

## SECTION 01010 - SCOPE OF WORK

### PART 1 – GENERAL

#### 1.1 GENERAL REQUIREMENTS

- A. Work of this section shall be governed by the Contract Documents. Provide materials, labor, equipment, and services necessary to furnish, deliver and install the work of this section as shown on the drawings, as specified herein, and/or as required by job conditions.
- B. The Work required for this project will be performed under one contract. The Contractor shall be responsible for performing the work items specified or shown in the Specifications and the accompanying Drawings issued as a part of this Contract and shall have all Subcontractors approved by the Architect and Owner.
- C. Drawings and Specifications: Contractor shall keep one complete set of the latest Contract Drawings and Specifications, with all the Addenda, available on the job site until the work is accepted, and shall keep these documents up to date. Refer to list of drawings located on the title sheet of the Drawings.

#### 1.2 DESCRIPTION OF WORK

- A. Work of this section applies to other sections where noted and shall include, but is not limited to the following general notes:
  - 1. All labor, materials, equipment, and service for the work of this Section as shown on the drawings or specified herein or necessary for the completion of the work shall be provided by the Contractor.
  - 2. Historic components identified as “to be salvaged” shall be removed, salvaged, stored properly and cleaned for reinstallation. Owner shall direct location for storage of all salvaged historic fabric.
- B. Summary of Work

The purpose of this contract is a full roof replacement with localized masonry restoration as designed and indicated on drawings. The work includes but is not limited to:

- 1. G1 An asbestos inspection and testing were performed on the property by advanced environmental corp. And asbestos-containing materials were identified in the roof membrane and flashing as indicated in the report dated March 17, 2022, which is available to the contractor(s) to review. The contractor is responsible for coordinating the removal of all asbestos-containing materials and for securing all necessary permits and waivers to complete the work as scheduled. All work shall be performed in accordance with all the rules and regulations governing the removal of asbestos-containing materials as directed by the EPA, OSHA, and NYS laws. All asbestos abatement work is to be performed by a licensed, qualified abatement contractor.
- 2. G2 Given the age of the property on which work is to be performed, all paint finishes are assumed to contain detectable amounts of lead. All lead-based paint

- shall be removed in accordance with the rules and regulations governing the removal and containment of lead-based paint as directed by the EPA, OSHA, and NYS laws. All lead-based paint removal work is to be performed by a licensed, qualified contractor.
3. D1 Remove and dispose of existing roofing assembly at main roof, including the ballast, rigid insulation, fabric mesh, membranes and flashings down to existing substrate (Allowance = 5,280 sf).
  4. D2 Remove and dispose of existing roofing assembly at portico roof, including membrane, flashing, and plywood substrate (Allowance = 612 SF). Existing tongue-and-groove decking to be removed and salvaged for reinstallation.
  5. D3 Remove and dispose of two (2) existing roof drain bodies and covers (drains to remain in existing locations).
  6. D4 Remove and dispose of existing stucco coating system at inboard face of all parapet walls (Allowance = 1630 sf).
  7. D5 Not used.
  8. D6 Not used.
  9. D8 Remove and dispose of existing roof hatch and access ladder.
  10. D9 Not used.
  11. C1 Scarify existing concrete roof slab. (allowance for 2" depth = 5,280 sf . Skim coat surface (100%). Build up skim coat as necessary to provide positive pitch to roof drains. Refer to specification sections 03550 and 03355.
  12. C2 Repair structural slab at locations indicated in plan. In prior probe locations, cut openings to achieve straight and orthogonal edges, anchor formwork to slab, dowel in reinforcing at all sides of cut opening, and pour new concrete to match existing in depth. Refer to specification section 03300.
  13. M1 Rebuild interior wythe of parapet masonry: disassemble damaged and deteriorated brick masonry units at interior wythe of parapet after stucco removal is complete. Rebuild interior wythe with new brick masonry units to match existing in color, profile, dimension, and bond pattern (allowance = 100%). Refer to specification section 04520.
  14. M2 Not used.
  15. M3 Not used.
  16. M4 Remove and reinstall existing cast stone coping units at existing parapets and install new saw-tooth copper flashing prior to reinstallation. Refer to specification section 04435.
  17. M5 Not used.
  18. M6 Not used.
  19. M7 Not used.
  20. M8 After removal of inner wythe of brick at the existing parapets (M1), prepare, prime and paint steel dunnage. Install Kemper cold-fluid applied flashing and infill to close. Refer to specification sections 04520 and 07560.
  21. MT1 Not used.
  22. MT2 Not used.
  23. MT3 Prepare, prime and paint existing steel dunnage in its entirety. Refer to specification section 09900.
  24. MT4 Provide and install pipe curb assemblies and caps for future use. Refer to specification section 07620.
  25. W1 Not used.

26. T1 Provide and install new Kemper cold-fluid applied roofing membrane system and flashing at main and portico roofs (Allowance = 5,892 sf). Refer to specification section 07560.
27. T2 Provide and install (2) new cast iron combination roof drains and overflows with covers, including domes, elbows, and connections as indicated on the drawings. Refer to specification section 07560.
28. T3 Provide and install (2) new through-wall copper sleeves at existing scuppers. Flash scuppers fully with Kemper cold-fluid applied flashing. Refer to specification sections 07560 and 07620.
29. T4 Provide and install new two-piece copper counter-flashing at parapet walls with newly cut reglet at second masonry wythe to be secured at joint above historic through-wall copper flashing with lead wedges. Refer to specification section 07620.
30. T5 Provide new roof hatch with new curb and integral flashing. Provide and install new OSHA compliant access ladder. Refer to specification sections 07620, 07720 and 09900.
31. T6 Not used.
32. WD1 Not used.
33. WD2 Not used.
34. F1 Not used.
35. F2 Not used.

C. Related Sections Specified Elsewhere:

1. All Sections

1.3 QUALITY ASSURANCE

- A. Contractor shall comply with all security rules and regulations of Village of Hastings-on-Hudson and shall include all costs associated with compliance.
- B. Contractor shall comply with OSHA's revised standards for scaffolds and other safety measures. (Includes 1926.450 – Scope, application and definitions applicable to this subpart. 1926.451 – General requirements. 1926.452 – Additional applicants applicable to specific types of scaffolds. 1926.453 – Aerial lifts. 1926.454 – Training requirements.)

1.4 PROJECT CONDITIONS

- A. Job Conditions – Contractor shall be aware of and shall formulate with the Owner and the Architect the following:
  1. Areas which will be off limits to personnel, inside the existing building and the exterior areas adjacent to the building.
  2. The use of temporary services shall be described herein.
  3. The Contractor shall be responsible for protection to all landscape features surrounding the building. The Contractor shall photograph all features prior to Construction Kick-Off.
  4. A disruption of building services (heat, power, water, telephone, etc.) is to be avoided at all costs. In the event of such a disruption, the Owner shall be notified

a minimum of 72 hours before such change is to take effect. Shut downs shall be coordinated within the schedule to allow building occupants a 2 week notice whenever possible.

B. Existing Conditions

1. Building will be occupied at times during course of Construction Work. Refer to spec. section 01310 for project schedule.
2. Disruption of the operations of this fully occupied building is to be kept to a minimum. Where such disruption is necessary, the Owner shall be notified in advance for approval and coordination purposes. No disruptive actions shall be performed without prior approval of Owner.
3. During the construction process no storage or accumulation of debris or materials will take place on the existing roof, exterior basement areaway, front entry steps, surrounding site or anywhere within the building.
4. All transport and handling is to take place at the exterior of the building.
5. The Contractor will coordinate with the Owner and Architect as to any and what floors, stairs and other devices in the building will be accessible. Where such areas are in use, the Contractor shall provide all protection to prevent damage to interior finishes and disruption to building occupants.

C. Protection

1. Contractor shall provide, operate and maintain all barriers, fences, guard rails, enclosures, bracing, shoring, or tie backs necessary to protect personnel, visitors, structures, adjoining surfaces, surrounding buildings, vehicles, etc, from damage.
2. Take every precaution to protect all existing elements of building and its façades. Provide proper and adequate cushioning and padding materials whenever a device or piece of equipment comes in contact, or may come in contact with the existing building façades. These materials must be non-staining, non-bleeding, non-abrasive materials.
3. If the building façades become damaged during the course of work under this contract, it shall be repaired and/or replaced to the Owner's satisfaction, at no additional cost.

D. Traffic

1. Contractor shall ensure that interference with sidewalks, roads, driveways and adjacent facilities is kept to a minimum. No streets or sidewalk areas are to be closed or obstructed without permission from authorities having jurisdiction and the Owner.

1.5 CONTRACTOR USE OF PREMISES

- A. General: Limit use of the premises to construction activities in areas indicated; allow for full Owner occupancy.
- B. Occupancy: Tenants will occupy the site during the entire construction period. Cooperate with the Owner during construction operations to minimize conflicts and facilitate tenant usage.

- C. The Work will be sequenced in such a way as to provide the least possible interference with the activities of the tenants and to permit continued use of areas not under construction.
- D. Be responsible for keeping the site in a neat orderly condition at all times free of rubbish and debris. Clean up and remove all accumulated rubbish and debris for all trades on a daily basis. The building, all entrances and surrounding area shall be kept free of surplus materials, dirt and rubbish at all times.

#### 1.6 TEMPORARY SCAFFOLDS

- A. Contractor shall provide chutes, scaffolding, staging, rigging, sidewalk bridges, stairs, platforms, railings and similar items for proper execution of the work. Such apparatus, equipment, construction and use shall meet applicable requirements of labor laws, codes and regulations of authorities having jurisdiction.

#### 1.7 INSURANCE REQUIREMENTS

- A. Comprehensive General Liability Policy:
  - 1. Refer to Instructions to Bidders for insurance requirements.

#### PART 2 – PRODUCTS N/A

#### PART 3 – EXECUTION

##### 3.1 VERIFYING CONDITIONS

- A. Visit the site to determine by inspection all existing conditions, including access to the site, the nature of structures, objects and materials to be encountered, and all other facts concerning or affecting the Work. Information on the drawings shows existing conditions for information only and does not constitute a guarantee that other items may not be found or encountered.
- B. Before starting work, make a thorough examination of those portions of the structure in which the work is to be performed. Check the work adjoining or at underlying locations, in which the work is to be performed. Report to the Architect any and all conditions which may interfere with or otherwise affect or prevent the proper execution and completion of the work. Do not start the work until such conditions have been examined and a course of action mutually agreed upon.
- C. Failure to notify the Architects and Owner of unsatisfactory conditions will be construed as an acceptance of the conditions to properly perform the required work.
- D. The execution of work constitutes acceptance of the conditions. Later claims will not constitute relief from the requirements of the Specifications under this Section, nor will extra compensation be paid by the Owner.

### 3.2 SCHEDULING OF THE WORK

- A. Execute the work in connection with the building as indicated. In case of discrepancy between the plans and the actual conditions at the building, other than normal field conditions representative of construction practice at the time of the building's construction, report the conditions to the Architect and Owner.
- B. If there are any deviations from the agreed upon schedule, such deviations shall be reported to all parties, a minimum of 72 hours before deviation takes effect, to allow the other parties to adjust their schedules accordingly, or as mutually agreed upon by all parties.
- C. Schedule work so as to impose a minimum of hardship on the tenants and the Owner's operation of the facilities and the performance of the work of other trades. Identify any work which shall involve loud noise (such as drilling) and shall create excessive dirt or dust. This work shall only be performed at a time convenient to the Owner.
- D. The Owner or the Architect may require any schedule to be modified so that changes in the Work, delays or acceleration of any segment of the Work, shall be reflected in such schedule. The Contractor shall cooperate with the Owner in providing data for such changes in or modifications of schedules.

### 3.3 WORKMANSHIP

- A. Employ only competent mechanics thoroughly skilled in their respective jobs to perform the work. The work shall be performed by competent workers experienced in this kind of work and shall be carried through to completion with due regard to the safety of the public, tenants and the employees of the Contractor and with as little nuisance as possible.
- B. Special care shall be taken to assure that no unnecessary damage is done to the building. When erecting/installing materials, care must be taken that no damage be done to surrounding building surfaces.
- C. Provide temporary hoists as required for transportation of equipment and material. Install and operate in accordance with all safety regulations. Erect scaffolding as necessary to gain access to the various parts of the Work. Provide structurally sound, rigidly braced and properly constructed and operating scaffolding to support the activities of workmen and loads. Design and construction shall be in accordance with all applicable safety regulations.
- D. Perform the work in accordance with the highest standards and established practices in the trade, and conform to all the rules and regulations of all city, state and federal authorities having jurisdiction over this work.
- E. Protect and be responsible for the existing structures, facilities and improvements within the areas of operations under this Contract. Any disturbances or damage to the work, the existing improvements, or any impairments of facilities resulting directly or indirectly from the Contractor's operations shall be promptly restored, repaired or replaced to the satisfaction of the Owner at no additional cost.

- F. Furnish and maintain temporary types of protection as necessary to adequately protect and prevent accidental injury to the public, tenants, Owner's personnel and personnel employed at the work site. Take all necessary precautions to keep trespassers out of work areas. Properly secure work areas from entry when work is not in progress.

#### 3.4 MANUFACTURER'S DIRECTIONS

- A. Where manufactured articles, materials of equipment are specified, but no specific installation instructions are provided, they shall be applied, installed, connected, erected, used, cleaned, and conditioned in accordance with the manufacturer's latest printed instructions.

#### 3.5 FINAL CLEANUP

- A. At completion of the work the site and premises shall be left in a neat, unobstructed condition, and all work in perfect repair and order. All tools, appliances, materials and equipment belonging to the Contractor and trade contractors shall be removed from the premises upon completion of the work.

END OF SECTION 01010