

**SECTION 01 1000**  
**SUMMARY OF CONTRACTS**

**PART 1 GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General Conditions and other Division 1 Specification Sections, apply to all Sections of the specifications.

**1.2 PROJECT**

- A. Project Name: HVAC Upgrades And Cafeteria Renovations.
- B. Owner's Name: Edgemont Union Free School District.
- C. Architect's Name: Fuller and D'Angelo, P.C.
- D. The Project consists of the HVAC Upgrades And Cafeteria Renovations, Greenville Elementary School, 100 Glendale Road , Scarsdale, NY.

**1.3 DEFINITIONS**

- A. Refer to Article 1, General Conditions.

**1.4 CONTRACT DESCRIPTION**

- A. Contract Type: Multiple prime contracts each based on a Stipulated Price as described in Form of Agreement.
- B. Contract Type: Multiple contracts are separate contracts, representing significant construction activities, between Owner and separate contractors. Each contract is performed concurrently and coordinated closely with construction activities performed on Project under other contracts. Contracts for this Project include the following
  - 1. Contract #1 General Construction (including asbestos abatement)
  - 2. Contract #2 Plumbing
  - 3. Contract #3 Mechanical
  - 4. Contract #4 Electrical
- C. The work of each Contractor is identified in this Project Manual and on the Drawings.
- D. Local custom and trade-union jurisdictional settlements do not control the scope of Work included in each prime contract. The Contractor shall only employ labor on the project or in connection with its work capable of working harmoniously with all trades, crafts and any other individuals associated with the capital improvement work to be performed. When a potential jurisdictional dispute or similar interruption of work is first identified or threatened, the affected prime contractor shall ensure that its work continues uninterrupted during the pendency of such dispute. When a potential jurisdictional dispute or similar interruption of work is first identified or threatened, the affected prime contractor shall promptly negotiate a reasonable settlement to avoid or minimize the pending interruption and delays.
- E. If it becomes necessary to refer to the contract documents to determine which prime Contract includes a specific element of required work, begin by referring to the prime Contracts, themselves; then, if a determination cannot be made from the prime Contracts, refer, in the following order, to the General Conditions, if any, this section of the Specifications, followed by the other Division-I sections and finally with the Drawings and other Sections of the Specifications.
- F. If, after referring to the contract documents, it cannot be clearly determined which prime Contractor will perform a specific item of required work, then, that item of work will be brought to the Owner's Representative attention in writing for determination.
- G. Summary by References: Work of the contract can be summarized by reference to the Contract, General Conditions, Instructions to Bidders , Specification Sections, Drawings, or Addenda issued subsequent to the initial printing of this Project Manual, and including but not necessarily limited to printed material referenced by any of these. It is recognized that the work of the Contract is unavoidably affected or

influenced by governing regulations, natural phenomenon, including weather conditions, and other forces outside the contract documents.

#### **1.5 RELATED REQUIREMENTS**

- A. Agreement Form: Contract Sum, retainages.
- B. General Conditions : Additional requirements for progress payments and Changes in the Work.
- C. Section 01 1000 - Summary of Contracts for Sequence of Work.
- D. Section 01 2000 - Price and Payment Procedures.
- E. Section 01 2100 - Allowances.
- F. Section 01 3553 - Site Safety and Security Procedures.
- G. Section 01 5000 - Temporary Facilities and Controls.
- H. Section 01 7000 - Execution.
- I. Section 01 7900 - Demonstration and Training
- J. Section 01 9113 - General Commissioning Requirements

#### **1.6 JURISDICTIONAL DISPUTES**

- A. To the extent that there is an appearance of an issue of work being performed by the wrong trade, the issue should be raised during the bidding process in writing as a request for clarification for the Architect and Construction Manager to respond to in writing, in the form of an addendum.
- B. Each Contractor shall only employ labor on the project or in connection with its work capable of working harmoniously with all trades, crafts and any other individuals associated with the capital improvement work to be performed. There shall be no strikes, picketing, work stoppages, slowdowns or other disruptive activity at the project for any reason by anyone employed or engaged by the Contractor to perform its portion of the work. There shall be no lockout at the project by the Contractor. The Contractor shall be responsible for providing the manpower required to proceed with the work under any circumstance. Should it become necessary to create a separate entrance for a contractor involved in a labor dispute, all costs associated with creating that entrance shall be borne by the contractor involved in the dispute. Such costs shall include, but not be limited to, signage, fencing, temporary roads and security personnel as deemed necessary by the Owner for the safety of the occupants of the site.
- C. If the Contractor has engaged the services of workers and/or subcontractor who are members of trade unions, the Contractor shall make all necessary arrangements to reconcile, without delay, damage or cost to the Owner and without recourse to the Owner, Owner's Representative, and Architect, any conflict between its agreement with the Owner and any agreements or regulations of any kind at any time in force among members or councils which regulate or distinguish what activities shall not be included in the work of any particular trade.
- D. The Contractor shall ensure that its work continues uninterrupted during the labor dispute and will be liable to the Owner for all damages suffered by the Owner occurring as a result of work stoppages, slowdowns, disputes or strikes

#### **1.7 SUBCONTRACTORS/SUPPLIERS**

- A. Submittal of Primary Sub Contractors and Suppliers include but not limited to the following:
  - 1. Construction Contractor:
    - a. Asbestos Abatement
    - b. Excavation.
    - c. Concrete.
    - d. Concrete Supplier
    - e. Steel, (detailer, fabricator and erector).
    - f. Roofing.
    - g. Steel Doors and Frames.
    - h. FRP supplier and installer.

- i. Hardware Supplier and Installer.
  - j. Gypsum Wallboard Assemblies
  - k. Acoustical Tile.
  - l. Resilient Flooring
  - m. Ceramic Tile.
  - n. Painting
  - o. Food Service
- B. Plumbing Contractor:
  - 1. Plumbing Fixture Supplier.
  - 2. Plumbing equipment/Suppliers.
  - 3. Piping.
  - 4. Insulation
- C. HVAC Contractor:
  - 1. HVAC Equipment/Suppliers.
  - 2. Ductwork.
  - 3. Piping.
  - 4. Insulation
  - 5. ATC.
- D. Electrical Contractor:
  - 1. Fire Alarm Sub Contractor
  - 2. Switchboard/Panelboards.
  - 3. Lighting Fixture Supplier.

#### **1.8 DESCRIPTION OF ALTERATIONS WORK**

- A. Scope of removal work is shown on drawings.
- B. Scope of alterations work is indicated on drawings.
- C. Plumbing: Alter existing system and add new construction, keeping existing in operation.
- D. HVAC: Alter existing system and add new construction, keeping existing in operation.
- E. Electrical Power and Lighting: Alter existing system and add new construction, keeping existing in operation.
- F. Fire Alarm: Alter existing system and add new construction, keeping existing in operation.
- G. Security System: Alter existing system and add new construction, keeping existing in operation.

#### **1.9 Edgemont Union Free School District will remove and re-install the following items before start of work:**

- A. Loose furniture, computers, loose books etc.

#### **1.10 OWNER OCCUPANCY**

- A. Edgemont Union Free School District intends to continue to occupy adjacent portions of the existing building during the entire construction period.
- B. Edgemont Union Free School District intends to occupy the Project upon Substantial Completion.
- C. Edgemont Union Free School District intends to occupy a certain portion of the Project prior to the completion date for the conduct of normal operations.
- D. Contractors shall not stop work during the Owner's occupancy unless so directed by the Construction Manager or Architect.

#### **1.11 CONTRACTOR USE OF SITE AND PREMISES**

- A. Construction Operations: Limited to areas noted on Drawings. Refer to Article 4 of the General Conditions for requirements concerning Contractors use of the site.

- B. Arrange use of site and premises to allow:
  - 1. Edgemont Union Free School District occupancy.
  - 2. Work by Others.
  - 3. Work by Edgemont Union Free School District.
  - 4. Use of site and premises by the public.
- C. Provide access to and from site as required by law and by Edgemont Union Free School District:
  - 1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
  - 2. Do not obstruct roadways, sidewalks, or other public ways without approval by the Owner's Representative.
- D. Existing building spaces may not be used for storage unless approved by the Owner's Representative or Construction Manager's.
- E. Time Restrictions.
- F. Contractors shall comply with Local Noise Ordinance. Work disrupting the community must be performed with the following hours:
  - 1. Monday thru Friday: 8 AM to 8 PM.
  - 2. Weekends/ Holidays: 9 AM to 6 PM.
- G. Construction deliveries shall not occur during the hours of 7:30 AM and 9:00 AM and 2:00 PM and 3:00 PM, when school buses are arriving or leaving the school grounds.
- H. During the entire construction period the Prime Contractors shall have the use of the premises for construction operations, including use of the site as indicated in Sequence of Work and work time included in this section.
  - 1. General: Limitations on site usage as well as specific requirements that impact utilization are indicated on the drawings and/or by other contract documents. In addition to these limitations and requirements, the Prime Contractors shall administer allocation of available space equitably among the separate prime or sub and other entities needing access and space, so as to produce the best overall efficiency in performance of the total work of the project. Each Prime Contractor shall schedule deliveries so as to minimize space and time requirements for storage of materials and equipment on site.
  - 2. Prime Contractors shall limit their use of the premises to the work indicated, so as to allow for Owner occupancy and use by the public during the period when the Owner occupies the building.
  - 3. Prime Contractors shall maintain clear and unobstructed paths of exit discharge from all existing exits.
  - 4. Driveways and Entrances: Keep driveways and entrances serving the premises clear and available to the Owner's Representative, Owner's employees, emergency vehicles, and public at all time. Do not use these areas for parking or storage of materials.
  - 5. Lock automotive type vehicles such as passenger cars and trucks and other types of mechanized and motorized construction equipment, when parked and unattended, to prevent unauthorized use. Do not leave such vehicles or equipment unattended with the motor running or the ignition key in place.
- I. Only materials and equipment, which are to be used directly in the work, shall be brought to and stored on the project site by the Contractor. After equipment is no longer required for the work, it shall be promptly removed from the project site. Protection of construction materials and equipment stored at the project site from weather, theft, damage and all other adversity is solely the responsibility of the Contractors.
- J. Site work shall be scheduled and coordinated with Owner's Representative and Construction Manager . The Owner decisions shall be final and binding on all contractors.
  - 1. Confine operations at the site to the areas permitted under the Contract. Portions of the site beyond areas on which work is indicated are not to be disturbed. Conform to site rules and regulations affecting the work while engaged in project construction

- K. The Contractor(s) and any entity for which the Contractor(s) is responsible, shall not erect any sign on the Project site without the prior written consent of the Owner's Representative which may be withheld in the sole discretion of the Owner.
- L. Contractor shall ensure that the work, at all times, is performed in a manner that affords reasonable access, both vehicular and pedestrian, to the site of the work and all adjacent areas. The work shall be performed, to the fullest extent reasonably possible, in such a manner that public areas adjacent to the site of the work shall be free from all debris, building materials and equipment likely to cause hazardous conditions. Without limitation of any other provision of the Contract Documents, each contractor shall use its best efforts to minimize any interference with the occupancy or beneficial use of:
  - 1. Any areas and buildings adjacent to the site of the work or;
  - 2. The Building in the event of partial occupancy as more..
- M. Without prior approval of the Owner's Representative, each Contractor shall not permit any workers to use any existing facilities at the Project site, including, without limitations, lavatories, toilets, entrances and parking areas other than those designated by the Owner's Representative. Without limitation of any other provision of the Contract Documents, the Contractor shall use its best efforts to comply with the rules and regulations promulgated by the Owner's Representative in connection with the use and occupancy of the Project Site, and the Building, as amended from time to time. The Contractor shall immediately notify the Owner's Representative in writing if during the performance of the Work, the Contractor finds compliance with any portion of such rules and regulations to be impracticable, setting forth the problems of such compliance and suggesting alternatives through which the same results intended by such portions of the rules and regulations can be achieved. The Owner's Representative may, in the Owner's Representative's sole discretion, adopt such suggestions, develop new alternatives or require compliance with the existing requirements of the rules and regulations. The Contractor shall also comply with all insurance requirements, applicable to use, and occupancy of the Project Site and the Building.
- N. Maintain the existing building in a safe and weathertight condition throughout the construction period. Repair damage caused by construction operations. Take all precautions necessary to protect the building and its occupants during the construction period. When work is scheduled after hours clean and remove all temporary barriers and protection so that the building can be occupied the following day when normal building occupancy will occur.
- O. Keep public areas such as hallways, stairs, elevator lobbies, and toilet rooms free from accumulation of waste material, rubbish or construction debris.
- P. Smoking, drinking of alcoholic beverages or open fires will not be permitted on the project site.
- Q. Utility Outages and Shutdown:
  - 1. Limit disruptions, shut downs, switch overs, etc. of utility services to hours the building is unoccupied, Saturdays, Sunday and/or holidays.
  - 2. Do not disrupt or shut down life safety systems, including but not limited to fire sprinklers, fire alarm system, electrical, data, and heating system, without 7 days notice to Owner's Representative and Construction Manager and authorities having jurisdiction.
  - 3. Prevent accidental disruption of utility services to other facilities.

#### **1.12 AVAILABILITY OF EXISTING BUILDING**

- A. The existing building work areas will be available to the Contractor(s) as follows:
  - 1. Award of Contract : June 27, 2025
    - a. 3:30 PM thru 10:30 PM Monday thru Friday if access into the facility is required.
    - b. June 30, 2025 thru August 28, 2025: 7:00 AM thru 3:30 PM Monday thru Friday (if later hours are needed, the contractor can request authorization from the Owner through the CM).
  - 2. September 1, 2025 thru July 31, 2026 (Punch List / Closeout Duration)
    - a. 3:30 PM thru 10:30- PM Monday thru Friday only when programs and school occupancy are not disrupted and with the approval of the Owner's Representative.

3. Construction operations which create dust, noise or fumes, particularly welding operations shall be schedule after school hours, when approved by the Owner's Representative.
  4. Any work that occurs past the punch list phase, due to long-lead times must be done between the hours of 3:30 PM thru 10:30 PM
- B. Upon request by the Contractor, the building may be made available, at the discretion of the Owner's Representative and at the Cost to the Contractor, during such times as are allowed by local noise ordinance, in addition to the above listed hours. A request for use during these off-regular hours must be made at least two (2) days before the use. Such off-hours may include Saturdays, and Holidays.
1. If the Contractor requests the use of the facility for off-hours to maintain the scheduled completion date, the Contractor shall pay all additional costs in connection with opening, providing security and project management expenses incurred with no costs to the Owner's Representative. All expenses shall be deducted from the Contractors contract price. Comply with other portions of this Section.
  2. Weekend, Holiday and Night Work:
    - a. The contractor shall make no claim for delay for the inability of the Owner to make the site available for off-hours work. Should the Owner make the site available during these hours at the contractor's request, the cost will be borne by the Contractor.
- C. ALL CONTRACTORS SHALL BE REQUIRED TO PERFORM SCHEDULED WORK WITHIN THE EXISTING BUILDING ONLY DURING THE TIME PERIODS INDICATED AND SHALL INCLUDE IN THE BID ALL COSTS FOR LABOR, MATERIAL, ETC. INCLUDING PREMIUM TIME TO PERFORM THE WORK, PER PHASE PER TIME PERIOD.

#### **1.13 COMPLETION OF WORK AFTER SCHEDULED COMPLETION DATE**

- A. Contractor(s) shall perform work only within these limitations and all manpower, equipment, etc., shall be provided as required to complete the work as per schedule. In the event the contractor does not complete the work as scheduled all work to be performed shall be performed after 4:30 PM when the building is unoccupied and approved by the Owner's Representative. All costs shall be borne by the Contractor. Refer to Article 13 of the General Conditions concerning Time for Completion of Work.
- B. The Contractor shall prepare a progress schedule in detail listing items of work, sections of building and the time required for each.
- C. The Contractor shall provide necessary manpower, equipment, etc., as required to maintain schedule developed within the time limitations as described above.
- D. School Calender is available on the Owner's web site. Calendar is subject to modifications for civil service holidays, changes in education programs, snow days, etc.

#### **1.14 SEQUENCE OF WORK**

- A. Start Date: Letter of Award of Contract:
- B. Construct Work in phases during the construction period:
  1. Phase 1: Pre-Construction.
    - a. Start Date: Letter of Award
    - b. Tasks: Schedule of Values, Progress Schedule, Contracts, Bonds and Insurance, Field verification of existing conditions, and Submittals
    - c. Completion Phase1: June 1, 2025
  2. Phase 2: Construction.
    - a. Tasks: All construction excluding setting RTU, final connections and controls.
    - b. Start Date: June 30, 2025
    - c. Completion Date: August 28 , 2025
  3. Phase 3: Set RTU, fInal connections and controls..
    - a. Start Date: September 1, 2025
    - b. Completion Phase 3: November 1, 2025
  4. Phase 4: Punchlist. (Phase 2)

- a. Start Date: September 2, 2025
- b. Completion Phase 2: September 15, 2025
- 5. Phase 5: Closeout (Phase 2)
  - a. Start date: September 16, 2025
  - b. Completion date: October 1, 2025
- 6. Phase 6: Punchlist (Phase 3)
  - a. Start date: September 2, 2025
  - b. Completion date: November 15, 2025
- 7. Phase 7: Closeout (Phase 3)
  - a. Start date: November 16, 2025
  - b. Completion date: December 1, 2025

**1.15 SPECIFICATION SECTIONS APPLICABLE TO ALL CONTRACTS**

- A. Unless otherwise noted, **ALL Provisions of Division 00 and 01 listed below apply to all contracts.**  
Specific items of work listed under individual contract descriptions constitute exceptions.

**B. DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENT**

- 00 0115 LIST OF DRAWING SHEETS
- 00 1113 INVITATION TO BID
- 00 2113 INSTRUCTIONS TO BIDDERS
- 00 2115 RFI FORM
- 00 4100 BID FORM - CONTRACT #1 GENERAL CONSTRUCTION CONTRACTOR
- 00 4110 BID FORM – CONTRACT #2 PLUMBING CONTRACTOR
- 00 4120 BID FORM – CONTRACT #3 HVAC CONTRACTOR
- 00 4130 BID FORM – CONTRACT #4 ELECTRICAL CONTRACTOR
- 00 4301 BID FORM SUPPLEMENTS COVER SHEET: (Attachments)
  - 1. General Conditions
  - 2. Combined Insurance Coverage Certification
  - 3. Form of Disclosure
  - 4. Hold Harmless Agreement
  - 5. Certification of Compliance with Iran Divestment Act
  - 6. Declaration of Bidders Inability to Provide Certification of Compliance with Iran Divestment Act
  - 7. Labor Law 220-I Certification Form
  - 8. Non-Collusive Form
  - 9. Owner – Contractor Agreement
  - 10. Qualifications of Bidders
  - 11. Sexual Harassment Prevention Certificate
- 00 6000 BONDS AND CERTIFICATES

**C. DIVISION 01 - GENERAL REQUIREMENTS**

- 01 1000 SUMMARY OF CONTRACT
- 01 2000 PRICE AND PAYMENT PROCEDURES
- 01 2005 PARTIAL RELEASE OF LIEN
- 01 2100 ALLOWANCES
- 01 2500 SUBSTITUTION PROCEDURES
- 01 3000 ADMINISTRATIVE REQUIREMENTS
- 01 3216 CONSTRUCTION PROGRESS SCHEDULE

- 01 3306 NON DISCRIMINATION CLAUSES
- 01 3307 SED SPECIAL REQUIREMENTS
- 01 3553 SITE SAFETY AND SECURITY PROCEDURES
- 01 3554 PREVAILING WAGE RATES
- 01 4000 QUALITY REQUIREMENTS
- 01 4100 REGULATORY REQUIREMENTS
- 01 4219 REFERENCE STANDARDS
- 01 4533 CODE REQUIRED SPECIAL INSPECTIONS AND PROCEDURES
- 01 5000 TEMPORARY FACILITIES AND CONTROLS
- 01 5500 VEHICULAR ACCESS AND PARKING
- 01 6000 PRODUCT REQUIREMENTS
- 01 6116 VOLATILE ORGANIC COMPOUND (VOC) CONTENT RESTRICTIONS
- 01 7000 EXECUTION
- 01 7310 CUTTING AND PATCHING
- 01 7330 SELECTIVE REMOVALS
- 01 7600 PROCEDURES AND SPECIAL CONDITIONS FOR SEPARATE PRIME CONTRACTS
- 01 7419 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL
- 01 7420 SITE WASTE HANDLING AND DISPOSAL
- 01 7800 CLOSEOUT SUBMITTALS
- 01 7900 DEMONSTRATION AND TRAINING
- 01 9113 GENERAL COMMISSIONING REQUIREMENTS

**1.16 CONTRACT #1 - GENERAL CONSTRUCTION**

- A. The work of the General Construction Contract #1 includes but not limited to the following:
  - 1. DIVISION 02 - EXISTING CONDITIONS
    - a. 02 8070 ASBESTOS ABATEMENT SUMMARY OF WORK
    - b. 02 8071 ASBESTOS ABATEMENT REGULATORY REQUIREMENTS
    - c. 02 8073 ASBESTOS ABATEMENT SUBMITTALS
    - d. 02 8073.01 ASBESTOS ABATEMENT SUBMITTAL COVER SHEET
    - e. 02 8074 ASBESTOS ABATEMENT TESTING LABORATORY SERVICES QUALITY CONTROL
    - f. 02 8075 - ASBESTOS ABATEMENT TEMPORARY FACILITIES
    - g. 02 8078 - ASBESTOS ABATEMENT SITE SECURITY
    - h. 02 8079 - ASBESTOS ABATEMENT EMERGENCY PLANNING
    - i. 02 8080 - ASBESTOS ABATEMENT PERSONNEL PROTECTION
    - j. 02 8084 - ASBESTOS ABATEMENT MAINTENANCE OF RECORDS
    - k. 02 8086 - ASBESTOS ABATEMENT WASTE DISPOSAL PROCEDURES
    - l. 02 8087 - ASBESTOS ABATEMENT RESTORING THE WORK AREA AND SYSTEMS
    - m. 02 8090 - ASBESTOS ABATEMENT CLEANING UP
  - 2. DIVISION 03 CONCRETE
    - a. 03 3000 CAST-IN-PLACE CONCRETE
    - b. 03 5400 CAST UNDERLAYMENT
  - 3. DIVISION 04 MASONRY
    - a. 04 0100 MAINTENANCE OF MASONRY
    - b. 04 2000 UNIT MASONRY
  - 4. DIVISION 05 - METALS
    - a. 05 5000 METAL FABRICATIONS



- b. 05 5213 PIPE AND TUBE RAILINGS
- 5. DIVISION 06 – WOOD, PLASTIC AND COMPOSITES
  - a. 06 1010 ROOF RELATED ROUGH CARPENTRY
- 6. DIVISION 07 - THERMAL AND MOISTURE PROTECTION
  - a. 07 2100 THERMAL INSULATION
  - b. 07 5010 MODIFICATIONS TO EXISTING ROOFING
  - c. 07 6200 SHEET METAL FLASHINGS & SPECIALTIES
  - d. 07 7200 ROOF ACCESSORIES
  - e. 07 8400 FIRESTOPPING
  - f. 07 9200 JOINT SEALANTS
- 7. DIVISION 08 - OPENINGS
  - a. 08 1113 HOLLOW METAL DOORS AND FRAMES
  - b. 08 1613 FIBERGLASS DOORS AND ALUMINUM FRAMES
  - c. 08 3100 ACCESS DOORS AND PANELS
  - d. 08 7100 DOOR HARDWARE
  - e. 08 7100.01 DOOR HARDWARE SCHEDULE
  - f. 08 8000 GLAZING
  - g. 08 9100 LOUVERS
- 8. DIVISION 09 - FINISHES
  - a. 09 2116 GYPSUM BOARD ASSEMBLIES
  - b. 09 3000 TILING
  - c. 09 5100 ACOUSTICAL CEILINGS
  - d. 09 6500 RESILIENT FLOORING
  - e. 09 7700 PLASTIC LAMINATE WALL SURFACES
  - f. 09 9113 EXTERIOR PAINTING
  - g. 09 9123 INTERIOR PAINTING
- 9. DIVISION 10 - SPECIALTIES
  - a. 10 1400 SIGNAGE
  - b. 10 4400 FIRE PROTECTION SPECIALTIES
- 10. DIVISION 11 - EQUIPMENT
  - a. 11 4000 FOOD SERVICE EQUIPMENT
- 11. DIVISION 12 - FURNISHINGS
  - a. 12 3600 SOLID SURFACING WINDOW SILLS
- 12. DIVISION 31 - EARTHWORK
  - a. 31 2316 EXCAVATION
- 13. DIVISION 32 - EXTERIOR IMPROVEMENTS
  - a. 32 1313 CONCRETE PAVING AND CURBS
  - b. 32 9210 RESTORATION OF TURF AREAS
- B. **Special Notes: CONTRACT - #1 - GENERAL CONSTRUCTION**
  - 1. Access doors furnished by trade requiring access; installation by General Contractor in new walls, floor, ceiling, etc., Access door required in existing walls, floors, ceilings, etc., shall be furnished and installed by the contractor requiring access.
  - 2. All existing ceiling removal /replacements necessary to install General Contractor work will be by General Contractor including temporary support for all lighting fixtures, smoke detectors, etc.
  - 3. General Contractor and subcontractors will not be allowed to use existing or new plumbing fixtures to wash out mortar pans, grout, adhesives, etc.
  - 4. All new roof curbs are supplied by Mechanical Contractor and installed by General Contractor. Cutting penetrations, steel support, and temporary weather protection by General Contractor. Curbs will be flashed / watertight in accordance with roofing section. Hole patching (structural,

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- EPDM, etc.) for roof areas which result from Mechanical demolition of existing rooftop units will be by Contract for General Contractor.
5. General Contractor will restore / patch any finishes damaged by their abatement subcontractor's protections, tape, etc.
  6. General Contractor is responsible to provide negative air machines to ventilate all work areas during tasks involving odors, dust, fumes (epoxy floor, painting, etc.)
  7. Exterior wall louvers for mechanical items shall be furnished and installed by General Contractor.
  8. Within the existing building all cutting of all interior slabs, excavation, utility trenching, bedding, warning tape, backfill and finishing shall be performed by the each Contractor. General Contractor shall provide final finish where noted.
  9. The Owner shall have first refusal rights for all existing kitchen appliances to be removed where items are chosen to be salvaged.
  10. After removals of rooftop equipment General Contractor shall make existing roof watertight. Coordinate with all trades.

#### **1.17 CONTRACT #2 - PLUMBING**

**A. Work in the Plumbing Contractor Contract #2 includes, but is not limited to, the following:**

1. DIVISION 03 - CONCRETE
  - a. 03 3000 CAST-IN-PLACE CONCRETE
2. DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES
3. DIVISION 07 - THERMAL AND MOISTURE PROTECTION
  - a. 07 8400 FIRESTOPPING
  - b. 07 9200 JOINT SEALANTS
4. DIVISION 09 - FINISHES
  - a. 09 5100 ACOUSTICAL CEILINGS
5. DIVISION 22 - PLUMBING
6. 22 1116 DOMESTIC WATER PIPING
7. 22 1316 SANITARY WASTE AND VENT PIPING
8. 22 1319 SANITARY WASTE PIPING SPECIALTIES
9. 23 1123 FACILITY NATURAL GAS PIPING
10. DIVISION 31 - EARTHWORK
  - a. 31 2316 EXCAVATION

**B. Special Notes: CONTRACT - #2 for - PLUMBING CONTRACTOR**

1. Any wood blocking for Plumbing Contract, by Plumbing Contractor.
2. All existing ceiling removal / replacements necessary to install new Plumbing Contractor work will be by Plumbing Contractor unless otherwise noted.
3. Access doors furnished by trade requiring access; installation by General Contractor. in new walls, floor, ceiling, etc., Access door required in existing walls, floors, ceilings, etc., shall be furnished and installed by the Contractor requiring access.
4. Cutting of all interior slabs, excavation, utility trenching, bedding, warning tape, backfill, patching and finishing shall be performed by each Contractor. General Contractor shall provide final finish only were noted.
5. Plumbing Contractor shall install an inflatable ball in all new plumbing fixtures to prevent construction debris or grout from entering sub-slab piping. Ball will be deflated / removed at the conclusion of the project as directed by the CM.
6. Plumbing Contractor will install sealant around perimeter of all toilet / plumbing fixtures.
7. Coordinate roof top removals with the General Contractor to maintain the building watertight.
8. Interior housekeeping pads for Plumbing Equipment shall be removed by the Plumbing Contractor.
9. Refer to food service equipment specifications section 11-4000 for coordination of work items.

**1.18 CONTRACT #3 - MECHANICAL**

**A. Work in the Mechanical Contract #3 includes, but is not limited to, the following:**

1. DIVISION 03 - CONCRETE
  - a. 03 3000 CAST-IN-PLACE CONCRETE
2. DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES
  - a. 06 1010 ROOF RELATED ROUGH CARPENTRY
3. DIVISION 07 - THERMAL AND MOISTURE PROTECTION
  - a. 07 8400 FIRESTOPPING
  - b. 07 9200 JOINT SEALANTS
4. DIVISION 09 - FINISHES
  - a. 09 5100 ACOUSTICAL CEILINGS

**DIVISION 23 - MECHANICAL**

1. 23 0500 BASIC MECHANICAL MATERIALS AND METHOD
2. 23 0519 METERS AND GAUGES FOR HVAC PIPING
3. 23 0523 GENERAL DUTY VALVES FOR HVAC PIPING
4. 23 0529 HANGERS AND SUPPORTS FOR HVAC PIPING
5. 23 0548 VIBRATION CONTROLS FOR HVAC PIPING
6. 23 0553 IDENTIFICATION FOR HVAC PIPING
7. 23 0593 TESTING, ADJUSTING AND BALANCING FOR HVAC
8. 23 0715 HVAC DUCT INSULATION
9. 23 0719 HVAC PIPING INSULATION
10. 23 0900 HVAC INSTRUMENTATION & CONTROLS
11. 23 0993 SEQUENCE OF OPERATIONS FOR HVAC EQUIPMENT
12. 23 2213 STEAM AND CONDENSATE HEATING PIPING
13. 23 2216 STEAM AND CONDENSATE HEATING PIPING SPECIALTIES
14. 23 3113 METAL DUCTS
15. 23 3300 DUCT ACCESSORIES
16. 23 3423 HVAC POWER VENTILATORS
17. 23 3713 DIFFUSERS, REGISTERS AND GRILLES
18. 23 7200 AIR TO AIR ENERGY RECOVERY EQUIPMENT
19. 23 7417 PACKAGED ROOFTOP AIR CONDITIONING UNITS

**DIVISION 31 EARTHWORK**

1. 31 23116 EXCAVATION

**B. Special Notes: CONTRACT #3 - MECHANICAL CONTRACTOR**

1. Any wood blocking for HVAC Contract items by HVAC Contractor.
2. All existing ceiling removal / replacements necessary to install new HVAC Contract work will be by the HVAC Contractor unless otherwise noted. Temporary supports for items to remain shall be by the HVAC Contractor.
3. Interior housekeeping pads for HVAC equipment by HVAC Contractor.
4. Access doors furnished by trade requiring access; installation by General Contractor in new walls, floor, ceiling, etc., Access door required in existing walls, floors, ceilings, etc., shall be furnished and installed by the contractor requiring access.
5. Disconnects, Motor starters, etc. supplied by HVAC Contractor shall be installed by Electrical Contractor, unless noted otherwise.
6. If new mechanical units are too large to fit through existing doorways the mechanical contractor will either disassemble equipment into sections, or remove masonry to enlarge opening and

reconstruct to match (at no additional costs to Owner). HVAC Contractor shall notify Owner's representative of proposed removals prior to removal. Owner's representative and Architect shall review for structural and other concerns. Removals shall not proceed without Owner's representative and Architect prior review and written approval. HVAC Contractor shall be responsible for all additional costs incurred by the Architect review including structural analysis.

7. All new roof curbs and portals to be supplied by HVAC Contractor (installed by General Construction Contractor).
8. Any interior exhaust grilles or wall louvers for mechanical items are by HVAC Contractor including opening, lintels, caulking, etc.
9. Cutting of all interior slabs, excavation, utility trenching, bedding, warning tape, backfill, patching and finishing shall be performed by each Contractor. General Contractor shall provide final finish where noted.
10. Interior excavation, utility trenching, bedding, warning tape, backfill and concrete slab replacement shall be performed by the HVAC. HVAC Contractor shall patch 1/8" below the finish for General Contractors final finishes. Contractor. The HVAC Contractor is responsible for cleaning/flushing/purging, capping of piping etc. for abandoned utility(s).
11. Coordinate roof top removals with the General Contractor to maintain the building watertight.
12. Refer to Food Service Equipment specifications section 11-400 for coordination of work items.

#### **1.19 CONTRACT #4 - ELECTRICAL CONTRACTOR**

**A. Work in the Electrical Contract #4 includes, but is not limited to, the following:**

1. DIVISION 03 - CONCRETE
  - a. 03 3000 CAST-IN-PLACE CONCRETE
2. DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES
  - a. 06 1000 ROUGH CARPENTRY
3. DIVISION 07 - THERMAL AND MOISTURE PROTECTION
  - a. 07 8400 FIRESTOPPING
  - b. 07 9200 JOINT SEALANTS
4. DIVISION 09 - FINISHES
  - a. 09 5100 ACOUSTICAL CEILINGS
5. DIVISION 26 - ELECTRICAL
  - a. 26 0519 LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES
  - b. 26 0526 GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS
  - c. 26 0529 HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS
  - d. 26 0533 RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS
  - e. 26 0544 SLEEVES AND SLEEVE SEALS FOR ELECTRICAL RACEWAYS AND CABLING
  - f. 26 0553 IDENTIFICATION FOR ELECTRICAL SYSTEMS
  - g. 26 2416 PANELBOARDS
  - h. 26 2726 WIRING DEVICES
  - i. 26 2816 ENCLOSED SWITCHES AND CIRCUIT BREAKERS
- DIVISION 28 – ELECTRONIC SAFETY and SECURITY
  - a. 28 4621 ADDRESSABLE FIRE-ALARM SYSTEMS
- DIVISION 31 - EARTHWORK
  - a. 31 2316 EXCAVATION

**B. Special notes: - CONTRACT #4 ELECTRICAL**

1. VFD's, disconnects, motor starters which are supplied by Mechanical Contractor will be installed by Electrical Contractor unless noted otherwise.

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SUMMARY OF CONTRACTS

2. All existing ceiling removal / replacement necessary to install new electrical work to be by the Electrical Contractor unless otherwise noted. Temporary supports for light fixtures, smoke detectors, etc. to remain shall be by the Electrical Contractor.
3. Access doors furnished by trade requiring access; installation by for General Contractor. in new walls, floor, ceiling, etc., Access door required in existing walls, floors, ceilings, etc., shall be furnished and installed by the Contractor requiring access.
4. Interior housekeeping pads for electrical equipment by Electrical Contractor.
5. Cutting of all interior slabs, excavation, utility trenching, bedding, warning tape, backfill, patching and finishing shall be performed by the each Contractor.
6. Coordinate rooftop removals with General Contractor to maintain building watertight.
7. Interior excavation, utility trenching, bedding, warning tape, backfill and concrete slab replacement shall be performed by the Electrical Contractor. The Electrical Contractor shall patch 1/8" below finish floor for General Contractor final finishes. The Electrical Contractor is responsible for cleaning, flushing, purging, capping of piping etc. for abandoned utility(s).
8. If the electrical switchgear, panels are too large to fit through existing openings, Electrical Contractor will remove masonry to enlarge the opening and reconstruction to match (at no additional cost to Owner). Electrical Contractor shall notify Owner's Representative of proposed removals prior to removal. Owner's Representative and Architect shall review for structural and other concerns. Removals shall not proceed without Owner's Representative and Architect prior review and written approval. Electrical Contractor shall be responsible for all additional costs incurred by the Owner's Representative and Architect review including structural analysis.
9. Any wood blocking or panel backboards for electrical items by Electrical Contractor.
10. Electric Contractor will tie up and secure with zip ties or J hooks, 5' oc, any existing cabling or wiring which sags below ceiling after any ceiling removals.
11. Temporary power as indicated on drawings or required. Refer to Section 01 5000 - Temporary Facilities and Controls
12. Any solenoid valves will be supplied and installed by Plumbing Contractor. Electrical power wiring supply and install by Electrical Contractor.
13. Electrical Contractor shall firestop electrical back boxes, where required, in fire rate partitions as per detail.
14. Coordinate roof top removals with the General Contractor to maintain the building watertight.
15. Refer to Food Service Equipment specification section 11-4000 for coordination of work items.

**END OF SECTION**