SECTION 01010

SUMMARY OF WORK

PART 1 - GENERAL

1.1 WORK COVERED BY CONTRACT DOCUMENTS:

A. Work covered: Work under this contract includes all materials, equipment and labor necessary to complete the work indicated on the drawings, described in specifications or reasonably inferred.

B. The Contractor shall be liable for errors and/or corrections made necessary by the use of "out of date" drawings or project documents.

1.2 CONTRACTORS:

A. All work will be executed under one prime construction contract between the Owner and the Contractor.

B. Except as indicated otherwise, all work under this contract will be under the direction of the prime contractor.

1.3 JOB CONDITIONS:

A. Areas of the building or buildings, streets, parking areas, etc. immediately adjacent to areas under construction will be occupied by the public during the work of this project. *Conduct the work of this project in a manner that will minimize disruption of the Owner's occupancy of adjacent areas.

*Limit construction operations to those methods and procedures which will not adversely and unduly affect the Owner's occupied spaces.

B. Do not interrupt building access and use, except as permitted by the Owner.

1. Provide 72 hours notice to the Owner of construction activities which will severely impact the occupancy and use of adjacent areas.
C. Provide temporary barriers and/or partitions required to protect the occupants of the building and the general public from injury due to the work of this project; and/or to protect adjacent areas of the building from the spread of dust and dirt caused by the work or this project.

D. Remove temporary barriers and partitions upon completion of the Project.

1. Temporary partitions shall be constructed of 1/2" plywood on the construction face nominal 2" X 4" wood or 1/2" gypsum wallboard on the public occupied face.

E. Do not interrupt power, lighting, plumbing, telephone and HVAC services to occupied areas without Owner's approval, except for minor interruptions of short duration (less than one hour). Such interruptions must be scheduled at least 24 hours in advance and have Owner's approval. Outages during normal University hours need to be scheduled 10 days in advance with CUFM PM and building proctor.

1.4 PROTECTION OF WORK AND ADJACENT PROPERTY:

A. Buildings and property adjacent to work included in this project may be subject to damage due to construction operations.

B. Prior to the start of the work included in this Contract engage the services of a photographer to record the existing condition of adjacent structures and property. Contractor shall provide one set of 8" X 10" prints to the Owner and retain negatives and one set of prints for their records. Sufficient photos with adequate detail to thoroughly document the conditions surrounding the work shall be provided. Copy of video tape and digital photos can be provided in addition to regular photos. Owner shall have a set of photos shot weekly to supplement contractor’s daily reports.

C. At the completion of the project, Contractor shall restore existing buildings, landscaping and property to same or better condition as prior to the start of the work.

D. In addition to the requirements of the General Conditions of the Contract for Construction, the Contractor shall:
1. Notify, in writing, the University Representative or owner of private property which interferes with the work and arrange with them for disposition of such property.

2. Provide and maintain proper shoring and bracing to prevent earth from caving or washing into excavation. Contractor is responsible for means and methods as well as safety complying with OSHA. Provide temporary protection around openings through and at floors, roofs, and other openings.

3. Provide and maintain proper shoring and bracing for existing underground utilities, sewers, etc., encountered during excavation work, to protect them from collapse or other type of damage until such time as they are to be removed, incorporated into the work of this project, or can be properly back-filed upon completion of new work.

4. Weather Protection: Provide protection against rain, snow, wind, ice, storms, or heat so as to maintain work, materials, apparatus, and fixtures free from injury or damage. At the end of each day's work, cover new work likely to be damaged. Contractor to fully comply with protection requirements detailed in separate sections of this specification as well as best industry practices. Contractor should be prepared to deal with changing weather/climatic conditions rather than hope to react “just-in-time” or ask owner to accept damaged or repaired work.

5. Provide and maintain adequate protection of the work from damage due to freezing, especially freezing earth and soils. Risk of proceeding with the work on or with freezing or frozen materials will be the sole responsibility of the Contractor.

6. Water Protection: Provide protection from damage at all times from rain water, ground water, backing up of drains or sewers, and other water. Provide pumps and equipment enclosures to provide this protection.

1.5 EXISTING FURNITURE AND EQUIPMENT:

A. The Owner will remove or relocate existing movable furniture and equipment from the areas in which the Contractor is working. Notify the Owner not less than three days prior to starting work in areas where furniture and equipment require moving.

1.6 CONTRACTOR'S ACCESS PARKING AND STAGING AREAS:

A. Work included in this project will need to be performed within the limitations of available access at the site. Contractor shall adjust the means and methods of construction to allow for the restrictions surrounding the site.
B. Access to the building and staging areas for the Contractor's operations will be covered in the pre-bid conference and further detailed during the pre-construction meeting.

C. All parking on campus except for some one-hour zones on city streets and a few metered spaces, is under control and authority of the Parking Management Office of the University. All University parking is by permit only.

D. Parking for individual cars within designated staging areas and project limit lines is limited and space will be available only for Contractors Job Superintendent and visitors and no parking fee will be required. Projects without approved staging areas will require Contractors passes issued by Parking Services for the normal fee amount. All other vehicles shall secure a parking permit to park on campus from Parking Services or shall park off campus if such is not obtained.

1.7 OCCUPANCY REQUIREMENTS:

A. Owner may occupy designated areas for the purpose of storage of furnishings and equipment and installation of equipment.

B. Execute Certificate of Substantial Completion for each designated portion of work prior to Owner occupancy. A punch list of deficient work will be made by the project team for areas receiving a TCO prior to owner occupancy. Contractor shall allow:

1. Access for Owner personnel.
2. Use of parking facilities.
3. Operation of HVAC and electrical systems.

C. On occupancy, Owner will provide, for occupied areas (If systems are fully functional and contractor has completed start-up training and provided O&Ms to meet closeout requirements: Until all conditions are met contractor shall operate systems to support owners use.):

1. Operation of HVAC and electrical systems.

PART 2 - PRODUCTS

Not Used.
PART 3 - EXECUTION

Not Used.

END OF SECTION 01010