

DIVISION 1 - GENERAL REQUIREMENTS

SECTION 01000 - PROJECT REQUIREMENTS

Summary:

1. The Project consists of seven, four story condos. All units have a garage on the ground floor, living space with wood decks on the next two floors and a roof deck on the top floor. The exterior of the building is brick, decorative block, alum-clad windows and wood stile rail doors. The interior finishes include wood trim, gypsum wall board walls and ceilings, ceramic tile, wood floors, wood doors, and mill work. It is owner's choice to include elevator in each unit. The building is sprinkled. The building will be heated and air conditioned and will include all associated electrical and mechanical work required.

Project Requirements:

1. Existing Site Conditions and Restrictions: There is an existing retaining wall that defines one side of the sited that will remain.
2. Reference Drawings and Reports: Construction Documents and Specifications labeled "FOR CONSTRUCTION" and dated 9-13-05, and also IBC special inspections and other inspections as illustrated in other sections.

Permits:

1. Apply for, obtain, and pay for building permits, other permits, and utility company backcharges required to perform the work. Submit copies to Architect.

Intent:

1. Drawings and specifications are intended to provide the basis for the proper completion of the Project suitable for the intended use of the Owner.
2. Items not expressly set forth but which are reasonably implied or necessary for the proper performance of this work shall be included.

Coordination:

1. Coordinate the work of all trades.
2. Prepare coordination drawings for areas above ceilings where close tolerances are required between building elements and mechanical and electrical work.
3. Verify location of utilities and existing conditions. Notify Architect of conditions differing from those indicated on the Drawings.
4. Verify dimensions on Drawings with dimensions at the Project. Do not scale Drawings.

Cutting and Patching:

1. Provide cutting and patching work to properly complete the Project.
2. Do not remove or alter structural components without written approval.
3. Cut with tools appropriate for materials to be cut.
4. Patch with materials and methods to produce patch which is not visible from a distance of five feet.
5. Do not cut and patch in a manner that would result in a failure of the work to perform as intended, decrease fire performance, decrease acoustical performance, decrease energy performance, decrease operational life, or decrease safety factors.

Field Engineering:

1. Verify and locate utilities, existing facilities, and equipment.
2. Survey and layout improvements, utilities, structures, and components.

Project Meetings:

1. Arrange for a preconstruction conference prior to start of construction. Meeting shall be attended by Owner, Architect, Contractor, and major subcontractors.
2. Arrange for progress meetings once a week during construction, one meeting prior to application for payment. Record minutes and distribute promptly.

Submittals:

1. Submit a project schedule and update at least monthly. Submit for approval all submittals listed in individual sections with the following number of copies: Shop drawings, reviewed and annotated by the Contractor, 3 copies plus reproducible sepia; product data, 3 copies; samples, 3 sets plus range samples where applicable; test reports, 3 copies; warranties, 3 copies; other submittals, 3 copies.
2. Include details of construction and adjacent construction in shop drawings. Clearly indicate any deviations from requirements of the contract documents. Fabricate materials from approved shop drawings only.

Quality Assurance:

1. Comply with applicable codes, regulations, ordinances and requirements of authorities having jurisdiction, including accessibility guidelines where applicable. Submit copies of inspection reports, notices and similar documents to Architect.
2. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years.
3. Use experienced installers. Furnish evidence of experience if requested.
4. Deliver, handle, and store materials in strict accordance with manufacturer's instructions.
5. Use of any supplier or subcontractor is subject to Owner's approval.
6. Engage and pay for testing agencies as required. Refer to individual sections for additional requirements.

Temporary Facilities:

1. Provide and furnish temporary facilities and connections as required for the proper and safe completion of the project.
2. Provide and maintain temporary utility services (included but not limited to: power, water, heat ect...)
3. Meter and pay for all utility services. Do not waste.
4. Provide temporary protection for adjacent areas to prevent contamination by construction dust and debris.
5. Provide temporary barricades as necessary to ensure protection of the public.
6. Provide suitable waste disposal units and empty regularly. Do not permit accumulation of trash and waste materials.
7. Provide temporary sanitary facilities.
8. Maintain egress within and around construction areas.
9. Maintain fire alarm systems in operation during construction.
10. Provide fire extinguishers in work areas during construction.
11. Provide temporary protection for adjacent construction. Promptly repair any damage at no additional cost to the Owner.

Products and Substitutions:

1. Provide products and materials specified. Request Architect's selection of colors and accessories in sufficient time to avoid delaying progress of the work.
2. Submit requests for substitutions shall be in writing, including reasons. Submit sufficient information for Architect to evaluate proposed substitution.
3. Remove and replace work which does not conform to the contract documents at no additional expense to the Owner.
4. Notify the architect of any conflicts between any Contract Documents prior to performance of any work. In the event of conflict between documents, the specifications, followed by the drawing with the greatest extent of detail as determined by the architect, shall apply and be performed by the contractor.

Installation:

1. Inspect substrates and report unsatisfactory conditions in writing.
2. Do not proceed until unsatisfactory conditions have been corrected.
3. Take field measurements prior to fabrication where practical. Form to required shapes and sizes with true edges, lines and angles. Provide inserts and templates as needed for work of other trades.
4. Install materials in exact accordance with manufacturer's instructions and approved submittals.
5. Install materials in proper relation with adjacent construction and with proper appearance.
6. Restore units damaged during installation. Replace units which cannot be restored at no additional expense to the Owner.
7. Refer to additional installation requirements and tolerances specified under individual specification sections.

Closeout:

1. Prepare punchlist for remaining work for review by the Architect.
2. Complete punchlist items promptly at no additional expense to the Owner.
3. Submit accurate record documents of building and site.
4. Submit operating manuals, maintenance manuals, and warranty information.
5. Obtain and submit copy of occupancy permits.
6. Train Owner in use of building systems.
7. Remove temporary facilities and provide final cleaning and touch-up.
8. Restore portions of building, site improvements, landscaping and other items damaged by construction operations to the satisfaction of the Architect at no additional expense to the Owner.
9. Final Cleanup: Exterior; remove all debris, rake and seed as required. Interior; vacuum all floors, wash countertops, remove all product labels, clean windows and mirrors to Owner satisfaction.

Contract Forms and Requirements:

Items listed below are attached separately from these specifications and will be given to all Contractors for the project.

1. AIA 1987 Contract Form (A101) or other form acceptable to both parties.
2. Bid Proposal Form
3. AIA Certificate of Insurance (G705)
4. AIA Application and Certificate of Payment (G702)

5. AIA Change Order (G701)
6. AIA Contractor's Affidavit of Release of Liens (G706A)

Cash Allowances:

Provide for purchase of certain materials as specified in the bid form. The net amounts stated shall be included as a part of the Contractor's Base Bid. The amount stated shall be considered as a net amount including costs for purchases of specified materials and any sales tax in conjunction therewith.

Contractor shall purchase or award subcontracts on items covered by cash allowances to such firms and for such sums as directed by Architect; provided, however, that Architect will not require that purchases or awards be made to firms against whom Contractor has stated a reasonable objection.

After items covered by cash allowance have been purchased or awarded or negotiated with Contractor, Contract sum shall be adjusted to reflect actual net cost paid by Contractor for such items; if actual cost of items is less than cash allowance, Contract sum shall be reduced by difference between actual cost and Contract; if actual cost is more than allowance, Contract sum shall be likewise increased.

END OF DIVISION 1