SECTION 01100

SPECIAL PROJECT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY:

Section Includes:

1. Remodel work scheduling.

2. Construction sequence scheduling.

Related Sections:

1. Section 01500 - Temporary Facilities.

1.2 SYSTEM DESCRIPTION:

A. An essential condition of this Contract shall be the scheduling and conduct of all phases of construction operations in such a manner that the Owner's operations and use of the existing buildings and campus shall be uninterrupted at all times, except for such limited interruption as is required and approved by the Owner.

B. Contractor shall repair at his own expense all damage done to Owner's property, unknown utilities and adjoining public property as a result of Contractor's construction activities.

1.3 PROJECT/SITE CONDITIONS:

A. Access and use of site:

1. Contractor shall use the designated site access for construction offices and material storage in such a manner that access to existing buildings and campus remain accessible at all times for use.

2. Confine operations to as limited a use of the existing building and campus as possible. A route of access to and from the work for employees shall be agreed upon and it shall be the Contractor's responsibility to see that the agreed route is maintained in order to prevent unwarranted or unnecessary traffic through the existing buildings or site.

B. Owner Notice and Approval:

1. All arrangements and scheduling in connection with the work of this Contract shall be made with and subject to the approval of the Architect and the Owner.
2. All work under this Contract which will require interruption of service of the existing building shall be scheduled to suit the need and convenience of the Owner's operation, and arrangements shall be made with the Owner and the Architect at least ten (10) days in advance of the start of such work.

PART 2 - PRODUCTS

Not Used.

PART 3 - EXECUTION

3.1 REMODELING:

A. Construction activities of all areas to be constructed in existing facilities shall be completely separated from the rest of the building by dust-proof enclosures erected by Contractor.

B. All surfaces in existing facilities not indicated to be remodeled, or removal of existing items by any Contractor, shall be repaired by the responsible Contractor to match existing adjoining similar surfaces.

3.2 CLEAN-UP:

A. All areas within existing facilities, which are not within enclosed areas to be constructed used for access to work areas shall be completely cleaned of all debris and made "broom-clean" at the end of each day's work.

B. Dust which permeates areas of existing facilities because of improperly constructed dust-proof barriers shall be the responsibility of the Contractor. Completely clean all such areas to the satisfaction of the Owner at no additional cost.

3.3 CONSTRUCTION AND SEQUENCE SCHEDULE:

A. In order to accommodate the uninterrupted operation of the existing building during the various phases of construction, the sequence of construction operations shall be as follows:

1. The sequence concept is to: (1) prepare the existing facility to function during renovation through completion; (2) thence occupy the newly remodeled portion; and (3) upon completion, finally reoccupy the remodeled portions.

2. Utilizing this concept, break down the Schedule into broadscope categories augmented by "Owner Action" and "Contractor Action" columns that indicate coordination tasks which define the various phases of the work.
3. The intent of the categorization is to generally summarize the nature and extent of work to be performed without in any way limiting specific requirements of the Contract Documents.

4. Some overlapping between the several construction operations will occur, and where possible, permission maybe granted to start certain portions of the work before the previous operations were completed in their entirety. Such detail scheduling shall be done as the work progresses, provided that the Owner's operations remain uninterrupted, but in all cases must receive Owner approval.

5. Where it may not be possible to complete certain mechanical and electrical services in connection with making the work complete and ready for occupancy, temporary services as directed and as approved shall be installed to permit occupancy by the Owner at the earliest possible date.

6. The construction sequence schedule and related drawings are intended to aid the Contractor in bidding and in the preparation of a specific construction schedule. Deviations of sequence may be made upon approval of the Owner and the Architect. The preparation of a specific construction schedule remains the responsibility of the Contractor.

END OF SECTION 01100