

**SECTION 01 10 00 – PROJECT SUMMARY-PROJECT SCHEDULE****PART 1 - GENERAL****1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General 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. Construction schedule.
  - 4. General requirements of Contract.
  - 5. Owner-furnished products.
  - 6. Access to site.
  - 7. Coordination with occupants.
  - 8. Work restrictions.

**1.3 DEFINITIONS**

- A. Permanent Enclosure: As determined by Architect, the condition at which roofing is insulated and weathertight; exterior walls are insulated and weathertight; all openings are closed with permanent construction; and all exterior joints are sealed.

**1.4 PROJECT INFORMATION**

- A. Project Identification: Beacon HS.
  - 1. Project Location: Beacon High School: 99 Matteawan Road, Beacon, NY 12508.
- B. Owner: Board of Education Beacon City School District.
  - 1. Address: 10 Education Drive, Beacon, NY 12508.
- C. Architect: Tetra Tech Engineers, Architects & Landscape Architects, P.C., d/b/a Tetra Tech Architects & Engineers.
  - 1. Address: 10 Brown Road, Ithaca, NY 14850.
- D. Other Owner Consultants: The Owner has retained the following who have prepared designated portions of the Contract Documents:
  - 1. Construction Manager: Jeff West at UW Marx, Inc.

- a. Address: 20 Gurley Ave., Troy, NY 12182.
  - b. Construction Manager has been engaged for this Project to serve as an advisor to Owner and to provide assistance in administering the Contract for Construction between Owner and each Contractor, according to a separate contract between Owner and Construction Manager.
- 2. Commissioning Authority (CxA): To Be Determined.
  - a. Commissioning Authority will be engaged for this Project to provide commissioning services, according to provisions of Division 01 Section "General Commissioning Requirements."
  - b. Address: TBD
- E. Project Representative: Project Representative will be appointed by Owner.
  - 1. Project Representative will provide assistance in administering the Contract for Construction between Owner and Contractor, according to provisions of Division 01 Section, "Project Management and Coordination".
- F. Building Code in Effect for Project: New York State Uniform Fire Prevention and Building Code and the Energy Conservation Construction Code of New York State.
  - 1. Comply with the following: Building standards of the New York State Education Department.

## 1.5 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of Project is defined by the Contract Documents and consists of the following:  
This project includes renovation of approximately 3,752 sf of mechanical space on the first floor of beacon high school. Existing exterior chillers, interior boilers, and pumps are at the end of their useful life. These will be replaced with new air-cooled chillers, high efficiency boilers, pumps, and associated piping and electrical feeds. Exterior buried piping to be disconnected and abandoned in place. Existing fencing and exterior structural concrete slab to be extended to support new larger chillers.
- B. Type of Contract: Project will be competitively bid under Mechanical and Electrical Prime contracts
  - 1. **Mechanical Contract to include all work shown on drawings and specifications with the exception of:**
    - a. All electrical work 120 volts and above, which will be performed by the Electrical Contract and
    - b. DDC Control work which will be "by others" as noted in specification section 23 09 00.
    - c. This contract work includes the exterior yard work (i.e. fencing and concrete pad extensions).
  - 2. Electrical Contract to provide :

- a. All Specification Division 1 requirements as applicable
- b. All 120 volt and higher work noted
- c. All electrical removals noted
- d. All conduits and pathway removals and installations etc.

## 1.6 CONSTRUCTION SCHEDULE

- A. The Work shall be conducted in accordance with the following schedule:
  - 1. Commencement of Construction (Off-Site Activities): Immediately following Contract Award.
  - 2. Commencement of Construction (On-Site): Chiller work October 20, 2025.
  - 3. Commencement of Construction (On-Site): Boiler work – Start selective demo start May 4, 2026, boiler(s) must remain operational until May 29, 2026.
  - 4. Submittals: Provide all submittals within 30 days after award of contract.
  - 5. Substantial Completion date: Chiller May 5, 2026.
  - 6. Substantial Completion date: Boiler October 1, 2026
  - 7. Final completion date: 30 days after Substantial Completion.

8. The Work shall be conducted simultaneously.
9. Key mechanical dates:
  - a. Preconstruction balance report: Due before demo starts May 4, 2026.
  - b. Complete balance requirements: November 1, 2026.
10. Final balance reports approval: November 30, 2026.

#### 1.7 GENERAL REQUIREMENTS OF CONTRACT

- A. Temporary HVAC: The Contractor is responsible for temporary HVAC before permanent enclosure of building is complete and all associated costs. The Contractor is responsible for temporary HVAC after permanent enclosure of building is complete, but Owner will pay utility-use charges.
  1. Use of permanent systems for temporary HVAC is prohibited.
- B. Temporary Ventilation: The Contractor is responsible for temporary ventilation before permanent enclosure of building is complete and all associated costs. The Contractor is responsible for temporary ventilation after permanent enclosure of building is complete, but Owner will pay utility-use charges.
  1. Use of permanent systems for temporary ventilation is prohibited.
- C. Water Service from Existing System: Water from Owner's existing water system is available for use without metering and without payment of use charges. Provide connections and extensions of services as required for construction operations.
- D. Electric Power Service from Permanent Existing System: Electric power from permanent existing system is available for use. Provide metering, connections and extensions of services as required for construction operations. Separate metering for field offices from that for other construction purposes.
  1. Construction Use Charges: Arrange for electric power service use charges for construction purposes to be billed directly from power company to Owner.
  2. Field Office Use Charges: Pay electric power service use charges for electricity used for construction field offices (one for Contractor, one for Owner's Project Representative).
    - a. Maximum one 100 A, 240 V, single-phase connection per construction field office. Assume a diversified peak connected load factor of 12 kW.

#### 1.8 OWNER-FURNISHED PRODUCTS

- A. Owner will furnish products indicated. The Contractor's Work includes receiving, unloading, handling, storing, protecting, and installing Owner-furnished products.
- B. Owner-Furnished Products under State Contract:
  1. Temperature Controls Contractor (TCC), Section 23 09 00 Instrumentation and Control for HVAC – Day Automation Systems, Incorporated, using NYS OGS contract pricing,

through NYS OGS Group # 77201, Award # 23150, Contract # PT68783 for Products and Installation.

- a. Temperature Controls Contractor is responsible for all electrical connections to provide for a complete and operating system.
- b. Mechanical contractor responsible for the work shall coordinate the work with the owner's Temperature Controls Contractor.
- c. Temperature Controls Contractor (TCC) shall furnish the following to the Mechanical Contractor for installation.
  - 1) Loose dampers associated with louvers, exhaust fans, and gravity hoods.
  - 2) Control valves.
  - 3) Sensor wells to fit their sensors.
- d. Exception: actuated devices or sensors that must be an integral part of the equipment (example: factory installed mixing box dampers or internal packaged refrigeration system safety controls) shall be provided by Mechanical Contractor responsible for the Work.

#### 1.9 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 work in areas 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.
- C. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.
- D. Condition of Existing Grounds: Maintain portions of existing grounds, landscaping, and hardscaping affected by construction operations throughout construction period. Repair damage caused by construction operations.

## 1.10 COORDINATION WITH OCCUPANTS

- A. Owner Occupancy: Owner will occupy site and existing building(s) 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 day-to-day 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 Project Representative and approval of authorities having jurisdiction.
  - 2. Maintain in operation all life safety provisions and devices (including, but not limited to, fire alarms, fire extinguishers, smoke detectors, heat sensors, emergency and exit lighting, defibrillators, and similar items).
  - 3. Notify Project Representative not less than 72 hours in advance of activities that will affect Owner's operations.
- B. Coordination with School Schedule:
  - 1. Normal School Year: Owner intends to maintain a full educational program during the normal school year throughout duration of Project, and will make full use of the building and site, unless noted otherwise.
    - a. School and special activities may be conducted within building and on site outside regular school hours, including holidays and weekends.
    - b. Owner's personnel will perform normal custodial and maintenance services for the building areas and systems not involved in construction activities, unless noted otherwise.
  - 2. Summer: Owner may schedule a summer school program or organized recreation activities at the building or site.
    - a. Owner will staff building, at a minimum, with administrative, custodial and maintenance personnel during summer period.
- C. Identification: The Contractor shall require its personnel and those of its subcontractors, sub-subcontractors and suppliers to wear yellow safety vests and visible photo-identification badges acceptable to the Owner, at all times for identification and security purposes.

## 1.11 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 to normal business working hours of 7:00 a.m. to 4:00 pm p.m., Monday through Friday, except as otherwise indicated. Movement of materials is not permitted in Owner-occupied areas during normal business working hours.
1. Other Weekday Hours: When approved by CM and Owner
  2. Weekend Hours: When approved by CM and Owner.
  3. Hours for Noisy Activity (in excess of 60 dB): During non school hours as approved by CM and Owner.
- 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 Project Representative not less than 72 hours in advance of proposed utility interruptions.
  2. Obtain Project Representative'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 Project Representative not less than 72 hours in advance of proposed disruptive operations.
  2. Obtain Project Representative's written permission before proceeding with disruptive operations.
- E. Indoor Air Quality (IAQ): Protect indoor air quality, including control of emissions and moisture control during construction. Develop a construction IAQ management plan to be followed.
1. Control of Emissions: Provide measures and conduct operations to:
    - a. Protect HVAC systems.
    - b. Protect against emissions from such sources as environmental tobacco smoke, combustion contaminants, biological contaminants, volatile organic compounds (VOCs), formaldehyde, soil gases, pesticides, particles and fibers.
    - c. Provide low- and zero-VOC materials.
    - d. Protect against dust infiltration, especially during dust-producing activities.
    - e. Isolate work areas to prevent contamination of clean or occupied spaces.
    - f. Continuously maintain and regularly inspect areas and IAQ measures to prevent contamination of building areas.
    - g. Provide adequate ventilation, including, but not limited to:

- 1) Minimum 48-hour pre-ventilation of packaged dry products which have odors or VOC emissions, prior to installation. Condition products without containers and packaging to maximize off-gassing of VOCs off-site.
  - 2) Adequate ventilation during and after installation of interior wet products and interior final finishes, and
  - 3) Appropriate air filtration, including filter replacement.
- h. Schedule construction operations involving wet products prior to packaged dry products to the greatest extent possible.
  - i. Vacuum carpeted and soft surfaces with a high-efficiency particulate arrestor (HEPA) vacuum.
  - j. Flush out building for a minimum of 72 hours, or longer if required to dissipate emissions, prior to occupancy.
2. Moisture Control: Provide measures and conduct operations to:
    - a. Provide proper housekeeping to keep materials dry.
    - b. Inspect areas and materials for dampness and mold growth.
    - c. Schedule construction operations so that absorptive materials are protected and weather-proof building as quickly as possible.
    - d. Test for moisture content, moisture penetration and microbial growth to maintain within permissible limits.

F. Comply with requirements in Division 01 Section "Governmental Safety Requirements".

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 10 00