

## SECTION 01100 - SUMMARY

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section Includes:

- 1. Project information.
- 2. Work covered by Contract Documents.
- 3. Phased construction.
- 4. Work by Owner.
- 5. Future work.
- 6. Purchase contracts.
- 7. Owner-furnished products.
- 8. Access to site.
- 9. Work restrictions.
- 10. Specification and drawing conventions.
- 11. Miscellaneous provisions, including single-source limitation on temperature-controls provider/installer.

- B. Related Requirements:

- 1. Division 1 Section "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

#### 1.3 PROJECT INFORMATION

- A. Project Identification: CFA A Rehearsal Hall HVAC Project.

- 1. Project Location: Center for the Arts Rehearsal Hall, 60 Wyllys Ave., Wesleyan University campus, Middletown, CT.

- B. Owner: Wesleyan University, Construction Services, 170 Long Lane, Middletown, CT 06459.

- 1. Owner's Representative: Roseann Sillasen

- C. Architect: Tom Gribbin, Noyes Voyt Architects

- D. Mechanical Engineer: Rob Jorgensen, Saren Engineering

- E. Other Owner Consultants: The Owner has retained the following design professionals who

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have prepared designated portions of the Contract Documents:

1. Hazardous Material Consultants: The following consultants have prepared the following portions of the Contract Documents, which are appended to these specifications in Appendix A:
  - a. ATC Associates Inc. has prepared a survey of asbestos containing materials and lead paint to be abated.
  - b. AmeriSci New York has prepared a report on asbestos containing materials.
  
- F. Contractor: A Contractor for General Construction will be engaged as Contractor for this Project through the bidding process stipulated in the Contract Documents, especially in the Division 0 Sections of these specifications.
  
- G. Project Website: [http://www.wesleyan.edu/construction/majormaint/FY\\_14\\_Data/fy\\_14.html](http://www.wesleyan.edu/construction/majormaint/FY_14_Data/fy_14.html) shall be used for updated information by all parties during the construction process, including all subcontractors.
  1. WORK COVERED BY CONTRACT DOCUMENTS
  
- I. The Work of Project is defined by the Contract Documents and consists of the following:
  1. Generally, the work includes the following:
    - a. Demolition of mechanical rooms RH012 and RH015 and the classroom control room in the CFA Rehearsal Hall
    - b. Construction of a new mechanical room; acoustic barrier walls with specified NC rating
    - c. Installation of new HVAC system servicing RH001, RH003 and classroom control room
    - d. The HVAC unit is a 3750 cfm unit made up of a minimum of 5 modules that will be rigged into the new mechanical space.
    - e. Installation of Automated Logic controls
    - f. New ductwork with silencers and connection to some of the existing ductwork
    - g. A new heat pump will be installed on the lower level in the storage closets in the corridor between RH001 and RH003.
    - h. A dry cooler will be installed adjacent to the building on the north elevation; requires tree relocation and removal/salvage/replant shrubbery.
    - i. Removal/salvage/relocation of Hi-E-Dry dehumidifier in RH003.
    - j. Removal of all wall mounted items (architectural, electrical, mechanical) and construction of a new classroom control room; carpentry, acoustic sound panels, concrete floor refinish and sealing, paint, electrical, lighting, data installation
    - k. Blocking for new acoustical door and frame (door and frame to be installed by others)

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1. Fire alarm relocation and reprogramming

J. Type of Contract:

1. Project will be constructed under a single prime contract. The form of contract will be AIA 101 and AIA 201 and all related project documents. The agreement is included in the project manual. There will be no qualifications or exceptions accepted.

1.4 PHASED CONSTRUCTION

A. The Work shall be conducted in one, continuous phase. The contractor will need to coordinate the construction around the activities of the Center for the Arts.

1.5 WORK BY OWNER

A. General: Cooperate fully with Owner and/or Owner's vendors so work may be carried out smoothly, without interfering with or delaying work under this Contract or work by Owner. Coordinate the Work of this Contract with work performed by Owner.

B. Prior Work: Owner will perform the following construction operations at Project site prior to commencement of the work under this Contract.

1. Abatement of asbestos containing materials and lead paint. The contractor will coordinate with the abatement

2. Retain "Concurrent Work" Paragraph below if work by Owner will be conducted concurrently with work under this Contract. Revise to suit Project. See Evaluations for model text.

C. Concurrent Work: Owner will perform the following construction operations at Project site. Those operations will be conducted simultaneously with work under this Contract.

1. Disconnection, installation and activation of certain multi-media/audio-visual systems, using pathways constructed by this project.

D. Subsequent Work: Owner will perform the following additional work at site after Substantial Completion. Completion of that work will depend on successful completion of preparatory work under this Contract.

1. Furniture and equipment delivery and move-in services.

1.6 WORK UNDER SEPARATE CONTRACTS

A. General: Not Applicable.

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1.7 FUTURE WORK (Not Applicable)

1.8 PURCHASE CONTRACTS (Not Applicable)

1.9 OWNER-FURNISHED PRODUCTS

- A. Owner will furnish products indicated. The Work includes receiving, unloading, handling, storing, protecting, and installing Owner-furnished products.
- B. Owner-Furnished Products:

1.10 CONTRACTOR-FURNISHED, OWNER-INSTALLED PRODUCTS (Not Applicable)

1.11 ACCESS TO SITE

A. General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.

B. Use of Site: Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.

1. Surrounding Special Conditions: Please be aware that the University President's House is located diagonal to the project site, and that several critical academic buildings are located nearby. Please also be aware that the Usdan University Center is located across from the site, across the pedestrian promenade, and that this facility is critical to the functioning of the campus at all hours.

a. Interruption of sidewalks shall be planned well in advance.

b. The contractor shall be required to protect all existing sidewalks if they are used at any time.

c. The contractor shall replace any work damaged by its operations.

2. Limits: Confine construction operations to areas within project limits shown.

3. Driveways, Walkways and Entrances, and Below-Grade Spaces: Keep driveways, loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times, including delivery access to the food-service operations in the adjoining Usdan Center. Do not use these areas for parking or storage of materials.

a. Schedule deliveries to minimize use of driveways and entrances by construction operations.

b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

c. Schedule and limit all work to avoid blocking food-service delivery access and egress via the western edge of the existing loading dock area.

d. Note that adjoining site areas contain many below-grade spaces, both subterranean

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buildings and portions of buildings, and also utility tunnels. Do not overload below grade spaces with construction equipment or materials.

4. Construction Parking: Parking shall be at the Vine Street parking lot, located on Vine Street adjacent to the University tennis courts. The Contractor may use this parking lot to store materials as well. The Contractor shall NOT park on Wyllys Avenue or in any other lot owned by the University. The Contractor shall NOT park on Mt. Vernon Street. The contractor shall NOT park on High Street. Should the Owner observe any Contractors parked in any of these areas a \$100 deduct change order will be issued for each such occurrence.

B. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weather tight condition throughout construction period. Repair damage caused by construction operations.

1.2 WORK RESTRICTIONS

A. Work Restrictions, General: Comply with restrictions on construction operations.

1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.

B. The contractor shall be aware that the University President's House is located diagonal to the site. Therefore, noise-generating activities shall be thought out carefully and shall not occur before 8 AM or after 5 PM.

C. Furthermore, the active loading dock for the Usdan University Center is located at 41 Wyllys. Therefore work must be scheduled so as not to interfere with loading dock operations.

D. On-Site Work Hours: Limit work in the existing building to normal business working hours of 8 a.m. to 5:30 p.m., Monday through Friday, unless otherwise indicated.

1. Weekend Hours: Only as approved specifically by the Owner ahead of time on a case-by-case basis, and at the Owner's sole convenience and option.

2. Early Morning Hours: Only as approved specifically by the Owner ahead of time on a case-by-case basis, and at the Owner's sole convenience and option.

3. Hours for Utility Shutdowns: Between 1:00 AM and 5:00 AM weekdays and weekends, when specifically approved ahead of time by Owner.

4. Hours for any activity that will generate loud noise: During regular on-site hours.

5. NO WORK DAYS – The following days are 'no work' days, when no work or activity shall occur at all on site:

a. 'Arrival Day' consists of 3 days in late August (consult Owner upon commencement of construction).

b. The Thursday and Friday before Commencement, which is in late May 2011.

E. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:

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1. Notify **Owner** not less than five (5) days in advance of proposed utility interruptions.
  2. Obtain **Owner's** written permission before proceeding with utility interruptions.
- F. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
1. Notify **Owner** not less than **two** (2) days in advance of proposed disruptive operations.
  2. Obtain **Owner's** written permission before proceeding with disruptive operations.
- G. Nonsmoking Campus: Wesleyan University operates a non-smoking campus. The Owner's smoking policy is part of Division 0 of these specifications, and shall be complied with.
- H. Controlled Substances: Use of tobacco products and other controlled substances shall be as regulated by the Owner's smoking policy which is included in Division 0.
- A. Employee Identification: Provide identification tags for Contractor personnel working on Project site. Require personnel to use identification tags at all times. Keep logs of all persons working on site and all visitors, including all testing agents.
- I. Employee Screening: Comply with Owner's requirements for screening of Contractor personnel working on Project site.
1. Maintain list of approved screened personnel with Owner's representative.

1.3 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
  2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 1 General Requirements: Requirements of Sections in Division 1 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
  2. Abbreviations: Materials and products are identified by abbreviations published as part of the U.S. National CAD Standard and scheduled on Drawings.
  3. Keynoting: Selected materials and products are identified by reference keynotes referencing Specification Section numbers found in this Project Manual.

1.4 MISCELLANEOUS PROVISIONS

- A. Temperature Controls Provider: The successful Contractor shall contract solely with the following subcontractor/supplier for temperature controls material and work on this project in order to maintain continuity and connectivity with the Owner's temperature controls systems across campus. No other temperature controls installer or provider shall be used on this project:
1. ALC Controls, 29 North Plains Highway, Wallingford, CT, 06492.
    - a. Contact: Joe Furman: 203/284-0100.
- B. Employee Payment Certification. Contractors and subcontractors and all sub-tiers shall be required to complete a wage certification form indicating that they are paying their employees in accordance with all State and Federal laws.
- C. Non-Use of 1099 Labor. The use of 1099 labor is not allowed by the State of Connecticut Department of Labor, so the General Contractor shall be required to prove to the University that its subcontractors do not employ 1099 labor.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

**END OF SECTION 01100**