

SECTION 23 00 01

SUPPLEMENTARY CONDITIONS FOR MECHANICAL, ELECTRICAL,
PLUMBING AND FIRE PROTECTION WORK

PART 1 - GENERAL

1.1 The "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", AIA Document A201-2007, is part of this Contract.

1.2 SUPPLEMENTARY CONDITIONS

A. 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 A201-2007 Edition is referenced

1.3 GENERAL PROVISIONS

A. THE SPECIFICATIONS

1. For additional definitions, see "General Provisions" section of each trade.

B. CORRELATION AND INTENT OF CONTRACT DOCUMENTS

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

1.4 CONTRACTOR

A. SUPERINTENDENT

1. 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

B. DOCUMENTS AND SAMPLES AT THE SITE

1. Dimension underground utilities from permanent identifiable benchmarks on Record Drawings.

C. RECORD DRAWINGS

1. Before commencing work, procure complete reproducible set of Contract Drawings.
2. Conspicuously indicate major deviations in Mechanical Equipment Rooms by specific reference to shop drawings of these rooms and submit reproducibles of such shop drawings.
3. Submit up-to-date "in progress" prints, to Architect when requesting 25 percent, 50 percent, 75 percent and 95 percent payment of work installed.
4. 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 using Auto CADD

D. SHOP DRAWINGS, PRODUCT DATA AND SAMPLES

1. 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
2. Shop Drawings, Product Data, and Samples shall include complete dimensional accuracy; the Contractor shall verify 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
3. 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
4. Submit shop drawings and samples for materials, equipment and systems as noted in each respective specification section for each trade
5. Any construction and/or design changes as a result of any approved substitution shall be made at no additional cost to the Owner
6. Composite Drawings:
 - a. 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

7. Provide composite shop drawings 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 required for all below listed specific areas
 - a. Equipment Rooms
 - b. Plenums
 - c. Shafts
 - d. All Floors
8. Indicate dimensioned layouts, elevations and sections of the following, on composite shop drawings
 - a. Piping and valves
 - b. Raceways
 - c. Pull boxes
 - d. Lighting
 - e. Equipment
 - f. Connections
 - g. Access for servicing
 - h. Building construction (floor, ceiling, beams and columns)
9. Plan work to allow sufficient time for coordination and for compliance with construction schedule
10. Catalog, model and serial numbers will be assumed to represent equipment complying with Contract Drawings and Specifications, unless otherwise noted
11. Submit additional shop drawings (other than noted) when directed, during progress of project
12. Shop drawing resubmissions are required within 30 days of receipt of review comments from Architect

13. Replace all material and equipment which was installed prior to shop drawing review when directed by Architect
14. Before submitting shop drawings and samples, check material and equipment against drawings for clearance, connections, accessibility, servicing and maintenance
15. Submit shop drawings with:
 - a. 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
 - b. 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
 - c. Certified dimensional drawings, indicating sizes, component parts and installation details
 - d. Wiring diagrams when applicable
16. Identify with:
 - a. Project name and number.
 - b. Names of Engineer.
 - c. Identification of applicable items on each submission.
 - d. Applicable Contract Specification Section and Article Numbers.
 - e. Applicable Contract Drawing Numbers.
17. Minimum copies of shop drawing submissions:
 - a. 8-1/2 inch by 14 inch and smaller: Eight (8) copies
 - b. Larger than 8-1/2 inch by 14 inch: 1 reproducible plus eight (8) print
18. All fire walls and smoke partitions must be highlighted on the sheet metal drawings for appropriate coordination

E. 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

F. INDEMNIFICATION

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

1.5 ADMINISTRATION OF THE CONTRACT

A. ARCHITECT

1. Whenever the word "Architect" occurs, the word "Engineer" shall be also stipulated, and shall mean the firm of AKF Group, LLC or its authorized representative

1.6 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. PARTIAL OCCUPANCY OR USE

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

1.7 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 all existing site utility and building services in operation

1.8 PROJECT CLOSEOUT PROCEDURES

- A. The requirements of this section are in addition to and supplement the requirements outlined in Division 1

1. 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

B. 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. Closeout Checklist Example:

PART 2 - PROJECT CLOSETOUT			
PART 3 - PROJECT:			
PART 4 - DIVISION NO.:			
PART 5 - CONTRACTOR:			
PART 6 - ITEM ¹	PART 7 - DATES		PART 8 - OWNER'S SIGN-OFF
	PART 9 - COMPLETE D	PART 10 - RECEIVED BY OWNER	
PART 11 - Permits	PART 12 -	PART 13 -	PART 14 -
PART 15 - City and State Inspection	PART 16 -	PART 17 -	PART 18 -
PART 19 - Manufacturer's warranties	PART 20 -	PART 21 -	PART 22 -
PART 23 - Contractor's Warranties	PART 24 -	PART 25 -	PART 26 -
PART 27 - State Fire Rating Data	PART 28 -	PART 29 -	PART 30 -
PART 31 - Copy of Final Shop Drawings	PART 32 -	PART 33 -	PART 34 -
PART 35 - List and Possession of Spare Parts	PART 36 -	PART 37 -	PART 38 -
PART 39 - Pressure Tests (Ductwork)	PART 40 -	PART 41 -	PART 42 -
PART 43 - Pressure Tests (Piping)	PART 44 -	PART 45 -	PART 46 -
PART 47 - Equipment	PART 48 -	PART 49 -	PART 50 -

PART 2 - PROJECT CLOSETOUT			
PART 3 - PROJECT:			
PART 4 - DIVISION NO.:			
PART 5 - CONTRACTOR:			
Tests Required by Specs			
PART 51 - O & M Manuals	PART 52 -	PART 53 -	PART 54 -
PART 55 - Record Documents	PART 56 -	PART 57 -	PART 58 -
PART 59 - Coordination Drawings	PART 60 -	PART 61 -	PART 62 -
PART 63 - Sanitization Reports	PART 64 -	PART 65 -	PART 66 -
PART 67 - Commissioning and LEED® Reports/Letters/Forms	PART 68 -	PART 69 -	PART 70 -
PART 71 - On-Site Training Complete	PART 72 -	PART 73 -	PART 74 -
PART 75 - Protective Device Settings	PART 76 -	PART 77 -	PART 78 -
PART 79 - Valve Tags and Charts	PART 80 -	PART 81 -	PART 82 -
PART 83 - Final BMS Installation Drawings	PART 84 -	PART 85 -	PART 86 -
PART 87 - Insurance Underwriters Approvals	PART 88 -	PART 89 -	PART 90 -
PART 91 - Final Punch List (Initialed by contractor that items are complete)	PART 92 -	PART 93 -	PART 94 -
PART 95 - Building Certificate of Occupancy (C.O.)	PART 96 -	PART 97 -	PART 98 -
PART 99 - 24-Hour Phone No. for Service During Guarantee Period	PART 100 -	PART 101 -	PART 102 -

Part 2- PRODUCTS

(Not Applicable)

Part 3- EXECUTION

(Not Applicable)

END OF SECTION