

SECTION 01011 - PROJECT REQUIREMENTS – CONSTRUCTION MANAGER EDITION

PART 1 – GENERAL

1.1 Summary:

- A. General: section pertains to provision for coordination and administration of the Project.

1.2 Special Requirements:

- A. General: Drawings, General Conditions, applicable portions of Division 1, and the executed Agreement are a part of every Section as if written out in full.
- B. Fire Protection: Provide and maintain an adequate number of hand fire extinguishers at convenient locations during construction. Avoid accumulations of flammable debris by removing rubbish promptly. Take other precautions necessary to prevent fire. Supervise closely the storage of paint materials and other combustible products.
- C. Accident Prevention and Safety: Comply with applicable laws, ordinances, rules, regulations and orders of governing authorities having jurisdiction for safety of persons and property and protect them from damage, injury or loss. Erect and maintain, as required by conditions and progress of the Work, necessary safeguards for safety and protection, including fences, railings, barricades, lighting, posting of danger signs and warnings against hazards. Where prevention of construction accidents is not regulated by code or ordinances, comply with AGCA's "Manual of Accident Prevention in Construction." Contractor shall be solely responsible for initiating, maintaining and supervising safety precautions and programs in connection with the Project. Scaffolds shall be built in accordance with all requirements of local, state, and federal laws and regulations.
- D. Utility Disconnection: Where demolition requires disconnection of utilities, it shall be the responsibility of the Construction Manager to contact the individual utility companies to schedule utility cutoffs to coordinate with the Work of the Contract. The Owner will provide a letter of authorization along with the account numbers to enable the Construction Manager to contact the utility companies directly. The Construction Manager is required to obtain termination letters from the utility companies to provide to the Department of Permitting Services to obtain the demolition permit.
- E. Review of the Contract Documents: Contractor shall carefully study and compare Contract Documents with existing conditions at Job Site and shall report in writing to Architect any error, inconsistency, or omission discovered or any materials, systems, procedures, or methods of construction, either shown or specified, which is felt to be incorrect, inadequate, obsolete, or unsuitable for the intended purpose, or to guarantee as specified. Contractor shall not proceed with any work in such areas until written instructions are received from Architect.
 - 1. Before ordering any material or doing any Work, Contractor shall verify dimensions and check conditions in order to ensure that they properly reflect those of Contract Documents. Inconsistencies shall be brought to the immediate attention of the Construction Manager and Architect. In the event that discrepancies occur between ordered material and actual conditions, of which the Construction Manager and Architect was not notified beforehand, costs to correct such discrepancies shall be borne by Contractor.
- F. Concealed Work: Before backfilling, placing concrete or performing other work which will conceal mechanical, plumbing, and electrical lines and items, concrete reinforcing, anchors

and other items, secure inspection and approval by Owner's Representatives, Owner's inspectors, and inspectors of local Authorities having jurisdiction.

- G. Conduct of Operations: During Contract, conduct operations at Job Site and at access to Site so as not to endanger, inconvenience or interfere with occupants of adjoining buildings or properties: this includes trucking operations and parking of workmen's vehicles.

1.3 Definition of Terms

- A. General: In addition to definitions of various terms specified in the GENERAL CONDITIONS and section 01420 REFERENCE STANDARDS & DEFINITIONS and as set forth elsewhere in Contract Documents, the below listed terms shall, as used throughout Project Manual, be defined as specified below:
- B. "Substantial Completion": The term "Substantial Completion" shall be defined as general completion of all Work required by Contract in its finished or operational condition, exclusive of all final touch ups, adjustments, or minor corrections. Completion of miscellaneous "punchlist" items may be carried on after Date of Substantial Completion in certain locations and under conditions which will not interfere with Owner's personnel and daily routine business operations conducted on Premises, as determined by Construction Manager and Architect.
- C. The Words: "As directed," "as permitted," "as required," or words of like effect shall mean that the direction, permission, or requirements of Construction Manager and Architect is intended; and similarly, the words "approved," "acceptable," "satisfactory," or words of like import shall mean approved by or acceptable or satisfactory to Construction Manager or Architect, unless otherwise provided herein. The words "necessary," "suitable," "equal," or words of like import shall mean necessary, suitable, or equal in the opinion of the Architect.
- D. "Contractor": Wherever in Specifications there appears a reference to Contractor or to subcontractor, or a reference to a contractor or supplier of a particular trade or for a particular type of work, such reference shall be, as between Owner and Contractor, regardless of language thereof, be deemed a reference to Contractor and shall not be construed as relieving Contractor from duty to perform the Work and other obligations provided for under Contract. Moreover, such references shall not be construed as an assumption by Owner of responsibility for relations between Contractor and his subcontractors or between various subcontractors or attempt on the part of Owner to deal directly with subcontractors, or to assign any particular portions of Work to any one subcontractor except as specifically set forth in Contract Documents, or a limit on the obligation of Contractor.

1.4 Cooperation with Governmental Agencies & Public Utilities:

- A. General: Contractor shall be responsible for making necessary arrangements with governmental departments, public utilities, public carriers, service companies and corporations owning or controlling roadways, railways, water, sewer, gas, electrical, telephone, and telegraph facilities such as pavements, tracks, piping, wires, cables, conduits, poles, guys, etc., including incidental structures connected therewith, that are encountered in the Work in order that such items may be properly shored, supported, protected or relocated.
- B. Give all Proper Notices: Comply with requirements of such parties in performance of Work, permit entrance of such parties on the Project in order that they may perform their necessary Work, and pay charges and fees made by such parties for this work, unless otherwise specified.
- C. Scheduling: It is distinctly understood that Contractor will have no claim whatsoever against Owner for any delay caused him during construction of this Project due to work being done by such parties.

1.5 Coordination: Mechanical & Electrical:

- A. Enclose wiring, conduit, ducts, heat piping, sprinkler piping, water piping, and other utility lines in habitable rooms and spaces and to completely conceal such lines from view except for utility rooms and vaults (mechanical equipment, elevator, i.e.) or other open areas, unless otherwise shown or scheduled.
 - 1. Use adjacent masonry, gypsum wallboard, or other finish construction to form the enclosing chase or furring.
 - 2. Enclose such utilities in the locations described or shown where furring, chases, or other enclosures are required, whether or not an enclosure is specifically shown.
- B. Locate sprinkler heads, ceiling diffusers, lighting fixtures, grilles, speakers, and other similar items occurring in suspended exposed grid suspension ceiling systems centered in lay in panel in both directions or to fill a full ceiling grid module.
- C. Coordination: Do not install ductwork, electric conduit, pull boxes, piping, and other mechanical and electrical items above suspended ceilings until Contractor has verified that there will be no interference between trades and that design requirements shown and/or specified for room construction, equipment, fixtures, and finishes can be maintained. Report to Construction Manager and Architect promptly, prior to construction, apparent interference or difficulties anticipated.

- 1.6 Construction Manager shall pay for all inspection and testing required by contract documents. Construction Manager must use testing agency that was used for Geotechnical Report. For other inspection and testing, acceptable agencies are limited to those firms listed in Section 01400, Part 1, Paragraph 2.1

END OF SECTION