the construction area as shown on the plans and shall be done in an approved manner with proper equipment. Earthwork shall be suspended during rain and inclement weather, or when unsatisfactory field conditions are encountered, unless otherwise directed by the ARCHITECT AND CONSTRUCTION MANAGER. At all times during construction, the CONTRACTOR shall maintain proper drainage in the construction area, and shall take all measures necessary for erosion and sediment control.
- b) Existing Utilities: CONTRACTOR shall take every precaution to protect existing utility services from damage during construction operations. If damage occurs, the OWNER of the utility shall be notified immediately and repairs shall be made promptly at the CONTRACTOR'S expense. All repair work shall be satisfactory to the ARCHITECT AND CONSTRUCTION MANAGER and the OWNER of the utility. When interruptions of existing utilities occur, temporary service shall be provided as approved by the ARCHITECT AND CONSTRUCTION MANAGER and OWNER of the utility.

F. Dressing Off:

- a) All cuts, fills and slopes shall be neatly dressed off to the required grade or subgrade, as indicated on the plans. Work in this section includes all three buildings to be demolished per the contract drawings.
- b) Cleanup: Cleanup of the site shall be made upon completion of grading work or any major part thereof. Unless otherwise noted, excess or surplus material shall be wasted and dressed off on the site, or adjacent thereto, to the ARCHITECT AND CONSTRUCTION MANAGER'S satisfaction. Excess or surplus material wasted in off-site spoil areas shall be spread and leveled as directed.
- c) Topsoil Placement: Topsoil shall consist of a natural friable loam, occurring usually in a surface layer 6 to 18 inches thick, and free of roots, grass, weeds, stone and other foreign matter. Topsoil may be obtained from the graded area, if available, and stockpiled for future use. Otherwise, the CONTRACTOR shall provide topsoil from other sources at his own expense. All topsoil shall be acceptable to the ARCHITECT AND CONSTRUCTION MANAGER. Topsoil shall be placed on the entire graded area as shown on the plans, or as directed by the ARCHITECT AND CONSTRUCTION MANAGER. Topsoil shall be distributed to a depth of 4 inches, measured loose, and dressed off neatly to finish grade, with all debris removed.
- d) Provide temporary driveway, parking lot paving and drainage if required.
- e) Areas modified for construction/staging/ Etc. to be placed back to its natural state once construction is complete by this trade.
- f) Provide all site signage as requested by the CM. Example; Gate A-B, Hard hat area, No smoking, Construction personnel only, Exit signs, Project information sign, Etc.
- g) Contractor shall obtain and pay for any permits, inspections, or certifications from governing authorities having jurisdiction over the work to be performed, or over the finished product to be installed by this Contractor. Project Building Permit is by others. Include in this contract. hydrant use permits and temp electric hook-up fees from power company at CTE site, unless a generator is provided.

G. The Work of the General Construction Contract includes but is not limited to, the following descriptions

- a) Provide protection to all materials to remain intact.
- b) Provide all fall and perimeter protection
- c) This trade is responsible to maintain a secure site at all times, including but not limited to locking all gates at the end of each day.
- d) This trade to maintain a clean, dust and debris free roadway outside of the site perimeters.

- e) Build and maintain stone tracking pads at each entrance and exit to the site if applicable.
- f) Provide topsoil and seeding on all disturbed areas as directed by the CM.
- g) Provide all sheathing and shoring to perform the work of this trade
- h) Removal of finishes noted on plans including but not limited to flooring, ceilings, Roofing, misc., building materials and misc. items attached to existing walls to be removed.
- i) Removal and disposal of miscellaneous equipment including all existing wall mounted specialty items and/or equipment not shown if impacting work to be demolished. Coordinate shutdown of water and or electric associated with the area of demolition. See demolition plans for additional demolition notes.
- j) Removal and disposal of equipment and materials as indicated on the drawings.
- k) All cutting and patching necessary for work of this contract, including layout, sleeves, coring, debris removal, saw cuts of existing slabs/footings, ceiling removal and replacement, etc. This trade contractor will be responsible for other trades openings (cutting and infill) if structural support is required.
- l) Provide temporary access and continuous exits in and out of all construction areas.
- m) Provide dust protection. Water use is the preferred option.
- n) Provide all temporary partitions, egress doors/gates, and temporary egress parameters indicated by the CM within the site and existing occupied building. Restore all areas to original condition upon completion.
- o) Provide Temporary Facilities indicated as Work of this Contract in Division 1 Section 01 5000, "Temporary Facilities and Controls"
- p) Provide all temporary fall protection, guardrails, handrails, , temporary stairs and ramps as required. Include maintaining these items throughout the project as well as removal when no longer needed.
- q) Provide Temporary storage for salvaged materials as indicated on the drawings until reinstallation of such materials.
- r) Provide temporary driveway, parking lot paving and drainage if required.
- s) Areas modified for construction/staging to be placed back to its natural state once construction is complete.

- t) Provide all site signage as requested by the CM. Example; Gate A-B, Hard hat area, No smoking, Construction personnel only, Exit signs, Project information sign, Etc.
- u) General Construction Contractor shall obtain and pay for any permits, inspections, or certifications from governing authorities having jurisdiction over the work to be performed, or over the finished product to be installed by this Contractor. Project Building Permit is by others. Include in this contract. hydrant use permits
- v) Provide all roofing work for existing and new additions. Roof blocking and plywood, including:
 - 1) Provide roof penetrations and blocking for mechanical equipment curbs furnished by MECHANICAL/PLUMBING CONSTRUCTION contractor. Roof drains are to be furnished by the MECHANICAL/PLUMBING CONSTRUCTION contractor and installed by the General Construction Contractor. MECHANICAL/PLUMBING CONSTRUCTION contractor to coordinate with General Construction Contractor.
 - 2) For cutting holes through existing deck, the following shall apply:
 - a) General Construction contractor shall cut and remove material.
 - b) All contractors requiring holes shall provide the necessary layout.
 - c) Temporary and final roofing and weather-tight protection for roof at new additions shall be by the General Construction Contractor.
 - d) See H and P drawings for extent of work.
- w) Contractor shall provide paint, stone, brick, ceiling tile, gypsum, plaster and floor tile patch to match existing at the following conditions (patching shall commence one tile distant from the affected areas):
 - 1) At all removed existing walls.
 - 2) At all removed existing millwork and casework items.
 - 3) At all removed existing console unit ventilators as shown on the drawings: Louvers shall remain. GC to infill openings per details provided and patch to match existing floor at areas where old UV's are removed.
 - 4) At all relief grills removed in corridors.
 - 5) At all new door openings cut through existing walls.
 - 6) At all new walls in existing construction. At all removed existing walls.
- x) Provide (unless noted otherwise):
 - 1) Provide interior equipment and housekeeping pads for all Prime Contracts, coordinate as necessary for size and locations.
 - 2) Include in base bid to furnish and install the following access doors beyond those already shown on drawings:

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- a) Four 18" x 18" fire-rated access doors for gypsum wallboard construction.
 - b) Four 18" x 18" fire-rated access doors for masonry construction.
 - c) Four 12" x 12" stainless steel access doors for masonry construction.
 - d) Four 8" x 8" non-rated, primed steel, trimless, access doors for gypsum wallboard construction.
 - y) Provide and install window shades
 - z) Salvage and reinstall ceiling tile as indicated.
 - aa) Provide and install in an addition to the contract allowance, seven boxes of new ceiling tile to match existing as part of base bid
 - bb) Include all site work in this contract
 - cc) The use of a surveyor for new addition layout by General Contractor.
 - dd) Work at the interior of the existing building will take place on a night shift from start of interior work by contractor until start of summer of 2022. See schedule for dates that may change based on situation and materials.
 - ee) Provide engineered shoring plan at the cafeteria wall opening for Architect review.
 - ff) All underground utilities excluding electrical is the responsibility of the general contractor.
 - gg) All access doors to be provided and installed by the general contractor.
 - hh) All concrete, rebar and forms provided and installed by the general contractor.
 - ii) All fine cleaning at the end of each night shift will be the responsibility Prime contractor performing the work. A \$500 fine will be assessed for each night this is not successfully performed.
 - jj) All theatrical rigging and curtains are part of this contract.
- H. The Work of the General Construction Contract includes but is not limited to the Work that is specified in the Project Manual(s) and as shown on the drawings that form the contract plans. The Contractor is directed to examine all drawings since certain details and/or notes may appear anywhere therein that apply to his/her particular work. This prime contract is defined as, and includes, all Sections in the Divisions indicated by reference, and specific Sections noted:
- a) Division 00 – Procurement and Contracting Requirement, all Sections.
 - b) Division 1 –General Requirements, all Sections, including Temporary Facilities indicated.
 - c) Division 2 – Selective Structure Demolition
 - d) Division 3 – Concrete, all Sections.
 - e) Division 4 – Masonry, all Sections.

- f) Division 5 – Metals, all Sections.
- g) Division 6 – Woods, Plastics and Composites, all Sections.
- h) Division 7 – Thermal and Moisture Protection, all Sections
- i) Division 8 – Openings, all Sections
- j) Division 9 – Finishes, all Sections.
- k) Division 10 – Specialties, all Sections
- l) Division 11 – Equipment, all Sections, all Sections
- m) Division 12 – Furnishings, all Sections
- n) Division 19 – Section 193000—Theatrical Stage Rigging and Curtains
- o) Division 31 – Earthwork All sections
- p) Division 32 – Exterior Improvements
- q) Division 33 – Utilities, all Sections

1.8 CONTRACT 2 - MECHANICAL CONTRACT

- A. Work of this Contract includes, but is not limited to, the following descriptions:
 - a) New mechanical units, piping, connections, and startup. Demolition and removal of old equipment and associated hardware, ductwork, RTU's, balancing, Etc.
 - b) All "Title sheets, general notes, code compliance and Phasing Drawings"
 - a) All "G" Drawings" (General)
 - b) All "A" Drawings (Architectural) For coordination
 - c) All "H" Drawings (Mechanical)
 - d) All "P" Drawings (Plumbing)
 - e) All "U" Drawings (Universal)
- B. Work of this Contract includes, but is not limited to, the following descriptions:
 - a) Includes HVAC Equipment, Piping, ductwork, control systems, plus other construction operations traditionally recognized as heating, ventilating and cooling work. This includes, but is not limited to, all work shown on the "H" drawings, and applicable information shown on the "A" "P" "E" drawings, unless noted otherwise. It also includes Administrative and coordination responsibilities.
 - b) Coordination:
 - 1) Coordination with the work of all of the other contractors.
 - 2) Each trade will participate in producing coordination drawings. The mechanical, Plumbing and electrical contractors will overlap their new work and coordinate locations, heights, routes, Etc. to eliminate hits and or obstructions from existing or new work. Each trade will meet once a week to coordinate their drawings. Ductwork and mechanical piping first, plumbing second and electrical third. A full set of coordination drawings must be completed within four weeks after award of contract.
 - c) Demolition
 - 1) Provide demolition of all HVAC equipment and piping as shown and as required at the existing building. Salvage equipment for reinstallation as indicated on the drawings.

- 2) All cutting and patching necessary for work of this contract, including layout, sleeves, coring, debris removal, saw cuts, lintels (furnish and install), drywall work, plaster work, grouting, painting, ceiling removal and replacement, etc.
- d) Temporary Facilities
- 1) Provide Temporary Facilities indicated as Work of this Contract in Division 1 “Temporary Facilities and Controls”
 - 2) Temp Heat for all trades work to be provided by this trade and as directed by the CM.
 - 3) Add filters on the cafeteria fresh air intake louver (s) to control dust and odors from penetrating the active system.
 - 4) Relocate fresh air intake louvers at cafeteria to location shown on the plans, temporarily tie back into existing system until new unit and duct work is installed. See schedule for dates
- e) Construction:
- 1) the General Construction Contractor is to provide rough opening in walls that require structural support. Submit to the Construction Manager the name and qualification of the subcontractor performing the installation prior to starting the work.
 - 2) The General Construction Work Contract shall perform all necessary trenching and excavation, backfilling, and compaction and field required concrete for all other primes.
 - 3) All low voltage for HVAC equipment by this trade.
 - 4) Provide and install all controls components into air and hydronic systems as required maintaining the integrity of the system:
 - a) Install motor actuated dampers.
 - b) Install airflow measuring stations.
 - c) Install airside temperature and pressure sensors.
 - d) Install hydronic control valves.
 - e) Install hydronic temperature and pressure sensor wells
 - f) Provide TAB and participate in commissioning work of the EMCS as required for controls of the work of this contract.
 - g) Provide all ductwork as indicated on the drawings
 - h) Lifts and scaffold for means and methods of installation of work under this trade the responsibility of the trade.
 - 5) Provide and install new RTUs and associated Condensing Units.
 - 6) Provide and install Hydronic and refrigerant piping and pumps
 - 7) Provide and install new exhaust fans and ductwork as shown.
 - 8) Provide and install unit heaters and humidifiers
 - 9) Provide and install Air Handling Units and Roof top units
 - 10) Provide all equipment as scheduled on drawing H900, H901, and H902
 - 11) Provide new connections to shop equipment

- 12) Provide and install new unit heaters, piping controls.
- 13) Provide contractor filters, final replacement filters and final duct cleaning.
- 14) Provide and install all insulation, painting and labeling of new and modified piping, ductwork and equipment as required.
- 15) Provide all testing, adjusting and balancing of all new and existing modified HVAC systems.
- 16) All fees required for inspections and permits.
- 17) Provide support framing for HVAC equipment, i.e. mechanical equipment curbs.
- 18) Provide firestopping and sealing at all HVAC penetrations
- 19) Furnish motor controllers/disconnects to Electrical Contract for installation and wiring.
- 20) Provide the necessary layout for all roofing penetrations to the General Work Contractor. Provide curbs for mechanical equipment.
- 21) Provide owner training / commissioning of equipment more than once if needed.
- 22) Work at the interior of the existing building will take place on a night shift from start of work by contractor until the start of summer 2022. See schedule for dates that may change based on situation and materials.
- 23) Provide replacement of all new unit filters on start up.

f) Controls:

1) Manufacturers: Johnson controls, Inc., Controls Group., All controls shall be comparable with the Johnson facility explorer system that has been recently installed and part of the Energy Performance Contract. All control equipment including but not limited to wiring, modules, etc. shall be removed from the existing equipment, salvaged, and re-installed on the new equipment with the exception of the valves. New valves will be provided by the Owner for installation by the Mechanical Contractor for the existing units being replaced. In the Classrooms, most new units relocate from floor mounted to ceiling mounted units. All new equipment (equipment new to the building, not replacing existing equipment) shall receive all new controls including but not limited to low voltage wiring, equipment boards, modules, valves, etc. provided by the Mechanical Contract. The front-end equipment shall not be replaced. However, the program shall be adjusted to accommodate the new chilled water component and newly equipment. Existing thermostats for replacement units shall remain unless noted otherwise on the drawings. New units to the building get new thermostats.

g) General Requirements:

- 1) including but not limited to, additional items specifically indicated as the Work of this Contract.
- 2) multiple shifts work and Saturdays is mandatory, see schedule for details.

- C. The Work of the MECHANICAL/PLUMBING CONSTRUCTION Work Contract includes but is not limited to the Work that is specified in the Project Manual(s) and as shown on the drawings that form the contract plans. The Contractor is directed to examine all drawings since certain details and/or notes may appear anywhere therein that apply to his/her particular work. This prime contract is defined as, and includes, all Sections in the Divisions indicated by reference, and specific Sections noted:

- a) Division 00 –Procurement and Contracting Requirement, all Sections.
- b) Division 01 –General Requirements all Sections, including Temporary Facilities indicated
- c) Division 02 – Demolition as required for the Work of this Contract
- d) Division 05 – Metals as required for the Work of this Contract
- e) Division 07 Thermal and moisture protection as required for the Work of this Contract
- f) Section 078400, Firestopping, as required for the Work of this Contract
- g) Section 079200 Joint Sealants
- h) Division 22 – Plumbing, all Sections
- i) Division 23 – HVAC, all Sections.
- j) Division 26 – Electrical as required for the Work of this Contract

1.9 CONTRACT 3 - ELECTRICAL WORK CONTRACT

A. Work of this Contract includes, but is not limited to, the following descriptions:

- a) Includes Electrical Distribution Service, Lighting, CATV systems, Communications, Fire Alarm, Intercom Systems, Security Systems, Emergency Lighting, and other systems traditionally recognized as Electrical work. This includes but is not limited to, all work shown on the “E” as it relates to your scope of work, and applicable information shown on the
 - 1)All “G” Drawings (General)
 - 2)All “A” Drawings (Architectural) As required for the work of this contract
 - 3)All “H” Drawings (Mechanical) As required for the work of this contract
 - 4)All “P” Drawings (Plumbing) As required for the work of this contract
 - 5)All “E” Drawings (Electrical)
 - 6)All “U” Drawings (Universal
 - 7)All “TL” Drawings (Theatrical Lighting)
 - 8)All “TS” Drawings (Theatrical Sound)
- b) Coordination:
 - 1)Coordination with the work of all of the other contractors.
 - 2)Each trade will participate in producing coordination drawings. The mechanical, Plumbing and electrical contractors will overlap their new work and coordinate locations, heights, routes, Etc. to eliminate hits and or obstructions from existing or new work. Each trade will meet once a week to coordinate their drawings. Ductwork and mechanical piping first, plumbing second and electrical third. A full set of coordination drawings must be completed within four weeks after award of contract.
- c) Demolition:
 - 1)Removal of items as shown and/or required.
 - 2)Removal and disconnections of electrical devices in walls, ceilings and floors scheduled to be removed in the portion of the building to remain.
 - 3)Removal of lighting fixtures scheduled to be removed in the portion of the building to remain.

- 4) Coordinate with the General, and Mechanical/Plumbing Construction Work Contractor for necessary shutdowns and disconnects.
 - 5) Removal of exterior lighting fixtures and wiring.
 - 6) All cutting and patching necessary for work of this contract, including layout, sleeves, coring, debris removal, saw cuts, drywall work, plaster work, grouting, painting, ceiling removal and replacement, etc.
 - 7) Demolition of old switch gear.
- d) Temporary Facilities
- 1) Provide Temporary Facilities indicated as Work of this Contract in Division 1 Section 01 5000, "Temporary Facilities and Controls"
 - 2) Provide night/day security camera system with DVR and monitor for the purpose of the construction staging/yard security during the construction schedule only. System will be equipped with local and remote access. System will be set up in location chosen by the CM.
 - 3) Provide power connection to CM trailer.
 - 4) Provide temporary lighting at construction staging/yard area
 - 5) Provide temp and permanent power outlets, panels and connections for other trades tools and equipment.
- e) Construction:
- 1) The General Construction Work Contract shall provide all openings in walls, floors, and roofs for all other Prime Contractors, that require lintels, and structural framing only. All other openings will be the responsibility of this trade.
 - 2) The General Construction Work Contract shall perform all necessary trenching and excavation, backfilling, and compaction and field required concrete for all other primes.
 - 3) Provide recessed floor outlets as shown on the plans.
 - 4) Provide ALL power wiring to ALL HVAC and Plumbing equipment. (Install motor controllers/disconnects supplied by Mechanical/Plumbing Construction Contract)
 - 5) Provide all interior and exterior lighting including lighting control.
 - 6) Provide all fire alarms, CATV, and networking systems.

- 7) Provide public address systems, including full installation and training.
- 8) Provide all cutting and patching required installing all electrical fixtures, devices, wire and conduit.
- 9) Provide all fees required for inspections and permits.
- 10) Provide support framing for Electrical equipment and conduits.
- 11) Furnish access doors for electrical access (to be installed by GC)
- 12) Provide firestopping and sealing of all electrical penetrations
- 13) Provide owner training
- 14) Provide and maintain a temporary electric service, including lighting and power, for the site office trailers off of the temporary service being provided above. Maximum of 1 trailer per Prime Contractor. Each trailer to have a 100 amp, 240 Volt single-phase connections. Assume a diversified peak connected load factor of 12KW per trailer.
- 15) All underground electrical utility work is the responsibility of this contractor.
- 16) Provide new building service as shown on the drawings
- 17) This trade responsible for all communications and coordination with utility companies.

f) General Requirements, including but not limited to, additional items specifically indicated as the Work of this Contract.

g) Day shift work is mandatory 6 days a week. Existing Interior work will take place during the night shift until start of summer 2022. Summer of 2022 will be day shift only unless progress is behind schedule and switch gear install.

h) In conjunction to night shift listed above, a mandatory night and day shift will be required to remove old and install the new switch gear. Include 2 weeks of additional Night shift work (including Saturdays) unless work is not complete as per the schedule. Include a 100KW Generator to power building during the switch over. EC to pay for fuel and manpower to operate the generator 24hrs a day for a two-week period. Any additional time required to install new gear and power the building will be at the cost of the EC.

i) Theatrical lighting and sound is a part of this scope of work.

- B. The Work of the Electrical Work Contract includes but is not limited to the Work that is specified in the Project Manual(s) and as shown on the drawings that form the contract plans. The Contractor is directed to examine all drawings since certain details and/or notes may appear

anywhere therein that apply to his/her particular work. This prime contract is defined as, and includes, all Sections in the Divisions indicated by reference, and specific Sections noted:

- a) Division 00 –Procurement and Contracting Requirement, all Sections.
- b) Division 1 –General Requirements all Sections, including Temporary Facilities indicated
- c) Division 7 – Section 078400, Penetration Firestopping and 079200, Joint Sealants, as required for the Work of this Contract.
- d) Division 10 – Specialties -Section 102239, folding panel partitions (as it relates to this contract for power connections to equipment)
- e) Division 19 – Theatrical – Section 191000 Performance Sound System and Section 192000 Theatrical Lighting Systems
- f) Division 22 - All sections (as relates to this contract for power connections to equipment)
- g) Division 23 - All sections (as relates to this contract for power connections to equipment)
- h) Division 26 - Electrical - All Sections.
- i) Division 27 – Communications installation - All Sections
- j) Division 28 – Cabling for electronic safety and security - All Sections

1.10 TESTING

- A. Required testing and test procedures are indicated under each Division of the Technical Specifications. Other testing shall be performed per generally accepted standards.
- B. The Architect shall reserve the right to require additional information as is deemed necessary to fully evaluate testing results.
- C. The Owner shall employ and pay for an independent testing and inspection agency for testing requirements of their work as assigned by this scope of work. All testing shall be per technical specification requirements The Prime Contractor requiring testing will notify the Construction Manager twenty-four hours in advance of the required testing to allow for coordination and scheduling. Failure to give sufficient notice will require the prime contractor to pay for alternate testing to satisfy the specification.

1.11 WORK SEQUENCE

- A. The Work will be conducted to provide the least possible interference to the activities of the Owner's personnel.
- B. Work cannot be performed in occupied areas. Work shall be scheduled off-hours, vacations, and weekends for occupied areas if applicable. A Construction Manager Superintendent must be on site at all times that work is being performed. If a contractor fails to maintain the progress as indicated by the milestone schedule by no other fault but its own and requires overtime to complete the work; the contractor shall make arrangements with the Construction Manager 24 hours in advance and pay for a Construction Manager's superintendent at \$150.00 per hour. In the event that the cause for delay is multi-contract, then the costs shall be distributed evenly among contracts. Advise the Construction Manager 48 hours prior to commencing work inside the building.

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- C. Coordination of any utility and/or power interruption must be done with the Construction Manager. Shutdowns must occur during off-hours and on days when the building is not occupied by the owner.
- D. Construction access to the site shall be limited to those designated for contractor's personnel, equipment and deliveries by the Owner. Contractors' staging, parking and storage shall be coordinated by the Construction Manager.
- E. Each Contractor shall inspect the site and review the AHERA report on file for the presence of asbestos. Unless otherwise noted, there will be asbestos containing material in place that will require work to take place in the vicinity of, around and/or next to. Each prime contractor that will be working above ceilings, demolishing, in crawl spaces, boiler rooms and all other areas that may contain asbestos per the AHERA report, shall employ "Allied Trades: certified/licensed tradesman as part of the onsite workforce".

1.12 OCCUPANCY REQUIREMENTS

- A. The General Work Contractor (Contract #1) shall provide Outdoor air quality management as specified by the Department of Labor and OSHA during construction
 - a) Provide an exhaust air system for the project indoor areas that could produce fumes, VOC's off-gasses, gasses, dusts, mists, or other emissions.
 - b) Exhaust air system for the project areas that could produce emissions listed in Paragraph 'a' shall be utilized.
 - c) Provide Water for dust control.
- B. Quality assurance:
 - a) Maintain a negative pressure between the work area and the space surrounding the work area.
 - b) Before start of work, submit a design for the exhaust air system. Do not begin work until approval of the Owner is obtained.
 - a) The number of machines required.
 - b) Location of the machines in the workspace.
 - c) Description of the methods used to test air flow and pressure differential.
- C. System operation:
 - a) A sufficient quantity of exhaust fans in existing window openings or other approved locations shall be operated in accordance with the following applicable standards.
 - b) Exhaust air system shall operate for a minimum of 72 hours after work is completed, or until all materials have cured sufficiently as to stop out gassing of fumes or odors and area has been ventilated to remove all detectable traces of odors and fumes.
 - c) Maintain twenty-five (25) feet clearance from all temporary exhaust outlets to all active building outdoor air intakes.

1.13 PROJECT MILESTONE SCHEDULE

- A. See the milestone schedule in Section 000550.

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- B. All Prime Contractors are required to submit a schedule based on the milestone dates to the Construction Manager for review and comment no later than 10 days after a Notice to Proceed for the work is issued.
- C. Day shift work is mandatory 6 days a week. Existing Interior work will take place during the night shift until start of summer 2022. From Summer of 2022 forward, will be day shift only unless progress is behind schedule.
- D. June 30, 2022 will be the power shutdown of the old switch gear and entire building. Generator and temp power will be in place prior to shut down.

1.14 ALLOWANCES

- A. See Specification Section 01 2100.

1.15 ALTERNATES

- A. The Contractor shall state where requested on the Bid Form the amount to be added to or deducted from the base bid for the alternates described in Section 012300 - Alternates.

END OF SECTION 011200



