

SECTION 01 1000 - SPECIAL CONDITIONS

1. GENERAL

The proposal consists of all labor, tools, materials and equipment required for the proposed work as outlined on the plans and in the specifications.

2. CONTRACTOR'S RESPONSIBILITY

The Contractor shall provide a competent person responsible for installation of the cooling system in accordance with plans and specifications. The competent person shall be familiar with N.Y.S. Labor Dept. and OSHA Standards for worker safety and safe site conditions.

Contractor's Use of Premises: Contractor will have **limited** use of **building** during construction, as it shall be partially occupied by Administrative Personnel. Staging of work must be done in coordination with building owner for occupant convenience. Contractor's use of premises is limited by Owner's right to perform work or employ other contractors on portions of project.

1. Owner will occupy premises during construction. Perform construction **only during** normal working hours (8 AM to 5 PM Monday thru Friday, other than holidays), unless otherwise agreed to in advance by Owner. Clean up work areas and return to a useable condition at the end of each work period.

3. OSHA REQUIREMENTS

All work is subject to OSHA Requirements.

1. Work to include replacement of items shown on plans.
4. This project includes the replacement of Chiller #1 (CH-1).
5. Work to commence on notice of award and to be completed within an amount of time agreed upon by the Owner, after Equipment Arrival.
6. Contractor shall coordinate scheduled work around summer class schedule.
7. Work outside of normal work day and work week is allowed at no additional cost to Owner; must be coordinated with Orange County Community College Capital Projects Coordinator and Security must be advised.
8. All workers to be registered with Orange County Community College and all vehicles on campus are to be registered with Orange County Community College. Contractor's Superintendent required at all times. Contractor to give contact information on Superintendent and also supply emergency numbers. All employees to be registered with OCCC. Additionally, contractor shall contact security for daily access and advise security to take the building offline. Contractor shall also notify security when they leave.

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9. Work is to commence within 10 days of Notice to Proceed unless otherwise advised by the college and be manned continuously.
10. All 3rd party inspections, cooling equipment, electric, etc. to be paid by contractor.
11. The contractor shall supply all labor, material and equipment for a complete and thorough job, even if certain items are inadvertently omitted.
12. Project will have a pre-construction meeting and bi-weekly progress meetings.
13. As-built drawings required from contractors as well as O & M manuals and company instruction for employees.
14. Work area to remain passable at all times for College employees to be able to complete their work.
15. Work area to be cleaned daily by end of day.
16. Work area to be secured daily upon completion of work for that day, once the doors to the mechanical room are removed.
17. The COVID19 compliance form needs to be read thoroughly, signed and returned. Masks are required at ALL TIMES, while inside a SUNY building. The SUNY guidelines will be strictly enforced and violators will be asked to leave the campus and will not be able to return. This is a zero-tolerance policy.

GENERAL NOTES:

1. Drawings on these plans are diagrammatic. The general contractor is the only prime contractor; mention of other trades or contractors refer to his subcontractors. This contractor shall be responsible for coordinating all HVAC and Electrical work with other trades and the building structure. No extra payments will be authorized for rerouting or removal of installed work due to lack of coordination with other systems.
2. All work shall be the responsibility of the General Contractor and /or his subcontractors. Any reference to Electrical Contractor, Plumbing Contractor, HVAC Contractor or other trade specific contractor shall be understood to come under Requirements of the General Contractor.
3. Contractor will not make new penetrations through plaster walls, ceilings or floors.
4. Provide shut-off valves at all piping branch take-offs and at all connections to equipment. Shut-off valves to be ball-valve type.
5. Provide drains with hose adapters and caps on piping at all low points. Provide manual vents on piping at all high points.
6. Coordination of electrical characteristics and requirements of all mechanical equipment is the responsibility of the Contractor.
7. All motor starters shall be furnished by the HVAC contractor and installed by the Contractor.

8. All required control equipment and wiring shall be furnished and installed by the HVAC contractor.
9. The terms "provide" or "furnish", as used on the plans, indicate that the contractor is to furnish and install the referenced equipment or systems in their entirety as required for a complete and operable system.
10. Contractor shall provide and install all components indicated on detail sheets, plans, specifications and all pertinent equipment required for a complete and workable system.
11. Contract close-out: In the presence of the Owner or Engineer, demonstrate operation of systems and that all specifications have been met to the satisfaction of all parties.
12. All areas disturbed during construction shall be restored to original condition. Any grassed or landscaped areas and any pavement disturbed shall be restored to original condition with approved material. Approved topsoil shall be provided in grassed areas and properly graded. Seeding by Owner.
13. It is the intent and purpose of these specifications and drawings to include and provide for all materials, appliances and labor to properly complete and leave in perfect working condition the entire system hereinafter specified. Any material, labor or appliance not specifically mentioned in these specifications or shown on the drawings, but necessary for a complete installation, must be furnished by this contractor.

MECHANICAL DEMOLITION NOTES:

1. Remove all equipment as indicated on plan. Removals shall include all housekeeping pads, dampers, valves, fittings, and any other associated accessories which pertain to the equipment to be removed. Supports and hangers to remain for reuse where possible.
2. Removal of all power connections to demolition items shall be by the electrical contractor.
3. Any discrepancies between the demolition plans and actual field conditions shall be brought to the attention of the Engineer. Any demolition work which may be questionable due to unforeseen field conditions shall not be removed until reviewed by the Engineer or Building Facilities Manager.
4. Demolition work shall include the preparation of existing equipment for connection to new equipment.
5. All equipment removals shall become the property of this contractor. This contractor shall be responsible for the proper removal and disposal of demolition items off-site unless otherwise noted.
6. The plans are intended to convey the extent and scope of the demolition work. Every item intended for removal may not be shown. The contractor is advised to survey the project site before submitting a bid for demolition work.

7. It is the responsibility of the mechanical contractor for the draining, filling and chemical water treatment, per boiler manufacturer's requirements.
8. Contractor to protect walls and floors from being damaged during demo and disposal of demo material. Any damaged is to be replaced.

CONTROLS WIRING AND INSTALLATION NOTES:

1. Low-voltage control relays are required for any motor control circuit above 24V.
2. All existing low-voltage wiring to be reused. Extensions of this wire will be provided by General Contractor.
3. Unit controls shall be provided by the college's controls contractor and paid for by the college. This contractor shall be responsible for coordination with the controls contractor for installation.
4. No new penetrations are to be made for low-voltage wiring.

ADDITIONAL GENERAL NOTES:

1. All conduits are shown diagrammatically, exact runs shall be determined in field except where specifically dimensioned on conduit layouts. Contractor shall follow minimum spacing requirements to reduce electromagnetic interference. Coordinate conduit routing with all other trades.
2. All exposed circuits shall be run parallel to building walls and beams except where otherwise shown. Contractor shall install conduit in such a manner to avoid all interferences.
3. Deflection/expansion fittings shall be provided where rigid metal conduits cross structural expansion joints.
4. Exposed conduit shall be supported on walls or ceilings by approved hangers of angle or channel construction. Conduits shall be supported at least every eight (8') feet.
5. No conduit shall be smaller than 3/4" unless noted otherwise on plans.
6. Exact conduit stub-up locations are to be determined by the electrical contractor based on certified manufacturer's drawings of the respective equipment. Conduit shall be installed to agree with the equipment furnished.
7. Conduits passing through building floors or walls below grade are to be installed with watertight through wall conduit seal fittings.
8. Equipment furnished by others shall be installed and energized by the HVAC contractor.
9. The HVAC contractor shall not endanger the stability of the structure or any part thereof by cutting, drilling or otherwise, and shall not in any way cut or alter the work of any other

- contractor, except with the written consent of and under the direction of the architect and/or general contractor.
10. The electrical contractor shall secure all approvals and certificates and pay all fees for all the work installed. Certificates shall be delivered to the General Contractor before final payment will be made.
 11. All work shall be done in accordance with the latest applicable version of the NEC as well as all State and local codes.
 12. The drawings indicate and the specifications describe the general arrangements and location of outlet boxes, etc. The contractor shall, without extra cost to the owner, make all reasonable modifications in the work as may be required to prevent conflict with existing conditions, the work of other trades and for the proper installation of the work.
 13. Prior to submission of the bid proposal, the college will allow for one site walk-through to allow all contractors interested in bidding to visit the site and examine carefully the existing conditions and the difficulties that will be incurred during the performance of this work. This site walk-through has been planned by the Owner to take place on Thursday, September 9th, 2021 at 8:30 A.M. All are strongly encouraged to attend in order to:
 - A. Verify and coordinate piping and conduit routing.
 - B. Verify and coordinate scope of demolition work.
 - C. Verify and coordinate scope of work involving connections to existing base building systems.
 - D. Verify with general contractor scope of work associated with rigging of equipment to be pre-purchased.
 14. Claims for additional compensation arising due to failure of the contractor to fully understand the site conditions shall not be paid for any other party.
 15. Connections to existing work:
 - A. Install new work and connect to existing work with minimal interference to existing facilities.
 - B. Temporary shut-downs of existing services:
 1. At no addition charges.
 2. At times not to interfere with normal operation of existing services.
 3. Only with written consent of the general contractor and/or building owner's representative.
 - C. Alarm and emergency systems: Not to be determined.
 - D. Maintain continuous operation of existing facilities as required with necessary temporary connections between new and existing work.
 - E. Connect new work to existing work in neat and acceptable manner. Restore existing disturbed work to original condition, including maintenance of wiring continuity as required.
 16. Leave wire sufficiently long to permit making final connections. Conduit over ten (10') feet in which wiring is not installed – furnish pull string.
 17. Do not pull thermoplastic wires at temperatures lower than 32 degrees F (0 Deg C). Provide cable supports for wire in riser conduits as required by code.

18. Verify locations of outlets and equipment in furnished rooms with architectural drawings of interior details and finish. In centering outlets and locating boxes and outlets, allow for overheating pipes, ducts and mechanical equipment, variations in fireproofing and plastering, window and door trim, paneling, hung ceiling, etc., and correct any inaccuracy resulting from failure to do so without the expense to owner.
19. Junction and Pull Boxes: Do not locate exposed in finished spaces unless required by NEC. Where necessary, re-route or make other arrangements for concealment. Provide pull boxes as indicated and wherever necessary to facilitate pulling of wire and coordinate locations with other trades. Covers of conduits, install pull boxes every 100 feet and as indicated. Coordinate locations with other trades. (No junction boxes to be mounted on plaster).
20. Support junction and pull boxes independently to building structure with no weight bearing on conduit.
21. All access door locations of other trades equipment, see respective trade drawings.
22. For each location of other trades equipment, see respective trade drawings.
23. Contractor shall provide and install all components indicated on detail sheets, plans, specifications and all pertinent equipment required for a complete workable system.
24. Flexible connections in exposed areas shall not exceed 18" maximum.
25. All new equipment wiring shall be extended from existing wiring.
26. HVAC contractor shall become familiar with and comply with owner's building standards for construction.
27. All final connections to vibrating equipment (motors, generators, etc.) shall be through a liquid tight flexible metal conduit.
28. There shall be no new penetrations through plaster walls, floors or ceilings.
29. All penetrations through fire rated partitions shall be sealed fire and smoke tight with an appropriate U.L. listed firestopping material and/or system.
30. The terms "provide" or "furnish", as used on the plans, indicate that the contractor is to furnish and install the referenced equipment or systems in their entirety as required for a complete and operable system.
31. Contractor shall provide and install all components indicated on detail sheets, plans, specifications and all pertinent equipment required for a complete and workable system.
32. Contract Close Out: In the presence of the owner, engineer or architect, demonstrate operation of systems and that all specifications have been met to the satisfaction of all parties.
33. It is the intent and purpose of these specifications and drawings to include and provide for all materials, appliances and labor to properly complete, and leave in perfect working condition, the entire system hereinafter specified. Any material, labor or appliance not specifically mentioned

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in these specifications or shown on the drawings, but necessary for a complete installation must be furnished by this contractor.