

SECTION 26 00 01 - SUPPLEMENTARY CONDITIONS FOR MECHANICAL, ELECTRICAL,
PLUMBING AND FIRE PROTECTION WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. The "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", AIA Document A201-1997, is part of this Contract.

PART 2 - SUPPLEMENTARY CONDITIONS

These SUPPLEMENTARY CONDITIONS amend or supplement the GENERAL CONDITIONS and other provisions of the Contract Documents as indicated below. All provisions which are not so amended or supplemented remain in full force and effect. AIA document A201-1997 Edition is referenced.

2.1 GENERAL PROVISIONS SUMMARY

- A. Section Includes:
1. Rubber expansion joints.
 2. Flexible-hose expansion joints.
 3. Pipe bends and loops.
 4. Alignment guides and anchors.

2.2 CORRELATION AND INTENT OF CONTRACT DOCUMENTS

- A. No reassignment of division of responsibility for work as specified for the respective trades shall be made without prior written acceptance by Engineer.

2.3 SUPERINTENDENT

- A. Contractor shall arrange for Subcontractors for Heating, Ventilation and Air Conditioning work, Electrical Work, Fire Protection Work, Plumbing Work, or any other division of work, to each supply services of a competent project manager who shall act as assistants to the Superintendent and who shall be in attendance at the Project site during the progress of the Work. Such project managers shall be satisfactory to the Engineer, and shall not be changed except with the consent of the Architect

2.4 DOCUMENTS AND SAMPLES AT THE SITE

- A. Dimension underground utilities from permanent identifiable benchmarks on Record Drawings.

2.5 RECORD DRAWINGS

- A. Before commencing work, procure complete reproducible set of Contract Drawings
- B. Conspicuously indicate major deviations in Mechanical Equipment Rooms by specific reference to shop drawings of these rooms and submit reproducibles of such shop drawings
- C. Submit up-to-date "in progress" prints, to Architect when requesting 25 percent, 50 percent, 75 percent and 95 percent payment of work installed
- D. Upon completion of work, submit signed certified reproducibles of Record and reference shop drawings, along with marked-up prints of in-progress drawing to Architect for acceptance. Also provide an electronic version of the as-built drawings

2.6 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

- A. Any Shop Drawing, Product Data or Sample submitted without Contractor's approval will not be processed for approval by the Architect, but will be returned to the Contractor for his compliance with the above procedures, in which event it will be deemed that the Contractor has not complied with the provisions herein specified and the Contractor shall bear risk of all delays as if no Shop Drawing, Product Data or Sample had been submitted.
- B. Check the Shop Drawings, Product Data, and Samples for complete dimensional accuracy; that he has checked to insure that work contiguous with and having bearing on the work shown on the Shop Drawings is accurately and clearly shown, that he has checked the Shop Drawings against the Composite Drawings prepared by the Contractor, and that the work has been coordinated and that the equipment will fit into the assigned spaces.
- C. Prior to shop drawings and sample submissions, and within 30 days after award of contract, submit lists of proposed manufacturers names, shop drawings and samples with proposed schedule of submission dates referenced by Specification Section, Article Numbers and Contract Drawing Number. Contractor shall be responsible for any delays resulting from failure to submit such lists
- D. Submit shop drawings and samples for materials, equipment and systems as noted in each respective specification section for each trade
- E. Any construction and/or design changes as a result of any approved substitution shall be made at no additional cost to the Owner
- F. Composite Drawings:

1. In the interest of coordination and to expedite the work in critical areas, the Contractor shall prepare and submit, to the Architect for review, Composite Drawings incorporating the work of the various trades and/or subcontractor involved. After review, the Contractor shall distribute prints of reviewed Composite Drawings to affected trades and/or subcontractors. The Contractor shall require that the involved trades and/or subcontractors cooperate in preparation of the Composite Drawings to assure proper coordination between trades and/or subcontractors. The participating parties shall indicate their approval on these drawings, in addition to the Contractor
- G. Provide composite shop drawings 1:33 (3/8 inch per foot) scale or as approved of areas where contractors proposed installation is at variance with the Contract Drawings or Specifications. Ductwork, piping layout and distribution drawings are not required if they conform to the Contract Drawings, except as required below for specific areas
 1. Equipment Rooms.
 2. Plenums.
 3. Shafts.
 4. Roof Level
- H. Indicate dimensioned layouts, elevations and sections of the following, on composite shop drawings
 1. Piping and valves.
 2. Raceways.
 3. Pull boxes.
 4. Lighting.
 5. Equipment.
 6. Connections.
 7. Access for servicing.
 8. Building construction (floor, ceiling, beams and columns).
- I. Plan work to allow sufficient time for coordination and for compliance with construction schedule
- J. Catalog, model and serial numbers will be assumed to represent equipment complying with Contract Drawings and Specifications, unless otherwise noted
- K. Submit additional shop drawings (other than noted) when directed, during progress of project
- L. Shop drawing resubmissions are required within 30 days of receipt of review comments from Architect
- M. Replace all material and equipment which was installed prior to shop drawing review when directed by Architect
- N. Before submitting shop drawings and samples, check material and equipment against drawings for clearance, connections, accessibility, servicing and maintenance

- O. Submit shop drawings with:
1. Marked notation of any deviations from the Contract Documents and reasons for same. Indicate such deviations in a conspicuous manner including component, material and system variations, additions and deletions revised equipment locations, hung ceiling heights and headroom conditions.
 2. Manufacturer's specifications including: materials, type, performance characteristics, voltage, phase and capacity. Specifications for project shall be tailored to reflect the requirements of the contract documents.
 3. Certified dimensional drawings, indicating sizes, component parts and installation details.
 4. Wiring diagrams when applicable
 5. Identify with:
 - a. Project name and number
 - b. Names of Architect and Engineer
 - c. Identification of applicable items on each submission
 - d. Applicable Contract Specification Section and Article Numbers
 - e. Applicable Contract Drawing Numbers
 6. Minimum copies of shop drawing submissions:
 - a. 8-1/2 inch by 14 inch and smaller: 2 copies
 - b. Larger than 8-1/2 inch by 14 inch: 1 reproducible plus 1 print
 7. All fire walls and smoke partitions must be highlighted on the sheet metal drawings for appropriate coordination

2.7 Cleaning Up

1. Remove broken or scratched glass and replace with new glass, remove paint drippings, spots, stains, and dirt from finished surfaces and clean fixtures, hardware, floors and equipment. Contractor shall keep interior of the building free of stored or unattended combustible material

2.8 INDEMNIFICATION

1. Relieve Owner of all claims in connection with use of facilities, conveniences or services supplied by other parties

2.9 ADMINISTRATION OF THE CONTRACT

- A. Whenever the word "Architect" occurs, the word "Engineer" shall be substituted, and shall mean the firm of Atkinson Koven Feinberg, LLP or its authorized representative.

2.10 PROTECTION OF PERSONS AND PROPERTY

A. SAFETY OF PERSONS AND PROPERTY

1. Close open ends of work with temporary covers or plugs during construction to prevent entry of obstructing materials
2. Storage areas will be designated by Architect or Building Owner

B. USE OF PERMANENT INSTALLATION

1. No equipment intended for permanent installation shall be operated for temporary purposes without written permission of, and complete agreement with stipulation as set forth by, the Architect

2.11 INSURANCE AND BONDS

A. The Contractor shall procure and maintain, at his own expense, until final acceptance of all the work covered by this Contractor, the following kinds of insurance:

1. Workmen's Compensation Insurance: A policy complying with the requirements of the laws of the State of Maine
2. The contractor shall obtain all specific insurance requirements FROM the owner
3. Contractor's Comprehensive General Liability and Property Damage Insurance: A standard comprehensive general liability insurance policy, with contractual and completed operations coverage, issued to and covering the liability of the Contractor for all work and operations under this Contract. The coverage under such a policy shall be in accordance with the Owner's requirements
4. Automobile Liability and Property Damage Insurance. A policy covering the use in connection with the work covered by Contract Documents of all owned, non-owned and hired vehicles bearing, or, under the circumstances under which they are being used, required by the Motor Vehicles Laws of the State of New York to bear license plates. The coverage under such policy shall be in accordance with Owner's requirements
5. Before commencing the performance of any work covered by the Contract, the Contractor shall furnish to Owner a certificate of the insurance required under the foregoing provisions
6. If at any time any of the above required insurance policies should be canceled, terminate or modified so that insurance is not in effect as above required, then, if the Owner shall so direct, the Contractor shall suspend performance of the work covered in the Contract. If the said work is so suspended, no extension of time shall be due on account thereof. If said work is not suspended the Owner may, at its option, obtain insurance affording coverage equal to that above required, the cost of such insurance to be payable by the Contractor to the Owner

2.12 DEVIATIONS

- A. When deviations to Contract Documents are requested by the Contractor and accepted by the Architect, Contractor shall be responsible for all affected work and costs, including that of other contracts.

- B. Interference With Owner's Operations
 - 1. Contractors shall take whatever action is necessary to avoid interference with owner's use of the building or damage to existing facilities equipment
 - 2. Except as otherwise specified herein, contractors may work during normal working hours. In the event that noisy work interferes with owner's operations, owner may direct contractor to stop that work. If the workers involved cannot be used on other work, Contractor shall be paid for the lost time in accordance with a schedule of hourly rates to be included in the contract. Owner's representative will determine the duration of the stoppage and whether compensation therefor is warranted
 - 3. Contractor shall include with his proposal a schedule of hourly rates and overtime premiums
 - 4. Maintain building services in operation

2.13 PROJECT CLOSEOUT PROCEDURES

- A. General
 - 1. The requirements of this section are in addition to and supplement the requirements outlined in Division 1.
 - 2. It shall be each contractor's responsibility to personally hand-deliver all of the required project closeout checklist items and to obtain Owner's authorized representative(s) signed receipt on all items requiring Owner sign-off

2.14 Project Closeout Checklist

- 1. Review requirements of each section of the specifications and submit for approval to Architect the sign-off forms which shall become the project closeout checklist. These, at a minimum, shall include the following information shown in attached Project Closeout Checklist Example. The Architect and/or Owner may incorporate additional specific items to the following checklist which shall become part of the project requirements

2.15 Closeout Checklist Example:

PROJECT CLOSETOUT		
PROJECT:		
DIVISION NO.:		
CONTRACTOR:		
ITEM ¹	DATES	OWNER'S

Maine Medical Center
 Bean 2 Roof Addition
 For Construction
 ADDENDUM No. 3
 Issued for Permit

PERKINS+WILL
 C140135461 (MMC) /152168.00 (P+W)
 June 14, 2013
 January 17, 2014
 February 07, 2014

PROJECT CLOSETOUT			
PROJECT:			
DIVISION NO.:			
CONTRACTOR:			
	COMPLETED	RECEIVED BY OWNER	SIGN-OFF
Permits			
City and County Inspection			
Manufacturer's warranties			
Contractor's Warranties			
State Fire Rating Data			
Copy of Final Shop Drawings			
List and Possession of Spare Parts			
Pressure Tests			
Equipment Tests Required by Specs			
O & M Manuals			
Record Documents			
Coordination Drawings			
Sanitization Reports			
Commissioning reports/Letters/Forms			
On-Site Training Complete			
Protective Device Settings			
Valve Tags and Charts			
Final ATC Installation Drawings			
Insurance Underwriters Approvals			
Final Punch List (Initialed by contractor that items are complete)			
Building Certificate of Occupancy (C.O.)			
24-Hour Phone No. for Service During Guarantee Period			

END OF SECTION