

**SECTION 01 1000  
SUMMARY OF CONTRACT**

**PART 1 GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including School Facilities Management Contract Manual and Specifications and Division 1 Specification Sections, apply to this Section.
- B. In the event of discrepancies between the specifications and School Facilities Management Contract Manual and Specifications the School Facilities Management Contract Manual and Specifications shall prevail.

**1.2 PROJECT**

- A. Project Name: Capital Improvement Rehabilitation Phase 3, Charles E. Gorton High School
- B. Owner's Name: Yonkers Public Schools.
- C. Architect's Name: Fuller and D'Angelo, P.C., Architect and Planners
- D. The Project consists of the Capital Improvement Rehabilitation Phase 3, Charles E. Gorton High School , 100 Shonnard Place, Yonkers, NY 10701.

**1.3 PROJECT**

- A. The work includes but not limited to:
  - 1. Asbestos Abatement,
  - 2. Removals.
  - 3. New Passenger Elevator.
  - 4. Excavation.
  - 5. Concrete.
  - 6. Roofing.
  - 7. Masonry.
  - 8. Metal doors and frames.
  - 9. FRP doors and aluminum frames.
  - 10. Removal and replacement of existing flooring finishes within the Cafeteria and Serving Area.
  - 11. Removal and replacement of existing ceilings and lighting within the Serving Area and Kitchen.
  - 12. Select ventilation system equipment and control upgrades.
  - 13. Electrical.
  - 14. Signage.
  - 15. Painting.
  - 16. Plaster repairs.

**1.4 CONTRACT DESCRIPTION**

- A. Contract Type: Multiple contracts are separate contracts, representing significant construction activities, between Owner and separate contractors. Each contract is performed concurrently and coordinated closely with construction activities performed on Project under other contracts. Contracts for this Project include the following
  - 1. General Construction Roof - Contract 1 including asbestos abatement
  - 2. General Construction Building- Contract 2, including asbestos abatement
  - 3. HVAC - Contract 3
  - 4. Plumbing - Contract 4
  - 5. Electrical - Contract 5
- B. The work of each Contractor is identified in this Project Manual and on the Drawings.

- C. Summary by References: Work of the Contract can be summarized by reference to the School Facilities Management Contract Manual And Specifications, Specification Sections, Drawings, or Addenda to Contract Documents issued subsequent to the initial printing of this Project Manual, and including but not necessarily limited to printed material referenced by any of these. It is recognized that the work of the Contract is unavoidably affected or influenced by governing regulations, natural phenomenon, including weather conditions, and other forces outside the contract documents.

**1.5 RELATED REQUIREMENTS**

- A. School Facilities Management Contract Manual And Specifications .
- B. Attachment B including, Division 01 General Requirements and Technical Specification.

**1.6 JURISDICTIONAL DISPUTES**

- A. It is not the intention of these specifications to transgress the jurisdictional arrangements regarding the division of work between the several trades. Should it appear, however, that these specifications imply that other trades are to perform work which is claimed by any other trades, each Contractor shall notify the Architect of such fact when submitting his proposal, indicating the additional amount required to include the work in question in the Base Bid. In the event that no such notification is received prior to an acceptance of the Contractor's Proposal, it will be construed that the specifications imply nothing which is unacceptable to the various trades and no extra payments on this account will be granted to any Contractor during the progress of the job.
- B. The Contractor shall only employ labor on the project or in connection with its work capable of working harmoniously with all trades, crafts and any other individuals associated with the capital improvement work to be performed. There shall be no strikes, picketing, work stoppages, slowdowns or other disruptive activity at the project for any reason by anyone employed or engaged by the Contractor to perform its portion of the work. There shall be no lockout at the project by the Contractor. The Contractor shall be responsible for providing the manpower required to proceed with the work under any circumstance. Should it become necessary to create a separate entrance for a contractor involved in a labor dispute, all costs associated with creating that entrance shall be borne by the contractor involved in the dispute. Such costs shall include, but not be limited to, signage, fencing, temporary roads and security personnel as deemed necessary by the Owner for the safety of the occupants of the site.
- C. If the Contractor has engaged the services of workers and/or subcontractor who are members of trade unions, the Contractor shall make all necessary arrangements to reconcile, without delay, damage or cost to the Owner and without recourse to the YPS Office of Facilities Management and Fuller and D'Angelo, P.C., any conflict between its agreement with the Owner and any agreements or regulations of any kind at any time in force among members or councils which regulate or distinguish what activities shall not be included in the work of any particular trade.
- D. The Contractor shall ensure that its work continues uninterrupted during the labor dispute and will be liable to the Owner for all damages suffered by the Owner occurring as a result of work stoppages, slowdowns, disputes or strikes

**1.7 SUBCONTRACTORS/SUPPLIERS**

- A. If requested, all subcontractors shall be submitted to YPS Office of Facilities Management and Fuller and D'Angelo, P.C. for approval.

**1.8 DESCRIPTION OF ALTERATIONS WORK**

- A. Scope of demolition and removal work is shown on drawings.
- B. Scope of alterations work is indicated on drawings.
- C. Electrical Power and Lighting: Alter existing system and add new construction, keeping existing in operation.
- D. Fire Alarm: Alter existing system and add new construction, keeping existing in operation.

**1.9 OWNER OCCUPANCY**

- A. Yonkers Public Schools intends to continue to occupy adjacent portions of the existing building during the entire construction period.
- B. Yonkers Public Schools intends to occupy a certain portion of the Project prior to the completion date for the conduct of normal operations.
- C. Cooperate with YPS Office of Facilities Management to minimize conflict and to facilitate Yonkers Public Schools's operations.
- D. Schedule the Work to accommodate Owner's occupancy.

**1.10 CONTRACTOR USE OF SITE AND PREMISES**

- A. Construction Operations: Limited to areas noted on Drawings.
- B. Arrange use of site and premises to allow:
  - 1. Yonkers Public Schools occupancy.
  - 2. Work by Others.
  - 3. Work by Yonkers Public Schools.
  - 4. Use of site and premises by the public.
- C. Provide access to and from site as required by law and by YPS Office of Facilities Management:
  - 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.
  - 2. Do not obstruct roadways, sidewalks, or other public ways without permit.
- D. Existing building spaces may not be used for storage unless approved by the YPS Office of Facilities Management.
- E. Contractors shall comply with Local Noise Ordinance. Work disrupting the community must be performed with the following hours:
- F. During the entire construction period the prime contractors shall have the use of the premises for construction operations, including use of the site as indicated in schedule of work and work time included in this section.
  - 1. General: Limitations on site usage as well as specific requirements that impact utilization are indicated on the drawings and/or by other contract documents. In addition to these limitations and requirements, the Construction Contractor shall administer allocation of available space equitably among the separate prime contractor and other entities needing access and space, so as to produce the best overall efficiency in performance of the total work of the project. Each Prime Contractor shall schedule deliveries so as to minimize space and time requirements for storage of materials and equipment on site.
  - 2. The Prime Contractors shall limit their use of the premises to the work indicated, so as to allow for Owner occupancy and use by the public during the period when the Owner occupies the building.
  - 3. Prime Contractors shall to maintain clear and unobstructed paths of exit discharge from all existing exits.
  - 4. Driveways and Entrances: Keep driveways and entrances serving the premises clear and available to the Owner at all time. Do not use these areas for parking or storage of materials.
  - 5. Lock automotive type vehicles such as passenger cars and trucks and other types of mechanized and motorized construction equipment, when parked and unattended, to prevent unauthorized use. Do not leave such vehicles or equipment unattended with the motor running or the ignition key in place.
- G. 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.

- H. Site work shall be scheduled and coordinated with YPS Front End Documents. The Owner decisions shall be final and binding on all contractors.
  - 1. Confine operations at the site to the areas permitted under the Contract. Portions of the site beyond areas on which work is indicated are not to be disturbed. Conform to site rules and regulations affecting the work while engaged in project construction
- I. Do not unreasonably encumber the site with materials or equipment. Confine stockpiling of materials and location of storage sheds to the areas designated by YPS Office of Facilities Management. If additional storage is necessary obtain and pay for such storage off-site.
- J. The Contractor(s) and any entity for which the Contractor is responsible shall not erect any sign on the Project site without the prior written consent of the YPS Office of Facilities Management which may be withheld in the sole discretion of the Owner.
- K. 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, each contractor shall use its best efforts to minimize any interference with the occupancy or beneficial use of:
  - 1. Any areas and buildings adjacent to the site of the work or;
  - 2. The Building in the event of partial occupancy as more..
- L. Without prior approval of the YPS Office of Facilities Management, 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 YPS Office of Facilities Management. Without limitation of any other provision of the Contract Documents, the Contractor shall use its best efforts to comply with the rules and regulations promulgated by the YPS Office of Facilities Management 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 YPS Office of Facilities Management 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 YPS Office of Facilities Management may, in the YPS Office of Facilities Management'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.
- M. 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.
- N. Keep public areas such as hallways, stairs, elevator lobbies, and toilet rooms free from accumulation of waste material, rubbish or construction debris.
- O. Smoking, drinking of alcoholic beverages or open fires will not be permitted on the project site.
- P. Utility Outages and Shutdown:
  - 1. Limit disruptions, shut downs, switch overs, etc. of utility services to hours the building is unoccupied, Saturdays, Sunday and/or holidays.
  - 2. Do not disrupt or shut down life safety systems, including but not limited to fire alarm system, electrical, data, and heating system, without 7 days notice to Owner's Representative and Construction Manager and authorities having jurisdiction.

3. Prevent accidental disruption of utility services to other facilities.

**1.11 COMPLETION OF WORK AFTER SCHEDULED COMPLETION DATE**

- A. Contractor(s) shall perform work only within these limitations and all manpower, equipment, etc., shall be provided as required to complete the work as per schedule. In the event the contractor does not complete the work as scheduled all work to be performed shall be performed after 4:30 PM when the building is unoccupied and approved by the YPS Office of Facilities Management. All costs shall be borne by the Contractor.
- B. The Contractor shall provide necessary manpower, equipment, etc., as required to maintain schedule developed within the time limitations as described above.

**1.12 SPECIFICATION SECTIONS APPLICABLE TO ALL CONTRACTS**

**DIVISION 1 - GENERAL REQUIREMENTS**

- 01 1000 SUMMARY OF CONTRACTS
- 01 2000 PRICE AND PAYMENT PROCEDURES
- 01 2005 PARTIAL RELEASE OF LIEN
- 01 3000 ADMINISTRATIVE REQUIREMENTS
- 01 3216 CONSTRUCTION PROGRESS SCHEDULE
- 01 3307 SED SPECIAL REQUIREMENTS
- 01 3553 SITE SAFETY AND SECURITY PROCEDURES
- 01 3554 PREVAILING WAGE RATES
- 01 4000 QUALITY REQUIREMENTS
- 01 4100 REGULATORY REQUIREMENTS
- 01 4533 CODE REQUIRED SPECIAL INSPECTIONS AND PROCEDURES
- 01 5000 TEMPORARY FACILITIES AND CONTROLS
- 01 5050 PIPE SCAFFOLDING
- 01 6000 PRODUCT REQUIREMENTS
- 01 6116 VOLATILE ORGANIC COMPOUND (VOC) CONTENT RESTRICTIONS
- 01 7000 EXECUTION
- 01 7419 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL
- 01 7800 CLOSEOUT SUBMITTALS

**1.13 CONTRACT 1 - GENERAL CONSTRUCTION ROOF**

**The work of the General Construction Contract includes but not limited to work as shown on drawings ASB-101, A-110, A-201(steel framing), A-400, A-625 and A-626 and the following:**

**DIVISION 02 - EXISTING CONDITIONS**

- 02 080 ASBESTOS REMOVAL AND DISPOSAL (Materials applying to Roof N)

**DIVISION 04 - MASONRY**

- 04 0100 MAINTENANCE OF MASONRY

**DIVISION 05 - METALS**

- 05 3100 STEEL DECKING
- 05 5000 METAL FABRICATIONS

**DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES**

- 06 1000 CARPENTRY

**DIVISION 07 - THERMAL AND MOISTURE PROTECTION**

- 07 5323 EPDM ROOFING
- 07 6200 SHEET METAL FLASHINGS & SPECIALTIES
- 07 7200 ROOF ACCESSORIES

A. **Special Notes: CONTRACT 1 GENERAL CONTRACTOR - ROOF**

1. All roofing removal and replacement on Roof Area N
2. Provide and install steel framing for all skylight and fan opening modifications at roof area N.
3. Interior painting of steel and roof deck installed by Contract 1- General Construction Roof shall be by Contract 2- General Construction Building.
4. All roofing associated with new elevator shaft shall be by Contract 2 - General Construction Building.
5. All existing fans at Roof Area N shall be disconnected, removed, reinstalled and reconnected by Contract 1 General Construction Roof.

**1.14 CONTRACT 2 - GENERAL CONSTRUCTION BUILDING**

**The work of the General Construction Contract includes, but not limited to, work as shown on drawings ASB-100, ASB-102, A-100, A-101, A-102, AR-150, AR-200, A-150, A-200, A-201(patching and painting), A-300, A-400(patching and painting), A-425, A-426, A-427, A-428, A-429, A-500, A-627, A-628, A-650, A-700, A-701, A-710, A-725, A-800, A-825, A-900, A-901, A-902, A-903, A-904 and A-925 and the following:**

DIVISION 02 - EXISTING CONDITIONS

02 080 ASBESTOS REMOVAL AND DISPOSAL (All except Roof N)

DIVISION 03 - CONCRETE

03 0100 MAINTENANCE OF CONCRETE

03 3000 CAST-IN-PLACE CONCRETE

03 5400 CAST UNDERLAYMENT

DIVISION 04 - MASONRY

04 0100 MAINTENANCE OF MASONRY

04 0511 MORTAR AND GROUT

04 2000 UNIT MASONRY

04 7200 CAST STONE MASONRY

DIVISION 05 - METALS

05 3100 STEEL DECKING

05 4000 COLD-FORMED METAL FRAMING

05 5000 MISCELLANEOUS FABRICATION FABRICATIONS

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06 1000 CARPENTRY

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

07 1310 UNDERSLAB AND BLIND-SIDE WATERPROOFING BARRIER MEMBRANE

07 2500 WEATHER BARRIERS

07 4770 ALUMINUM SOFFIT PANELS

07 5323 EPDM ROOFING

07 6200 SHEET METAL FLASHINGS & SPECIALTIES

07 7123 MANUFACTURED GUTTERS AND DOWNSPOUTS

07 7200 ROOF ACCESSORIES

07 8400 FIRESTOPPING

07 9200 JOINT SEALANTS

07 9513 EXPANSION JOINT COVER ASSEMBLIES

DIVISION 08 - OPENINGS

08 1113 HOLLOW METAL DOORS AND FRAMES

08 1613 FIBERGLASS DOORS AND ALUMINUM FRAMES

08 5113 ALUMINUM WINDOWS  
08 7100 FINISH HARDWARE  
08 8000 GLAZING

DIVISION 09 - FINISHES

09 2116 GYPSUM BOARD ASSEMBLIES  
09 2400 PORTLAND CEMENT PLASTER  
09 3000 TILING  
09 5100 ACOUSTICAL CEILINGS  
09 6429 WOOD STRIP AND PLANK FLOORING  
09 6500 RESILIENT FLOORING  
09 9123 PAINTING

DIVISION 10 - SPECIALTIES

10 1400 SIGNAGE

DIVISION 12 - FURNISHINGS

12 3600 SOLID SURFACING WINDOW SILLS

DIVISION 14 - CONVEYING EQUIPMENT

14 2100 ELECTRIC TRACTION ELEVATORS

DIVISION 31 - EARTHWORK

31 2316 EXCAVATION  
31 5260 EXCAVATION SUPPORT AND PROTECTION

DIVISION 32 - EXTERIOR IMPROVEMENTS

32 1313 CONCRETE PAVING AND CURBS

DIVISION 33 - UTILITIES

A. **Special Notes: CONTRACT 2 GENERAL CONTRACTOR - BUILDING**

1. Interior painting of steel and roof deck installed by Contract 1- General Construction Roof shall be by Contract 2- General Construction Building.
2. All roofing associated with new elevator shaft and canopy shall be by Contract 2 - General Construction Building.

**1.15 CONTRACT 3 - HVAC**

A. **Work in the HVAC Contract 3 includes, but is not limited to, Providing and installing roof exhaust fan as indicated on drawing PE-101 (part ground floor plan 7 and Work Note 10) and E-701 (Detail 5) and the following:**

DIVISION 23 - MECHANICAL

23 0125 MECHANICAL SPECIFICATIONS

B. **Special Notes: Contract 3 - HVAC CONTRACTOR**

1. Exhaust Fan reverse acting thermostat. supplied by HVAC Contractor 3, shall be wired and installed by Electrical Contractor 4 .
2. Provide new exhaust fan as per note 10/PE 101. All new roof curbs to be supplied by HVAC Contractor 3 (installed and flashing by General Construction Building Contract 2).

**1.16 CONTRACT 4 - PLUMBING**

A. **Work in the Plumbing Contractor Contract 4 includes, providing and installing sump pump, piping and wiring to controller as indicated on drawing PE-101 (part ground floor plan 11), and the following:**

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

07 8400 FIRESTOPPING

DIVISION 23 – MECHANICAL  
23 0125 MECHANICAL SPECIFICATIONS

B. **Special Notes: Contract 4 for - PLUMBING CONTRACTOR**

1. Install sump pump and piping in new elevator shaft as indicated on plan 11/PE101. coordinate piping route with elevator installer.
2. Coordinate power wiring and outlet location with Contract 5 - Electrical. Wiring from controller to pump shall be completed by Contract 4 Plumbing contractor.

**1.17 CONTRACT 5 - ELECTRICAL CONTRACTOR**

A. **Work in the Electrical Contract 5 includes, but is not limited to, work as indicated on drawings AE-100, AE-101, AE-102, E-001, PE-101(except sump pump and exhaust fan), E-501, E-701(except detail 5) and the following:**

DIVISION 07 - THERMAL AND MOISTURE PROTECTION  
07 8400 FIRESTOPPING

DIVISION 26 - ELECTRICAL  
26 0100 GENERAL CONDITIONS  
26 0125 SCOPE OF WORK  
26 0150 APPROVED MANUFACTURES  
26 0200 CONDUIT  
26 0300 WIRE AND CABLE  
26 0320 OVERCURRENT PROTECTIVE DEVICES  
26 0350 BOXES  
26 0400 WIRING DEVICES  
26 0450 CABINETS AND ENCLOSURES  
26 0500 SUPPORTING DEVICES  
26 0550 GENERAL LABELING AND IDENTIFICATION  
26 0575 INTERIOR LUMINARIES  
26 0600 DISCONNECT SWITCHES  
26 0650 GROUNDING  
26 0700 PANELBOARDS  
26 0800 FIRE ALARM SYSTEM  
26 0825 PUBLIC ADDRESSES SYSTEM  
26 0900 GUARANTEE

DIVISION 31 - EARTHWORK

B. **Special notes: Contract 5 - ELECTRICAL CONTRACT**

1. Thermostats which are supplied by Mechanical Contractor will be installed by Electrical Contractor unless noted otherwise.
2. All existing ceiling removal / replacement necessary to install new electrical work to be by General Construction Contractor unless otherwise noted. Temporary supports for light fixtures, smoke detectors, etc. to remain shall be by the Electrical Contractor.
3. Electric Contractor will tie up and secure with zip ties or J hooks, 5' oc, any existing cabling or wiring which sags below ceiling after any ceiling removals.
4. Provide temporary lighting at all areas of ceiling removals. Refer to Section 01 5000 - Temporary Facilities and Controls
5. Electrical Contractor shall firestop electrical back boxes and wall penetrations, where required, in fire rate partitions as per detail.

**PART 2 PRODUCTS - NOT USED**

**PART 3 EXECUTION - NOT USED**

**END OF SECTION**