

## **SECTION 01 10 00**

### **SUMMARY OF WORK – MULTIPLE PRIME CONTRACTS**

#### **1.1 PROJECT INFORMATION**

- A. Project: Yorktown CSD 2020 – Phase II
- B. Project Location: Yorktown Heights, NY
- C. Owner: Yorktown Central School District
- D. Architect: KSQ Architects
- E. Construction Manager: Arris Contracting Company, Inc.
- F. The overall scope of work includes: selective demolition, steel, roof patching, glazing, painting, finishes, gymnasium renovation / equipment, HVAC upgrades, fire alarm, power, lighting, etc.

- 1. The contractor shall provide labor, materials, equipment and services to furnish delivery and install all materials and related work as shown on the drawings, as required by these applications and/or as directed by the Architect/Construction Manager.

#### **G. Contracts**

- 1. The project will be constructed under a multiple prime-contracting arrangement.
- 2. 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:
  - a. General Work Contract (GC or GWC)
  - b. Mechanical (HVAC) Contract (MC or HC)
  - c. Electrical Contract (EC)

#### **1.2 DIVISION OF WORK**

- 1. Each contract shall include all labor materials, plans, tools, equipment and supervision which are required for or incidental to the proper completion of the work as indicated on the drawings and described in the following specification sections.

#### **1.3 GENERAL REQUIREMENTS – ALL CONTRACTS**

##### **DIVISION 00 – BIDDING REQUIREMENTS, CONTRACT FORMS, AND CONDITIONS**

- 00 01 01 COVER
- 00 01 10 TABLE OF CONTENTS
- 00 03 00 NOTICE TO BIDDERS
- \*\*INSTRUCTIONS TO BIDDERS (AIA DOC. A701, 1997 EDITION)
- 00 03 10 BID FORM – GENERAL CONSTRUCTION CONTRACT
- 00 03 20 BID FORM – MECHANICAL WORK CONTRACT
- 00 03 30 BID FORM – ELECTRICAL WORK CONTRACT
- \*\*BID BOND (AIA DOC. A310 FEB. 1970 EDITION)

00 05 04 WAGE DETERMINATION SCHEDULE  
00 48 00 NON-COLLUSIVE BIDDING CERTIFICATION  
\*\* STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR (AIA DOC. A132- 2009)  
\*\* PERFORMANCE AND PAYMENT BONDS (AIA DOC. A312, 2010 EDITION)  
\*\* GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (AIA DOC. A232- 2009)  
\*\* INSURANCE CERTIFICATION FORM  
00 48 06 GENERAL MUNICIPAL LAW  
00 85 00 LIST OF DRAWINGS  
00 90 00 NYS EDUCATION DEPARTMENT 155.5 REGULATIONS  
00 90 01 NYS EDUCATION DEPARTMENT RESCUE REGULATIONS (EXCERPT OF  
CONTRACTORS' RESPONSIBILITIES)

#### **DIVISION 01 – GENERAL REQUIREMENTS**

01 10 00 SUMMARY OF WORK – MULTIPLE PRIME CONTRACTS  
01 11 00 MILESTONE SCHEDULE  
01 21 00 ALLOWANCES  
01 23 00 ALTERNATES  
01 25 00 SUBSTITUTION PROCEDURES  
01 26 00 MODIFICATION PROCEDURES  
01 29 00 PAYMENT PROCEDURES  
01 31 00 PROJECT MANAGEMENT AND COORDINATION  
01 31 19 PROJECT MEETINGS  
01 31 50 COVID-19 CONTRACTOR COMPLIANCE FOR CONSTRUCTION  
01 32 16 CONSTRUCTION PROGRESS SCHEDULE  
01 33 00 SUBMITTALS  
01 33 01 SUBMITTAL COVERSHEET  
01 42 00 REFERENCES  
01 45 00 QUALITY REQUIREMENTS  
01 45 29 TESTING LABORATORY SERVICES  
01 45 33 SPECIAL INSPECTIONS AND STRUCTURAL TESTING  
01 50 00 TEMPORARY FACILITIES AND CONTROLS  
01 73 29 REMOVALS, CUTTING AND PATCHING  
01 74 23 CLEANING UP  
01 77 00 EXECUTION AND CLOSEOUT REQUIREMENTS  
01 77 01 CHECKLIST FOR PROJECT CLOSEOUT AND PROCESSING OF FINAL PAYMENT  
01 78 36 WARRANTIES

#### **1.4 CONTRACT #1 – GENERAL WORK CONTRACTOR**

1. In addition to the General Requirements, Division 1, each Contract included in this bid package shall provide the proper completion of work as indicated on all drawings and in accordance with the terms and conditions described in the following specification sections.

#### **DIVISION 2 – EXISTING CONDITIONS**

02 41 19 SELECTIVE DEMOLITION

#### **DIVISION 4 – MASONRY**

04 20 00 UNIT MASONRY (FOR PATCHING AND REPAIRS)

#### **DIVISION 6 – WOOD PLASTICS COMPOSITES**

06 10 00 ROUGH CARPENTRY

SUMMARY OF WORK

01 10 00 - 2

06 16 00 SHEATHING

**DIVISION 7 – THERMAL AND MOISTURE PROTECTION**

07 84 00 FIRESTOPPING  
07 90 00 JOINT PROTECTION

**DIVISION 8 – DOORS AND WINDOWS**

08 51 13 ALUMINUM WINDOWS  
08 80 00 GLAZING

**DIVISION 9 – FINISHES**

09 21 16 GYPSUM BOARD ASSEMBLIES  
09 22 16 NON-STRUCTURAL METAL FRAMING  
09 51 00 ACOUSTIC TILE CEILINGS  
09 64 13 WOOD FLOOR RECOATING AND REFINISHING (ALTERNATE GC-3C)  
09 65 19 RESILIENT TILE FLOORING (ALTERNATE GC-4B)  
09 91 00 PAINTING  
09 93 00 WOOD STAIN (ALTERNATE GC-4A)

**DIVISION 11 – EQUIPMENT**

11 66 23 GYMNASIUM PROTECTION ACCESSORIES (ALTERNATE GC-3B )

**DIVISION 12 – FURNISHINGS**

12 24 13 ROLLER WINDOW SHADES

Special Notes: Contract #1 – General Contractor Work

1. General Work Contractor to carry insurance coverage and endorsements as per General Conditions Article 11 of the AIA A232 located in the specifications.
2. Work hours M-F 7:00AM – 4:30PM. Contractor will appropriately man the project to avoid Saturday and Overtime hours which result in Owner, Construction Manager and Architect additional costs.
3. Access doors furnished by trade requiring access; installation by Contract #1 – General Work Contractor.
4. GC is specifically reminded that there may be miscellaneous asbestos pipe insulation/fittings above some ceilings and inside wall areas. Contractor will investigate above the ceiling and walls prior to demolition and carefully perform the work as necessary to not disturb any insulation/fittings.
5. All existing ceiling removal/replacements necessary to install GC work will be by GC Contract #1 including temporary support for all lighting fixtures, smoke detectors, etc.
6. GC to provide negative air machines to properly exhaust Middle School Gym and High School Cafeteria and Elementary Gym work areas of any odors, dust, fumes. This is critical during times of painting and wood floor finishing. GC will submit a plan indicating specific measures to be taken to maintain negative air environment ( sealing windows,

doors and openings ) and eliminate any odors.

7. The General Contractor shall provide & install 6 mil poly under 1/4" Masonite with taped joints for entire Middle School gym floor area and Heavy duty Ram Board with taped joints for the entire High School Cafeteria and adjacent corridor / server areas.
8. GC will install floor to protect ALL newly installed flooring surfaces from damage once they are installed for all room areas and corridor access routes necessary for construction.
9. Contractor is specifically reminded about their responsibilities for clean-up as per section 017423. Maintaining a clean jobsite is considered a safety issue and will be strictly enforced. In addition to daily cleaning, the contractor is required to hire a professional cleaning company to final clean all areas impacted by the construction. This includes completely cleaning any surfaces / equipment / furniture which has been dusted by the construction work. If the contractor does not properly perform this function when directed by the Owner/CM, the owner will perform the work with others and deduct the cost from the contractor.

## **1.5 CONTRACT #2 – MECHANICAL (HVAC) CONTRACT**

1. In addition to the General Requirements, Division 1, each Contract included in this bid package shall provide the proper completion of work as indicated on all drawings and in accordance with the terms and conditions described in the following specification sections.

### **DIVISION 02 – EXISTING CONDITIONS**

02 41 19 SELECTIVE STRUCTURE DEMOLITION

### **DIVISION 05 – METALS**

05 12 00 STRUCTURAL STEEL (all work on " S " – Dwgs & HVAC support )  
05 52 00 PORTABLE RAILING SYSTEM

### **DIVISION 06 – WOOD AND PLASTIC COMPOSITES**

06 10 00 ROUGH CARPENTRY (for HVAC related blocking)

### **DIVISION 07 – THERMAL AND MOISTURE PROTECTION**

07 53 23 EPDM ROOFING  
07 62 00 FLASHING & SPECIAL TIES  
07 71 00 ROOF SPECIALTIES  
07 84 00 FIRESTOPPING  
08 90 00 JOINT PROTECTION

### **DIVISION 9 – FINISHES**

09 91 00 PAINTING ( new and existing exposed duct / pipe insulation )

**DIVISION 23 – MECHANICAL**

23 05 10	BASIC HVAC REQUIREMENTS
23 05 13	COMMON MOTOR AND MOTOR CONTROLLER REQUIREMENTS FOR HVAC EQUIPMENT
23 05 14	VARIABLE FREQUENCY DRIVES
23 05 17	SLEEVES AND SLEEVE SEALS FOR HVAC PIPING
23 05 23.12	BALL VALVES FOR HVAC PIPING
23 05 23.13	BUTTERFLY VALVES FOR HVAC PIPING
23 05 29	HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT
23 05 48	VIBRATION CONTROLS FOR HVAC
23 05 53	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT
23 05 93	TESTING, ADJUSTING, AND BALANCING FOR HVAC
23 07 13	DUCT INSULATION
23 07 19	HVAC PIPING INSULATION
23 09 23	ENERGY MANAGEMENT SYSTEM
23 09 23.11	CONTROL VALVES
23 09 23.12	CONTROL DAMPERS
23 09 23.27	TEMPERATURE INSTRUMENTS
23 21 13	HYDRONIC PIPING
23 21 16	HYDRONIC PIPING SPECIALTIES
23 21 23	HYDRONIC PUMPS
23 23 00	REFRIGERANT PIPING
23 31 13	METAL DUCTS
23 31 15	FABRIC DUCTWORK AND ACCESSORIES
23 33 00	AIR DUCT ACCESSORIES
23 33 46	FLEXIBLE DUCTS
23 36 00	AIR TERMINAL UNITS
23 37 13.13	AIR DIFFUSERS
23 37 13.23	REGISTERS AND GRILLES
23 74 16.13	PACKAGED, LARGE-CAPACITY, ROOFTOP AIR-CONDITIONING UNITS
23 81 29	VARIABLE REFRIGERANT FLOW HVAC SYSTEMS

**DIVISION 26 – ELECTRICAL**

26 05 19 –LOW VOLTAGE ELECTRICAL CONDUCTORS & CABLES (for control wiring)

Special Notes: Contract #2 – Mechanical (MC) Contractor

1. Mechanical Contractor to carry insurance coverage per Article 11 of AIA A232 document located in the specifications. (including Pollution coverage from abatement subcontractor)
2. Work hours M-F 7:00AM – 4:30PM. Contractor will appropriately man the project to avoid Saturday and Overtime hours which result in Owner, Construction Manager and Architect additional costs.
3. Access doors are furnished by MC Contract #2 and installed by GC Contract #1.
4. All PCB caulk removal work is by MC Contract # 2, using a licensed abatement subcontractor.
5. Any existing ceiling removal / replacements necessary to install new MC work will be by MC Contract #2. Includes temporary supports for light fixtures, smoke detectors, see drawings CES -A112, MES -A111 & BES – A111.

6. Staging area work (fence enclosures, signage, etc.) identified in Section 015000 are by MC. Restore all temporary staging surfaces at conclusion of the project.
7. All Roofing /new roof curbs and associated is by MC. This includes; new roof hole cut, wood blocking, install curb, flash in curb, walk pads and provide temporary watertight/plywood secure of opening until HVAC units are set. MC will use roofing subcontractor who is certified by manufacturer to work on respective roof and maintain existing warranty.
8. Any wood blocking by MC items by Contract #2 MC.
9. MC is responsible for painting of their exposed new and existing metal ductwork and insulated piping.
10. All Elementary School Gymnasiums ( entire floor area) to receive Heavy Duty Ram Board furnished, installed and maintained by Mechanical Contractor for use by all trades.
11. The MC is responsible for hoisting/setting the roof-top units. ( removals and new )
12. All steel supports associated with HVAC work is by MC Contract #2. This includes any penetration support steel, dunnage, steel below deck to support HVAC, etc.
13. VFD's, disconnects, starters, etc. supplied by the MC will be installed by the EC, unless noted otherwise.
14. Removal of existing roof mounted and interior HVAC items is by MC Contract #2. This includes infill decking, roof patch and wall patching/paint where HVAC piping, fintube, equipment, etc. are removed.
15. MC Contract #2 is responsible for making their own through wall and through floor duct/piping penetrations and associated patching/fire-stopping.
16. If any new mechanical units are too large to fit through existing openings the Mechanical contractor will either disassemble equipment into sections or remove existing construction to enlarge opening and reconstruct to match (at no additional cost).
17. Duct detectors supplied and wired by EC (MC installs the duct detector).
18. The MC is responsible for their own cutting/patching to match. It also includes patch to match any voids left behind by HVAC removals. MC will hire a skilled tradesman (carpenter, mason, etc.) to perform this work.
19. Contractor is specifically reminded about their responsibilities for clean-up as per section 017423. Maintaining a clean jobsite is considered a safety issue and will be strictly enforced. In addition to daily cleaning, the contractor is required to hire a professional cleaning company to final clean all areas impacted by the construction. This includes completely cleaning any surfaces / equipment / furniture which has been dusted by the construction work. If the contractor does not properly perform this function when directed

by the Owner/CM, the owner will perform the work with others and deduct the cost from the contractor.

## **1.6 CONTRACT #3 – ELECTRICAL**

1. In addition to the General Requirements, Division 1, each Contract included in this bid package shall provide the proper completion of work as indicated on all drawings and in accordance with the terms and conditions described in the following specification sections.

### **DIVISION 02 – EXISTING CONDITIONS**

02 41 19 SELECTIVE DEMOLITION

### **DIVISION 06 – WOOD AND PLASTIC COMPOSITES**

06 10 00 ROUGH CARPENTRY (for EC related blocking)

### **DIVISION 07 – THERMAL AND MOISTURE PROTECTION**

07 84 00 FIRESTOPPING  
07 90 00 JOINT PROTECTION

### **DIVISION 26 – ELECTRICAL**

26 05 00 COMMON WORK RESULTS FOR ELECTRICAL  
26 05 19 LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES  
26 05 26 GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS  
26 05 29 HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS  
26 05 33 RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS  
26 05 44 SLEEVES AND SLEEVE SEALS FOR ELECTRICAL RACEWAYS AND CABLING  
26 05 53 IDENTIFICATION FOR ELECTRICAL SYSTEMS  
26 09 43 NETWORK LIGHTING CONTROLS  
26 24 16 PANELBOARDS  
26 27 26 WIRING DEVICES  
26 28 16 ENCLOSED SWITCHES AND CIRCUIT BREAKERS  
26 51 19 LED INTERIOR LIGHTING  
26 52 19 EMERGENCY AND EXIT LIGHTING

### **DIVISION 27 – COMMUNICATIONS**

27 05 00 – COMMON RESULTS FOR COMMUNICATIONS  
27 05 28 – PATHWAYS FOR COMMUNICATION SYSTEMS  
27 05 44 – SLEEVES AND SLEEVE SEALS FOR COMMUNICATION SYSTEMS  
27 05 53 – IDENTIFICATION FOR COMMUNICATION SYSTEMS  
27 15 13 – COMMUNICATIONS COPPER HORIZONTAL CABLING  
27 51 17 – MODIFICATIONS TO EXISTING PUBLIC ADDRESS SYSTEMS  
27 53 14 – MODIFICATIONS TO EXISTING WIRELESS CLOCK SYSTEMS

### **DIVISION 28 – ELECTRONIC SAFETY AND SECURITY**

28 05 00 – COMMON RESULTS FOR ELECTRONIC SAFETY AND SECURITY  
28 05 44 – SLEEVES AND SLEEVE SEALS FOR ELECTRONIC SAFETY AND SECURITY  
29 31 05 – MODIFICATIONS TO EXISTING FIRE ALARM SYSTEMS

**Special Notes: Contract #3 – Electrical Contract**

1. Electrical Contractor to carry insurance coverage and endorsements per Article 11 of AIA A232 document located in the specifications.
2. Work hours M-F 7:00AM – 4:30PM. Contractor will appropriately man the project to avoid Saturday and Overtime hours which result in Owner, Construction Manager and Architect additional costs.
3. Access doors are furnished by Electrical Contract #3 and installed by GC Contract #1.
4. Any existing ceiling removal/replacement necessary to install new electrical work to be done by Electrical Contract #3 (e.g. – new conduits for feeders through existing ceilings, etc.).
5. VFD's, disconnects, motor starters, etc. which are supplied by MC will be installed by EC, unless noted otherwise.
6. Any wood blocking or panel backboards for electrical items by EC Contract #3.
7. EC to provide and wire duct smoke detectors (MC install the duct detector).
8. EC specifically notified construction is phased which necessitates that utilities/services will need to be temporarily connected and maintained as necessary to ensure that all occupied areas have the required services. (power, fire alarm, PA, etc.)
9. In areas where the GC is removing existing ceilings, the EC will remove any ceiling mounted electrical items, light fixtures, FA devices, Speakers, WAP, exit signs, cameras, etc. EC to reinstall after new ceilings are completed.
10. After GC ceiling removals for areas scheduled to receive new acoustic grid/tile, the EC will properly tie up any sagging wires at 6' o.c. to be supported above the ceiling grid in accordance with code.
11. Contractor is specifically reminded about their responsibilities for clean-up as per section 017423. Maintaining a clean jobsite is considered a safety issue and will be strictly enforced. In addition to daily cleaning, the contractor is required to hire a professional cleaning company to final clean all areas impacted by the construction. This includes completely cleaning any surfaces/equipment/furniture which has been dusted by the construction work. If the contractor does not properly perform this function when directed by the Owner/CM, the Owner will perform the work with others and deduct the cost of the contractor.

**1.7 PRIME CONTRACTOR'S USE OF PREMISES**

1. Use of the Site: Limit use of the premises to work in areas indicated. Confine operations areas within contract limits indicated. Do not disturb portions of the site beyond the areas in which the work is indicated.
2. Owner Occupancy: Allow for Owner occupancy, work by other owner contractors and

use by the public.

3. 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.
4. Driveway blackout times – No contractor trucks/deliveries are allowed during school bus times 8:00AM – 9:30AM or 2:00PM – 3:30PM.
5. Existing building spaces may not be used for storage unless approved by the CM and Owner.
6. Time Restrictions: Working hours M-F 7:00AM – 4:30PM.
7. Owners representative(s) will cover the project for the standard 8-hour Monday-Friday shift. If contractor requests additional hours to make up schedule time or weekends, he will need to reimburse owner for any additional coverage or costs (e.g. – Architect, Construction Manager, Custodian, and Security) at their contractual rate.
8. No contractor work will be allowed during testing/ELA/regents time periods. No additional costs to owner for not working during these testing times.
9. Contractors shall comply with Local Noise Ordinance. Work disrupting the community must be performed with the following hours:
10. General: Limitations on site usage as well as specific requirements that impact utilization are indicated on the drawings and by other contract documents. In addition to these limitations and requirements, the Contractor shall administer allocation of available space equitably among the separate subcontractors and other entities needing access and space, so as to produce the best overall efficiency in performance of the total work of the project. The Contractor shall schedule deliveries so as to minimize space and time requirements for storage of materials and equipment on site.
11. 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.
12. Do not unreasonably encumber the site with materials or equipment. Confine stockpiling materials and location of storage sheds to the areas indicated. IF additional storage is necessary, obtain and pay for sure storage off-site.
13. The Contractor(s) and any entity for which the Contractor is responsible shall not erect any sign of the Project site without the prior written consent of the Owner, which may be withheld in the sole discretion of the Owner.
14. 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, contractor shall use its best efforts to minimize any interference with the occupancy or beneficial use of: Any areas and buildings adjacent to the site of the work or; The Building in the event of partial occupancy.

15. Without prior approval of the Owner, the 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. Without limitation of any other provisions of the Contract Documents, the Contractor shall use its best efforts to comply with the rules and regulations promulgated by the Owner 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 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 may, in the Owner'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.
16. 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.
17. Keep public areas such as hallways, stairs, elevator lobbies and toilet rooms free from accumulation of waste material, rubbish or construction debris.
18. Smoking, drinking of alcoholic beverages or open fires will not be permitted on the project site.
19. Utility Outages and Shutdown:
  - a. Limit disruption of utility services of hours the building is unoccupied, weekends or holidays at no additional cost.
  - b. Do not disrupt or shutdown life safety systems, including but not limited to fire sprinklers and fire alarm systems, without 7 days notice to Yorktown Central School District and authorities having jurisdiction.
  - c. Prevent accidental disruption of utility services to other facilities.
  - d. All costs for manning of temporary shutdowns and utility crossovers, including 24- hour fire watch, if necessary to maintain the life safety systems, is included in the contractor's bid regardless of weekend, holiday, etc.

## **1.8 OCCUPANCY REQUIREMENTS**

1. Full Owner Occupancy: The owner will occupy the site and existing building during the entire construction period. Cooperate with the Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the work so as not to interfere with Owner's operations.
2. Partial Owner Occupancy: The Owner reserves the right to occupy the place and install equipment in completed areas of the work prior to Substantial Completion, provided such occupancy does not interfere with completion of work. Such placing of equipment and partial occupancy shall not constitute acceptance of the total Work.
3. The Architect will prepare a Certificate of Substantial Completion for each specific portion of the work to be occupied prior to Owner occupancy.
4. Obtain a Certificate of Occupancy from local building officials prior to Owner occupancy.
5. Prior to partial Owner of Occupancy, mechanical and electrical systems shall be fully operational. Required inspections and tests shall have been successfully completed. Upon occupancy, the Owner will operate and maintain mechanical and electrical systems serving occupied portions of the building.
6. Upon occupancy, the Owner will assume responsibility for maintenance and custodial service for occupied portions of the building.

## **1.9 PRODUCTS ORDERED IN ADVANCE**

None

### **1.9.1 DEFINITIONS**

1. Definitions as applied to "Contractors" involved with the work of this Project.
2. "The Contractor" of "Contractor" meaning that Respective Prime Contractor normally responsible for that work referenced.
3. "Respective Prime Contractor" meaning either the – General Contractor, Plumbing, HVAC or Electrical Contractors normally responsible for the referenced work.
4. "Trade Contractor" meaning that Respective Prime Contractor as above; and such other terms relating to Contractors to be taken in context with respect to referenced work.
5. Further, wherein said Division 0 and 1 and respective Sections therein, any reference is made to "General Contractor", same shall be construed to mean "Contractor for the General Construction, or General Work Contractor".

6. The Architect cannot guarantee the correctness of the existing conditions shown and assumes no responsibility therefore, it shall be the responsibility of the Contractor to visit the site and verify all existing conditions prior to bid.
7. The Owner will purchase certain items required for the overall operation of this facility.
8. The Contractor(s) will cooperate with said vendors as may be necessary to permit the work to be accomplished.
  - a. The cooperation may extend to the receiving, unloading and placement of said equipment if directed by the Owner.
  - b. Terms of payment, shall be in accordance with the General Conditions as amended or modified.
  - c. Each contractor is advised that the Owner may enter into separate contracts as may be in their best interest.
  - d. Each Contractor is further advised that there will be a full on-site Project Representative/Construction Manager, whose duties will be defined at the pre- construction meeting.
  - e. ADDITIONAL SECURITY PROVISIONS
9. All Contractor's employees shall use a singled means of access and egress, except in the case of emergency, to be designated by the Construction Manager.
10. Each Contractor and each Subcontractor shall require his employees, while on the job site, to wear, in a conspicuous location, a photo I.D. button bearing the name of the employee and the Contractor. The buttons on each Contractor shall be numbered consecutively. An up-to-date list of all I.D. buttons, indicating the name and number for each employee, shall be furnished to the Construction Manager.

#### **1.10 ASBESTOS AND LEAD PAINT AWARENESS REQUIREMENTS**

1. Contractor agrees not to use or permit the use of any asbestos containing material in or on any property belonging to the Owner.
2. For purposes of this requirement, asbestos free shall mean free from all forms of asbestos, including – actinolite, amosite, anthophyllite, chrysotile, crocidolite and tremolite, both in friable and non-friable states and without regard to the purposes for which such material is used.
3. Reference Abatement Sections of these documents for procedures and protocols to be followed in the event of discovery of any suspect asbestos, lead or hazardous materials.
4. Contractors will investigate/verify then carefully demolish existing ceiling and/or wall items so as not to disturb any asbestos containing fittings and/or insulation which may be located above existing ceilings or inside walls.

#### **1.11 CONSTRUCTION TIME AND PHASING REQUIREMENTS**

1. Each Contractor is advised the "time is of the essence" of the Contract as defined in Article 8 of the "General Conditions" for the completion of the construction of the facility. It is understood that the work is to be carried through to completion with the utmost

speed consistent with good workmanship.

2. Time of Completion shall be as established in the Milestone Schedule (Section 011100).
3. Further, safe and legal ingress and egress shall be maintained at all times to and through the occupied portions of the construction site.
4. Work shall proceed in such a manner as to cause the least amount of disruption to the ongoing operations as possible
5. Coordinate closely with school operation personnel.
6. All work and storage areas shall be completely enclosed by a fence or barricade at all times so that no student of the public can approach the area of the equipment.
7. The Contractor shall maintain fences and barricades at all times and shall repair/restore and/or pay for any temporary fencing damaged by their work.
8. Where the barricade is removed for work, the Contractor performing such work shall provide adequate safety personnel to prevent authorized persons from approaching the work area.

**Construction Phasing:**

1. The phasing and/or milestone schedule contained in Section 011100 has been established for the overall construction of the project.
2. Each Contractor is advised that areas of the existing buildings which are to be added to and/or altered under this Contract will remain in use during construction, coordinate with Section 015000 for temporary facilities.
3. Electrical and mechanical services to the functioning spaces shall be maintained at all times.
4. Swing-overs to new facilities shall be made so as to cause the least interruption to the facilities' operations.
  - a. Limit utility shutdowns to two consecutive non-school work days at no additional cost to the Owner unless prior agreement is made with the operating personnel of the facility.
  - b. The Contractor shall provide and maintain all required separations between old and new construction to prevent. Unauthorized entrance to construction areas by others than Architect, Construction Manager or Owner, heat loss from existing building, water (rain or ground) infiltration into existing building.
  - c. Exterior alteration and restoration, as required, may proceed outside of phasing schedule at the Contractor's option with concurrence from the Architect, Construction Manager and Owner.

**1.12 PROOF OF ORDERS AND DELIVERY DATES – Coordinate with Sections 013300 and 013216**

- Within 2 weeks after the approval of shop drawings, samples, product data and the like, the Contractor shall provide copies of purchase orders for all equipment and materials which are not available in local stock. The Contractor shall submit written statements from suppliers confirming the orders and stating promised delivery dates. Failure to provide this critical information will result in Owner holding monthly requisition payments until received.
- **Due to COVID-19 and it's potential to disrupt material supply-chains, the contractors are required to obtain all materials for the project and store them onsite in their individual Conex boxes as soon as they are available but no later than May 15, 2022. This includes general material items typically readily available (piping, conduits, wire, metal studs, ceiling, etc.). The owner will pay for these stored items delivered to the jobsite in accordance with Section 012900.**
- This information shall be incorporated within the progress schedules so required as part of Section 013216 and 013300 and shall be monitored so as to ensure compliance with promised dates.

**1.13 INTENT OF DOCUMENTS – See AIA Doc. A132 (CMa Edition) and AIA Doc. A232 (CMa Edition) for resolution of conflicts between drawings and specifications**

1. In the event conflict, ambiguity and/or unclear circumstances between any of the requirements of the Contract documents, the requirement that is most inclusive and of highest quality, quantity, and/or cost shall govern. The Contractor shall (1) provide the better quality or greater quantity of Work and/or (2) comply with the more stringent requirement, either or both in accordance with the Architect's interpretation. The Contractor herewith agrees that no extra compensation shall be awarded to him based upon a claim of conflict, ambiguity or unclear circumstances in the Contract Documents. See the General Conditions for greater detail.

**1.14 FIELD MEASUREMENTS**

1. Each Respective Contractor shall take all necessary field measurements prior to fabrication and installation of work and shall assume responsibility for accuracy of same.
2. This project is an ALTERATION AND ADDITION and therefore necessitates additional attention to existing conditions receiving newly fabricated and installed equipment, i.e. note the requirements for field dimensioning of shop fabricated items whether or not so required by each technical section.

**1.15 INITIAL SUBMITTAL REQUIREMENTS**

As outlines in Division 1, each Contractor shall provide items noted – bonds, insurance, emergency

telephone numbers, progress scheduling, schedules of submittals, subcontractor listings

and the like prior to the start of any work. The Owner will not issue contracts until all the bonds and insurance information is received by the contractor and verified correct.

## **1.16 SCHEDULES**

The milestone schedule presented in the documents is for bidding and general purposes. Due to the nature of the work, it is the intention of the Construction Manager to negotiate actual work periods for the project among various Prime Contractors involved with the bidding process, as well as separate

contractors involved with other phases of the work solicited under separate proposals. Each Contractor shall, under terms of Article 6 of the General Conditions, mutually cooperate in the rescheduling of work to permit an uninterrupted use of the facilities by the Owner, without additional cost to the Owner.

### **General:**

1. The objective of this project is to complete the overall work in the shortest period of time and to protect the building and occupants from damages caused by weather and construction activity during the progress of the work.
2. To meet these objectives, the Contractor shall plan the work, obtain materials, and execute the construction in the most expeditious manner possible in accordance with the requirements listed below.
3. If the Contractor fails to expedite and pursue any part of work, the Owner may terminate the contract as per Article 14.2 or may carry out the work as per Article 2.4 of the General Conditions.
4. The Contractor shall work in coordination with work of other Contractors and with school activities with special attention to noise, dust, safety and other contract requirements for work in and around the occupied buildings.
5. All contractors are required to comply with proper sequencing of work and provide other prime contractors sufficient time to install their work (e.g. – metal stud walls get fully framed; MEP contractors perform roughing/testing/inspections; then walls are sheathed with gypsum – no sheetrocking on side unless CM approved). If contractor “boxes out” another prime contractor, he will be directed to stop work and open if necessary to enable other trades to complete their work. No compensation for lost time due to stop-work will be provided.

Milestone Schedule (See Section 01 11 00)

## **1.17 ADDITIONAL REQUIREMENTS**

The following are additional general and special requirements which will govern the work of the projects covered by these Documents.

1. If it appears that some of the work cannot be completed by the scheduled date, the Contractor shall increase the work force or increase the hours of work, including

evenings and weekends as necessary, and cover any additional costs to the Owner, architect and Construction Manager.

2. If the work is complete but the area is not cleaned and debris or equipment is not removed, the Owner shall have the right to prepare the area for occupancy with his own forces and deduct the costs from the Contract Amount. (If Contractor does not respond within 4 hours notice).
3. If the Contractor fails to staff the job adequately to meet the completion date, the Owner reserves the right to assume possession of the material and complete installation with the Owner's forces or other Contractors or to require the Contractor to work evenings and weekends at no additional cost.
4. The school can be made available on weekends and evenings to allow the Contractor adequate time to complete the work before final completion date. Any custodial or Construction Manager costs resulting in this after hours scheduling will be the Contractor's responsibility as their contractual hourly rate.
5. In addition to the above-stated requirements for phasing of the work, the Contractors shall not do any noisy work in the areas where examinations will be conducted as per the published school calendar.
6. Work in each work period shall progress at least at a pace in proportion to the Contract time available.
7. The Contractor is responsible for temporary protection of all work until acceptance.
8. The school will be closed on Saturdays, Sundays, regularly scheduled district holidays, and at night after cleaning crews have finished.
9. If any contractor wishes to work at any time when the school is normally closed, that Contractor shall arrange and pay for custodial services for the building at the applicable district pay rates.
10. All existing conditions must be verified in the field. The Owner takes no responsibility for actual conditions found deviating from the drawings. If existing condition interferes with contract work, contractor is responsible to eliminate this condition.
11. Contractor must plan, provide and maintain his own access, ramping, and egress as required into and out of the site, staging of trailer(s), materials, machinery, and equipment in agreement with the Construction Manager's Superintendent. Maintain free and safe access on the jobsite for other related project personnel. Maintain safe pedestrian or vehicular traffic must be regulated by a flagman. Trucking and delivery operation should be coordinated with Construction Manager's Superintendent and all other trades.
12. Contractor is responsible for all work shown on Contract Documents, including drawings of other trade disciplines. For example, the HVAC Contractor will be responsible for HVAC work shown on Architectural Drawings.

13. Contractor is responsible to maintain existing site fencing in its existing condition. Modifications to the fence to better accommodate the contract work can be discussed with the Construction Manager. These changes shall then be handled by this contractor at his expense and in accordance with the Construction Manager's Superintendent's direction. Any cost incurred as a result of damages shall be charged to this contractor.
14. Contractor's personnel will not be permitted to use Mt Pleasant Central School District's facilities (including toilet, telephone, food services, etc.) for their own benefit. Contractors' Superintendent must explain this to all their field forces.
15. Time is of the essence. Contractors' proposed schedule must be approved by the Construction Manager. Contractor shall indicate significant events such as submittals, shop drawings, material ordering, fabrication, delivery, coordination precedents, installation, testing and turnover by area or system as agreed with Construction Manager. A revised progress status shall be required on a weekly basis.
16. Decisions required from the Construction Manager, Architect and/or Engineer, shall be anticipated by the Contractor to provide ample time for inspection, investigation or detailed drawings.
17. Contractor shall limit his operations including storage of materials and prefabrication to areas within the Contract Limit Lines unless otherwise permitted by the Construction Manager at the Owner's option.
18. Contractor shall coordinate the use of premises with the Owner and Construction Manager and shall move at his own expense any stored products under Contractor's control, including excavated material, which interfere with operations of the Owner or separate contractors.
19. Contractor shall obtain and pay for the use of additional storage of work areas needed for operations.
20. Contractor shall assume full responsibility for the protection and safekeeping of products under this Contract stored on the site and shall cooperate with the Construction Manager to insure security for the Owner's Property.
21. The intention of the work is to follow a logical sequence; however, the Contractor may be required by Construction Manager to temporarily omit or leave out any section of his work, or perform his work out of sequence. All such out of sequence work and come back time to these areas shall be performed at no additional cost.
22. Contractor shall submit a three-week schedule (man-loaded by work activity and area) to Construction Manager each week. Contractor's representative shall attend a weekly meeting with all contractors, chaired by Construction Manager, for the purpose of job coordination and sequencing. Contractor is responsible to coordinate the job with other trades and Construction Manager, and to cooperate with other trades in pursuit of the overall project's shop drawings and actively participate in resolving discrepancies, conflicts, interferences, etc.
23. Each Prime Contractor shall prepare an overall job schedule for his portion of work upon

award of Contract, as per section 013216 - Construction Schedules.

24. Sufficient manpower shall be provided at all times to maintain progress of the job. A shortage of labor in the industry shall not be accepted as an excuse for not properly manning the job.
25. The contractor shall take special care in verifying that his equipment matches the characteristics of the power being supplied.
26. Any contractor personnel including project managers , supervisors , etc. who engage in any personal attacks, belligerent or threatening speech/texts, etc., to the owner, or any of its agents, will be removed from working on the project.
27. Insubordination, unsafe practices, horseplay, abusive behavior or language, wanton destruction of property, use of drugs or alcohol, possession of firearms, and solicitation shall not be tolerated. There will be no warnings, and Contractor shall designate a responsible on-site supervisor to handle any situations that may arise, including termination.
28. Each contractor is responsible to supply and install all wood blocking/bracing necessary to properly secure their work. This responsibility includes coordinating the installation in concealed areas without delaying other trades.
29. Union business shall not be conducted on site. Any Union representatives that visit the site must declare what Contractor's personnel they represent, and must be escorted by that Contractor's Union steward at all times. No visitors, sales representative or non-working personnel shall be permitted on site without prior consent of the Construction Manager. No photographs shall be taken without the Construction Manager's prior approval.
30. Organize daily clean ups as well as participating in a weekly joint clean up involving all prime contractors onsite. Clean up shall be considered a safety issue. If any contractor fails to keep the site safe and brook clean within 4 hours of being notified by the Construction Manager, either  
  
verbally or in writing, the Construction Manager will have the cleanup work performed by others and will back charge accordingly.
31. Contractor shall provide protection from damage to adjacent and adjoining work and/or structures. Contractor shall clean, repair and/or replace any damage for which this contractor is responsible.
32. Contractor shall submit hourly rate sheets that would apply to time and material work for all pertinent trades upon Award of Contract.
33. Contractor shall examine surfaces and conditions prior to start of work. Report unacceptable conditions to the Construction Manager. Do not proceed until unacceptable conditions are corrected and acceptable. Starting of work implies acceptance.
34. Upon removal of exterior walls and window units, the building security and weather

protection is the responsibility of the prime contractor performing the removals.

35. Each Prime Contractor shall include general housekeeping of light debris. All debris from each Prime Contractor will be collected daily and disposed of into their dumpsters. In addition to daily general housekeeping, the General Work Contractor (Contract #1) shall provide a weekly broom sweep and damp mop of all areas for the entire duration of the project. The broom sweep shall include debris from all trades working on site.
36. It is the responsibilities of all Prime Contractors to review the entire summary of work and remaining documents for additional work items.
37. SLEEVES AND SLEEVE LAYOUT - It is the responsibility of the Prime Contractor requiring a sleeve to provide the sleeve and a layout sketch to the Prime Contractor performing the construction activity that the sleeve goes in.
38. Each contractor is responsible to review and become familiar with the scope of work included in all Contracts.
39. Limited site space is available in areas as designated by the Construction Manager. Construction trade parking is not permitted in Owner's employee parking lot.
40. Each contractor shall provide the engineering layout required to properly complete his work from an established working point. Contractor shall employ only competent engineering personnel skilled in performing layout tasks of similar complexity.
41. Prior to commencing the work, each Contractor shall provide written acceptance of grades, structures, substrates, and/or systems installed by other Contractors as suitable for installation of his work. Failure to provide this verification prior to commencing work shall constitute acceptance of the existing conditions.
42. Each Contractor shall coordinate with the Construction Manager for lay down areas, staging areas, and overall use of project site.
43. All contractors and their employees, subcontractors and supplier are expressly prohibited from entering the occupied areas of the school buildings during school hours without prior written permission of the Construction Manager and for using any of its facilities (i.e. restrooms, cafeteria, etc.).

Each contractor is responsible for the timely provision of the information required by other Contractors for the progress of other Contractors' work.

44. All contractor foremen must have working cell phone and number provided to CM.
45. No recycled import fill materials are permitted.

## **PART 2 - PRODUCTS (NOT USED)**

## **PART 3 - EXECUTION (NOT USED)**

**END OF SECTION 011000**