

**COUNTY OF ROCKLAND - DEPARTMENT OF GENERAL SERVICES  
FACILITIES MANAGEMENT DIVISION**

BLDG. A, 2ND FLOOR, 50 SANATORIUM RD, POMONA, NY 10970  
TELEPHONE: 845-364-2958 / TELEFAX: 845-364-3810

**CAPITAL PROJECT NUMBER: 4466**

**TITLE: Building E Utility Plant Renovations and  
Improvements**

**BID NUMBER: RFB-RC-2021-4466-001**

**APPENDIX C – SUPPLEMENTAL GENERAL CONDITIONS**

**PART 1 GENERAL REQUIREMENTS**

**1.1 REFERENCE:**

- A. All requirements of this Section are supplemental to the General Conditions.

**1.2 SECTION INCLUDES**

- A. Scope of Work
- B. Submittals: Submittal procedures, proposed products list, shop drawings, product data, samples, manufacturer's installation instructions, manufacturer's certificates.
- C. Quality Control: Quality assurance, control of installation, tolerances, and References.
- D. Material and Equipment: Product transportation, handling, storage, and protection, products options, and substitutions.
- E. Starting of Systems: Starting systems, demonstration and instructions.
- F. Contract Closeout: Warranties and Construction Photographs
- G. Coordination of Work between Trades

**1.3 SCOPE OF WORK**

A. The scope of work is described in the contract documents including, but not limited to the following: Removal of the existing original out of service single low-pressure boiler, air separator, the existing original out of service single chiller and all associated piping, pumps, and related electrical services. Remove existing three (3) low pressure boilers and replace with sufficient service. Evaluate the need for high pressure steam and either remove or replace with one (1) high pressure boiler. Remove and replace boiler water treatment system. Remove and replace all associated boiler feed water systems. Remove and replace all site distribution pump packages, valves and controls. Remove and replace cooling towers, condenser water treatment system, and condenser water pump packages. Remove and replace 2 steam absorption chillers with electric centrifugal chillers. Remove and replace chilled water treatment system. Remove and replace domestic hot water heater. Remove and replace all steam to hot water heat exchangers. Remove and replace selected piping as required. Perform repairs to chimney and breeching. Install new chimney liners. Remove and replace emergency generator to support entire Utility Plant operation (heating & cooling) during a power outage. Remove and upgrade with new fuel oil pump packages. Provide new lighting for Utility Plant. Upgrade all electrical control panels. Remove and replace all expansion tanks. Provide new DDC control system for all equipment in the Utility Plant. Abate all asbestos containing materials from the Utility Plant. Trenching and underground utility piping and conduit. Removing of existing concrete equipment pads, slotting of floor, patching and prepping floor. Forming and pouring of new equipment pads.

One Contract will be awarded for Mechanical Contracting. The Mechanical Contractor shall subcontract all other work, i.e. General, Electrical, Plumbing, Fire Protection, etc. to insure a complete project.

**1.3.1 ALTERNATES –**

**1.3.2 ALLOWANCES –**

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1.4 SUBMITTAL PROCEDURES

- A. Submittal form identifying Project, Subcontractor or supplier; and pertinent Contract Document references should be submitted to the Architect with a copy of the transmittal to the Owner.
- B. Apply Contractor's stamp, signed or initialed, certifying that review, verification of Products required, confirmation all dimensions and adjacent construction Work, and coordination of information is in accordance with the requirements of the Contract Documents.
- C. Identify variations from Contract Documents and Product or system limitations, which may be detrimental to successful performance of the completed Work.
- D. Revise and resubmit submittals as required; identify all changes made since previous submittal.
- E. Within 15 days after date of Owner Agreement, submit a complete list of submittals as called for in the Contract Documents, along with dates when submittals are required.

1.5 PROPOSED PRODUCTS LIST

- A. Within 15 days after date of Owner Contractor Agreement, submit to Architect with a copy of the transmittal to the Owner, a list of major Products proposed for use, with name of manufacturer, trade name, and model number of each product.
- B. If any product on this list is a substitution from the product Specified in the Contract Documents, such shall be accompanied by an itemized comparison analysis, and complete description and samples indicating color, texture, sections, fitting, and all other characteristics to clearly establish equality to the specified item or product.

1.6 PRODUCT DATA

- A. Product Data For Review:
  - 1. Submit to Architect for review, with a copy of the transmittal to the Owner, for the limited purpose of checking for conformance with information given and the design concept expressed in the contract documents.
  - 2. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article above and for record documents purposes described in the GENERAL CONDITIONS.
- B. Product Data For Information:
  - 1. Submitted for the Architect's review as contract administrator or for the owner.
- C. Product Data For Project Close-out:
  - 1. Submitted for the Owner's benefit during and after project completion.
- D. Submit five copies, two of which will be retained by the Architect, one copy will be forwarded to the Owner, and one copy will be returned to the Contractor.
- E. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information unique to this project.

1.7 SHOP DRAWINGS

- A. Shop Drawings For Review:
  - 1. The Contractor shall perform an initial review of all submittals from subcontractors for job compliance and coordination with other subcontractors and trades, prior to submission to the Architect for review.
  - 2. Submit to Architect five copies for review, with a copy of the transmittal to the Owner, for the limited purpose of checking for conformance with information given and the design concept

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expressed in the Contract Documents. Architect will return one copy with his Action Code to the Contractor.

3. After review, Contractor shall produce copies as may be required and distribute in accordance with the SUBMITTAL PROCEDURES article above and for record documents purposes described in the GENERAL CONDITIONS.

**B. Shop Drawings For Information:**

1. Submitted for the Architect's review as contract administrator or for the owner.

**C. Shop Drawings For Project Close-out:**

1. Submitted for the Owner's benefit during and after project completion.

**1.8 SAMPLES**

**A. Samples For Review:**

1. Submit to Architect for review, with a copy of the transmittal to the Owner, for review for the limited purpose of checking for conformance with the design concept expressed in the contract documents.
2. After review, produce duplicates and distribute in accordance with SUBMITTAL PROCEDURES article above and for record documents purposes described in the GENERAL CONDITIONS.

**B. Samples For Information:**

1. Submitted for the Architect's records as contract administrator or for the owner.

**C. Samples For Selection:**

1. Submitted to Architect for aesthetic, color, or finish selection.
2. Submit samples of finishes in colors selected, textures, and patterns for Architect's selection.
3. After review, produce duplicates and distribute in accordance with SUBMITTAL PROCEDURES article above and for record documents purposes described in the GENERAL CONDITIONS.

**D. Submit samples to illustrate functional and aesthetic characteristics of the Product.**

**E. Submit samples of finishes in colors selected, textures, and patterns for Architect's selection and approval.**

**1.9 MANUFACTURER INSTALLATION INSTRUCTIONS**

- A. When specified in individual specification sections, submit manufacturer printed instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing, in quantities specified for Product Data.

**1.10 MANUFACTURER CERTIFICATES**

- A. When specified in individual specification sections, submit certifications by manufacturer to Architect, in quantities specified for Product Data.
- B. Indicate material or Product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.

**1.11 QUALITY ASSURANCE - CONTROL OF INSTALLATION**

- A. Monitor quality control over suppliers, manufacturers, Products, services, site conditions, and workmanship, to produce Work of specified quality.

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- B. Comply with manufacturers' instructions.
- C. Comply with specified standards as minimum quality for the Work except when more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.

**1.12 PREPARATION**

- A. Clean substrate surfaces prior to applying next material or substance.
- B. Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying new material or substance in contact or bond.

**1.13 TOLERANCES**

- A. Monitor fabrication and installation tolerance control of installed Products over suppliers, manufacturers, Products, site conditions, and workmanship, to produce acceptable Work. Do not permit tolerances to accumulate.
- B. Comply fully with manufacturers' tolerances.

**1.14 REFERENCES**

- A. Conform to reference standards by date of issue current as of date of Contract Documents.
- B. Should specified reference standard conflict with Contract Documents, request clarification from Architect before proceeding.
- C. Reference standards are cited in individual specification sections to indicate required minimum standards of quality, workmanship, material performance, or industry practice. If individual clauses in specifications are at variance from the reference standard, the more stringent standard shall prevail.

**1.15 TRANSPORTATION, HANDLING, STORAGE AND PROTECTION**

- A. Transport, handle, store and protect Products in accordance with manufacturer's instructions.

**1.16 PRODUCT OPTIONS**

- A. Products Specified by Reference Standards or by Description Only: Any Product meeting those standards or description. Submit for review and approval.
- B. Products Specified by Naming One or More Manufacturers: Products of manufacturers named and meeting specifications, no options or substitutions allowed.
- C. Products Specified by Naming One or More Manufacturers with a Provision for Substitutions: Submit a request for substitution for any manufacturer not named.

**1.17 SUBSTITUTIONS**

- A. Architect/Engineer will consider requests for Substitutions only within 15 days after date of Owner-Contractor Agreement.
- B. Document each request with complete data substantiating compliance of proposed Substitution with Contract Documents.
- C. Submit three copies of request for Substitution for consideration. Limit each request to one proposed Substitution.

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- D. Submit thoroughly detailed comparative analysis and price differential for any proposed Substitution. Lack of information will be deemed sufficient cause for rejection of proposed substitution.
- E. Owner, Architect/Engineer reserves the right to refuse substitutions without explanation.

**1.18 STARTING SYSTEMS**

- A. Provide five days' notification prior to start-up of each item.
- B. Ensure that each piece of equipment or system is ready for operation.
- C. Execute start-up under supervision of responsible persons in accordance with manufacturer's instructions.
- D. Submit a written report that equipment or system has been properly installed and is functioning correctly.

**1.19 DEMONSTRATION AND INSTRUCTIONS**

- A. Demonstrate operation and maintenance of Products to Owner's personnel two weeks prior to date of Substantial Completion.
- B. For equipment or systems requiring seasonal operation, perform demonstration for other season within six months.
- C. Demonstrate start-up, operation, control, adjustment, trouble-shooting, servicing, maintenance and shutdown of each item of equipment at [scheduled] agreed-upon times, at designated locations.

**1.20 SPARE PARTS AND MAINTENANCE MATERIALS**

- A. Provide products, spare parts, maintenance and extra materials in quantities specified in individual specification sections.
- B. Deliver to Project site and place in location as directed by Owner; obtain receipt prior to final payment.

**1.21 WARRANTIES**

- A. Provide notarized copies.
- B. Execute and assemble transferable warranty documents from Subcontractors, suppliers, and manufacturers.
- C. Submit prior to final Application for Payment.

**1.22 CONSTRUCTION PHOTOGRAPHS**

- A. Maintain key plan with each set of construction photographs that identifies each photographic location.
- B. Preconstruction Photographs: Before commencement of the Work, take photographs of Project site and surrounding properties, including existing items to remain during construction, from different vantage points, as directed by Construction Manager.
  - 1. Flag excavation areas construction limits before taking construction photographs.
  - 2. Take 20 photographs of existing buildings either on or adjoining property, to accurately record physical conditions at start of construction.

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C. Concealed Work Photographs: Before proceeding with installing work that will conceal other work, take photographs sufficient in number, with annotated descriptions, to record nature and location of concealed Work, including, but not limited to, the following:

1. Underground utilities.
2. Underslab services.
3. Piping.
4. Electrical conduit.
5. Waterproofing and weather-resistant barriers.

D. Periodic Construction Photographs: Take 20 photographs weekly or coinciding with the cutoff date associated with each Application for Payment. Select vantage points to show status of construction and progress since last photographs were taken.

E. Final Completion Construction Photographs: Take 100 photographs after date of Substantial Completion for submission as Project Record Documents. Engineer and owner will inform photographer of desired vantage points.

#### 1.23 COORDINATION OF WORK BETWEEN TRADES

1. The Specifications for the overall construction delineate various items of Work which will be performed under one contract, Mechanical Construction Contract. The Mechanical Contractor shall subcontract all other trade work and oversee the construction schedule and work activities for the entire project.