

SECTION 01 10 00
SUMMARY

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Project Identification
- B. Work covered by Contract Documents
- C. Work Sequence
- D. Contractor use of Premises
- E. Occupancy Requirements

1.2 RELATED REQUIREMENTS

- A. Section 01 50 00 - Temporary Facilities and Controls

1.3 PROJECT

- A. Project Name: Capital Improvement PHASE 1A
Contract Documents, dated June 29, 2022 and revised November 14, 2022 were prepared for the Project by Hunt Engineers, Architects, Land Surveyors & Landscape Architect, DPC, Airport Corporate Park, 100 Hunt Center, Horseheads, NY 14845-1019.
- B. Owner's Name: Pocantico Hills CSD.
599 Bedford Road
Sleepy Hollow, NY 10591
- C. Architect's Name: Hunt Engineers, Architects, Land Surveyors & Landscape Architect, DPC.
Airport Corporate Park
100 Hunt Center
Horseheads, NY 14845-1019
Phone: 607-358-1000
Fax: 607-358-1800
- D. Construction Manager: LeChase
Contact: Russ Robinson
- E. The Project consists of the construction of level 1 alterations to the existing pool plumbing, mechanical, and electrical systems, and construction of a new maintenance storage building. .

1.4 CONTRACT DESCRIPTION

- A. The project will be constructed under a multiple Prime Contract Agreement.
 - 1. Prime Contracts are separate contracts between the Owner and independent contractors, representing significant construction activities. Each Prime Contract is performed concurrently, and closely coordinated, with construction activities performed on the Project under other Prime Contracts.
- B. Prime Contracts for this Project include:
 - 1. Bid Prime Contracts:
 - a. General Trades
 - b. Mechanical

- c. Electrical
- d. Plumbing
- e. The work of each separate Bid Prime Contract is identified in this section .

1.5 OWNER OCCUPANCY

- A. Owner intends to occupy the Project upon Substantial Completion.
- B. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
- C. Schedule the Work to accommodate Owner occupancy.
 - 1. Prior to partial Owner 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.
 - 2. Upon occupancy, the Owner will assume responsibility for maintenance and custodial service for occupied portions of the building. However, the Owner will not clean up behind contractors; responsibility for any debris caused by contractor operations remains with the Prime Contractor.
- D. 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 the work. Such placing of equipment and partial occupancy shall not constitute acceptance of the total work. Cooperate fully with the Owner or its representatives and Architect/Engineer during construction operations to minimize conflicts and facilitate owner's usage.

1.6 CONTRACTOR USE OF SITE AND PREMISES

- A. Construction Operations: Limited to areas noted on Drawings. Do not disturb portions of the site beyond the areas in which the work is indicated.
- B. Arrange use of site and premises to allow:
 - 1. Owner occupancy.
 - 2. Work by Others.
 - 3. Use of site and premises by the public.
- C. Provide access to and from site as required by law and by Owner:
 - 1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
 - a. All exit and escape windows shall be maintained at all times.
 - 2. Do not obstruct roadways, sidewalks, or other public ways without permit.
 - 3. Do not use driveways, entrances or sidewalks for parking or storage of materials.
 - 4. Keep temporary driveways and entrances serving the premises clear and available to the Owner, Architect, Construction Manager and emergency vehicles at all times.
- D. Existing building spaces may not be used for storage.
- E. Time Restrictions:
 - 1. Work hours shall be between the hours of 8:00 AM and 5:00 PM daily, Monday through Friday, except when it interferes with the Owner's activities.
 - a. Shift work between the hours of 3:00 PM and 7:00 AM, or on weekends, may occur with the permission the Construction Manager.
 - 2. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
- F. Any work that requires disruption to the occupants, entry/exits, utilities, etc shall be coordinated with and approved by the Construction Manager.

- G. Utility Outages and Shutdown:
 - 1. Limit disruption of utility services to hours the building is unoccupied.
 - 2. Do not disrupt or shut down life safety systems, including but not limited to fire sprinklers and fire alarm system, without 7 days notice to Owner and authorities having jurisdiction.
 - 3. Prevent accidental disruption of utility services to other facilities.
- H. Construction Staging Area:
 - 1. Contractors will be instructed to use designated staging/parking areas before start of construction.
 - 2. All staging of equipment, trailers, storage containers, etc to be coordinated through the Construction Manager and cannot interfere with any other Contractor's work.
 - 3. Activity in the staging area shall be conducted in a manner that causes minimal disruption of the Owner's activities.

1.7 WORK SEQUENCE

- A. All Work will be conducted in a number of continuous phases to provide the least possible interference to the activities of the Owner's personnel and to permit the facilities to be partially utilized during implementation of the work.
 - 1. The Contractor is expressly forewarned that impacts to the construction schedule during any phase or portion of the project will not be permitted.
- B. Schedule: Refer to the milestone / phasing schedule included in Section 01 32 16 - Construction Progress Schedule.
- C. Should overtime or second shift work be required by a Prime Contractor to ensure the completion within the specified (phased) schedule, all costs for this work is the responsibility of the Contractor. The Construction Manager shall have the authority to direct the contractors and subcontractors to work overtime including weekends to maintain the schedule at no additional cost to the Owner. Prime Contractors warrant that the work shall be physically complete, including punch list, startup, and commissioning, within the early start and late finish schedule milestones.
- D. Each Prime Contractor shall provide multiple crews to maintain project schedule. Each crew is to be furnished with its own supervision, cranes, scaffold and other means necessary to maintain the Project Schedule.
- E. The intention of the work is to follow a logical sequence; however, the Prime Contractor may be required by the 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 returning to these areas shall be at no additional cost to the Owner.
- F. Each Contractor is responsible for supervision of their Sub-Contractors at all times.

1.8 REQUIREMENTS OF ALL CONTRACTS

- A. Extent of Contract: Unless the Contract Documents contain a more specific description of the Work, names and terminology on Drawings and in Specification Sections determine which contract includes a specific element of Project.
 - 1. Unless otherwise indicated, the Work described in this section for each contract shall be complete systems and assemblies, including products, components, accessories, and installation required by the Contract Documents.
 - 2. Local custom and trade-union jurisdictional settlements do not control the scope of the Work of each contract. When a potential jurisdictional dispute or similar interruption of work is first identified or threatened, affected contractors shall negotiate a reasonable settlement to avoid or minimize interruption and delays.
 - 3. Trenches for the Work of each contract shall be provided by each contractor for its own Work.

4. Cutting and patching for the Work of each contract shall be provided by each contractor for its own Work, except as outlined for trenches above.
 5. Firestopping for the Work of each contract shall be provided by each contractor for its own Work.
 6. Within ten (10) working days after preliminary horizontal bar-chart-type construction schedule submittal has been received from General Trades Contractor, submit a matching preliminary horizontal bar-chart schedule showing construction operations sequenced and coordinated with overall construction.
- B. One set of documents is issued covering all Prime Contracts. EACH PRIME CONTRACTOR shall be responsible for all work shown on all drawings and sections for complete understanding and knowledge of the work. All Prime Contractors are responsible for all work under their contract no matter what drawing, specification or related specification in which that work appears, including drawings of other trade disciplines.
- C. The Following Drawings and Specifications are specifically included and defined as integral to EACH Prime Contract:
1. Drawings:
 - a. G1.1 - Symbols and Abbreviations.
 - b. CO Series - Code Compliance Plans.
 2. Specifications:
 - a. Division 01 - General Requirements:
 - 1) All Specification Sections within this Division are owned by ALL contracts.
 - b. Division 02 - Existing Conditions:
 - 1) Specification Section 02 41 00 – Selective Structural Demolition
 - c. Division 07 - Thermal and Moisture Protection
 - 1) Specification Section 07 84 00 - Firestopping:
 - (a) All contractors to provide Firestopping for their own trade's penetrations through all fire-rated walls.
 - 2) Specification Section 07 92 00 - Joint Protection:
 - (a) All contractors to provide joint protection of their own trade's work.
 - d. Division 09 - Finishes
- D. Substitutions: Each contractor shall cooperate with other contractors involved to coordinate approved substitutions with remainder of the Work.
- E. Temporary Facilities and Controls: In addition to specific responsibilities for temporary facilities and controls indicated in this Section and in Section 01 50 00 - Temporary Facilities and Controls, each contractor is responsible for the following:
1. The Contractors shall assist the Architect and Owner in identifying a plan detailing how exiting required by the applicable building code will be maintained, and a plan detailing how adequate ventilation will be maintained during construction.
 2. Installation, operation, maintenance, and removal of each temporary facility usually considered as its own normal construction activity, and costs and use charges associated with each facility.
 3. Plug-in electric power cords and extension cords, supplementary plug-in task lighting, and special lighting necessary exclusively for its own activities.
 4. Its own field office, complete with necessary furniture, utilities, and telephone service. The Contractor shall provide leveling, stone, and/or removals necessary to install Field Offices. At end of construction, when field offices are removed, each Contractor is responsible to return the area to its original condition, including any re-seeding required.
 5. Its own storage and fabrication sheds.
 6. Temporary enclosures for its own construction activities.
 7. Hoisting requirements for its own construction activities, including hoisting material or equipment into spaces below grade, and hoisting requirements outside building enclosure.
 8. Progress cleaning of its own areas on a daily basis.

9. Secure lockup of its own tools, materials, and equipment.
 10. Construction aids and miscellaneous services and facilities necessary exclusively for its own construction activities.
 11. Responding to the most current guidelines outlined by the Centers for Disease Control and Prevention (CDC) and the Occupational Safety and Health Administration (OSHA) Guidance on Preparing Workplaces for COVID-19 (OSHA 3990-03 2020) shall:
 - a. Develop an Infectious Disease Preparedness Plan.
 - b. Prepare and Implement Basic Infection Prevention Measures and Training.
 - c. Implement Workplace Controls.
- F. Temporary Heating, Cooling and Ventilation: The HVAC Contract is responsible for temporary heating, cooling, and ventilation.

1.9 BID CONTRACT NO. 1 - GENERAL CONSTRUCTION

- A. The General Trades Contractor shall be responsible for all work shown on Architectural (A), Landscape (L), and Structural (S) Drawings unless noted otherwise and any site work shown on all other drawings and further defined below:
1. Provide the complete work of Division 02 - Existing Conditions unless noted otherwise.
 2. Division 03 - Concrete
 - a. Specification Section 03 30 00 - Cast-In-Place Concrete including but not limited to:
 - 1) Provide equipment pads for all trades (all primes to lay out own concrete pads for GC installation).
 - 2) Provide cutting/patching for all trenches within the building (layout of trenches by each Prime Contractor).
 - 3) Slabs and all building foundations.
 3. Provide the complete work of Division 04 - Masonry.
 4. Provide the complete work of Division 07 - Thermal and Moisture Protection.
 5. Provide the complete work of Division 08 - Openings as noted:
 - a. Section 08 71 00 - Door Hardware
 - 1) Power, Access Control, and Fire Alarm wiring and final connections provided by Electrical Contractor.
 6. Provide the complete work of Division 09 - Finishes, unless noted otherwise.
 7. Provide the complete work of Specification 13 34 18 - Post Frame Building Systems
 8. Provide the complete work of Division 31 - Earthwork with the following exceptions:
 - a. Specification Section 31 23 16 - Excavation:
 - 1) Interior excavations as it relates to interior utility trenching shall be provided by Contractor requiring trench, as outlined in previous article.
 - a. Specification Section 31 23 23 - Fill:
 - 1) Interior fill of trenches as it relates to interior utility trenching shall be provided by Contractor backfilling trench, as outlined in previous article.
 9. Provide the complete work of Division 32 - Exterior Improvements
 10. Provide the complete work of Division 33 - Utilities.
- B. Furnish and install all labor, material, supervision, equipment, scaffolding, layout, engineering, deliveries, trucking, hoisting, rigging, shop drawings, submittals, and all other items related and required to complete all General Trades Work in accordance with the Contract Documents and all applicable codes having jurisdiction.
- C. The Contractor represents they have expertise in the performance of Work for this trade and assures all items to be complete, functional and installed in accordance with the best practices consistent with premium quality material and workmanship.

1.10 BID CONTRACT NO. 2 - PLUMBING

- A. The Plumbing Contractor shall be responsible for all work shown on the Plumbing (P) Drawings and any plumbing work shown on all other drawings and specifications and further defined below:
 - 1. Division 02 - Existing Conditions:
 - a. Specification Section 02 41 00 – Selective Structural Demolition:
 - 1) Plumbing Contractor to be responsible for all demolition of items shown on plumbing drawings as well as all plumbing connections to equipment or devices to be demolished by other contractors.
 - 2. Provide the complete work of Division 22 - Plumbing.
- B. Furnish and install all labor, material, supervision, equipment, scaffolding, layout, engineering, deliveries, trucking, hoisting, rigging, shop drawings, submittals, and all other items related and required to complete all Plumbing Work in accordance with the Contract Documents and all applicable codes having jurisdiction.
- C. The Contractor represents they have expertise in the performance of Work for this trade and assures all items to be complete, functional and installed in accordance with the best practices consistent with premium quality material and workmanship.

1.11 BID CONTRACT NO. 3 - MECHANICAL

- A. The Mechanical Contractor shall be responsible for all work shown on the Mechanical (H) Drawings and any mechanical work shown on all other drawings and specifications and further defined below:
 - 1. Division 02 - Existing Conditions:
 - a. Specification Section 02 41 00 – Selective Structural Demolition
 - 1) Mechanical Contractor to be responsible for all demolition of items shown on Mechanical Drawings as well as all mechanical connections to equipment or devices to be demolished by other contractors.
 - 2. Provide the complete work of Division 23 - Heating, Ventilating and Air-Conditioning (HVAC).
- B. Furnish and install all labor, material, supervision, equipment, scaffolding, layout, engineering, deliveries, trucking, hoisting, rigging, shop drawings, submittals, and all other items related and required to complete all Mechanical Work in accordance with the Contract Documents and all applicable codes having jurisdiction.
- C. The Contractor represents they have expertise in the performance of Work for this trade and assures all items to be complete, functional and installed in accordance with the best practices consistent with premium quality material and workmanship.

1.12 BID CONTRACT NO. 4 - ELECTRICAL

- A. The Electrical Contractor shall be responsible for all work shown on Electrical (E) Drawings unless noted otherwise, and any electrical work shown on all other drawings and further defined below:
 - 1. Division 02 - Existing Conditions:
 - a. Specification section 02 41 00 - Selective Structural Demolition:
 - 1) Electrical contractor to be responsible for all demolition of items shown on electrical drawings as well as all electrical feeds to equipment or devices to be demolished by other contractors.
 - 2. Division 22 - Plumbing:
 - a. Provide power and electrical connections to Plumbing equipment, valves, pumps, etc. shown on Plumbing drawings and specifications.
 - 3. Division 23 - Heating, Ventilating and Air-Conditioning (HVAC):

- a. Provide power and electrical connections to HVAC equipment shown on HVAC drawings and specifications.
 4. Provide complete the work of Division 26 - Electrical.
 5. Provide the complete work of Division 28 - Electronic Safety and Security
- B. Furnish and install all labor, material, supervision, equipment, scaffolding, layout, engineering, deliveries, trucking, hoisting, rigging, shop drawings, submittals, and all other items related and required to complete all Electrical Work in accordance with the Contract Documents and all applicable codes having jurisdiction.
- C. The Contractor represents they have expertise in the performance of Work for this trade and assures all items to be complete, functional and installed in accordance with the best practices consistent with premium quality material and workmanship.

1.13 ADDITIONAL NOTES TO CONTRACT DOCUMENTS

- A. The following notes are integral to each Prime Contract:
1. All bidders are forewarned to review all information of the Contract Documents.
 2. Review Section 01 50 00 for work requirements of temporary construction activities in Prime Contractor's scope of work.
 3. All contractors are responsible for the layout and survey of their own work or work requirements.
 4. All contractors are required to construct the project per the phasing and staging plan. Specific areas of the site and building must be completed for the intended use by the Owner, at the Milestone dates so listed. All contractors shall cooperate fully with the intentions of the plan. Contractors are forewarned that any delay caused indirectly or directly by the acts, omissions, and/or failure to perform by a contractor will result in the Owner, or its agents, accomplishing the work by any means possible. The contractor causing the delay will be responsible for any and all costs associated with such issues, including Owner costs, Architect/Engineer costs, inspections, etc.
 5. All Contractors shall provide any and all temporary shoring, bracing, supports or protection systems necessary to expedite the work requirements including the maintenance of worker safety.
 6. All contractors are responsible for the safety of their own workers, subcontractors, work area, and other personnel on site. Each and every contractor is responsible for maintaining a safe work site and utilizing best safety procedures.
 7. In case of discrepancy between the Drawings and Specifications, interpretation shall be given preference in the following order, with later dates taking precedence over earlier dates:
 - a. Addenda
 - b. Amendments to the Drawings and Specifications
 - c. Drawings and Specifications
 - d. Schedules, Piping & Wiring Diagrams take precedence over other data shown on the drawings.
 - e. Notes take precedence over other data shown on the drawings, except Schedules, Piping & Wiring Diagrams.
 8. If discrepancies are found between the plans and specifications, include the more costly detail to the bid price.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 CONSTRUCTION MANAGER

- A. Coordination activities of the Construction Manager include, but are not limited to, the following:
 - 1. Provide overall coordination of the Work.
 - 2. Provide overall coordination of temporary facilities and controls.
 - 3. Coordinate, schedule, and approve interruptions of permanent and temporary utilities, including those necessary to make connections for temporary services.
 - 4. Coordinate construction and operations of the Work with work performed by each contract.
 - 5. Coordinate sequencing and scheduling of the Work. Include the following:
 - a. Initial Coordination Meeting: At earliest possible date, arrange and conduct a meeting with separate contractors for sequencing and coordinating the Work; negotiate reasonable adjustments to schedules.
 - b. Distribute copies of schedules to Architect, Owner, and separate contractors.
 - 6. Provide construction photography.
 - 7. Coordinate sequence of activities to accommodate tests and inspections, and coordinate schedule of tests and inspections.
 - 8. Provide information necessary to adjust, move, or relocate existing utility structures affected by construction.
 - 9. Coordinate cutting and patching.
 - 10. Coordinate protection of the Work

3.2 COORDINATION

- A. Each Prime Contractor shall coordinate scheduling and installation of work with the work of other Contractors, sub-contractors and other trades. Each Prime Contractor is also required to coordinate all work of their Contract with Owner-supplied materials, direct contacts and normal building operations.
- B. Each Prime Contractor shall supply and coordinate exact locations of embedded items in concrete or masonry work with the work of Other Prime Contractors. Each Prime Contractor shall monitor such items throughout concrete/masonry activities to ensure proper placement.
- C. MECHANICAL, ELECTRICAL, AND PLUMBING Prime Contractors shall be responsible for providing any rough opening or masonry opening dimensions for the work of their contract. FOR ALL NEW WORK. MECHANICAL, ELECTRICAL, AND PLUMBING Prime Contractors shall be responsible for any rework or additional work required due to their failure to provide this information prior to the schedule start of wall construction.
- D. Each Contractor shall take special care in verifying that his equipment matches the characteristic of the power being supplied. The Electrical Contractor shall coordinate electrical power requirements with Each Contractor for all equipment requiring power

END OF SECTION

