

**SECTION 01 10 00**  
**MULTIPLE CONTRACT SUMMARY**  
**OSBORN ELEMENTARY SCHOOL**

**PART 1 – GENERAL**

**1.01 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

**1.02 WORK COVERED BY CONTRACT DOCUMENTS**

- A. Project Identification: Project consists of the construction of Interior and Exterior Renovations,
  - 1. Project Location:
    - i. Osborn School  
10 Osborn Road  
Rye NY 10580
  - 2. Owner: Rye City School District, 555 Theodore Fremd Avenue, Suite B 101, Rye, NY 10580
- B. Architect Identification: The Contract Documents, dated January 19, 2020 were prepared for Project by Geddis Architects, Fielding International, Odeh Engineers, Weston & Sampson, PE, LS, LA, PC, Barile Gallagher & Associates, DP Design and Quest Environmental Solutions & Technologies, Inc.
- C. Construction Manager: Savin Engineers, P.C., 3 Campus Drive, Pleasantville, New York, 10570, 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 each Contractor, according to a separate contract between Owner and Construction Manager.
- D. The Work consists of the construction of additions and alterations for the Rye City School District.
  - 1. The Work includes, interior renovations of the existing school building, window replacements and roofing replacement as shown on the Contract Documents.
  - 2. All materials, assemblies, forms and methods of construction and service equipment shall comply with the requirements of the latest edition of the New York State Building Code.

**1.03 DRAWINGS INCLUDED IN CONTRACT DOCUMENTS**

- A. Refer to List of Drawings located on Title Sheet of the Drawings.

#### **1.04 CONTRACT**

- A. The owner will award the following Construction Contracts for the Project in order to complete all work as indicated and specified:

##### **Contract 1**

- **Osborn ES Contract 1 GC: General Construction**
- **Osborn ES Contract 1 MC: Mechanical**
- **Osborn ES Contract 1 PC: Plumbing**
- **Osborn ES Contract 1 EC: Electrical**
- **Osborn ES Contract 1 WC: Windows**

- B. In each case, the Contractor agrees to accept the site, as it exists and to remove any encumbrances, which interfere with proper fulfillment of the Work, without change in the Contract Sum.

- C. Accommodate the Owner's intention to continue occupy in the existing building, including site and to conduct normal school operations during the time of construction of the work.

1. Cooperate with the Owner's personnel in maintaining and facilitating access to the school building and its facilities by school personnel, school staff, and the public, while construction is still in progress.
2. Emergency access at driveways and building entrances: Keep driveways and entrances serving the occupied school building clear and available to the Owner, the Owner's employees and the public, and to emergency vehicles at all times. Do not obstruct access to these areas or use such areas for parking, construction equipment or storage of materials.
3. Schedule construction operations so as to minimize conflicts with and interruptions to daily school function. Coordinate necessary interruptions with Owner's personnel.
4. The existing building must remain operational at all times, therefore the Contractors are responsible to maintain all systems such as but not limited to fire alarm, clocks, public address system, electric, gas services, heat, etc.

- D. The Contractor shall cooperate with separate Contractors for any separate Contracts that the Owner may award.

#### **1.05 MULTIPLE PRIME CONTRACTS**

- A. The Project will be constructed under a multiple prime-contracting agreement. Prime Contracts are separate contracts between the Owner and separate contractors, representing significant construction activities. Each prime contract is performed concurrently with and closely coordinated with construction activities performed on the Project under other prime contracts. Prime Contracts for this Project include:

##### **Contract 1**

- **Osborn ES Contract 1 GC: General Construction**
- **Osborn ES Contract 1 MC: Mechanical**
- **Osborn ES Contract 1 PC: Plumbing**
- **Osborn ES Contract 1 EC: Electrical**

- **Osborn ES Contract 1 WC: Windows**

B. Contract Documents indicate the work of each prime Contract and related requirements and conditions that have an impact on the project. Related requirements and conditions that are indicated on the Contract Documents include, but are not necessarily limited to the following:

1. Phasing
2. Existing site conditions
3. Alternates
4. Allowances
5. Delegated Design where specified.
6. Cutting and Finish Patching unless noted otherwise
7. Miscellaneous Steel associated with each Contract Work.
8. Firestopping
9. Daily Cleaning (All Contracts are responsible for daily cleaning)
  - a. As per paragraph 1.06.G.
10. Final Cleanup (All Contracts are responsible for their final cleanup.)

C. Prime Contract Work: Each Prime Contract can be summarized as follows:

1. The **Contract for General Construction 1- GC** includes Architectural, Civil and Structural, plus other construction operations traditionally recognized as General Construction. It also includes administrative and coordination responsibilities. Work under this prime Contract includes, but is not limited to, the following:

**DIVISION 00 & 01 GENERAL REQUIREMENTS**

All of Division 00 & 01

<b>DIVISION 2</b>	<b>EXISTING CONDITIONS</b>
020800	ASBESTOS ABATEMENT
024119	SELECTIVE DEMOLITION
028300	LEAD-BASED PAINT SAFE WORK PRACTICES
<b>DIVISION 3</b>	<b>CONCRETE</b>
033000	CAST-IN-PLACE CONCRETE
035400	SELF LEVELING UNDERLAYMENT
<b>DIVISION 4</b>	<b>MASONRY</b>
040100	MASONRY MAINTENANCE
040120	MASONRY REPAIR
<b>DIVISION 5</b>	<b>METALS</b>
051200	STRUCTURAL STEEL FRAMING
055316	PLANK GRATING
055813	COLUMN COVERS
<b>DIVISION 6</b>	<b>WOOD AND PLASTICS</b>
061001	CARPENTRY-ROOFING
061053	MISCELLANEOUS ROUGH CARPENTRY

061600	<i>SHEATHING</i>
062000	<i>FINISH CARPENTRY</i>
064023	<i>ARCHITECTURAL WOODWORK</i>
064116	<i>PLASTIC-LAMINATE-FACED ARCHITECTURAL CABINETS</i>
<b>DIVISION 7</b>	<b><i>THERMAL AND MOISTURE PROTECTION</i></b>
071326	<i>SELF-ADHERING SHEET WATERPROOFING</i>
072100	<i>THERMAL INSULATION</i>
072500	<i>WEATHER BARRIERS</i>
074200	<i>METAL WINDOW PANELS</i>
074213.23	<i>METAL COMPOSITE MATERIAL WALL PANELS</i>
075323	<i>EPDM ROOFING</i>
076200	<i>SM SHEET METAL FLASHINGS &amp; SPECIALTIES</i>
077200	<i>ROOF ACCESSORIES</i>
078413	<i>PENETRATION FIRESTOPPING</i>
078443	<i>JOINT FIRESTOPPING</i>
079200	<i>JOINT SEALANTS</i>
<b>DIVISION 8</b>	<b><i>OPENINGS</i></b>
081100	<i>STEEL WINDOW FRAMES</i>
081113	<i>HOLLOW METAL DOORS AND FRAMES</i>
081416	<i>FLUSH WOOD DOORS</i>
083113	<i>ACCESS DOORS AND FRAMES</i>
083300	<i>ROLLING COUNTER FIRE SHUTTERS</i>
084113	<i>ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS</i>
084113.2	<i>GLAZED ALUMINUM CURTAIN WALLS</i>
085667	<i>BULLET-RESISTANT STEEL TRANSACTION WINDOWS</i>
087100	<i>DOOR HARDWARE</i>
088100	<i>SOLAR CONTROL COATED INSULATING GLASS</i>
088101	<i>INTERIOR GLASS AND GLAZING</i>
088700	<i>DECORATIVE GLAZING FILM</i>
088853.1	<i>1" IGU SECURITY GLAZING - SHOOTER ATTACK INSULATED GLASS</i>
088853.2	<i>SECURITY GLAZING - 45 MIN</i>
088853.3	<i>SECURITY GLAZING - 90 MIN</i>
089119	<i>FIXED LOUVERS</i>
<b>DIVISION 9</b>	<b><i>FINISHES</i></b>
090561.13	<i>MOISTURE VAPOR EMISSION CONTROL</i>
092116.23	<i>GYPSUM BOARD SHAFT WALL ASSEMBLIES</i>
092216	<i>NON-STRUCTURAL METAL FRAMING</i>
092900	<i>GYPSUM BOARD</i>
093013	<i>CERAMIC TILING</i>
095123	<i>ACOUSTICAL TILE CEILINGS</i>
096500	<i>RESILIENT FLOORING</i>

096513	RESILIENT BASE AND ACCESSORIES
096519	RESILIENT TILE FLOORING
097213	VINYL WALL COVERINGS
097700	MAGNETIC WALL COVERINGS
098129	SPRAY APPLIED ACOUSTICAL INSULATION
098430	SOUND ABSORBING WALL PANELS
099113	EXTERIOR PAINTING
099123	INTERIOR PAINTING
099300	STAINING AND TRANSPARENT FINISHING
<b>DIVISION 10</b>	<b>SPECIALTIES</b>
101411	SIGNAGE
101423.16	ROOM-IDENTIFICATION PANEL SIGNAGE
102113.17	PHENOLIC-CORE TOILET COMPARTMENTS
102239	FOLDING PANEL PARTITIONS
102641	BULLET RESISTANT PANELS
104400	FIRE PROTECTION SPECIALTIES
108100.1	TOILET AND BATH ACCESSORIES
<b>DIVISION 11</b>	<b>EQUIPMENT</b>
115213	PROJECTION SCREENS
116137	CURTAIN SYSTEMS
<b>DIVISION 12</b>	<b>FURNISHINGS</b>
122000	WINDOW TREATMENTS
123661.16	SOLID SURFACING COUNTERTOPS
<b>DIVISION 31</b>	<b>EARTHWORK</b>
<b>312323</b>	<b>GEOFOAM LIGHTWEIGHT FILL</b>
<b>DIVISION 32</b>	<b>EXTERIOR IMPROVEMENTS</b>
321000	SITE PREPARATION
322301	EXCAVATION, BACKFILL AND COMPACTION
322513	EROSION AND SEDIMENT CONTROL
324260	EXCAVATION SUPPORT AND PROTECTION
<b>DIVISION 33</b>	<b>SITE UTILITIES</b>
331216	ASPHALT PAVING
331313	CONCRETE PAVEMENT AND CURBS
333113	CHAIN LINK FENCES AND GATES
339220	RESTORATION OF TURF AREAS

- 2 The **Contract for Mechanical Construction 1- MC** includes heating, ventilation, and air conditioning system and the temperature control system. Work under this prime Contract includes, but is not limited to, the following:

DIVISION 00 & 01 GENERAL REQUIREMENTS

All division 00 & 01

<b>DIVISION 2</b>	<b>EXISTING CONDITIONS</b>
024119	SELECTIVE DEMOLITION
028300	LEAD-BASED PAINT SAFE WORK PRACTICES
<b>DIVISION 3</b>	<b>CONCRETE</b>
33000	CAST-IN-PLACE CONCRETE (as it relates to concrete pads for Mechanical Equipment)
<b>DIVISION 7</b>	<b>THERMAL AND MOISTURE PROTECTION</b>
078413	PENETRATION FIRESTOPPING
078443	JOINT FIRESTOPPING
079200	JOINT SEALANTS

<b>DIVISION 8</b>	<b>OPENINGS</b>
83113	ACCESS DOORS AND FRAMES (as it relates to Mechanical installations)

<b>DIVISION 23</b>	<b>HEATING, VENTILATING AND AIR CONDITIONING (HVAC)</b>
230100	GENERAL CONDITIONS
230110	SCOPE OF WORK
230190	PUMPS
230200	HYDRONIC SPECIALTIES
230235	INDOOR ENERGY RECOVERY UNITS
230240	<del>GAS FIRED</del> ROOFTOP ENERGY RECOVERY UNITS
230250	<del>PACKAGED ENERGY RECOVERY GAS FIRED</del> ROOFTOP UNITS
230260	DUCTLESS SPLIT SYSTEMS
230265	VARIABLE REFRIGERANT FLOW OUTDOOR UNITS
230266	VARIABLE REFRIGERANT FLOW INDOOR UNITS
230280	VARIABLE FREQUENCY DRIVES
230290	DUCT MOUNTED COILS
230295	DUCT MOUNTED ELECTRIC HEATING COILS
230300	FANS
230310	CABINET HEATERS
230330	CONVECTORS
230400	SHEETMETAL WORK AND RELATED ACCESSORIES
230410	PIPING, FITTINGS, VALVES AND NOTES (HOT WATER)
230420	SUPPORTS, SLEEVES AND PLATES
230430	INSULATION AND COVERINGS
230440	DAMPERS AND MISCELLANEOUS
230460	AUTOMATIC TEMPERATURE CONTROLS
230470	TESTING, START-UP AND ADJUSTMENTS
230480	GENERAL LABELING, VALVE CHARTS AND PIPING IDENTIFICATION
230485	HVAC SYSTEMS COMMISSIONING

230490	GUARANTEE
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3. The **Contract for Plumbing Construction 1- PC** includes plumbing equipment, accessories and piping systems. Work under this prime Contract includes, but is not limited to, the following:

DIVISION 00 & 01 GENERAL REQUIREMENTS

All of division 00 & 01

<b>DIVISION 2</b>	<b>EXISTING CONDITIONS</b>
024119	SELECTIVE DEMOLITION
028300	LEAD-BASED PAINT SAFE WORK PRACTICES
<b>DIVISION 3</b>	<b>CONCRETE</b>
33000	CAST-IN-PLACE CONCRETE (as it relates to concrete pads for Plumbing Equipment)

<b>DIVISION 7</b>	<b>THERMAL AND MOISTURE PROTECTION</b>
078413	PENETRATION FIRESTOPPING
078443	JOINT FIRESTOPPING
079200	JOINT SEALANTS

<b>DIVISION 8</b>	<b>OPENINGS</b>
83113	ACCESS DOORS AND FRAMES (as it relates to Plumbing installations)

<b>DIVISION 22</b>	<b>PLUMBING</b>
220100	GENERAL CONDITIONS
220125	SCOPE OF WORK
220130	WATER SUPPLY SYSTEM
220160	SANITARY AND STORM DRAINAGE SYSTEMS
220190	NEW GAS CONNECTIONS AND ASSOCIATED WORK
220300	PLUMBING FIXTURES AND EQUIPMENT
220310	BACKFLOW PREVENTERS
220420	SUPPORTS, SLEEVES AND PLATES
220430	INSULATION
220470	TESTS AND ADJUSTMENTS
220480	TAGS, CHARTS AND IDENTIFICATION
220490	GUARANTEE

<b>DIVISION 32</b>	<b>EXTERIOR IMPROVEMENTS</b>
322301	EXCAVATION, BACKFILL AND COMPACTION
324260	EXCAVATION SUPPORT AND PROTECTION

4. The **Contract for Electrical Construction 1- EC** includes electric power distribution, lighting and telecommunication systems. Work under this prime Contract includes, but is not limited to, the following:

DIVISION 00 & 01 GENERAL REQUIREMENTS

All of division 00 & 01

<b>DIVISION 2</b>	<b>EXISTING CONDITIONS</b>
024119	SELECTIVE DEMOLITION
028300	LEAD-BASED PAINT SAFE WORK PRACTICES
<b>DIVISION 3</b>	<b>CONCRETE</b>
33000	CAST-IN-PLACE CONCRETE (as it relates to concrete pads for Electrical Equipment)

<b>DIVISION 7</b>	<b>THERMAL AND MOISTURE PROTECTION</b>
078413	PENETRATION FIRESTOPPING
078443	JOINT FIRESTOPPING
079200	JOINT SEALANTS

<b>DIVISION 8</b>	<b>OPENINGS</b>
83113	ACCESS DOORS AND FRAMES (as it relates to Electrical installation)

<b>DIVISION 26</b>	<b>ELECTRICAL</b>
260100	GENERAL CONDITIONS
260125	SCOPE OF WORK
260150	APPROVED MANUFACTURERS
260200	CONDUIT
260300	WIRE AND CABLE
260320	OVERCURRENT PROTECTIVE DEVICES
260350	BOXES
260400	WIRING DEVICES
260425	DIGITAL LIGHTING CONTROL SYSTEM
260425	OCCUPANCY SENSORS
260450	CABINETS AND ENCLOSURES
260500	SUPPORTING DEVICES
260550	GENERAL LABELING AND IDENTIFICATION
260575	INTERIOR LUMINARIES
260600	DISCONNECT SWITCHES
260650	GROUNDING
260675	HIGH PERFORMANCE K-7 DRY TYPE TRANSFORMERS
260700	PANELBOARDS
260800	FIRE ALARM SYSTEM
260825	PUBLIC ADDRESS SYSTEM AND CLOCK SYSTEM
260850	AUDIO VISUAL SYSTEM
260900	GUARANTEE
<b>DIVISION 27</b>	<b>AUDIO VISUAL SYSTEMS</b>
274115	HEARING LOOP SYSTEMS



274116	INTEGRATED AUDIO VISUAL SYSTEMS
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5. The **Contract for Window Construction 1 WC** includes Architectural plus other construction operations traditionally recognized as General Construction. It also includes administrative and coordination responsibilities. Work under this prime Contract includes, but is not limited to, the following:

DIVISION 00 & 01 GENERAL REQUIREMENTS  
All of Division 00 & 01

<b>DIVISION 2</b>	<b>EXISTING CONDITIONS</b>
024119	SELECTIVE DEMOLITION
028300	LEAD-BASED PAINT SAFE WORK PRACTICES
028400	POLYCHLORINATED BIPHENYLS ABATEMENT
<b>DIVISION 6</b>	<b>WOOD AND PLASTICS</b>
061053	MISCELLANEOUS ROUGH CARPENTRY
<b>DIVISION 7</b>	<b>THERMAL AND MOISTURE PROTECTION</b>
074200	METAL WINDOW PANELS
074213.23	METAL COMPOSITE MATERIAL WALL PANELS
079200	JOINT SEALANTS
<b>DIVISION 8</b>	<b>OPENINGS</b>
084113	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS
084113.2	GLAZED ALUMINUM CURTAIN WALLS
088100	SOLAR CONTROL COATED INSULATING GLASS
089119	FIXED LOUVERS
<b>DIVISION 9</b>	<b>FINISHES</b>
099113	EXTERIOR PAINTING

6. Definition of extent of Prime Contract work: The Contract Documents indicate the extent of each prime contract. Except where the Contract Documents contain a more Specific description, general names and terminology on the Drawings and in the Specification Sections determine which prime contract includes a specific element of the Project.
7. 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.
8. 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 Supplementary Conditions, this section of the Specifications, followed by the other Division-1 sections and finally with the Drawings and other Sections of the Specifications.

9. 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 included as a part of the prime Contract for General Construction Work.
10. Summary of Reference: Work of the prime Contracts can be summarized by reference to the prime contracts, General Conditions, Supplementary Conditions, and Instructions to Modifications to the Contract Document issued subsequent to the initial printing of the Project Manual and referenced by any of these. It is recognized that the work of the prime Contracts is unavoidably affected or influenced by governing regulations, natural phenomenon, including weather conditions, and other forces outside the contract documents.

#### **1.06 MISCELLANEOUS**

- A. The following additional requirements for the Contractor for **General Construction 1- GC Osborn Elementary School** include, but not limited to the following:
  1. Temporary site protection and fencing.
  2. All blocking and in walls for use by other Contracts and owner's vendors/contractors. Other Contracts and owner's vendor/contractor shall identify the locations of required blocking.
  3. Blocking where necessary for installation of work under the contract for general construction.
  4. Furnish and install all slotted grilles adjacent to convention radiation, including in walls and casework.
  5. Finish patching associated with this Contract Work. Other Contracts are responsible for their own cutting and patching unless noted otherwise.
  6. Steel stud framing for all walls, interior and exterior.
  7. Furnish all dumpsters for building construction, for use by all trades.
  8. Daily cleaning of the work areas and areas in the building and site that have been affected by the construction.
  9. Install access panels/doors supplied by other trades.
  10. Floor leveling in existing construction is the responsibility of this Contract.
  11. Dewatering facilities and drains.
  12. Fire Protection specialties including fire extinguishers and cases.
  13. Install sleeves and other materials provided by other Contracts. Coordinate location of material installation with other Contractors.
  14. Protection of work after installation.
  15. Fire and smoke stop.
  16. Interior floor, wall and ceiling expansion joints as per the contract documents.

17. Framing for soffits, interior and exterior.
18. All Interior Architectural Woodwork as shown on the contract documents.
19. All louvers, casework and interior millwork.
20. All associated roofing required under this Contract.
21. Provide openings in exterior and interior masonry walls for installation of mechanical equipment and material, including furnishing and installation of lintels. This includes widening of existing openings as may be required.
22. All site work associated with construction of new secure entry vestibule. The Contractor for General Construction (GC) shall coordinate closely with the Plumbing Contractor (PC) with respect to the replacement of water main and storm piping in front of the new secure entry vestibule and provide backfill, compaction and asphalt and concrete replacement above piping work by the PC. See subparagraph 1.06.C.1 below. Per plumbing drawing, assume 30' underground storm piping for estimation of pavement patching required above storm piping.
23. Provide Baseline General Construction Schedule incorporating the other Prime Contracts Schedules with the General Construction Schedule, and provide an update to the construction schedule on a monthly basis for the duration of the project.
24. The Contractor for General Construction (GC) will provide and install windows at the Gym, and all storefront at the security vestibule, which are to be installed in Phase 1A. The Contractor for Window Construction (WC) is responsible for removal and replacement of windows in Rooms 16, 17, 18, 19, 20, 21, 22, 23, 32 and 34.
25. The Contractor for General Construction (GC) is responsible for the entire scope of roof drain replacement as indicated on the roofing drawings and details.
26. The Contractor for General Construction (GC) is responsible for the entire scope of vinyl wall coverings as indicated in the drawings and specifications. The Owner is responsible for magnetic wall coverings.
27. The Contractor for General Construction (GC) shall infill openings at exterior and interior classroom walls at unit ventilators and louvers removed by others, see contract drawings and details.
28. The Contractor for General Construction (GC) shall be provided with approved shop drawings for casework to be supplied by Owner and shall use these to coordinate hold dimensions, installation of blocking, etc.

B. The following additional requirements for the Contractor for **Mechanical Construction 1- MC Osborn Elementary School** include, but not limited to the following:

1. Removal of all debris.
2. Supply access panels/doors to be installed in walls, floors or ceilings to Contractor for General Construction (GC) to install.
3. Provide all excavation and backfill for trenches inside building walls.
4. Provide curbing for rooftop equipment for General Contractor (GC) for installation.

5. Provide starters to Electrical Contractor, installation to be by Electrical Contractor (EC).
6. Protection of work after installation.
7. Mechanical connections to equipment furnished by any other Contract.
8. Coordination Drawings, coordinate with Plumbing Contract and Electrical Contract.
9. Low voltage wiring for HVAC systems.
10. Trades shall identify the locations of required blocking.
11. Housekeeping pads.
12. Cutting and patching unless noted otherwise.
13. Firestopping.
14. Temporarily remove, store and reinstall existing hung ceiling panel assembly as required to access areas of work within plenum.
15. Daily cleaning of the work areas and areas in the building and site that have been affected by the construction.
16. Coordinate roofing work under this Contract with the General Construction Contract.
17. Furnish to the General Construction Contract portals for roof equipment installation that are required for this Contract work.
18. Provide the General Contractor, within 15 days of award, a schedule with line items and various tasks broken down with start dates and duration days and provide the same on a monthly basis for the duration of the project.
19. MEP to provide updated CPM schedules to the General Contractor.
20. The Contractor for Mechanical Construction (MC) shall coordinate the demolition of existing window AC units and supplying and installing of new window AC units with the removal and replacement of windows by others in Phase 2.

C. The following additional requirements for the Contractor for **Plumbing Construction 1- PC Osborn Elementary School** include, but not limited to the following:

1. The Plumbing Contractor (PC) shall furnish, install and connect all plumbing supply, sanitary, and storm lines inside the building and outside the building, beyond the exterior building wall of the new entry vestibule. The PC will perform exterior excavation to uncover exterior water main and storm piping and replace it as shown on the Plumbing Drawings. The Contractor for General Construction (GC) shall backfill the water main and storm piping following installation and testing and replace concrete curbs and asphalt and concrete paving as required. The PC shall coordinate closely with the GC to complete this work. Per drawing, assume 30' underground storm piping.
2. Removal of all debris.
3. Provide all excavation and backfill for trenches inside building walls, including floor infill and patching to match existing, surrounding materials.
4. Supply access panels/doors to be installed in walls, floors or ceilings to Contractor for General Construction to install.
5. Provide starters to Electrical Contractor, installation to be by Electrical Contractor.
6. Protection of work after installation.
7. Plumbing connection to equipment furnished by any other Contract.
8. Temporary Water: Provide temporary water service as noted in Section 01 50 00 Temporary Facilities and Controls - 3.2, C.

9. Install fixtures waste, vent, gas, water and other items for equipment provided by other Contracts.
10. Trades shall identify the locations of required blocking.
11. Housekeeping pads.
12. Cutting and patching unless noted otherwise.
13. Firestopping.
14. Temporarily remove, store and reinstall existing hung ceiling panel assembly as required to access areas of work within plenum.
15. Daily cleaning of the work areas and areas in the building and site that have been affected by the construction.
16. Coordinate roofing work under this Contract with the General Construction Contract.
17. Furnish to the General Construction Contract portals for roof equipment installation that are required for this Contract work.
18. Provide the General Contractor, within 15 days of award, a schedule with line items and various tasks broken down with start dates and duration days and provide the same on a monthly basis for the duration of the project.
19. MEP to provide updated CPM schedules to the General Contractor.
20. The Contractor for Plumbing Construction (PC) shall be provided with approved shop drawings for casework to be supplied by Owner and shall use these to coordinate rough plumbing and sink installation. The PC shall also coordinate with the Contractor for General Construction (GC) for this work.

D. The following additional requirements for the Contractor for **Electrical Construction 1- EC Osborn Elementary School** include, but not limited to the following:

1. Removal of all debris.
2. Supply access panels/doors to be installed in walls, floors or ceilings to Contractor for General Construction to install.
3. Provide all excavation and backfill for trenches inside building walls.
4. Install starters supplied by other trades.
5. Protection of work after installation.
6. Electrical connections to equipment supplied by other Contracts.
7. Electrical Contractor will be responsible for all site electrical excavation and backfilling, exclusive of the installation of the new electrical Manhole Structure and Duct Bank.
8. Site lighting and main electric power.
9. Remove and legally dispose of existing PCB containing lighting fixtures, bulbs and ballast.
10. Temporary Electric: Provide Temporary Electrical service and lighting for the project as noted in Section 01 50 00 Temporary Facilities and Controls – 3.2, G, H, & I.
11. Trades shall identify the locations of required blocking.
12. Housekeeping pads.
13. Cutting and patching unless noted otherwise.
14. Firestopping.
15. Temporarily remove, store and reinstall existing hung ceiling panel assembly as required to access areas of work within plenum.
16. Daily cleaning of the work areas and areas in the building and site that have been affected by the construction.

17. Upon removal of ceiling resupport/hang all loose hanging wires that hang below the finish ceiling elevations.
18. Coordinate roofing work under this Contract with the General Construction Contract.
19. Provide the General Contractor, within 15 days of award, a schedule with line items and various tasks broken down with start dates and duration days and provide the same on a monthly basis for the duration of the project.
20. MEP to provide updated CPM schedules to the General Contractor.
21. The Contractor for Electrical Construction (EC) will provide and install the specified cable for the telecoil hearing loops, including necessary trenching and infill at floors, per the contract drawings and details.
22. The Contractor for Electrical Construction (EC) shall coordinate the demolition of existing receptacles for window AC units and supplying and installing of new receptacles for window AC units with the removal and replacement of windows by others in Phase 2.
23. The Contractor for Electrical Construction (EC) shall be provided with approved shop drawings for casework to be supplied by Owner and shall use these to coordinate installation of electrical conduit and boxes. The EC shall also coordinate with the Contractor for General Construction (GC) for this work.

E. The following additional requirements for the Contractor for **Window Construction 1 WC at Osborn Elementary School** include, but not limited to the following:

1. Install temporary fencing around work area and staging and material storage.
2. Window Contractor is responsible for entire scope of PCB abatement associated with window replacement.
3. Removal of all debris.
4. Coordinate removal of existing windows and installation of new windows at Rooms 16, 17, 18, 19, 20, 21, 22, 23, 32 and 34 with Contractor for General Construction (GC), Construction Manager and Owner. Note that the GC will provide and install windows at the Gym, and all storefront at the security vestibule, which are to be installed in Phase 1A.
5. Daily cleaning of the work areas and areas in the building and site that have been affected by the construction.
6. Provide Baseline General Construction Schedule incorporating the other Prime Contracts Schedules with the General Construction Schedule, and provide an update to the construction schedule on a monthly basis for the duration of the project.
7. The Contractor for Window Construction (WC) shall provide dust protection at each space during window removal and replacement by installing a 6 mil plastic sheeting partition on the interior side of the window which will allow sufficient space to work but also protect the balance of the space from dust and debris.

F. Temporary service shall be provided as follows:

1. Temporary power and lighting for building and site. Electric consumption to be paid by **Owner**. Temporary electrical service to be available 24hours/day, 7days/week at no additional cost to the owner.

2. Temporary Heat by the **Contractor for General Construction-1- GC Osborn Elementary School** including temporary enclosures at all openings to maintain heat and provide heat for temperature sensitive work activities and material installations and storage, this includes but not limited to cold weather protection for masonry and concrete construction activities. Refer to Temporary Facilities and Controls 01 50 00 for additional information.
3. Temporary sanitary facilities by **Contractor for General Construction 1- GC Osborn Elementary School**. Minimum one unit per 10 workers and separate unit for women with lock as it applies to each School.
4. Temporary water by **Contractor for Plumbing Construction 1- PC Osborn Elementary School**.
5. Snow plowing/shoveling all building areas exposed to weather, inclusive of the Staging Area, temporary parking areas and access to the Owners Trailer/Field Office by **Contractor for General Construction 1- GC Osborn Elementary School**
6. Project identification and safety signs by **Contractor for General Construction1- GC Osborn Elementary School**.
7. Each Contract is responsible for their temporary offices, storage trailers, electric hook-up and phone service.

G. **DAILY CLEANING**

1. Daily Cleaning: All Prime Contracts are responsible for any and all debris caused by their Work, including the Work of their subcontractors. A daily clean up and disposal is required by each Prime Contract for the periods which that Prime Contract, or its sub-contractors, are performing Work on site.
2. Assign at least one person for a daily clean and sweep of the work area(s). Prime Contractor shall allot sufficient manpower and time for this to be completed by the end of each shift. Submit name of this person(s) to Construction Manager.
3. Construction Manager shall have the authority to give direction to person(s) on the Project Site identified by the Prime Contract as designated for cleanup tasks.
4. Any Prime Contract not providing personnel for Daily Cleaning will be Back Charged for labor provided by others to complete this task.
5. Contractor working solely in an area shall be responsible for clean/sweep of that area.
6. Daily cleaning will not mean any one Prime Contract is responsible for assisting another Prime Contract with removing major quantities of debris created by a particular Prime Contract's Work.
7. Daily cleaning will be mandated to remove from the building any debris created by day-to-day activities. Each Prime shall assist in sweeping shared work areas and shared corridors while working on site. Each Prime shall assist in mopping of shared corridors while working on site or as required by the Owner.

8. Prime Contractors shall provide sweeping compound for daily cleaning in their respective interior work areas. Each Prime Contract shall provide a sufficient number of brooms or other necessary tools, for use by their personnel to adequately fulfill their obligations.
9. Prime Contractors shall provide and maintain garbage cans/refuse containers with liners for each construction area of their respective contracts as directed by the Construction Manager and Prime Contractors shall be responsible for disposing of these materials to a dumpster.
10. Prime Contractors shall provide the necessary equipment/containers (lull/skip-box) to move daily clean/sweep debris from the building to a dumpster on a daily basis, for each construction area of their respective contracts.
11. Cleaning shall be deemed a Safety & Health issue, with Prime Contracts being held accountable for fulfilling their contractual obligations.
12. Final Cleaning: At Substantial Completion of each area of construction, each Prime Contract shall wipe/vacuum clean all of their respective installations; Prime Contractors shall mop clean all finish flooring and remove all marks/blemishes to the finish, for each construction area of their respective contracts. Each area of construction shall be wiped clean of all construction dust and debris prior to turnover to the Owner.

#### **1.07 WORK SCHEDULES**

- A. All work: done in accordance with a predetermined detailed Work Schedule agreed upon by Owner and Contractors. Each Prime Contractor shall submit a detailed Work Schedule to the Contractor for General Construction, within 15 days after Award of Contract. Schedule shall include all milestone and other significant dates. Contractor for General Construction shall combine all into a CPM schedule within 30 days of award and update weekly for the duration of the project, all primes to sign off on final CPM Schedule.
  1. Work Schedule shall be computer generated, in CPM format and in an additional format as approved by the Architect and Owner. Work Schedule shall be revised weekly during the Course of the Work. The latest revised Work Schedule shall be submitted each month with the Application for Payment.
- B. General Contractor shall coordinate work with the Owner, other Contractors at the site, and all of its subcontractors.
- C. Locations of trailers, storage areas, parking areas, and staging areas shall be coordinated with the Owner, Construction Manager and Architect.
- D. It will be the responsibility of the Contractor to carefully interface all construction operations until they reach their final completion, and so the Owner's programs and services can be carried on without interruptions so that a smooth flow of all operations by all involved trades will be achieved within the allotted time.

#### **1.08 ACCESS TO THE SITE**

- A. Driveways and Entrances: Keep driveways and entrances serving the premises clear and available to the Owner, the Owner's employees, and emergency



vehicles at all times. Do not use these areas for parking or storage of materials. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

#### **1.09 CODES APPLICABLE**

- A. Construction will be governed by: New York State Uniform Fire Prevention and Building Code, current applicable edition, and its referenced codes and standards.  
State Education Department Manual for Planning Standards.

#### **1.10 PREPARATION OF SITE**

- A. Site drawings indicate existing grade elevations, final grade elevations, and locations of work on the property.
- B. Contractor agrees to accept site as indicated and to remove Encumbrances, which interfere with proper fulfillment of his work without change in Contract Sum.
- C. All Work as noted inside or outside of Contract Limit Lines shall be performed by Contractor as part of Contract Work.

#### **1.11 CONTRACTOR'S USE OF PREMISES**

- A. Confirm Operations at the Site to Areas and Methods Permitted by:
  - 1. Laws.
  - 2. Ordinances.
  - 3. Permits.
  - 4. Contract Documents.
  - 5. Owner's regulations.
- B. General: During the construction period the Contractor shall have full use of the premises for construction operations, in accordance with the General Conditions of the Contract for Construction. The Contractor's use of the premises is limited only by the Owner's right to perform construction operations with its own forces or to employ separate contractors on portions of the project.
- C. Confine operations to areas within Contract limits indicated. Portions of the site beyond areas in which construction operations are indicated are not to be disturbed.
- D. Do not unreasonable encumber site with materials or equipment.
- E. Do not load structure(s) with weight that will endanger structure.
- F. Each Subcontractor is responsible for protection and safekeeping of his materials, products and equipment stored on the premises of incorporated into the construction, until his contract is complete and accepted by the Owner.
- G. Site Access: Keep driveways and entrances serving the premises clear and

available to the Owner, the Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

- H. Move at the Contractor's/Subcontractor's cost any stored materials, products or equipment which interfere with operations of Owner or others.
- I. Special Owner Requirements:
  - 1. Partial Owner Occupancy: The Owner reserves the right to occupy and to place and install equipment in completed areas of the building, prior to Substantial Completion provided that such occupancy does not interfere with completion of Work. Such placing of equipment and partial occupancy shall not constitute acceptance of the total Work.
  - 2. All activities required on the site for completion of the work shall be accomplished within the Contract limit lines as indicated on the Drawings.

#### **1.12 LINE AND LEVELS**

- A. Drawings indicate location of the Work.
- B. Contractor shall layout all Work prior to construction and will be held responsible for its accuracy. Layout approval by Owner and Architect is required prior to construction.
- C. Owner shall establish a "Datum" or "Bench Mark" at convenient locations, which will remain throughout Work, for convenience and constant reference for use of all Contractors.
- D. Each Contractor is responsible for their own survey(s) and layout.

#### **1.13 TIME FOR COMPLETION**

- A. It is understood and mutually agreed that time is of the essence with regard to Substantial Completion of the Work of this Contract.
- B. Contractor agrees that Work shall be prosecuted diligently and uninterruptedly at such rate as will ensure Substantial Completion of all Work and Certificates of Occupancy on or before the date stated in the Contract.
- C. Its is expressly understood and agreed by Contractor and Owner that the time for Substantial Completion and Certificates of Occupancy are reasonable, taking into consideration average Climatic range, restrictions concerning use of the site, and Other conditions prevailing.
- D. Contractor shall schedule the Work accordingly.

#### **1.14 EXAMINATION OF SURFACES TO BE COVERED**

- A. Prior to application of materials included in the various Sections, the installer, the manufacturer's representative, and the Contractor shall together examine the building and surfaces upon which materials are to be supplied.
- B. The installer and the manufacturer's representative shall accept all surfaces and conditions affecting proper installation of their materials. The installer shall not proceed with the work until all conditions and surfaces are satisfactory to him.
- C. The Contractor shall do all work necessary to correct unsatisfactory conditions and surfaces not specifically included as work of the subcontractor.
- D. The subcontractor shall furnish to the Contractor for submission to the Architect 2 copies of his statement, countersigned by the manufacturer or his appointed representative that the entire installation has been made by correct techniques over properly prepared surfaces and under proper job conditions.

**1.15 FIRE SAFETY REQUIREMENTS**

- A. The Contractor shall conform to the following mandatory Requirements during the course of the work:
  - 1. Construction related debris shall be cleaned out of the Building at the end of each working day.
  - 2. No combustible materials shall be stored neither within the building, nor on the school grounds unless as directed.

**1.16 SCHEDULE OF VALUES REQUIREMENTS**

- A. The Contractor shall conform to the following mandatory requirements for percentages of the total contract value, including accepted add alternates, for the Schedule of Values (SOV) submission:
  - 1. General Conditions – 2%
  - 2. Meeting Attendance – 2%
  - 3. Shop Drawings / Samples Submissions – 1%
  - 4. Temporary Utilities & Services – 1%
  - 5. Coordination Drawings – 1%
  - 6. Punch-List – 1%
  - 7. Close-Out Documents (Warranties/Guarantees, As-Builts & O&M Manuals) – 3%

**1.17 COORDINATION DRAWINGS**

- A. The Contractor shall coordinate the work of all Sub-Contractors, arrange space conditions to accommodate the work of all trades and prepare composite drawings as required to scale clearly the work of each trade Contractor in relation to each other.
- B. The Contractor will be held responsible to correct unsatisfactory conditions resulting from improper coordination.
- C. Contractors to communicate and supply shop drawings to each other to insure proper coordination.

- D. Coordination drawings shall be submitted to the Architect for review and approval.
- E. Daily field reports are to be provided by all Contractors to the Construction Manager.
- F. Coordination Meetings:
  - 1. General: Contractors are to prepare a written memorandum on required coordination activities. Include such items as required notices, reports, minutes of meetings, and attendance at meetings. Distribute this memorandum to each entity performing work at the project site. Prepare similar memorandum for separate contractors where interfacing of their work is required.
  - 2. Weekly coordination meetings: Contractors shall schedule and hold weekly general project coordination meetings at regularly scheduled times that are convenient for the attendance of other parties involved in the project (i.e. Owner, Architect, CM, Sub-Contractors etc.). The Contractors shall record meeting results and shall make them available to the Project Team. These meetings are in addition to the specific meetings held for other purposes, such as regular project meetings and special pre-installation meetings. Required attendance includes each prime contractor and every other entity identified by any prime contractor as being currently involved in the coordination or planning for the work of the entire project. Conduct meetings in a manner that resolve coordination problems. The Construction Manager shall have a representative at the meetings. The Contractors shall distribute copies of the meeting result to everyone in attendance, the Architect and to others affected by the decisions and actions resulting from each meeting.
- G. Scaled and figured dimensions with respect to the items are approximate only; sizes of equipment have been taken from typical equipment items of the classes indicated. Before proceeding with the work, the contractor shall carefully check all dimensions and sizes and shall assume full responsibility for the fitting in of equipment and materials to the building and to meet architectural and structural conditions.
- H. Separate plans shall also be prepared for sleeve locations and concrete pads for mechanical equipment required by all contractors for the performance of their work. These drawings shall be coordinated with the coordination drawings. When final information is received, such data shall be promptly inserted on the coordination drawings.
- I. The HVAC Contractor shall provide electronic drawing files, at a scale of 3/8" – 1'-0" showing all HVAC equipment, ductwork, and major piping, including elevations and dimensions to all fixed building elements, such as beams; columns, slabs; ceilings; including ceiling suspensions; framing; floor; walls; doors, including door swings; and windows affected by the equipment, ductwork, and piping. Show all registers, grilles, diffusers, radiators and convectors, and other terminal elements. Show location of all valves, dampers (fire, smoke, volume, and automatic), coils, humidifiers, smoke detectors, etc. requiring access for service and maintenance. Locate all access doors. Include large-scale details and sections as required to fully delineate the conditions in congested areas, leaving space for the work of the other contractors. Show plan

layout of all equipment bases, pads, and inertia blocks. Clearly label all work by HVAC Contractor.

- J. The Plumbing Contractor shall overlay on the electronic coordination drawings prepared by the HVAC Contractor which indicate all HVAC water supply, drain, waste, vent, sprinkler main and branch piping, risers and sprinkler heads and other major lines. Indicate piping elevations and locations of the fire hose cabinets, drinking fountains, etc., which encroach on duct shafts. Locate valves and other items requiring access for service and maintenance. Locate all access doors. Avoid interference with HVAC work and with building construction. Use same scale as drawing being overlaid. Clearly label all work by Plumbing Contractor.
- K. The Electrical Contractor shall overlay on the electronic coordination drawings prepared by the HVAC, Plumbing and Fire Protection Contractors all main conduit and bus runs, cable trays, light fixtures, major equipment, and switch gear and panel boards and clearances. Show all items requiring access for service and maintenance. Locate all access doors. Avoid interference with HVAC, Plumbing, and Fire Protection work and with building construction. Use same scale as drawings being overlaid. Clearly label all work by Electrical Contractor.
- L. Each Contractor shall use the signed completed coordination drawings as a working reference. Compare all shop drawings, prior to their submittal to the Architect, with the coordination drawings and revise the shop drawings to fit the coordination drawing condition. If revisions to the coordination drawings are required because of shop drawings, make revisions as directed by Construction Manager and notify all affected contractors with copy of notification to Construction Manager. Maintain up-to-date record of all revisions on own coordination drawing copies; keep one copy at project site.
- M. No extra compensation will be paid to any contractor for relocating any duct, pipe, conduit, or other material installed without coordination among trades involved or among other affected contractors. Each Contractor who causes any additional work to other contractors by improperly coordinated work or work not installed in accordance with the signed coordination drawings shall reimburse the affected other contractors for the cost of the additional work.

**PART 2 – PRODUCTS (Not Used)**

**PART 3 – EXECUTION (Not Used)**

**End of this Section 01 10 10 MULTIPLE CONTRACT SUMMARY**

**OSBORN ELEMENTARY SCHOOL**