

SECTION 01110

SUMMARY OF WORK

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Project Description.
2. Type of Contract.
3. Separate Contracts.
4. Contractor Use of Premises
5. Examination Of Site
6. Protection
7. Documents to Agencies.
8. Owner-furnished items.
9. Miscellaneous provisions.

1.2 PROJECT DESCRIPTION

- A. General:** The Work of this Project consists of all work identified and otherwise required by the Contract Drawings, including Architectural, Mechanical, Plumbing, Electrical, and by the remainder of this Project Manual, including all Divisions and Sections. All Work indicated on the Documents is included in the Scope of this Work unless specifically indicated to be by Owner or not in Contract (N.I.C.).
- B. Scope of Work:** The Work of this Project consists of the construction of a new facility for the Louisiana Department of Transportation. The project consists of the construction of a two story steel frame office facility with a one story dividable meeting room. Total building square footage is 29,120 Sq. Ft.
1. Site work construction includes tree removal, compacted fill, concrete paving, pile supported concrete paving, rough and finish grading, relocation and installation of utilities.
 2. Building construction includes selective demolition, pile foundations, pile-supported structural concrete slab, steel structure, galvanized metal floor and roof deck, concrete floor slab, tapered roof insulation system with modified bitumen roofing, modular brick veneer with cold-formed metal stud walls, aluminum and glass window system, doors and frames with hardware, finishes, specialties, casework and millwork, fire protection system, exterior meta wall panel system, elevator, mechanical and electrical.
 3. Execute all construction work indicated and otherwise required to achieve the results indicated. The Work is a complete package of work from site demolition to final finishing. New construction shall be complete and finished, ready for the Owner's use. Upon Project completion, all areas of construction shall be complete and ready for occupancy by designated users with no additional work by the Owner except for items of work specifically identified as being executed by the Owner or his agent. The Contractor shall do this work without unduly disturbing ongoing functions of and shall protect all areas of the site not included in the Work but in proximity of Work during the execution of this Contract.
- C. Special Project Procedures:** Refer to Section 01500 - Temporary Facilities and Controls for related requirements, including mandatory scheduling requirements, costs of utilities and use of premises.

- D. **Contractor's Cooperation:** The Contractor shall assist and cooperate with the Owner in setting time schedules, work sequences, and utilization of site. The Contractor's responsibilities include but are not limited to the following:
 - 1. Contractor shall inform the Owner promptly when changes occur in the Contractor's Construction Schedule.
 - 2. Contractor shall limit on-site storage and staging by the Contractor and Subcontractors to areas designated by the Owner.
- E. **Owner-Furnished Equipment:** The Contractor shall perform all work and services (including administration, supervision and coordination) and provide all materials and furnish all equipment necessary for roughing-in, connecting and protecting any Owner furnished equipment which will be furnished and installed by others.
- F. **Definitions:** In this Project Manual, the words "Contract", "Contract Documents", and "Contractor" refer to the Building Expansion Contract and the entity engaged by the Owner for that portion of the Project, unless otherwise stated in the context of the reference.
- G. **Extra payment** will not be authorized for relocation, removal, and/or temporary removal and reinstallation of any existing or newly installed construction (ducts, conduit, piping, wiring, fixtures, equipment, finishes, etc.) necessary to properly complete the Work, which could have been anticipated by careful examination of the site and the Documents. Such work shall be performed, without additional cost to the Owner.
- H. **Multiple Contracts:** The Project will be constructed under separate contracts.

1.3 TYPE OF CONTRACT

- A. **Type of Contract:** The Project will be constructed under a single prime contract.

1.4 SEPARATE CONTRACTS

- A. **General:** Mutual responsibilities of separate contractors are specified in General Conditions. The Contract shall require coordination with separate contractors regarding sequence, schedule, dimension, quantity, location and capacity.
- B. **Sequence and Duration:** It is expected that some of these separate contracts will be underway during the construction period covered by this Contract.
- C. **Coordination:** Coordination with the Owner and with separate contractors shall be accomplished through the Architect with the advice of the Owner. The Contractor shall implement modifications in use of the site and in work schedules and sequences as directed by the Architect in behalf of the Owner, when necessary for coordinating with separate contracts and with Convention Center activities.
- D. **Contractor's Cooperation:** The Contractor shall assist and cooperate with the Owner and separate contractors, especially in setting time schedules, work sequences, and utilization of site areas for storage and unloading, as required by General Conditions. The Contractor's responsibilities include but are not limited to the following:
 - 1. Contractor shall inform the Architect and Owner promptly when changes occur in the Contractor's Construction Schedule.
 - 2. Contractor shall review schedules of separate contractors when requested by the Architect on behalf of the Owner, and after a joint review and mutual agreement shall revise the Construction Schedule accordingly.

3. Contractor shall anticipate the need for information from separate contractors necessary for work (rough-in dimensions, building services connection types, delivery times and similar data) and shall notify the Architect and Owner reasonably in advance of the time such information is needed.
4. Limit on-site storage and staging by the Contractor and Subcontractors to areas designated by the Architect as approved by the Owner to allow reasonable opportunity for separate contractors to accomplish their work.
5. The Contractor shall establish and maintain locations of construction and dimensions which are critical to the work of separate contractors.
6. The Contractor shall facilitate Owner's continued use of all existing facilities.

1.5 CONTRACTOR USE OF PREMISES

- A. **General:** During the construction period the Contractor shall have the use of the premises for construction operations, including limited use of the site. The Contractor's use of the premises is limited to operations directly related to the performance of the Contract and by the Owner's right to perform work with its own forces and to employ separate contractors on portions of the Project.
- B. **Use of the Site:** Confine operations at the site to the areas permitted under the Contract. Allow for Owner occupancy of adjacent areas and their use by the public as required. Provide unimpeded emergency egress and access to the premises at all times.
 1. Confine operations to areas within Contract limits indicated.
 2. A limited area for Contractor's staging will be permitted, as determined by Owner.
 3. Keep public streets and sidewalks clear and available at all times. Keep driveways and entrance serving the premises clear and available to emergency vehicles and personnel, the Owner and Owner's employees, and the public at all times. Do not use these areas for parking or storage of materials, unless permit for such use is obtained from governing authorities and also approved by Owner.
 4. Limit access to the staging and work areas to the routes as determined by Owner. Keep driveways, and entrances serving the premises clear and available to the Owner, and other contractors at all times.
 5. Keep exits, exitways, passages and fire lanes clear at all times. Do not use these areas for parking and storage of materials. Schedule deliveries to minimize space and time requirements for storage of materials and equipment outside the construction areas.
 6. Do not unreasonably encumber the site with materials or equipment. Confine stockpiling of materials and location of storage sheds to the areas indicated on site plan. If additional storage is necessary, obtain and pay for such storage off-site.
 7. Maintain the construction area and site areas affected by construction operations in a clean condition throughout the construction period. Remove all dirt, dust and soiling and repair all damage caused by operations under this Contract. Take all precautions to protect the public during the construction period.

1.6 OCCUPANCY REQUIREMENTS

- A. **Partial Owner Occupancy:** The Owner reserves the right to place and install furnishings and equipment in completed areas of the building and to occupy such completed areas prior to substantial completion, provided that such occupancy does not substantially interfere with completion of the work. Such placing of furnishings and equipment and partial occupancy shall not constitute acceptance of the total work.

1. The Architect will prepare a Certificate of Substantial Completion for each portion of the work prior to Owner occupancy.
2. The Contractor shall obtain a Use and Occupancy Permit from the local regulatory officials prior to Owner occupancy.
3. Prior to Owner occupancy, mechanical and electrical systems in the portion to be occupied shall be fully operational. Required inspections and tests shall have been successfully completed.
4. Upon occupancy, the Owner will operate and maintain mechanical and electrical systems, and will assume responsibility for maintenance and custodial services for occupied portions.

1.7 EXAMINATION OF SITE

- A. **Examination of Documents and Site:** Contractor shall carefully examine Documents and the Construction Site to obtain the first-hand knowledge of scope and the conditions of the Work. The Contractor, by signing a Contract to perform the Work, represents and warrants that he has examined Drawings, Specifications and site of the Work and from his own investigation has satisfied himself as to scope, accessibility, nature and location of Work, character of equipment and other facilities needed for performance of work, character and extent of the work to be performed, local availability, practices, and jurisdiction and other circumstances that affect performance of work. Contractor shall make sufficient investigation to ascertain that existing conditions are as represented on the Drawings and that the final results can be achieved as shown on the Drawings. No additional compensation will be allowed by the Owner for failure of Contractor to fully inform himself as to conditions affecting Work. Dimensions of existing building shown on the Drawings are taken from original construction documents and may not represent actual dimensions and should be assumed to be approximate. The Contractor shall verify existing dimensions and conditions, which would affect new work or renovations before proceeding with actual construction. Contractor will not be entitled to additional compensation if existing dimensions or conditions vary from that shown on the Contract Documents.
- B. **Contractor's Representation:** By executing the Contract, the Contractor represents that he has:
 1. Visited the site;
 2. Made due allowances for difficulties and contingencies to be encountered, including, but not limited to, environmental restrictions, if any.
 3. Compared Contract Documents with work in place;
 4. Informed himself of existing conditions; and,
 5. Notified the Architect of ambiguities, inconsistencies, and errors discovered in the Contract Documents, or between the Contract Documents and existing conditions.
- C. **Subcontractors' Representation:** In accordance with General Conditions, each Subcontractor shall similarly represent that he has fulfilled the same responsibilities to the Contractor.
- D. **Responsibility:** Failure to visit the site and perform attendant responsibilities listed above shall not relieve the Contractor or any Subcontractor from their obligations, and no extra payment will be authorized for work related to conditions which can be determined by examination of the site and the Contract Documents.

1.8 PROTECTION

- A. **Protection:** During construction the weatherproof and waterproof integrity of the existing structures shall continuously be maintained. Temporary provisions shall be provided wherever and whenever required. The Contractor shall take all reasonable precautions to protect existing property, systems and equipment. All damages to existing structures, systems and spaces resulting from violation of weatherproof integrity shall be rectified by the Contractor at no expense to the Owner. Additionally, at completion of the Work, all areas of the site damaged or otherwise adversely affected by the work under this Contract shall be repaired, replaced, or otherwise returned to their original conditions without cost to the Owner.

1.9 DOCUMENTS TO AGENCIES

- A. **The Architect** has submitted documents to the Fire Marshal prior to bidding and has paid the application fee. The Owner (through the Architect) shall apply to Orleans Parish for the Building Permit and pay the Building Permit fee. All other required arrangements and fees, including but not limited to, the securing of occupancy certificates, inspections, etc., shall also be the responsibility of the Contractor.

PART 2 - PRODUCTS

2.1 OWNER-FURNISHED ITEMS

- A. **General:** The Owner will furnish the Contractor with applicable shop drawings, product data, material samples, and manufacturer's recommendations for Owner-furnished items. The Contractor shall review this information and advise the Architect of any observed potential conflicts or problems related to Owner-furnished items.
- B. **Delivery Schedule:** The Contractor is responsible for designating the delivery dates of Owner-furnished items in the Contractor's Construction Schedule. These dates must be flagged on each schedule.
- C. **Protection:** The Contractor is responsible for protecting Owner-furnished items from damage, including damage from accidents, vandalism, misuse, and exposure to the elements, and to repair or replace items damaged as a result of operations under the Contract.
- D. **Owner-Furnished/Owner-Installed:** The Owner will provide under separate contract materials and equipment items as indicated on the Drawings. The work under this Contract includes support systems to receive Owner's equipment, and mechanical and electrical services and connections.
 - 1. The Owner or the Owner's Subcontractor by separate contract will arrange and pay for delivery and installation of Owner-furnished/Owner-installed items in accordance with the Contractor's Construction Schedule. The Contractor shall protect items at the Project site after they are installed.
- E. **Owner-Furnished/Contractor-Installed:** The Owner will furnish under separate contract materials and equipment items as indicated on the Drawings. The work under this Contract includes complete installation, including support systems and mechanical and electrical services and connections. The Contractor shall be responsible for coordinating all rough-in requirements for this equipment.
 - 1. The Owner or the Owner's Subcontractor by separate contract will arrange and pay for delivery of Owner-furnished items in accordance with the Contractor's Construction Schedule. Delivery will be FOB Project site unless otherwise indicated.

2. The Owner or the Owner's Subcontractor by separate contract will also arrange and pay for manufacturer's field services, and the delivery of manufacturer's installation instructions, warranties and guarantees to the Contractor.
3. The Contractor or the Owner's Subcontractor by separate contract shall receive and inspect deliveries for damage, and shall assume responsibility for unloading, handling, storing, and protecting items after delivery to the Project site.
4. If Owner-furnished items are damaged at time of delivery, defective or missing, the Owner or the Owner's Subcontractor by separate contract will arrange for replacement.

PART 3 - EXECUTION

3.1 MISCELLANEOUS PROVISIONS

- A. **Removal and Reinstallation of Work:** Extra payment will not be authorized for relocation, removal, and/or temporary removal and reinstallation of any existing or newly installed construction (ducts, conduit, piping, wiring, fixtures, equipment, finishes, etc.) necessary to properly complete the work, which could have been anticipated by careful examination of the site and the Documents. Such work shall be performed, without additional cost to the Owner.

END OF SECTION