

**TABLE OF CONTENTS**  
**GENERAL REQUIREMENTS**  
**(See Folder titled “General Requirements” in Volume I)**

- Section 011200 - Contract Summary of Work
- Section 012100 - Allowances
- Section 012300 - Alternates
- Section 012900 - Payment Procedures
- Section 013100 - Project Management and Coordination
- Section 013200 - Construction Progress Documentation
- Section 013300 - Submittal Procedures
- Section 014000 - Quality and Code Requirements
- Section 015000 - Temporary Facilities and Controls
- Section 016000 - Product Requirements
- Section 017329 - Cutting and Patching
- Section 017419 - Construction Waste Management
- Section 017700 - Job Order-Contract Closeout Requirements
- Section 017823 - Operation and Maintenance Manuals
- Section 017839 - As-Built Documents
- Section 018113 - Sustainable Design Requirements
- Section 019113 - General Commissioning Requirements

End of TOC

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## SECTION 011200 - CONTRACT SUMMARY OF WORK

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. The Contract Documents, including but not limited to, the Drawings and Individual Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes a summary of each contract for the Project, including responsibilities for coordination and temporary facilities and controls.
- B. Specific requirements for the work of each contract are also indicated in individual Specification Sections and on Drawings for each contract.
- C. Related Sections:
  - 1. Section 013100 - Project Management and Coordination.
  - 2. Section 013200 - Construction Progress Documentation.
  - 3. Section 015000 - Temporary Facilities and Controls.

#### 1.3 DEFINITIONS

- A. Permanent Enclosure: As determined by the Owner, the condition at which roofing is insulated and weathertight; exterior walls are insulated and weathertight; and all openings are closed with permanent construction or substantial temporary closures equivalent in weather protection to permanent construction.

#### 1.4 CONTRACTOR'S PROJECT MANAGER

- A. Contractor and each Sub-contractor shall identify a project manager who shall be responsible for coordination between and among each and all contractors and subcontractors for the Project and the Owner.
- B. Scheduling Consultant: The Owner or Contractor, as noted in the Detailed Scope of Work will retain, a scheduling consultant to coordinate the scheduling activities of the Contract, to prepare an overall CPM schedule, and to monitor and update the CPM schedule periodically:

**General Requirements for Construction**

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1.5 COORDINATION ACTIVITIES

- A. Coordination activities of Contractor's project manager include, but are not limited to, the following:
1. Provide overall coordination of the Work.
  2. Coordinate use of access shared with other contractors to workspaces and workspaces shared with other contractors.
  3. Coordinate product selections for compatibility with either product selected under this Contract and under other contracts for the Project. Identify to Owner and Design Professional incompatibilities between products selected under this Contract and products selected under other contracts for the Project.
  4. Provide overall coordination of temporary facilities and controls.
  5. Coordinate, schedule, and approve interruptions of permanent and temporary utilities, including those necessary to make connections for temporary services.
  6. Coordinate construction and operations of the Work with work performed by each other separate Contract for the Project and the Owner's construction forces.
  7. Prepare Coordinated Composite Drawings, in collaboration with each other contractor for the Project, to coordinate the work of the contracts for the Project.
  8. Coordinate sequencing and scheduling of the Work. Include the following:
    - a. Initial Coordination Meeting: At earliest possible date, the Owner will arrange and conduct a meeting with all contractors for the Project for sequencing and coordinating the work of the Project.
  9. Provide quality assurance and quality control services specified in Section 014000 – Quality and Code Requirements.
  10. Coordinate sequence of activities to accommodate tests and inspections, and coordinate schedule of tests and inspections.
  11. Provide information necessary to adjust, move, or relocate existing utility structures affected by construction.
  12. Provide progress cleaning of all Contract work areas and coordinate progress cleaning of areas or pieces of equipment where more than one contractor has worked.
  13. Coordinate cutting and patching.
  14. Coordinate protection of the Work.
  15. Coordinate firestopping.
  16. Coordinate completion of punch list items.
  17. Coordinate preparation of As-built drawings and specifications.
  18. Print and submit all required project turnover documents.
  19. Coordinate preparation of operation and maintenance manuals.
- B. Responsibilities of project manager, as noted in the Detailed Scope of Work includes coordination for temporary facilities and controls, include, but are not limited to, the following:

1. Provide common-use field office for use by all personnel engaged in construction activities.
2. Provide telephone service for common-use facilities.

## 1.6 GENERAL REQUIREMENTS OF CONTRACTS

### A. Extent of Contract: Requirements indicated on drawings and in specification sections determine which Contract includes a specific element of the Work of the Contract.

1. The work described in this section for each contract shall be complete systems and assemblies, including products, components, accessories, and installation required by the respective contract documents.
2. Trenches and other excavation for the work of each contract shall be the work of such contract.
3. Blocking, backing panels, sleeves, and metal fabrication supports for the work of each contract shall be the work of such Contract.
4. Furnishing of access panels for the work of each contract shall be the work of such Contract. Installation of access panels located in the substrate of ceilings, walls and floors shall be the work of the construction contract.
5. Equipment pads for the work of each contract shall be the work of such contract.
6. Roof-mounted equipment curbs for the work of each contract shall be the work of the construction contract.
7. Painting for the work of each contract shall be the work of such contract.
8. Cutting and Patching: Each contract shall perform its own cutting and patching.
9. Firestopping for the work of each contract shall be provided by such contract.
10. Contractors' Preliminary CPM Schedule: Within seven working days after preliminary CPM schedule submittal has been received from the scheduling consultant, submit a matching schedule showing construction operations sequenced and coordinated with overall construction.

### B. Substitutions: Each contractor's project manager shall cooperate with all other contractor's project managers involved to coordinate approved substitutions with remainder of the work of the Project.

### C. Temporary Facilities and Controls: In addition to specific responsibilities for temporary facilities and controls indicated in this Section and in Section 015000 - Temporary Facilities and Controls, Contractor is responsible for the following:

1. Installation, operation, maintenance, and removal of each temporary facility necessary for its own normal construction activity, and costs and use charges associated with each facility, except as otherwise provided for in this Section 011200.
2. Plug-in electric power cords and extension cords, supplementary plug-in task lighting, and special lighting necessary exclusively for its own activities.
3. Its own field office complete with necessary furniture, utilities, and telephone service.

**General Requirements for Construction**

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4. Its own storage and fabrication sheds.
5. Temporary enclosures for its own construction activities.
6. Staging and scaffolding for its own construction activities.
7. General hoisting facilities for its own construction activities.
8. Waste disposal facilities, including collection and legal disposal of its own hazardous, dangerous, unsanitary, or other harmful waste materials.
9. Progress cleaning of work areas affected by its operations on a daily basis.
10. Secure lockup of its own tools, materials, and equipment.
11. Construction aids and miscellaneous services and facilities necessary exclusively for its own construction activities.

**1.7 CONSTRUCTION CONTRACT**

A. Work in the Construction Contract includes, but is not limited to, the following:

1. Remaining work not identified as work under other contracts.
2. Site preparation, including clearing, building demolition and relocations, and earthwork.
3. Site improvements, including roadways, parking lots, pedestrian paving, site development furnishings and equipment, and landscaping.
4. Site water supply and distribution.
5. Site sanitary sewerage.
6. Site storm drainage.
7. Site fuel distribution.
8. Tunnels for site utilities.
9. Selective demolition.
10. Foundations, including footings, foundation walls, and piles.
11. Slabs-on-grade, including earthwork, sub-drainage systems, and insulation.
12. Below-grade building construction, including excavation, backfill, and thermal and moisture protection.
13. Superstructure, including floor, roof construction, sprayed fire-resistive materials and board fire protection.
14. Exterior closure, including walls, parapets, doors, windows, and louvers..
15. Roofing, including coverings, flashings, roof specialties and glazed openings.
16. Interior construction, including partitions, doors, interior glazed openings, and fittings.
17. Fire-protection specialties.
18. Stairs, including railings and finishes.
19. Interior finishes including finish carpentry, architectural woodwork, and built-in casework.
20. Conveying systems, including elevators, wheelchair lifts, escalators and cranes.
21. Equipment, including the following:
  - a. Stage equipment.
  - b. Projection screens.
  - c. Loading dock equipment.
  - d. Waste compactors.
  - e. Foodservice equipment.

- f. Residential appliances.
      - g. Laboratory fume hoods.
    - 22. Furnishings, including casework, window treatments, floor grills and mats and other furnishings as described in the Job Order/Contract Documents.
    - 23. Special construction, including the following:
      - a. Pre-engineered structures.
      - b. Special-purpose rooms.
      - c. Radiation protection.
  - B. Temporary facilities and controls in the Construction Contract include, but are not limited to, the following:
    - 1. Temporary facilities and controls that are not otherwise specifically assigned to other contracts.
    - 2. Sediment and erosion control.
    - 3. Unpiped sewers and drainage, including drainage ditches, dry wells, stabilization ponds, and containers.
    - 4. Stormwater control.
    - 5. Unpiped temporary toilet fixtures, wash facilities, and drinking water facilities, including disposable supplies.
    - 6. Temporary enclosure for building exterior.
    - 7. Temporary roads and paved areas.
    - 8. Dewatering facilities and drains.
    - 9. Excavation support and protection for the Work of the contract.
    - 10. Project identification and temporary signs.
    - 11. General waste disposal facilities.
    - 12. Pest control.
    - 13. Temporary stairs.
    - 14. Temporary fire-protection facilities.
    - 15. Barricades, warning signs, and lights.
    - 16. Site enclosure fence.
    - 17. Covered walkways.
    - 18. Security enclosure and lockup.
    - 19. Environmental protection.
    - 20. Restoration of Owner's existing facilities used as temporary facilities.
    - 21. Temporary heating, cooling, and ventilation for Construction Contract Work before weathertight enclosure of building is complete.
    - 22. Temporary heating, cooling, and ventilation after permanent enclosure of building is complete.
- 1.8 PLUMBING CONTRACT
- A. Work in the Plumbing Contract includes, but is not limited to, the following:
    - 1. Site special plumbing systems.
    - 2. Plumbing fixtures.
    - 3. Domestic water distribution.

**General Requirements for Construction**

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4. Sanitary waste.
5. Storm water drainage.
6. Special plumbing systems, including the following:
  - a. Compressed air.
  - b. Deionized water.
  - c. Distilled water.
  - d. Fuel oil.
  - e. Natural gas.
  - f. Medical gas.
  - g. Vacuum.
  - h. Acid waste.
  - i. Pools and fountains.
7. Fire protection systems.
8. Special fire suppression systems, including the following:
  - a. Foam fire-extinguishing systems.
  - b. Clean-agent extinguishing systems.
9. Plumbing connections to equipment furnished by all other contracts.

**B. Temporary facilities and controls in the Plumbing Contract include, but are not limited to, the following:**

1. Piped sewerage and drainage.
2. Piped gas service.
3. Piped water service.
4. Piped temporary toilet fixtures, wash facilities, and drinking water facilities.
5. Temporary standpipe for Fire Department use.
6. Plumbing connections to existing systems and temporary facilities and controls furnished by other contracts.
7. Temporary heating, cooling, and ventilation for Plumbing Contract Work before weathertight enclosure of building is complete.

**1.9 HVAC CONTRACT**

**A. Work in the HVAC Contract includes, but is not limited to, the following:**

1. Site steam distribution.
2. Site hydronic distribution.
3. Energy supply, including **[oil] [gas] [steam] [hot- and chilled-water]** supply systems.
4. HVAC systems and equipment.
5. HVAC instrumentation and controls.
6. HVAC testing, adjusting, and balancing.
7. Building automation system.
8. Mechanical connections to equipment furnished by all other contracts.

- B. Temporary facilities and controls in the HVAC Contract include, but are not limited to, the following:
  - 1. Temporary heating, cooling, and ventilation for HVAC Contract Work before weathertight enclosure of building are complete.

#### 1.10 ELECTRICAL CONTRACT

- A. Work in the Electrical Contract includes, but is not limited to, the following:
  - 1. Site electrical distribution.
  - 2. Site lighting.
  - 3. Site communications and security.
  - 4. Electrical service and distribution.
  - 5. Exterior and interior lighting and light pole bases.
  - 6. Communication and security.
  - 7. Fire alarm and detection systems.
  - 8. Special electrical systems, including the following:
    - a. Uninterruptible power supply systems.
    - b. Packaged engine generator systems.
    - c. Battery power systems.
    - d. Cathodic protection.
    - e. Electromagnetic shielding systems.
    - f. Lightning protection systems.
    - g. Unit power conditioners.
    - h. Power generation systems.
  - 9. Electrical connections to equipment furnished by all other contracts.
- B. Temporary facilities and controls in the Electrical Contract include, but are not limited to, the following:
  - 1. Electric power service and distribution.
  - 2. Lighting, including site lighting.
  - 3. Fire alarm and detection systems.
  - 4. Electrical connections to existing systems and temporary facilities and controls furnished by other contracts.
  - 5. Temporary heating, cooling, and ventilation for Electrical Contract Work before weathertight enclosure of building is complete.

#### 1.11 ALL CONTRACTS

- A. All Work of Contracts included in the Project includes, but is not limited to that noted above. Work of a Contract not included in a Project will be noted in the Job Order Detailed Scope of Work.

**General Requirements for Construction**

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- B. All Temporary facilities and controls of Contracts included in the Project includes, but is not limited to that noted above. Work of a Contract not included in a Project will be noted in the Job Order Detailed Scope of Work. |

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011200

**SECTION 012100 - ALLOWANCES****PART 1 - GENERAL****1.1 RELATED DOCUMENTS**

- A. The Contract Documents, including but not limited to, the Drawings and Individual Specification Sections, Notice to Proceed and Allowance Allocation Form apply to this Section.

**1.2 SUMMARY**

- A. Section includes administrative and procedural requirements governing allowances.
  - 1. The Owner may establish allowances to control the cost of certain Project requirements that cannot be completely described in the Detailed Scope of Work but which are required as part of the Work. This is used when the quantity or type of material is unable to be determined due to project documents and/or conditions at time of the Joint Scope Meeting and Detailed Proposal preparation.
- B. Types of allowances include the following:
  - 1. Quantity of Work (Unit-cost) allowances.
- C. Related Sections:
  - 1. General Conditions, Article 7 – Changes in the Work.
  - 2. General Conditions, Article 8 – Payment.
  - 3. Section 012900 – Payment Procedures.
  - 4. Section 013300 – Submittal Procedure.
  - 5. Individual Specification Sections for items of Work covered by allowances.

**1.3 SELECTION AND PURCHASE**

- A. At the earliest practical date after award of the Job Order, advise the Owner of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At the Owner's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by the Design Professional from the designated supplier.

**General Requirements for Construction**

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**1.4 SUBMITTALS**

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.
- B. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- C. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- D. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

**1.5 COORDINATION**

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.
- B. The Contractor shall include the cost of any allowances described in the Detailed Scope of Work in the Job Order Proposal noting the basis for the quantity..
- C. The Owner’s Representative shall review and approve the Detailed Proposal. The Notice to Proceed for the Job Order will include any allowances included in that Detailed Proposal..

**1.6 PAYMENT**

- A. Refer to Section 012900 – Payment Procedures, for processing an Application for Payment. The Contractor may requisition periodically for allowance Work.
- B. The allowance expenditure shall not exceed the stipulated allowance amount except pursuant to a Supplemental Job Order issued in accordance with Contract Documents.
- C. If the final allowance expenditure is less than the allowance amount, the unexpended balance shall be credited to the Owner by a Supplemental Job Order..
- D. Any Supplemental Job Order amount shall be based solely on the difference between the stipulated allowance amount and the final value of the allowance Work in place, as determined by the Owner.

**1.7 LUMP-SUM AND QUANTITY OF WORK [UNIT-COST] ALLOWANCES**

- A. Allowance shall include cost to the Contractor of specific products and materials ordered by the Owner or selected by the Design Professional under allowance and shall include taxes, freight, and delivery to the Project site.

- B. The Contractor's costs for receiving and handling at the Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by the Owner selected by the Design Professional under allowance shall be included as part of the Contract Sum and not part of the allowance.

## 1.8 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts and scope of Work, prepare a Supplemental Job Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.
  - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
  - 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other margins claimed.
  - 3. Submit substantiation of a change in scope of work, if any, claimed in Change Orders related to unit-cost allowances.
  - 4. The Owner reserves the right to establish the quantity of work-in-place by independent quantity survey, measure, or count.
  - 5. No change to the Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

## PART 2 - PRODUCTS (Not Used)

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

### 3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

### 3.3 SCHEDULE OF ALLOWANCES

Allowances will be listed as part of the Job Order Detailed Scope of Work and referred to in the Proposal as listed.

**General Requirements for Construction**

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END OF SECTION 012100

## SECTION 012300 - ALTERNATES

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. The Contract Documents, including but not limited to, the Drawings and Individual Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

#### 1.3 DEFINITIONS

- A. Alternate: An amount proposed by the Contractor and stated in the Job Order for certain work defined in the Detailed Scope of Work that may be added to or deducted from the base Job Order amount if the Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Detailed Scope of Work Documents.
  - 1. Alternates described in this Section are part of the Work only if enumerated in the Job Order Documents.
  - 2. The cost or credit for each alternate is the net addition to or deduction from the Job Order Sum to incorporate alternate into the Work. No other adjustments are made to the Job Order Sum.

#### 1.4 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
  - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Notification: Each alternate will be separately priced by identifying all tasks associated with that specific alternate within a distinct Category designation provided in the Detailed Scope of Work. .
- C. Execute accepted alternates under the same conditions as other Work of the Job Order.

**General Requirements for Construction**

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- D. Schedule: A schedule of alternates is included in the Job Order Documents in a format similar to that found at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. Alternate Number and/or Title for use in Job Order. }

END OF SECTION 012300

## SECTION 012900 - PAYMENT PROCEDURES

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. The Contract Documents, including but not limited to, the Drawings and Individual Specification Sections, Schedule of Values, Contractor Pencil Copy and Application for Payment, apply to this Section.

#### 1.2 SUMMARY

- A. This Section specifies administrative and procedural requirements necessary to prepare and process Applications for Payment.
- B. Related Sections:
  - 1. General Conditions, Article 8 - Payment, for requirements governing provisions for payment.
  - 2. General Conditions, Article 20 – Opportunity Programs, for requirements governing minority participation.
  - 3. Section 012100 – Allowances, for procedural requirements governing the handling and processing of allowances, if applicable.
  - 4. Section 017700 – Contract Closeout Requirements, for administrative contract closeout requirements.
  - 5. Section 018113 – Sustainable Design Requirements, for administrative requirements governing submittal of cost breakdown information required for LEED documentation, if applicable.

#### 1.3 DEFINITIONS

- A. Schedule of Values: A form in the Contract Documents, which establishes minimum level of payment detail to formulate an initial Application for Payment.
- B. Contractor's Pencil Copy: A form provided by the Owner, which estimates a billing request from the Contractor. When approved by the Owner, formulates the Application for Payment.
- C. Application for Payment: A form provided by the Owner, which provides certification by the Contractor for payment.

#### 1.4 SCHEDULE OF VALUES

- A. Coordination: Coordinate preparation of the Schedule of Values with the Owner.

**General Requirements for Construction**

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- B. The Contractor shall allocate portions of the Job Order Sum to labor, material and major equipment costs to various portions of the Work as indicated on the form.
  - 1. Submit the Schedule of Values to the Owner, for approval at earliest possible date after award of the Contract.
  - 2. The Owner shall not approve any billing request until the Schedule of Values is approved.
  
- C. Format and Content: Use model form provided in Contract Documents as a guide to establish line items for the Schedule of Values.
  - 1. Arrange the Schedule of Values with separate columns to indicate the following for each item listed:
    - a. Dollar value of the following, as a percentage of the Job Order Sum to nearest one-hundredth percent, adjusted to total 100 percent.
      - 1) Labor.
      - 2) Materials.
      - 3) Major Equipment.
  - 2. Provide a breakdown of Job Order Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Provide multiple line items for principal subcontract amounts in excess of five percent of Contract Sum.
    - a. Include separate line items under Contractor and principal subcontracts for LEED documentation and other project closeout requirements in an amount totaling five percent of the Contract Sum and subcontract amount.
  - 3. Round amounts to nearest whole dollar; total shall equal the Job Order Sum.
  - 4. Allowances: Provide a separate line item in the schedule of values for each allowance.
  - 5. Each item in the Schedule of Values and Applications for Payment shall be complete. Include total cost and proportionate share of general overhead and profit for each item, except Lump Sum and Quantity of Work Allowances.
  - 6. Schedule of Values Updating: The Owner may require the Contractor to revise its Schedule of Values. Further, the Owner reserves the right to accept only those cost distributions which, in the Owner's opinion, are reasonable, equitably balanced and correspond to estimated quantities in Job Order/Contract Documents.

**1.5 MONTHLY APPLICATIONS FOR PAYMENT**

- A. Each Application for Payment shall be consistent with previous applications and payments as approved by the Owner and paid for by the Owner.
  - 1. Initial Application for Payment, the Owner shall not approve any billing request until the Schedule of Values and Construction Schedule is approved.

2. Payment for allowance items and stored materials involve additional requirements.
  3. Application for Payment at time of Substantial Completion, and final Application for Payment involve additional requirements.
- B. Payment Application Times: Billing request may be submitted to the Owner once each month.
1. Submit Contractor's Pencil Copy billing request seven days prior to due date for review by the Owner.
- C. Payment Forms: All forms and documents required for payment shall be provided by the Owner. Template forms and documents may also be available on the Dormitory Authority's web site [www.dasny.org](http://www.dasny.org).
- D. Preliminary Procedure: The Contractor may request from the Owner a Contractor's Pencil Copy form. Where indicated on the form, the Contractor shall enter a billing request, either dollar amount or percentage complete for each item number requesting payment.
1. If applicable, the Contractor shall obtain from the Owner, an Allowance Notice to Proceed for Allowance items and an Agreement for Materials Stored Off-Site prior to billing.
  2. Submit Contractor's Pencil Copy billing request to the Owner for approval.
  3. The Contractor shall provide updated documentation to the Owner in accordance with General Conditions, Article 20 – Opportunity Programs.
- E. Procedure: Upon the Owner's approval of the Contractor's Pencil Copy billing request, payment documents will be provided to the Contractor. The Contractor shall complete each document and submit two copies of all documents with original signature & notary where indicated on forms, the following:
1. Application for Payment.
  2. Compliance Report.
  3. Contractor and Subcontractor Certifications Form
  4. Contractor's Certified Payroll Form.
  5. Allowance Allocation Form, if applicable
- F. Payroll Forms: The Contractor and all Sub-contractors to the Contractor shall submit original copies of the Contractor and Subcontractor Certifications Form and Contractor's Certified Payroll Form.
- G. Transmittal: Sign and notarize where indicated on each document, submit two original copies to Owner.
1. Transmit each copy with a transmittal form listing attachments and recording appropriate information about payment.

**General Requirements for Construction**

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- H. **Stored Materials:** The Owner will provide an Agreement for Materials Stored Off-Site and specific forms that the Contractor must complete and submit to the Owner, including but not limited to;
  - 1. Include in the Contractor's Pencil Copy billing request amounts applied for materials or equipment purchased or fabricated and stored, but not yet installed.
  - 2. Differentiate between items stored on-site and items stored off-site.
  - 3. Provide certificate of insurance, evidence of transfer of title to the Owner, and consent of surety to payment, for stored materials.
  - 4. Provide supporting documentation that verifies amount requested, such as paid invoices. Match amount requested with amounts indicated on documentation; do not include overhead and profit on stored materials.
  - 5. Provide summary documentation for stored materials indicating the following:
    - a. Materials previously stored and included in previous Applications for Payment.
    - b. Work completed for this Application utilizing previously stored materials.
    - c. Additional materials stored with this Application.
    - d. Total materials remaining stored, including materials with this Application.
  
- I. **Payment:** Timely payment by the Owner to the Contractor is governed by Section 2880 of the Public Authorities Law.
  
- J. **Liens:** Upon receipt of a lien, the Owner shall deduct a sum of one and one-half (1 ½) times the amount stated to be due in the notice of lien from the application for payment. Upon official receipt of discharge of lien, the Owner shall provide payment as stated above.

**1.6 APPLICATION FOR PAYMENT AT SUBSTANTIAL COMPLETION**

- A. **Preliminary Procedure:** After issuance of the executed Notice of Substantial Completion, submit a Contractor's Pencil Copy billing request showing 100 percent completion for portion of the Work claimed as complete at Substantial Completion.
  - 1. Submit Contractor's Pencil Copy billing request to the Owner for approval.
  - 2. The Contractor shall provide final documentation to the Owner in accordance with General Conditions, Article 20 – Opportunity Programs.
  
- B. **Reduction of Retainage:** The Contractor may request a reduction of retainage upon Substantial Completion of the Work or when a phase of Work is accepted by the Owner.
  - 1. The Contractor submits to the Owner a written request to have retainage reduced and provides a cost estimate and schedule to complete all remaining Work items indicated on the executed Notice of Substantial Completion.
  - 2. The Owner shall deduct from the sum two times the value of remaining items of Work to be completed or corrected.

3. The Owner will provide the Contractor with General Release and Consent of Surety forms based on the amount of reduction. The Contractor shall complete each document and submit three copies of each document with original signature & notary where indicated on forms.
  4. The Owner shall hold payment until receipt of completed General Release and Consent of Surety forms.
- C. Procedures: Upon the Owner approval of Contractor's Pencil Copy billing request, payment documents will be provided to the Contractor. The Contractor shall complete each document and submit two copies of all documents with original signature & notary where indicated on forms, the following:
1. Application for Payment.
  2. Compliance Report.
  3. Contractor and Subcontractor Certifications Form
  4. Contractor's Certified Payroll Form.
- D. Payroll Forms: The Contractor and all Sub-contractors to the Contractor shall submit original copies of the Contractor and Subcontractor Certifications Form and Contractor's Certified Payroll Form.
- E. Transmittal: Sign and notarize where indicated on each document, submit two original copies to Owner.
- F. Payment: Timely payment by the Owner to the Contractor is governed by Section 2880 of the Public Authorities Law.
- G. Liens: Upon receipt of a lien, the Owner shall deduct a sum of one and one-half (1 ½) times the amount stated to be due in the notice of lien from the application for payment. Upon official receipt of discharge of lien, the Owner shall provide payment as stated above.
- 1.7 FINAL APPLICATION FOR PAYMENT (same as contract closeout documents)
- A. Contract Compliance: The Contractor shall comply with the Requirements of General Conditions, Section 10.08 – Limitations on Actions.
- B. Preliminary Procedure: All Work and Extra Work of the Job Order and all requirements of Section 017700 – Contract Closeout Requirements must be complete and approved prior to commencement of final Application for Payment.
1. The Contractor shall request and submit to the Owner a final Contractor's Pencil Copy that will formulate the final Application for Payment.
  2. The Contractor shall provide outstanding documentation to the Owner in accordance with General Conditions, Article 20 – Opportunity Programs.
- C. Procedures: Upon the Owner approval of Contractor's Pencil Copy billing request, final Application for Payment and Job Order/Contract closeout documents will be provided to the Contractor. The Contractor shall complete each document and

**General Requirements for Construction**

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submit two copies of all documents with original signature & notary, where indicated on the forms, the following:

1. Final Application for Payment including remaining Retainage.
  2. Final Compliance Report.
  3. Contractor and Subcontractor Certifications Form
  4. Contractor's Certified Payroll Form.
  5. Release Form -- Final Payment to Contractor.
  6. Consent of Surety -- Final Payment to Contractor, with power of attorney.
- D. Payroll Forms: The Contractor and all Sub-contractors to the Contractor shall submit original copies of the Contractor and Subcontractor Certifications Form and Contractor's Certified Payroll Form.
- E. Transmittal: Sign and notarize where indicated on each document, submit two original copies to the Owner.
- F. Final Payment: Timely payment by the Owner to the Contractor is governed by Section 2880 of the Public Authorities Law.
- G. Liens: Upon receipt of a lien, the Owner shall deduct a sum of one and one-half (1 ½) times the amount stated to be due in the notice of lien from the final application for payment. Upon official receipt of discharge of lien, the Owner shall provide final payment as stated above.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 012900

**SECTION 013100 - PROJECT MANAGEMENT AND COORDINATION****PART 1 - GENERAL****1.1 RELATED DOCUMENTS**

- A. The Contract Documents, including but not limited to, the Drawings and individual Specification Sections and Contract Manager, apply to this Section.

**1.2 SUMMARY**

- A. Section includes administrative provisions for coordinating construction operations on the Project including, but not limited to, the following:
  - 1. General project coordination procedures.
  - 2. Administrative and supervisory personnel.
  - 3. Coordination drawings.
  - 4. Requests for Information (RFIs).
  - 5. Contract Manager software site.
  - 6. Project meetings.
- B. Each contractor shall participate in coordination requirements. Refer to Section 011200 – Contract Summary of Work for certain areas of responsibility that are assigned to a specific contractor.
- C. Related Sections:
  - 1. Section 011200 - Contract Summary of Work, for a description of the division of work among separate contracts and responsibility for coordination activities not in this Section.
  - 2. Section 013200 - Construction Progress Documentation, for preparing and submitting Contractor's construction schedule.
  - 3. Section 017700 – Contract Closeout Requirements, for coordinating closeout of the Contract.
  - 4. Section 019113 - General Commissioning Requirements, for coordinating the Work with Owner's commissioning authority.

**1.3 DEFINITIONS**

- A. RFI: Request from the Owner, Design Professional, or Contractor seeking information from each other during construction.

**General Requirements for Construction**

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1.4 COORDINATION

- A. Coordination for Single Contract Project: Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations included in different Sections that depend on each other for proper installation, connection, and operation.
  - 1. The Contractor shall utilize the bid milestone schedule included in the Job Order/Contract Documents to prepare a CPM schedule in accordance with Section 013200 – Construction Progress Documentation. The Contractor shall submit the proposed CPM schedule to the Owner within 45 days of the Notice to Proceed.
  - 2. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
  - 3. Coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair.
  - 4. Make adequate provisions to accommodate items scheduled for later installation.
  
- B. Coordination for Multi Contracts Project: Every Job Order/Contract associated with the Project may not be executed at the same time and each contractor shall coordinate its construction operations with those of other contractors and entities to ensure efficient and orderly installation of each part of the work. Each contractor shall coordinate its operations with operations, included in different Sections that depend on each other for proper installation, connection, and operation.
  - 1. Each Contractor shall utilize the bid milestone schedule included in the Job Order/Contract Documents to prepare a CPM schedule, of their Work, in accordance with Section 013200 – Construction Progress Documentation. The Owner will furnish the schedule template, in electronic file, to each Contractor after the Notice to Proceed. Each Contractor shall provide CPM schedule requirements, within 15 days after the Notice to Proceed, to the Owner, so the Owner can prepare a fully coordinated CPM schedule. The Owner shall submit the coordinated CPM schedule to each Contractor for signature indicating approval of the CPM schedule by each Contractor. If Contractor refuses to sign schedule, the Owner can impose CPM Schedule and Contractor must comply with schedule.
  - 2. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
  - 3. Coordinate installation of different components with other contractors to ensure maximum performance and accessibility for required maintenance, service, and repair.
  - 4. Make adequate provisions to accommodate items scheduled for later installation.
  
- C. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities and activities of other

contractors to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities will be include in the Detailed Scope of Work, but are not limited to, the following:

1. Coordination of the Owner's P6 Project Management CPM schedule.
  2. Coordination of the commissioning process and activities.
  3. Preparation of the schedule of values.
  4. Entering dates each required submission item listed on the Contractor's Submission Schedule will be submitted, coordinated with the CPM Schedule.
  5. Installation and removal of temporary facilities and controls.
  6. Delivery and processing of submittals.
  7. Progress meetings.
  8. Preinstallation conferences.
  9. Project closeout activities.
  10. Startup and adjustment of systems.
- D. Conservation: Coordinate construction activities to ensure that operations are carried out with consideration given to conservation of energy, water, and materials. Coordinate use of temporary utilities to minimize waste.

## 1.5 COORDINATED COMPOSITE DRAWINGS

- A. Coordinated Composite Drawings, General: Prepare coordinated composite drawings in accordance with requirements in individual Sections, where installation is not completely shown on Shop Drawings, where limited space availability necessitates coordination, or if coordination is required to facilitate integration of products and materials fabricated or installed by more than one entity.
1. Content: Project-specific information, drawn accurately to a scale large enough to indicate and resolve conflicts. Do not base coordinated composite drawings on standard printed data. Include the following information, as applicable:
    - a. Use applicable Drawings as a basis for preparation of coordinated composite drawings. Prepare sections, elevations, and details as needed to describe relationship of various systems and components.
    - b. Coordinate the addition of trade-specific information to the coordinated composite drawings by multiple contractors in a sequence that best provides for coordination of the information and resolution of conflicts between installed components before submitting for review.
    - c. Indicate functional and spatial relationships of components of architectural, structural, civil, mechanical, and electrical systems.
    - d. Indicate space requirements for routine maintenance and for anticipated replacement of components during the life of the installation.
    - e. Show location and size of access doors required for access to concealed dampers, valves, and other controls, including space required opening the access door.
    - f. Indicate required installation sequences.

**General Requirements for Construction**

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- g. Indicate dimensions shown on the Drawings. Specifically note dimensions that appear to be in conflict with submitted equipment and minimum clearance requirements. Provide alternate sketches to the Design Professional indicating proposed resolution of such conflicts. Minor dimension changes and difficult installations will not be considered changes to the Contract.

**B. Coordinated Composite Drawing Organization: Organize drawings as follows:**

1. Floor Plans and Reflected Ceiling Plans: Show architectural and structural elements, and mechanical, plumbing, fire protection, fire alarm, and electrical Work. Show locations of visible ceiling-mounted devices relative to acoustical ceiling grid. Supplement plan drawings with section drawings where required to adequately represent the Work.
2. Plenum Space: Indicate subframing for support of ceiling and wall systems, mechanical and electrical equipment, and related Work. Locate components within ceiling plenum to accommodate layout of light fixtures indicated on the Drawings. Indicate areas of conflict between light fixtures and other components.
3. Mechanical Rooms: Provide coordinated composite drawings for mechanical rooms showing plans and elevations of mechanical, plumbing, fire protection, fire alarm, and electrical equipment.
4. Structural Penetrations: Indicate penetrations and openings required for all disciplines.
5. Slab Edge and Embedded Items: Indicate slab edge locations and sizes and locations of embedded items for metal fabrications, sleeves, anchor bolts, bearing plates, angles, door floor closers, slab depressions for floor finishes, curbs and housekeeping pads, and similar items.
6. Mechanical and Plumbing Work: Show the following:
  - a. Sizes and bottom elevations of ductwork, piping, and conduit runs, including insulation, bracing, flanges, and support systems.
  - b. Dimensions of major components, such as dampers, valves, diffusers, access doors, cleanouts and electrical distribution equipment.
  - c. Fire-rated enclosures around ductwork.
7. Electrical Work: Show the following:
  - a. Runs of vertical and horizontal conduit 1-1/4 inch diameter and larger.
  - b. Light fixture, exit light, emergency battery pack, smoke detector, and other fire alarm locations.
  - c. Panel board, switch board, switchgear, transformer, busway, generator, and motor control center locations.
  - d. Location of pull boxes and junction boxes dimensioned from column center lines.
8. Fire Protection System: Show the following:
  - a. Locations of standpipes, mains piping, branch lines, pipe drops, and sprinkler heads.

9. Review: The Design Professional will review coordinated composite drawings to confirm that the Work is being coordinated, but not for the details of the coordination, which are the Contractor's responsibility. If the Design Professional determines that the coordinated composite drawings are not being prepared in sufficient scope or detail, or are otherwise deficient, the Design Professional will so inform the Contractor, who shall make changes as directed and resubmit.
- C. Coordination Digital Data Files: Prepare coordination digital data files in accordance with the following requirements:
1. File Preparation Format: The Contractor shall coordinate with the Design Professional and use the same digital data software program, version, and operating system as the original Drawings.
- 1.6 KEY PERSONNEL
- A. Key Personnel Names: Within 15 days after receipt of the Notice to Proceed, submit a list of key personnel assignments with resume and job qualifications, including project manager, project scheduler, commissioning agent, superintendent and other personnel in attendance at the Project site. Identify individuals and their duties and responsibilities; list addresses and telephone numbers, including home, office, and cellular telephone numbers, and email addresses. Provide names, addresses, and telephone numbers of individuals assigned as standbys in the absence of individuals assigned to the Project.
- 1.7 REQUESTS FOR INFORMATION (RFIs)
- A. General: Immediately on discovery of the need for additional information or interpretation of the Contract Documents, the Contractor shall prepare and submit an RFI in the form specified.
1. Coordinate and submit RFIs in a prompt manner so as to avoid delays in the Contractor's work or work of subcontractors.
- B. Content of the RFI: Include a detailed, legible description of item needing information or interpretation and the following:
1. Job Order/Project name.
  2. Job Order/Project number.
  3. Date.
  4. Name of Contractor.
  5. Name of Design Professional.
  6. RFI number, numbered sequentially.
  7. RFI subject.
  8. Specification Section number and title and related paragraphs, as appropriate.
  9. Drawing number and detail references, as appropriate.
  10. Field dimensions and conditions, as appropriate.

**General Requirements for Construction**

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11. Contractor's suggested resolution. If Contractor's solution(s) impacts the date of Substantial Completion or the Job Order Sum, Contractor shall state impact in the RFI.
  12. Contractor's signature.
  13. Attachments: Include sketches, descriptions, measurements, photos, Product Data, Shop Drawings, coordination drawings, and other information necessary to fully describe items needing interpretation.
    - a. Include dimensions, thicknesses, structural grid references, and details of affected materials, assemblies, and attachments on attached sketches.
- C. RFI Forms: The Owner's Contract Manager-generated form with substantially the same content as indicated above.
- D. Design Professional's Action: The Design Professional will review each RFI, determine action required, and respond. Allow a reasonable amount of working days for the Design Professional's response for each RFI. RFIs received by the Design Professional after 1:00 p.m. will be considered as received the following working day.
1. The following RFIs will be returned without action:
    - a. Requests for approval of submittals.
    - b. Requests for approval of substitutions.
    - c. Requests for coordination information already indicated in the Contract Documents.
    - d. Requests for adjustments in the date for Substantial Completion or the Contract Sum.
    - e. Requests for interpretation of the Design Professional's actions on submittals.
    - f. Incomplete RFIs or inaccurately prepared RFIs.
  2. The Design Professional's action may include a request for additional information, in which case the Design Professional's time for response will date from time of receipt of additional information.
  3. The Design Professional's action on RFIs that may result in a change to the date of Substantial Completion or the Job Order Sum may be eligible for the Contractor to submit a Claim in accordance with procedures in General Conditions, Article 10 – Claims and Disputes.
    - a. If the Contractor believes the RFI response warrants change in the date of Substantial Completion or the Job Order Sum, notify the Owner in writing within fifteen (15) days of receipt of the RFI response.
- E. On receipt of the Design Professional's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify the Owner and Design Professional within five days if the Contractor disagrees with response.

- F. RFI Log: Coordinate and cooperate with the Owner to prepare, update and maintain the Owner's use of Contract Manager software log. The software log will include not less than the following:
1. Job Order/Project name.
  2. Name and address of Contractor.
  3. Name and address of Design Professional.
  4. RFI number including RFIs that were dropped and not submitted.
  5. RFI description.
  6. Date the RFI was submitted.
  7. Date Design Professional's response was received.
  8. Identification of related Minor Change in the Work, Construction Change Directive, and Proposal Request, as appropriate.
  9. Identification of related Field Order, Work Change Directive, and Proposal Request, as appropriate.

#### 1.8 CONTRACT MANAGER SOFTWARE SITE

- A. Coordinate and cooperate with the Owner for managing project communication and documentation until Job Order Closeout. The Contract Manager software site may include, but is not limited to, the following functions:
1. Project directory.
  2. Project correspondence.
  3. Meeting minutes.
  4. Contract modifications forms and logs.
  5. RFI forms and logs.
  6. Task and issue management.
  7. Submittals forms and logs.
  8. Payment application forms.
  9. Online document collaboration.
  10. Reminder and tracking functions.
  11. Archiving functions.

#### 1.9 PROJECT MEETINGS

- A. General: The Owner and/or Design Professional will schedule and conduct meetings at the Project site, unless otherwise indicated.
1. Attendees: The Owner and/or Design Professional will inform participants and others involved, and individuals whose presence is required, of date and time of each meeting.
  2. Agenda: The Owner and/or Design Professional will prepare the meeting agenda through the use of the Owner's Contract Manager software and distribute the agenda to all invited attendees.
  3. Minutes: The Owner and/or Design Professional will record significant discussions and agreements achieved in Contract Manager and distribute the meeting minutes to everyone concerned.

**General Requirements for Construction**

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- B. Construction Kick-off Meeting: The Owner will schedule and conduct a construction kick-off meeting before starting construction, at a time convenient to the Owner and Design Professional, upon issuance of the Notice to Proceed.
  - 1. The meeting shall review responsibilities and personnel assignments.
  - 2. Attendees: The Owner, Owner's Commissioning Authority, Design Professional, and their consultants; the Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the conference. Participants at the meeting shall be familiar with the Project and authorized to make binding decisions on matters relating to the Work.
  - 3. Agenda: The meeting agenda will include items of significance that could affect progress, including the following:
    - a. Tentative construction schedule.
    - b. Phasing.
    - c. Critical work sequencing and long-lead items.
    - d. Designation of key personnel and their duties.
    - e. Lines of communications.
    - f. Procedures for processing field decisions and Change Orders.
    - g. Procedures for RFIs.
    - h. Procedures for testing and inspecting.
    - i. Procedures for processing Applications for Payment.
    - j. Distribution of the Job Order/Contract Documents.
    - k. Submittal procedures.
    - l. Sustainable design requirements.
    - m. Preparation of As-builts and turnover documents.
    - n. Use of the premises.
    - o. Work restrictions.
    - p. Working hours.
    - q. Owner's occupancy requirements.
    - r. Responsibility for temporary facilities and controls.
    - s. Procedures for moisture and mold control.
    - t. Procedures for disruptions and shutdowns.
    - u. Construction waste management and recycling.
    - v. Parking availability.
    - w. Office, work, and storage areas.
    - x. Equipment deliveries and priorities.
    - y. First aid.
    - z. Security.
    - aa. Progress cleaning.
    - bb. Safety.
  - 4. Minutes: The Owner and/or Design Professional will use Contract Manager to record and distribute meeting minutes.
  
- C. Progress Meetings: The Owner will conduct progress meetings at regular intervals.
  - 1. Coordinate dates of meetings with preparation of payment requests.
  - 2. Attendees: The Owner's Commissioning Authority, and Design Professional, each contractor, subcontractor, supplier, and other entity concerned with

current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the meeting shall be familiar with the Project and authorized to make binding decisions on matters relating to the Work.

3. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of the Project.
  - a. The P6 Project Management Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to the Contractor's construction schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
    - 1) Review schedule for next scheduled progress meeting period.
  - b. Review present and future needs of each entity present, including the following:
    - 1) Interface requirements.
    - 2) Sequence of operations.
    - 3) Status of submittals.
    - 4) Deliveries.
    - 5) Off-site fabrication.
    - 6) Access.
    - 7) Site utilization.
    - 8) Temporary facilities and controls.
    - 9) Progress cleaning.
    - 10) Quality and work standards.
    - 11) Status of correction of deficient items.
    - 12) Field observations.
    - 13) Status of RFIs.
    - 14) Status of proposal requests.
    - 15) Pending changes.
    - 16) Status of Change Orders.
    - 17) Pending claims and disputes.
    - 18) Documentation of information for payment requests.
4. Minutes: The Owner and/or Design Professional entity responsible for conducting the meeting will use Contract Manager to record and distribute the meeting minutes to each party present and to parties requiring information.
  - a. Schedule Updating: Coordinate with the Owner to revise the P6 Project Manager Schedule after each progress meeting where revisions to the schedule have been made or recognized. The Owner will issue revised schedule concurrently with the report of each meeting.

**General Requirements for Construction**

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- D. Preinstallation Meetings: The Owner may conduct preinstallation meetings at the Project site before each construction activity that requires coordination with other construction and major assemblies of the Work requiring tight control and coordination.
1. Attendees: Installer and representatives of manufacturers and fabricators involved in or affected by the installation and its coordination or integration with other materials and installations that have preceded or will follow shall attend the meeting. The Owner to advise the Contractor, Design Professional and Owner's Commissioning Authority of scheduled meeting dates.
  2. Agenda: Review progress of other construction activities and preparations for the particular activity under consideration, including requirements for the following:
    - a. Contract Documents.
    - b. Options.
    - c. Related RFIs.
    - d. Related Change Orders.
    - e. Purchases.
    - f. Deliveries.
    - g. Submittals.
    - h. Review of mockups.
    - i. Possible conflicts.
    - j. Compatibility problems.
    - k. Time schedules.
    - l. Weather limitations.
    - m. Manufacturer's written recommendations.
    - n. Warranty requirements.
    - o. Compatibility of materials.
    - p. Acceptability of substrates.
    - q. Temporary facilities and controls.
    - r. Space and access limitations.
    - s. Regulations of authorities having jurisdiction.
    - t. Testing and inspecting requirements.
    - u. Installation procedures.
    - v. Coordination with other work.
    - w. Required performance results.
    - x. Protection of adjacent work.
    - y. Protection of construction and personnel.
  3. The Owner and/or Design Professional will use Contract Manager to record significant meeting discussions, agreements, and disagreements, including required corrective measures and actions.
  4. Reporting: The Owner and/or Design Professional will distribute minutes of the meeting to each party present and to other parties requiring information.
  5. Do not proceed with installation if the meeting cannot be successfully concluded. Initiate whatever actions are necessary to resolve impediments to performance of the Work and reconvene the meeting at earliest feasible date.

- E. Project Closeout Conference: The Owner may schedule and conduct a Project closeout conference, at a time convenient to the Owner and Design Professional, but no later than sixty (60) days prior to the scheduled inspection date for Substantial Completion.
1. The Owner will conduct the conference to review requirements and responsibilities related to the Project closeout.
  2. Attendees: The Owner, Owner's Commissioning Authority, Design Professional, and their consultants; the Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the meeting. Participants at the meeting shall be familiar with the Project and authorized to make binding decisions on matters relating to the Work.
  3. Agenda: Discuss items of significance that could affect or delay the Project closeout, including the following:
    - a. Submission of turnover documents.
    - b. Procedures required prior to inspection for Substantial Completion and for final inspection for acceptance.
    - c. Requirements for demonstration and training.
    - d. Preparation of Contractor's punch list.
    - e. Procedures for processing Applications for Payment at Substantial Completion and for final payment.
    - f. Coordination of separate contracts.
    - g. Owner's partial occupancy requirements.
    - h. Installation of Owner's furniture, fixtures, and equipment.
    - i. Responsibility for removing temporary facilities and controls.
  4. Minutes: The Owner and/or Design Professional conducting meeting will use Contract Manager to record and distribute meeting minutes.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 013100

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## SECTION 013200 - PROJECT SCHEDULING AND PROGRESS DOCUMENTATION

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. The Contract Documents, including but not limited to, the Drawings and individual Specification Sections and Bid Milestone Schedule, apply to this Section.

#### 1.2 SUMMARY

- A. This may be a Multiple Prime Job Order Contracting Project therefore each Prime Contractor is responsible for the scheduling requirements as outlined in this Section 13200 or as directed by the Job Order.
- B. Section includes administrative and procedural requirements to plan, schedule and document the progress of construction during the performance of the Work, including the following:
  - 1. Critical Path Method (CPM) schedule and reports.
  - 2. Material location reports.
  - 3. Field condition reports.
  - 4. Special reports.
- C. Related Sections:
  - 1. Section 011200 – Contract Summary of Work, for preparing a combined CPM Schedule.
  - 2. Section 013300 – Submittal Procedure, for submitting schedules and reports.
  - 3. Section 014000 – Quality and Code Requirements, for submitting a schedule of tests and inspections.
- D. The Owners will answer any questions posed by the Contractor and delineate the participation that is required pertaining to the development, implementation and updating of the CPM schedule or any other reports required by the Contract at the Joint Scope Meeting.

#### 1.3 DEFINITIONS

- A. Project: Work at the Site carried out pursuant to one or more Contracts or Job Orders.
- B. Activity: A discrete part of the Job Order that can be identified for planning, scheduling, monitoring, and controlling the Project. Activities included in a CPM schedule consume time and resources.

**General Requirements for Construction**

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1. Critical Activity: An activity on the critical path that has no total float.
  2. Predecessor Activity: An activity that precedes another activity in the network.
  3. Successor Activity: An activity that follows another activity in the network.
- C. Bid Milestone Schedule: Interim milestones, included in the Detailed Scope of Work Documents, which the Contractor utilizes to formulate the Baseline Schedule.
- D. Baseline Schedule: Initial schedule, prepared by the Contractor, to complete the Work of the Job Order in accordance with the Job Order duration and starting point to which schedule updates are compared.
- E. CPM: Critical Path Method is a scheduling method used to plan and schedule construction projects where activities are arranged based on activity relationships creating a time scaled network diagram.
- F. PDM: Precedence Diagram Method follows the standard CPM calculations and allows for special logic relationships creating an interdependent relationship throughout the network.
- G. Critical Path: The longest connected chain of interdependent activities through the network schedule that establishes the minimum overall Project duration and contains no total float.
- H. Data Date: The date when the status of the CPM schedule is determined, showing the calendar start date for the update period.
- I. Float: The measure of leeway in starting and completing an activity.
1. Float time is not for the exclusive use or benefit of either the Owner or Contractor, but is a jointly owned, expiring Project resource available to both parties as needed to meet schedule milestones and Substantial Completion date.
  2. Free float is the amount of time an activity can be delayed without adversely affecting the early start of the successor activity.
  3. Total float is the measure of leeway in starting or completing an activity without adversely affecting the planned Substantial Completion date.

**1.4 INFORMATIONAL SUBMITTALS**

- A. Format for Submittals: Submit required submittals in both electronic (PDF) file format and as electronic backup file in native software format.
- B. CPM Schedule: Schedule, of size required to display entire schedule for entire construction period.
1. Submit a working electronic copy of schedule, using software indicated, and labeled to comply with requirements for submittals. Include type of schedule (baseline or updated) and date on label.

- C. CPM Reports: Concurrent with CPM schedule, submit each of the following reports. Format for each activity in reports shall contain; activity ID number, activity description, original duration, remaining duration, actual duration, early and late start and finish dates and total float in calendar days.
1. Activity Report: List of all activities sorted by early or actual start date in each phase, area and level following the physical divisions of the Work.
  2. Short Term Activity Report: Lists all activities occurring from the update data date in a two month forward and one month back window.
  3. Logic Report: List of preceding and succeeding activities for all activities, sorted in ascending order by early or actual start date. Include activity ID number and float path(s).
  4. Total Float Report: Provide a cumulative list of total float from each update period with comments associated to any and all variances.
  5. Procurement Report: List all procurement activities sorted in order of the item being procured.
  6. Narrative Report: The project scheduler shall describe the nature of the submission, interpretation of calculations, issues affecting progress and a milestone analysis comparing progress against the baseline and update schedules.
- D. Material Location Reports: Submit at monthly intervals.
- E. Field Condition Reports: Submit at time of discovery of differing conditions.
- F. Special Reports: Submit at time of unusual event.
- G. Qualification Data: For project scheduler.

#### 1.5 QUALITY ASSURANCE

- A. Project Scheduler Qualifications: An experienced specialist in CPM scheduling and reporting, with capability of producing CPM reports and diagrams within timeframes requested by the Owner. The project scheduler shall have or be able to obtain certification as a Planning and Scheduling Professional (PSP) or have a minimum of five years of demonstrated experience scheduling large capital projects.
- B. Prescheduling Conference: The Owner may conduct conference at the Project site to comply with requirements in Section 013100 - Project Management and Coordination. Review methods and procedures related to the Baseline Schedule and the CPM schedule, including, but not limited to, the following:
1. Review software limitations and content and format for reports.
  2. Verify availability of qualified personnel needed to develop and update schedule.
  3. Discuss coordination, including phasing, work stages, area separations, interim milestones and Beneficial Occupancy.
  4. Review delivery dates for Owner-furnished products.
  5. Review schedule for work of Owner's separate contracts.

**General Requirements for Construction**

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6. Review time required for review of submittals and resubmittals.
7. Review requirements for tests and inspections by independent testing and inspecting agencies.
8. Review time required for completion and startup procedures.
9. Review and finalize list of construction activities to be included in schedule.
10. Review submittal requirements and procedures.
11. Review procedures for updating schedule.

**1.6 COORDINATION**

- A. Coordinate preparation and processing of CPM schedules and reports with the performance of the Work and with CPM scheduling and reporting of separate Contractors.
  1. As directed by the Detailed Scope of Work, the General Construction Contractor (GC) shall coordinate new Baseline Schedules and CPM schedule updates with each prime contractor and provide a consolidated Baseline Schedule and consolidated CPM schedule updates to the Owner that include schedule input from the GC and each prime contractor. (Note: In cases where there is not a GC, substitute the pertinent trade contract above that will be responsible for the coordination of the schedule.)
- B. Each contractor shall coordinate CPM schedules with the Contractor's Submission Schedule, progress reports, and other required schedules and reports.
  1. Each contractor shall coordinate each construction activity in the network with other activities and schedule them in proper sequence.

**PART 2 - PRODUCTS**

**2.1 CRITICAL PATH METHOD SCHEDULE, GENERAL**

- A. Bid Milestone Schedule: The Owner shall provide a Job Order Milestone Schedule as a template for the Baseline Schedule. Nothing in the Job Order Milestone Schedule, Baseline Schedule or CPM schedule shall preclude the Contractor from advancing the Work of the Job Order.
  1. Include milestones indicated in the Detailed Scope of Work Documents in Baseline Schedule, including, but not limited to, the Notice to Proceed, interim milestones, Substantial Completion, and Job Order close-out.
  2. Substantial Completion date shall not be changed by submission of a schedule that shows an early completion date, unless approved by the Owner.
  3. No time for weather will be apportioned for foreseeable occurrences in a specific regional area. The Contractor shall be responsible to determine reasonable averages and make allowances in the performance of the Work.
- B. Activities: Treat each numbered activity as a consumable resource for each principal element of the Work. Comply with the following:

1. Activity Duration: Define activities so no activity is longer than 15 days, unless specifically allowed by the Owner.
  2. Procurement Activities: Include procurement process activities for long lead items and major items, requiring a cycle of more than 60 days, as separate activities in schedule. Procurement cycle activities include, but are not limited to, submittals, approvals, purchasing, fabrication, and delivery.
  3. Submittal Review Time: Include review and resubmittal times indicated in Section 013300 - Submittal Procedures in schedule. Coordinate submittal review times in the CPM schedule with dates entered in the Contractor's Submission Schedule.
  4. Startup and Testing Time: Include not less than 15 days for startup and testing.
  5. Substantial Completion: Indicate completion on the date established for Substantial Completion, and allow time for the Owner's administrative procedures necessary to execute the Notice of Substantial Completion (NOSC).
  6. Incomplete Work items and Job Order Closeout: Include not more than 60 days for incomplete Work items and Job Order Closeout Requirements.
- C. Constraints: Include constraints and work restrictions indicated in the Contract and Job Order Documents, or approved by the Owner prior to use and show how date constraints affect the sequence of the Work.
1. Construction Areas: Identify each major area of construction for each major portion of the Work. Indicate where each construction activity within a major area must be sequenced or integrated with other construction activities.
- D. Upcoming Work Summary: Prepare summary report indicating activities scheduled to occur or commence prior to submittal of next schedule update. Summarize the following issues:
1. Unresolved issues.
  2. Unanswered RFIs.
  3. Rejected or unreturned submittals.
  4. Notations on returned submittals.
- E. Recovery CPM Schedule: When periodic update indicates the Work is 15 or more calendar days behind the current approved CPM schedule, submit a separate recovery CPM schedule indicating means by which the Contractor intends to regain compliance with the CPM schedule. Indicate changes to working hours, working days, crew sizes, and equipment required achieving compliance, and dating by which recovery will be accomplished, subject to Owner's approval.
- F. Computer Scheduling Software: Prepare CPM schedules using current version of a program that has been developed specifically to manage CPM schedules and interface with the Owner's electronic file of the Bid Milestone Schedule.
1. Utilize Primavera P6 or P3 Primavera Project Planner operating system.

**General Requirements for Construction**

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**2.2 CRITICAL PATH METHOD SCHEDULE (CPM SCHEDULE)**

- A. **Baseline Schedule:** Prepare schedule using a time-scaled PDM network diagram representing the Work of the Job Order. Total float time shall be equal to or greater than zero in the Baseline Schedule.
  - 1. Submit Baseline Schedule within 15 days of the date established for the Notice to Proceed. Outline significant construction activities for the first 90 days of construction. Include skeleton diagram for the remainder of the Work based on indicated activities.
  - 2. Within 30 days following receipt of the last baseline schedule from each Contractor, the GC shall provide to the Owner a consolidated Baseline Schedule.
    - a. Failure to include any work item required for the performance of the Work shall not excuse the Contractor from completing the Work of the Job Order within applicable completion dates, regardless of the Owner's approval of the schedule.
  
- B. **CPM Schedule:** Prepare contemporaneous schedules using a time-scaled PDM network for sequencing the Work and showing the progress of the Work.
  - 1. Establish procedures for monitoring and updating the CPM schedule and for reporting progress. Coordinate procedures with the progress meeting and payment request date.
  - 2. Coordinate the Work occurring concurrently through the integration of other Contractors Baseline Schedules into the CPM schedule.
  - 3. Conduct educational workshops to train and inform the Contractor's key Project personnel, including subcontractors' personnel, in proper methods of providing data and using CPM schedule information.
  - 4. Use "one workday" as the unit of time for individual activities. Indicate nonworking days and holidays incorporated into the schedule in order to correlate with Job Order durations.
  
- C. **CPM Schedule Preparation:** Prepare a list of all activities required to complete the Work of the Job Order. At minimum, each individual specification section, including General Requirement sections, as indicated in the Project Manual, shall be listed as an activity.
  - 1. **Activities ID:** Provide a unique identifier to each activity. No activity ID shall be recycled or reused.
  - 2. **Activities:** Indicate the estimated time duration, sequence requirements, and relationship of each activity in relation to other activities. Include estimated time frames for the following activities:
    - a. Preparation and processing of submittals.
    - b. Mobilization and demobilization.
    - c. Purchase of materials.
    - d. Delivery.
    - e. Fabrication.

- f. Utility interruptions.
  - g. Installation.
  - h. Work by Owner that may affect or be affected by the Contractor's activities.
  - i. Testing and commissioning.
  - j. Incomplete Work items and Contract closeout.
3. Actual Activity Dates: Once an activity has been assigned an actual date of occurrence, the status of that activity shall not change. Any change to actual dates must be accompanied with supporting data and approved by the Owner. No actual start date shall occur ahead of the data date.
4. Critical Path Activities: Identify critical path activities, including those for interim completion dates. Scheduled start and completion dates shall be consistent with the Bid Milestone Schedule dates.
5. Processing: Process data to produce output data status on a computer-drawn, PDM network. Revise data, reorganize activity sequences, and reproduce as often as necessary to produce the CPM schedule within the limitations of the Contract duration.
6. Calculations: The schedule network shall be calculated allowing activities to retain their original logic. Progress override shall not be used when calculating the network status.
7. Logic: Leads and lags will not be used when the creation of an activity will perform the same function. Lag durations contained in the schedule shall not have negative value. Lead and lag durations shall not exceed the durations of the activity they are assigned.
- a. There shall be only two open ended activities; (1) Notice to Proceed, with no predecessor logic, and (2) Final Payment, with no successor logic. All intermediate activity logic shall be connected.
  - b. Out of sequence activities that have progressed before all preceding logic will be allowed only on a case by case basis, as approved by the Owner. The Contractor shall propose logic corrections to eliminate all out of sequence progress and correct out of sequence progress that continues for more than two update cycles by logic revisions, as approved by the Owner.
8. Float: The Owner shall reject the schedule and schedule updates for the use of float suppression techniques such as preferential sequencing, special lead lags logic constraints, zero total or zero free float constraints, extended activity times, or imposing constraint dates other than what is required by the Job Order.
- a. The use of resource leveling used for the purpose of artificially adjusting activity durations to consume float and influence the critical path is prohibited.
  - b. A schedule showing work completing in less time than the Job Order duration and accepted by the Owner, will be considered to have float.
  - c. Any float generated during the performance of the Work, due to efficiencies of the Owner or any Contractor is not for sole use of the party generating the float.

**General Requirements for Construction**

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- d. Negative float will not be a basis for requesting time extensions and will not be construed as a means of acceleration or schedule extension.
- 9. Format: Follow the applicable individual specification sections of the Work as the bases for the content of the CPM schedule. Organize the CPM schedule to provide the necessary detail for each area, level, quadrant and section as needed in the performance of the Work.
- D. Changes in the Work: For each proposed change and concurrent with its submission, prepare a time-impact analysis using a network fragment to demonstrate the effect of the proposed change on the overall CPM schedule.
- E. Schedule Updating: Concurrent with making revisions to schedule, prepare tabulated reports showing the following:
  - 1. Identification of activities that have changed, including the reason each adjustment was necessary.
  - 2. Changes in early and late finish dates.
  - 3. Changes in activity durations in workdays.
  - 4. Changes in the critical path.
  - 5. Changes in total float or slack time.
  - 6. Changes in the duration for Substantial Completion.

**2.3 REPORTS**

- A. Material Location Reports: At monthly intervals, prepare and submit a comprehensive list of materials delivered to and stored at Project site. List shall be cumulative, showing materials previously reported plus items recently delivered. Include with list a statement of progress on and delivery dates for materials or items of equipment fabricated or stored away from Project site.
- B. Field Condition Reports: Immediately on discovery of a difference between field conditions and the Contract and Detailed Scope of Work Documents, prepare and submit a detailed report. Submit with a Request for Information. Include a detailed description of the differing conditions, together with recommendations for changing the Contract and Detailed Scope of Work Documents.

**2.4 SPECIAL REPORTS**

- A. General: Submit special reports directly to Owner within one day of an occurrence. Distribute copies of report to parties affected by the occurrence.
- B. Reporting Unusual Events: When an event of an unusual and significant nature occurs at Project site, whether or not related directly to the Work, prepare and submit a special report. List chain of events, persons participating, and response by Contractor's personnel, evaluation of results or effects, and similar pertinent information. Advise the Owner in advance when these events are known or predictable.

## PART 3 - EXECUTION

### 3.1 CPM SCHEDULE

- A. Project Scheduler: Engage a consultant or person skilled in construction planning and scheduling to provide planning, scheduling, evaluation, and reporting services using CPM scheduling.
1. In-House Option: The Owner may waive the requirement to retain a consultant if Contractor employs skilled personnel with experience in CPM scheduling and reporting techniques. Submit qualifications.
  2. Meetings: Project scheduler shall attend all meetings related to the Project progress, alleged delays, and time impact.
- B. CPM Schedule and CPM Reports Updating: As directed by the Detailed Scope of Work prior to each scheduled progress meeting or on a monthly basis, update the CPM schedule to reflect actual construction progress and activities. Issue schedule and reports one week before each regularly scheduled progress meeting.
1. Revise schedule immediately after each meeting or other activity where revisions have been recognized or made. Issue updated schedule concurrently with the CPM reports of each such meeting. As a minimum, schedule update submissions shall occur monthly and within 30 days of the schedule Data Date.
  2. Include CPM reports with updated schedule that indicates every change, including, but not limited to, changes in logic, durations, actual starts and finishes, and activity durations.
  3. As the Work progresses, indicate final remaining duration for each activity.
- C. Distribution: Submit one electronic copy, in format specified, to the Owner and distribute copies of approved schedule and reports to the Owner, Design Professional, separate contractors, testing and inspecting agencies, and other parties identified by the Owner with a need-to-know schedule responsibility.
1. Post copies in Project meeting rooms and temporary field offices.
  2. When revisions are made, distribute updated schedules and reports to the same parties and post in the same locations. Delete parties from distribution when they have completed their assigned portion of the Work and are no longer involved in performance of construction activities.

END OF SECTION 013200

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## SECTION 014000 - QUALITY AND CODE REQUIREMENTS

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. The Contract Documents, including but not limited to, the Drawings and Individual Specification Sections and New York State (NYS) or New York City (NYC) Statement of Special Inspections and Tests, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for quality assurance and quality control.
- B. Testing and inspecting services are required to verify compliance with requirements specified or indicated. These services do not relieve the Contractor of responsibility for compliance with the Contract Document requirements.
  - 1. Specific quality assurance and quality control requirements for individual construction activities are specified in the Sections that specify those activities. Requirements in those Sections may also cover production of standard products.
  - 2. Specified tests, inspections, and related actions do not limit the Contractor's other quality assurance and quality control procedures that facilitate compliance with the Contract Document requirements.
  - 3. Requirements for the Contractor to provide quality assurance and quality control services required by the Owner or authorities having jurisdiction are not limited by provisions of this Section.
- C. Related Sections:
  - 1. Section 012100 - Allowances, for testing and inspecting allowances.
  - 2. Section 013200 - Construction Progress Documentation, for developing a schedule of required tests and inspections.
  - 3. Individual Specification Sections, for specific inspections and tests requirements.

#### 1.3 DEFINITIONS

- A. Quality Assurance Services: Activities, actions, and procedures performed during execution of the Work to guard against defects and deficiencies and substantiate that proposed construction will comply with requirements.

**General Requirements for Construction**

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- B. **Quality Control Services:** Tests, inspections, procedures, and related actions during and after execution of the Work to evaluate that actual products incorporated into the Work and completed construction comply with requirements.
- C. **Mockups:** Full size physical assemblies that are constructed on-site. Mockups are constructed to verify selections made under sample submittals; to demonstrate aesthetic effects and, where indicated, qualities of materials and execution; to review coordination, testing, or operation; to show interface between dissimilar materials; and to demonstrate compliance with specified installation tolerances. Mockups are not Samples. Approved mockups establish the standard by which the Work will be judged.
- D. **Product Testing:** Tests and inspections that are performed by a testing agency qualified to conduct product testing and acceptable to authorities having jurisdiction, to establish product performance and compliance with specified requirements.
- E. **Field Quality Control Testing:** Tests and inspections that are performed on-site for installation of the Work and for completed Work.
- F. **Testing Agency:** An entity engaged to perform specific tests, inspections, or both. Testing laboratory shall mean the same as testing agency.
- G. **Installer/Applicator/Erector:** The Contractor or another entity engaged by the Contractor as an employee, Subcontractor, or Sub-subcontractor, to perform a particular construction operation, including installation, erection, application, and similar operations.
- H. **Experienced:** When used with an entity or individual, "experienced" means having successfully completed a minimum of five previous projects similar in nature, size, and extent to this Project; being familiar with special requirements indicated; and having complied with requirements of authorities having jurisdiction.

**1.4 ACTION SUBMITTALS**

- A. **Shop Drawings:** For mockups, provide plans, sections, and elevations, indicating materials and size of mockup construction.
  - 1. Indicate manufacturer and model number of individual components.
  - 2. Provide axonometric drawings for conditions difficult to illustrate in two dimensions.

**1.5 INFORMATIONAL SUBMITTALS**

- A. **Contractor's Quality Control Plan:** For quality assurance and quality control activities and responsibilities.
- B. **Contractor's Quality Control Manager Qualifications:** For supervisory personnel.

- C. Testing Agency Qualifications: For testing agencies specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include proof of qualifications in the form of a recent report on the inspection of the testing agency by a recognized authority.
- D. Schedule of Tests and Inspections: Prepare in tabular form and include the following:
  - 1. Specification Section number and title.
  - 2. Entity responsible for performing tests and inspections.
  - 3. Description of test and inspection.
  - 4. Identification of applicable standards.
  - 5. Identification of test and inspection methods.
  - 6. Number of tests and inspections required.
  - 7. Time schedule or time span for tests and inspections.
  - 8. Requirements for obtaining samples.
  - 9. Unique characteristics of each quality control service.

#### 1.6 CONTRACTOR'S QUALITY CONTROL PLAN

- A. Quality Control Plan, General: Submit quality control plan within 10 days of Notice to Proceed, and not less than five days prior to preconstruction conference. Submit in format acceptable to the Owner. Identify personnel, procedures, controls, instructions, tests, records, and forms to be used to carry out Contractor's quality assurance and quality control responsibilities. Coordinate with Contractor's construction schedule.
- B. Quality Control Personnel Qualifications: Engage qualified full-time personnel trained and experienced in managing and executing quality assurance and quality control procedures similar in nature and extent to those required for Project.
  - 1. Project quality control manager may also serve as Project superintendent.
- C. Submittal Procedure: Describe procedures for ensuring compliance with requirements through review and management of submittal process. Indicate qualifications of personnel responsible for submittal review.
- D. Testing and Inspection: Include in quality control plan a comprehensive schedule of the Work requiring tests or inspections, including the following:
  - 1. The Contractor-performed tests and inspections including subcontractor-performed tests and inspections. Include required tests and inspections and the Contractor-elected tests and inspections.
  - 2. Special inspections required by authorities having jurisdiction and indicated on the "NYS or NYC Statement of Special Inspections and Tests."
- E. Continuous Inspection of Workmanship: Describe process for continuous inspection during construction to identify and correct deficiencies in workmanship in addition to testing and inspection specified. Indicate types of corrective actions to be required

**General Requirements for Construction**

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to bring work into compliance with standards of workmanship established by Contract requirements and approved mockups.

- F. **Monitoring and Documentation:** Maintain testing and inspection reports including log of approved and rejected results. Include work the Owner has indicated as nonconforming or defective. Indicate corrective actions taken to bring nonconforming work into compliance with requirements. Comply with requirements of authorities having jurisdiction.

**1.7 REPORTS AND DOCUMENTS**

- A. **Test and Inspection Reports:** Prepare and submit certified written reports specified in other Sections. Include the following:

1. Date of issue.
2. Project title and number.
3. Name, address, and telephone number of testing agency.
4. Dates and locations of samples and tests or inspections.
5. Names of individuals making tests and inspections.
6. Description of the Work and test and inspection method.
7. Identification of product and Specification Section.
8. Complete test or inspection data.
9. Test and inspection results and an interpretation of test results.
10. Record of temperature and weather conditions at time of sample taking and testing and inspecting.
11. Comments or professional opinion on whether tested or inspected Work complies with the Contract Document requirements.
12. Name and signature of laboratory inspector.
13. Recommendations on retesting and reinspecting.

- B. **Manufacturer's Technical Representative's Field Reports:** Prepare written information documenting manufacturer's technical representative's tests and inspections specified in other Sections. Include the following:

1. Name, address, and telephone number of technical representative making report.
2. Statement on condition of substrates and their acceptability for installation of product.
3. Statement that products at Project site comply with requirements.
4. Summary of installation procedures being followed, whether they comply with requirements and, if not, what corrective action was taken.
5. Results of operational and other tests and a statement of whether observed performance complies with requirements.
6. Statement whether conditions, products, and installation will affect warranty.
7. Other required items indicated in individual Specification Sections.

- C. **Factory-Authorized Service Representative's Reports:** Prepare written information documenting manufacturer's factory-authorized service representative's tests and inspections specified in other Sections. Include the following:

1. Name, address, and telephone number of factory-authorized service representative making report.
2. Statement that equipment complies with requirements.
3. Results of operational and other tests and a statement of whether observed performance complies with requirements.
4. Statement whether conditions, products, and installation will affect warranty.
5. Other required items indicated in individual Specification Sections.

#### 1.8 PERMITS, LICENSES, AND CERTIFICATES:

- A. The Contractor shall obtain, maintain and pay for all applications, permits, filings, and licenses necessary for the execution of the Work and for the use of such Work when completed as required by any and all authorities having jurisdiction. The Contractor shall comply with and give notices required by laws, ordinances, rules, regulations and lawful orders of authorities having jurisdiction bearing on performance of the Work.
- B. The Contractor shall promptly assist the Owner in securing all approvals from authorities having jurisdiction. Without limitation, the Contractor shall assist the Owner in making application for Project approval, variances or other approvals, Letters of Completion, Temporary Certificates of Occupancy, and Certificates of Occupancy, including completion of all necessary applications and supporting documentation.
- C. The Contractor shall comply with all regulations governing conduct, access to the premises, operation of equipment and systems and conduct while in or near the premises and shall perform the Work in such a manner as not to unreasonably interrupt or interfere with the conduct of business of the Institution.
- D. For the Owner's records, submit copies of permits, licenses, certifications, inspection reports, material certificates/affidavits, approvals, releases, jurisdictional settlements, notices, receipts for fee payments, judgments, correspondence, records, and similar documents, established for compliance with standards and regulations bearing on performance of the Work.
- E. Dormitory Authority Permits: Prior to commencement of the Work, the Dormitory Authority shall provide the Contractor, at no costs, a Construction Permit for performance of the Work and post a copy at the Project site.
  1. The Contractor shall secure and pay for all other work permits, applications, filings, and approvals that are associated with the Work of the Contract and pay all other permits, fees, licenses and inspections necessary for the proper execution and completion of the Contract as required by all other applicable authorities having jurisdiction.
  2. Each Electrical Contractor shall, at no additional costs to the Owner, provide for inspection of all electrical Work of the Contract and provide a certificate of compliance from an independent electrical inspection agency acceptable to the Owner.

**General Requirements for Construction**

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- F. **New York City Permits:** The Contractor shall secure and pay for all work permits, applications, filings, and approvals that are associated with the Work of the Contract and pay all other permits, fees, licenses and inspections necessary for the proper execution and completion of the Contract as required by applicable New York City agencies and departments (i.e. Department of Buildings, Bureau of Electrical Control, Fire Department, Department of Environmental Protection, etc.).
  - 1. The Contractor shall secure required work permits and approvals prior to commencement of the Work, provide a copy to the Owner and post a copy of the permit at the Project site.
  - 2. The Contractor shall be responsible to maintain updated work permits and approvals.
  - 3. Upon Substantial Completion of the Work of the Contract, the Contractor shall secure all required approvals from applicable New York City agencies and departments. The Contractor shall provide a copy to the Owner.
  
- G. **Municipal Permits:** The Contractor shall secure and pay for a building permit and all work permits, applications, filings, and approvals that are associated with the Work of the Contract and pay all other permits, fees, licenses and inspections necessary for the proper execution and completion of the Contract as required by applicable authorities having jurisdiction.
  - 1. The Contractor shall secure required building permit or work permits and approvals prior to commencement of the Work, provide a copy to the Owner and post a copy of the permit at the Project site.
  - 2. The Contractor shall be responsible to maintain updated permits and approvals.
  - 3. Upon Substantial Completion of the Work of the Contract, the Contractor shall secure all required approvals from applicable authorities having jurisdiction. The Contractor shall provide a copy to the Owner.

**1.9 QUALITY ASSURANCE**

- A. **General:** Qualifications paragraphs in this article establish the minimum qualification levels required; individual Specification Sections specify additional requirements.
- B. **Manufacturer Qualifications:** A firm experienced in manufacturing products or systems similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
- C. **Fabricator Qualifications:** A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
- D. **Installer Qualifications:** A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this

Project, whose work has resulted in construction with a record of successful in-service performance.

- E. **Specialists:** Certain Specification Sections require that specific construction activities shall be performed by entities who are recognized experts in those operations. Specialists shall satisfy qualification requirements indicated and shall be engaged for the activities indicated.
- F. **Testing Agency Qualifications:** An independent agency with the experience and capability to conduct testing and inspecting indicated, as documented according to ASTM E 329, and with additional qualifications specified in individual Sections; and where required by authorities having jurisdiction, that is acceptable to authorities.
- G. **Manufacturer's Technical Representative Qualifications:** An authorized representative of manufacturer who is trained and approved by manufacturer to observe and inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- H. **Factory-Authorized Service Representative Qualifications:** An authorized representative of manufacturer who is trained and approved by manufacturer to inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- I. **Mockups:** Before installing portions of the Work requiring mockups, build mockups for each form of construction and finish required to comply with the following requirements, using materials indicated for the completed Work:
  - 1. Build mockups in location and of size indicated or, if not indicated, as directed by the Owner.
  - 2. Notify the Owner seven days in advance of dates and times when mockups will be constructed.
  - 3. Employ supervisory personnel who will oversee mockup construction. Employ workers that will be employed during the construction at the Project.
  - 4. Demonstrate the proposed range of aesthetic effects and workmanship.
  - 5. Obtain the Owner's approval of mockups before starting work, fabrication, or construction.
    - a. Allow seven days for initial review and each re-review of each mockup.
  - 6. Maintain mockups during construction in an undisturbed condition as a standard for judging the completed Work.
  - 7. Demolish and remove mockups when directed by the Owner.

#### 1.10 QUALITY CONTROL

- A. **Owner Responsibilities:** Where quality control services are indicated as the Owner's responsibility, the Owner will engage a qualified testing agency to perform these services.

**General Requirements for Construction**

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1. The Owner will furnish the Contractor with names, addresses, and telephone numbers of testing agencies engaged and a description of types of testing and inspecting they are engaged to perform.
- B. Contractor Responsibilities: Tests and inspections not explicitly assigned to the Owner are the Contractor's responsibility. Perform additional quality control activities required to verify that the Work complies with requirements, whether specified or not.
1. Unless otherwise indicated, provide quality control services specified and those required by authorities having jurisdiction. Perform quality control services required of the Contractor by authorities having jurisdiction, whether specified or not.
  2. Where services are indicated as the Contractor's responsibility, engage a qualified testing agency to perform these quality control services.
    - a. Contractor shall not employ same entity engaged by the Owner, unless agreed to in writing by the Owner.
  3. Notify testing agencies at least 24 hours in advance of time (excluding weekends and holidays) when Work that requires testing or inspecting will be performed.
  4. Where quality control services are indicated as the Contractor's responsibility, submit a written report, in duplicate, of each quality control service.
  5. Testing and inspecting requested by the Contractor and not required by the Contract Documents are the Contractor's responsibility.
  6. Submit additional copies of each written report directly to authorities having jurisdiction, when they so direct.
- C. Manufacturer's Field Services: Where indicated, engage a factory-authorized service representative to inspect field-assembled components and equipment installation, including service connections. Report results in writing as specified in Section 013300 - Submittal Procedures.
- D. Manufacturer's Technical Services: Where indicated, engage a manufacturer's technical representative to observe and inspect the Work. Manufacturer's technical representative's services include participation in preinstallation conferences, examination of substrates and conditions, verification of materials, observation of Installer activities, inspection of completed portions of the Work, and submittal of written reports.
- E. Retesting/Reinspecting:
1. Regardless of whether original tests or inspections were the Contractor's responsibility, provide quality control services, including retesting and reinspecting, for construction that replaced Work that failed to comply with the Contract Documents.
  2. Costs for retesting and reinspecting construction that replaces or is necessitated by work that failed to comply with the Contract Documents, or costs attributable to the Contractor's lack of coordination in properly

scheduling the Work requiring testing and inspection will be charged to Contractor and the Contract Sum will be adjusted by Change Order.

- F. **Testing Agency Responsibilities:** Cooperate with the Owner and Contractor in performance of duties. Provide qualified personnel to perform required tests and inspections.
1. Notify the Owner and Contractor promptly of irregularities or deficiencies observed in the Work during performance of its services.
  2. Determine the location from which test samples will be taken and in which in-situ tests are conducted.
  3. Conduct and interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from requirements.
  4. Submit a written report, in duplicate, of each test, inspection, and similar quality control service through Contractor.
  5. Does not release, revoke, alter, or increase the Contract Document requirements or approve or accept any portion of the Work.
  6. Do not perform any duties of the Contractor.
- G. **Associated Services:** The Contractor shall cooperate with agencies performing required tests, inspections, and similar quality control services, and provide reasonable auxiliary services as requested. Notify agency sufficiently in advance of operations to permit assignment of personnel. The Contractor shall provide the following:
1. Access to the Work, including equipment required to access the Work.
  2. Incidental labor and facilities necessary to facilitate tests and inspections.
  3. Adequate quantities of representative samples of materials that require testing and inspecting. Assist agency in obtaining samples.
  4. Facilities for storage and field curing of test samples.
  5. Delivery of samples to testing agencies.
  6. Preliminary design mix proposed for use for material mixes that require control by testing agency.
  7. Security and protection for samples and for testing and inspecting equipment at Project site.
- H. **Coordination:** Coordinate sequence of activities to accommodate required quality assurance and quality control services with a minimum of delay and to avoid necessity of removing and replacing construction to accommodate testing and inspecting.
1. Schedule times for tests, inspections, obtaining samples, and similar activities.
- I. **Schedule of Tests and Inspections:** Prepare a schedule of tests, inspections, and similar quality control services required by the Contract Documents. Coordinate and submit concurrently with Contractor's construction schedule. Update as the Work progresses.

**General Requirements for Construction**

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1. Distribution: Distribute schedule to the Owner, testing agencies, and each party involved in performance of portions of the Work where tests and inspections are required.

**1.11 NYS or NYC SPECIAL INSPECTIONS AND TESTS**

A. Special Inspections and Tests: The Owner will engage a qualified testing agency to conduct special inspections and tests required by authorities having jurisdiction as the responsibility of the Owner, as indicated in the NYS or NYC Statement of Special Inspections and Tests, attached to this Section, and as follows:

1. Notifying Contractor promptly of irregularities and deficiencies observed in the Work during performance of its services.
2. Submitting a written report of each test, inspection, and similar quality control service to the Owner with copy to the Contractor and to authorities having jurisdiction. Frequency of reporting shall be determined in consultation with the Owner.
3. Submitting a final report of special tests and inspections at Substantial Completion, this includes a list of unresolved deficiencies.
4. Interpreting tests and inspections and stating in each report whether tested and inspected work complies with or deviates from the Contract Documents or code requirements.
5. Retesting and re-inspecting corrected work.

B. Testing and inspecting services are required to verify compliance with requirements specified or indicated. These services do not relieve a Contractor of responsibility for compliance with the Contract Document requirements.

1. Specified tests, inspections, and related actions do not limit Contractor's quality control procedures that facilitate compliance with the Contract Document requirements.
2. Inspections and tests performed by the testing agency shall in no way relieve the Contractor of the responsibility to construct in accordance with the Contract Documents.

**PART 2 - PRODUCTS (Not Used)**

**PART 3 - EXECUTION**

**3.1 TEST AND INSPECTION LOG**

- A. Prepare a record of tests and inspections. Include the following:
1. Date test or inspection was conducted.
  2. Description of the Work tested or inspected.
  3. Date test or inspection results were transmitted to the Design Professional.

4. Identification of testing agency or special inspector conducting test or inspection.
- B. Maintain log at Project site. Post changes and modifications as they occur. Provide access to test and inspection log for the Owner's reference during normal working hours.
- 3.2 REPAIR AND PROTECTION
- A. General: On completion of testing, inspecting, sample taking, and similar services, repair damaged construction and restore substrates and finishes.
  - B. Protect construction exposed by or for quality control service activities.
  - C. Repair and protection are the Contractor's responsibility, regardless of the assignment of responsibility for quality control services.

END OF SECTION 014000

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## SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. The Contract Documents, including but not limited to, the Drawings and Individual Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes requirements for temporary utilities, support facilities, and security and protection facilities.
- B. Related Sections:
  - 1. Section 011200 – Contract Summary of Work, for work restrictions and limitations on utility interruptions.

#### 1.3 USE CHARGES

- A. General: Installation, removal, and use charges for temporary facilities shall be included in the Job Order Sum. Allow other entities to use temporary services and facilities without cost, including, but not limited to, the Owner, the Design Professionals, occupants of the Project, testing agencies, and authorities having jurisdiction.
- B. Sewer Service: Pay sewer service use charges for sewer usage by all entities for construction operations. The cost of the service shall be included in the Contractor's proposal and shall be reimbursed without mark-up.
- C. Water Service: Pay water service use charges for water used by all entities for construction operations. The cost of the service shall be included in the Contractor's proposal and shall be reimbursed without mark-up.
- D. Electric Power Service: Pay electric power service use charges for electricity used by all entities for construction operations. The cost of the service shall be included in the Contractor's proposal and shall be reimbursed without mark-up.
- E. Water and Sewer Service from Existing System: Water from the Owner's existing water system is available for use without metering and without payment of use charges. Provide connections and extensions of services as required for construction operations. Cost to make the connections will be included in the Contractor's proposal.

**General Requirements for Construction**

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- F. Electric Power Service from Existing System: Electric power from the Owner's existing system is available for use without metering and without payment of use charges. Provide connections and extensions of services as required for construction operations. Cost to make the connections will be included in the Contractor's proposal.

**1.4 INFORMATIONAL SUBMITTALS**

- A. Site Plan: As required in the Scope of Work, show temporary facilities, utility hookups, staging areas, and parking areas for construction personnel.
- B. Erosion and Sedimentation Control Plan: As required in the Scope of Work, show compliance with requirements of New York State Department of Environmental Conservation Stormwater General Permit or authorities having jurisdiction, whichever is more stringent.
- C. Moisture-Protection Plan: As required in the Scope of Work, describe procedures and controls for protecting materials and construction from water absorption and damage; including delivery, handling, and storage provisions for materials subject to water absorption or water damage, discarding water-damaged materials, protocols for mitigating water intrusion into completed Work, and replacing water damaged Work.
  - 1. Indicate sequencing of work that requires water, such as sprayed fire-resistive materials, plastering, and terrazzo grinding, and describe plans for dealing with water from these operations. Show procedures for verifying that wet construction has dried sufficiently to permit installation of finish materials.
- D. Dust-Control and HVAC-Control Plan: As required in the Scope of Work, submit coordination drawing and narrative that indicates the dust-control and HVAC-control measures proposed for use, proposed locations, and proposed time frame for their operation. Identify further options if proposed measures are later determined to be inadequate. Include the following:
  - 1. Locations of dust-control partitions at each phase of the work.
  - 2. HVAC system isolation schematic drawing.
  - 3. Location of proposed air filtration system discharge.
  - 4. Other dust-control measures.
  - 5. Waste management plan.

**1.5 QUALITY ASSURANCE**

- A. Electric Service: Comply with NECA, NEMA, and UL standards and regulations and requirements of authority having jurisdiction for temporary electric service. Install service to comply with NFPA 70.
- B. Tests and Inspections: Arrange for authorities having jurisdiction to test and inspect each temporary utility before use. Obtain required certifications and permits. The

cost of the certifications and permits shall be included in the Contractor's proposal and shall be reimbursed without mark-up.

- C. Accessible Temporary Egress: Comply with applicable provisions in ADA-ABA Accessibility Guidelines and ANSI A117.1.

## 1.6 PROJECT CONDITIONS

- A. Temporary Use of Permanent Facilities: Engage installer of each permanent service to assume responsibility for operation, maintenance, and protection of each permanent service during its use as a construction facility before the Owner's acceptance, regardless of previously assigned responsibilities.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. Chain-Link Fencing: Minimum 0.148-inch thick, galvanized steel, chain-link fabric fencing; minimum 8 feet high with galvanized steel pipe posts; minimum 2-3/8-inch OD line posts and 2-7/8-inch OD corner and pull posts and if required by the Scope of Work, with 1-5/8-inch OD top rails and , with galvanized barbed-wire top strand.
- B. Portable Chain-Link Fencing: Minimum 0.148-inch thick, galvanized steel, chain-link fabric fencing; minimum 8 feet high with galvanized steel pipe posts; minimum 2-3/8-inch OD line posts and 2-7/8-inch OD corner and pull posts, with 1-5/8-inch OD top and bottom rails. Provide galvanized steel bases for supporting posts.
- C. Wood Enclosure Fence: Plywood, 8 feet high, framed with four 2-by-4-inch rails, with preservative-treated wood posts spaced not more than 8 feet apart.
- D. Polyethylene Sheet: Reinforced, fire-resistive sheet, 10 mils minimum thickness, with flame-spread rating of 15 or less per ASTM E 84.
- E. Dust Control Adhesive-Surface Walk-off Mats: Provide mats minimum 36 by 60 inches.
- F. Insulation: Unfaced mineral-fiber blanket, manufactured from glass, slag wool, or rock wool; with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively. |

### 2.2 TEMPORARY FACILITIES

- A. Field Offices, General: Prefabricated or mobile units with serviceable finishes, temperature controls, and foundations adequate for normal loading.

**General Requirements for Construction**

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- B. **Owner's-Use Field Office:** Of sufficient size to accommodate needs of the Owner and construction personnel office activities and to accommodate project meetings. Keep office clean and orderly. Furnish and equip offices as follows:
  - 1. Furniture required for the Project-site documents including file cabinets, plan tables, plan racks, and bookcases.
  - 2. Conference room of sufficient size to accommodate meetings of 20 individuals. Provide electrical power service and 120-V ac duplex receptacles, with not less than 1 receptacle on each wall. Furnish room with conference table, chairs, and 4-foot square tack and marker boards.
  - 3. Drinking water and private toilet.
  - 4. Heating and cooling equipment necessary to maintain a uniform indoor temperature of 68 to 72 deg F.
  - 5. Lighting fixtures capable of maintaining average illumination of 20 fc at desk height.
  
- C. **Storage and Fabrication Sheds:** Provide sheds sized, furnished, and equipped to accommodate materials and equipment for construction operations.
  - 1. Store combustible materials apart from building.

**2.3 EQUIPMENT**

- A. **Fire Extinguishers:** Portable, UL rated; with class and extinguishing agent as required by locations and classes of fire exposures.
  
- B. **HVAC Equipment:** Unless the Owner authorizes use of permanent HVAC system, provide vented, self-contained, liquid-propane-gas or fuel-oil heaters with individual space thermostatic control.
  - 1. Use of gasoline-burning space heaters, open-flame heaters, or salamander-type heating units is prohibited.
  - 2. **Heating Units:** Listed and labeled for type of fuel being consumed, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
  - 3. **Permanent HVAC System:** If the Owner authorizes use of permanent HVAC system for temporary use during construction, provide filter with MERV of 8 at each return air grille in system and remove at end of construction.

**PART 3 - EXECUTION**

**3.1 INSTALLATION, GENERAL**

- A. **Locate facilities** where they will serve the Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required by progress of the Work.

- B. Provide each facility ready for use when needed to avoid delay. Do not remove until facilities are no longer needed or are replaced by authorized use of completed permanent facilities.

### 3.2 TEMPORARY UTILITY INSTALLATION

- A. General: Install temporary service or connect to existing service.
  - 1. Arrange with utility company, the Owner, and existing users for time when service can be interrupted, if necessary, to make connections for temporary services.
- B. Sewers and Drainage: Provide temporary utilities to remove effluent lawfully.
  - 1. Connect temporary sewers to municipal system as directed by authorities having jurisdiction. Obtain all required permits. Permits shall be included in the Contractor's proposal and shall be reimbursed without mark-up.
- C. Water Service: Install water service and distribution piping in sizes and pressures adequate for construction. Obtain all required permits. Permits shall be included in the Contractor's proposal and shall be reimbursed without mark-up.
- D. Water Service: Connect to the Owner's existing water service facilities. Clean and maintain water service facilities in a condition acceptable to the Owner. At Substantial Completion, restore these facilities to condition existing before initial use. Cost to make the connections/disconnections will be included in the Contractor's proposal.
- E. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking water for use of construction personnel. Comply with requirements of authorities having jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities.
  - 1. Toilets: Use of the Owner's existing toilet facilities will be permitted, as long as facilities are cleaned and maintained in a condition acceptable to the Owner. At Substantial Completion, restore these facilities to condition existing before initial use. Cost to make the connections/disconnections will be included in the Contractor's proposal.
- F. Heating and Cooling: Provide temporary heating and cooling required by construction activities for curing or drying of completed installations or for protecting installed construction from adverse effects of low temperatures or high humidity. Select equipment that will not have a harmful effect on completed installations or elements being installed. Cost to install/remove temporary heating/cooling make the connections will be included in the Contractor's proposal.
- G. Isolation of Work Areas in Occupied Facilities: Prevent dust, fumes, and odors from entering occupied areas.

**General Requirements for Construction**

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1. Prior to commencing work, isolate the HVAC system in area where work is to be performed in accordance with approved coordination drawings.
    - a. Disconnect supply and return ductwork in work area from HVAC systems servicing occupied areas.
    - b. Maintain negative air pressure within work area using HEPA-equipped air filtration units, starting with commencement of temporary partition construction, and continuing until removal of temporary partitions is complete.
  2. Maintain dust partitions during the Work. Use vacuum collection attachments on dust-producing equipment. Isolate limited work within occupied areas using portable dust containment devices.
  3. Perform daily construction cleanup and final cleanup using approved, HEPA-filter-equipped vacuum equipment.
- H. Ventilation and Humidity Control: Provide temporary ventilation required by construction activities for curing or drying of completed installations or for protecting installed construction from adverse effects of high humidity. Select equipment that will not have a harmful effect on completed installations or elements being installed. Coordinate ventilation requirements to produce ambient condition required and minimize energy consumption.
1. Provide dehumidification systems to maintain the facilities at a Relative Humidity as required in the Scope of Work when required to reduce substrate moisture levels to level required to allow installation or application of finishes.
- I. Electric Power Service: Connect to the Owner's existing electric power service. Maintain equipment in a condition acceptable to the Owner. Obtain all required permits. Permits shall be included in the Contractor's proposal and shall be reimbursed without mark-up.
- J. Electric Power Service: Provide electric power service and distribution system of sufficient size, number of phases, capacity, and power characteristics required for construction operations and testing of all installed equipment.
1. Install electric power service as directed in the Scope of Work (overhead, underground).
  2. Connect temporary service to the Owner's existing power source, as directed by the Owner.
- K. Lighting: Provide temporary lighting with local switching that provides adequate illumination for construction operations, observations, inspections, and traffic conditions.
1. Install and operate temporary lighting that fulfills security and protection requirements without operating entire system.
  2. Install lighting for the Project identification sign.
- L. Telephone Service: Provide temporary telephone service in Owner's-use facilities for use by all construction personnel. Install two telephone lines for each field office.

1. Provide additional telephone lines for the following:
  - a. Provide a dedicated telephone line for each facsimile machine in each field office.
2. At each telephone, post a list of important telephone numbers.
  - a. Police and fire departments.
  - b. Ambulance service.
  - c. Contractor's home office.
  - d. Design Professional's office.
  - e. Testing Consultant's offices.
  - f. Owner's office.
  - g. Principal subcontractors' field and home offices.
3. If directed in the Scope of Work, provide superintendent with cellular telephone for use when away from field office and include the cost in the proposal.

### 3.3 SUPPORT FACILITIES INSTALLATION

- A. General: Comply with the following as required by the Scope of Work:
  1. Provide construction for temporary offices, shops, and sheds located within construction area or within 30 feet of building lines that is noncombustible according to ASTM E 136. Comply with NFPA 241.
  2. Maintain support facilities until Substantial Completion inspection date is scheduled. Remove before Substantial Completion. Personnel remaining after Substantial Completion will be permitted to use permanent facilities, under conditions acceptable to the Owner.
- B. Temporary Use of Permanent Roads and Paved Areas: Locate temporary roads and paved areas in same location as permanent roads and paved areas. Construct and maintain temporary roads and paved areas adequate for construction operations. Extend temporary roads and paved areas, within construction limits indicated, as necessary for construction operations.
  1. Coordinate elevations of temporary roads and paved areas with permanent roads and paved areas.
  2. Prepare subgrade and install subbase and base for temporary roads and paved areas specified in Individual Specification Sections.
  3. Delay installation of final course of permanent hot-mix asphalt pavement until immediately before Substantial Completion. Repair hot-mix asphalt base-course pavement before installation of final course.
- C. Traffic Controls: Comply with requirements of authorities having jurisdiction.
  1. Protect existing site improvements to remain including curbs, pavement, and utilities.

**General Requirements for Construction**

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- 2. Maintain access for fire-fighting equipment and access to fire hydrants.
- D. Parking: Provide temporary parking areas for construction personnel.
- E. Dewatering Facilities and Drains: Comply with requirements of authorities having jurisdiction. Maintain the Project site, excavations, and construction free of water.
  - 1. Dispose of rainwater in a lawful manner that will not result in flooding the Project or adjoining properties nor endanger permanent Work or temporary facilities.
  - 2. Remove snow and ice as required to minimize accumulations.
- F. Project Signs: Provide Project signs as indicated. Unauthorized signs are not permitted.
  - 1. Identification Signs: Provide Project identification signs as specified in the Contract Documents.
  - 2. Temporary Signs: Provide other signs as required to inform public and individuals seeking entrance to the Project.
    - a. Provide temporary, directional signs for construction personnel and visitors.
  - 3. Maintain and touchup signs so they are legible at all times.
- G. Waste Disposal Facilities: Provide waste-collection containers in sizes adequate to handle waste from construction operations. Comply with requirements of authorities having jurisdiction.
- H. Lifts and Hoists: Provide facilities necessary for hoisting materials and personnel.
  - 1. Truck cranes and similar devices used for hoisting materials are considered "tools and equipment" and not temporary facilities.
- I. Temporary Elevator Use: As directed in the Scope of Work.
- J. Existing Elevator Use: Use of the Owner's existing elevators will be permitted, provided elevators are cleaned and maintained in a condition acceptable to the Owner. At Substantial Completion, restore elevators to condition existing before initial use, including replacing worn cables, guide shoes, and similar items of limited life.
  - 1. Do not load elevators beyond their rated weight capacity.
  - 2. Provide protective coverings, barriers, devices, signs, or other procedures to protect elevator car and entrance doors and frame. If, despite such protection, elevators become damaged, engage elevator Installer to restore damaged work so no evidence remains of correction work. Return items that cannot be refinished in field to the shop, make required repairs and refinish entire unit, or provide new units as required.

- K. Temporary Stairs: Until permanent stairs are available, provide temporary stairs where ladders are not adequate.
- L. Existing Stair Usage: Use of the Owner's existing stairs will be permitted, provided stairs are cleaned and maintained in a condition acceptable to the Owner. At Substantial Completion, restore stairs to condition existing before initial use.
  - 1. Provide protective coverings, barriers, devices, signs, or other procedures to protect stairs and to maintain means of egress. If stairs become damaged, restore damaged areas so no evidence remains of correction work.
- M. Temporary Use of Permanent Stairs: Use of new stairs for construction traffic will be permitted, provided stairs are protected and finishes restored to new condition at time of Substantial Completion. ]

### 3.4 SECURITY AND PROTECTION FACILITIES INSTALLATION

- A. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction as required to comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.
- B. Temporary Erosion and Sedimentation Control: Provide measures to prevent soil erosion and discharge of soil-bearing water runoff and airborne dust to undisturbed areas and to adjacent properties and walkways, according to authorities having jurisdiction.
  - 1. Verify that flows of water redirected from construction areas or generated by construction activity do not enter or cross tree- or plant- protection zones.
  - 2. Inspect, repair, and maintain erosion and sedimentation control measures during construction until permanent vegetation has been established.
  - 3. Clean, repair, and restore adjoining properties and roads affected by erosion and sedimentation from the project site during the course of the project.
  - 4. Remove erosion and sedimentation controls and restore and stabilize areas disturbed during removal.
- C. Stormwater Control: Comply with requirements of authorities having jurisdiction. Provide barriers in and around excavations and subgrade construction to prevent flooding by runoff of stormwater from heavy rains.
- D. Tree and Plant Protection: Install temporary fencing outside the drip line of trees to protect vegetation from damage from construction operations. Protect tree root systems from damage, flooding, and erosion.
- E. Site Enclosure Fence: If required by the Scope of Work, before construction operations begin furnish and install site enclosure fence in a manner that will prevent people and animals from easily entering site except by entrance gates.

**General Requirements for Construction**

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1. Extent of Fence: As required to enclose entire Project site or portion determined sufficient to accommodate construction operations.
  2. Maintain security by limiting number of keys and restricting distribution to authorized personnel. Furnish one set of keys to the Owner.
- F. Security Enclosure and Lockup: If required by the Scope of Work, install temporary enclosure around partially completed areas of construction. Provide lockable entrances to prevent unauthorized entrance, vandalism, theft, and similar violations of security. Lock entrances at end of each work day.
- G. Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.
- H. Temporary Egress: Maintain temporary egress from existing occupied facilities as indicated and as required by authorities having jurisdiction.
- I. Covered Walkway: Erect protective, covered walkway for passage of individuals through or adjacent to Project site. Coordinate with entrance gates, other facilities, and obstructions. Comply with regulations of authorities having jurisdiction.
1. Construct covered walkways using scaffold or shoring framing.
  2. Provide overhead decking, protective enclosure walls, handrails, barricades, warning signs, exit signs, lights, safe and well-drained walkways, and similar provisions for protection and safe passage.
  3. Paint and maintain appearance of walkway for duration of the Work.
- J. Temporary Enclosures: Provide temporary enclosures for protection of construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities. Provide temporary weathertight enclosure for building exterior.
1. Where heating or cooling is needed and permanent enclosure is not complete, insulate temporary enclosures.
- K. Temporary Partitions: Provide floor-to-ceiling dustproof partitions to limit dust and dirt migration and to separate areas occupied by the Owner from fumes and noise.
1. Construct dustproof partitions with fire rated gypsum wallboard with joints taped on occupied side, and fire-retardant plywood on construction operations side.
  2. Where fire-resistance-rated temporary partitions are required by authorities having jurisdiction, construct partitions according to the rated assemblies.
  3. Insulate partitions to control noise transmission to occupied areas.
  4. Seal joints and perimeter. Equip partitions with gasketed dustproof doors and security locks where openings are required.
  5. Protect air-handling equipment.
  6. Provide walk-off mats at each entrance through temporary partition.

- L. Fire Safety During Construction: Comply with all requirements identified herein as well as the more stringent requirements of the applicable codes (New York State Building and Fire Codes or New York City Building and Fire Codes).
1. No smoking: Smoking shall be prohibited throughout the project/construction site. "No Smoking" signs shall be conspicuously posted at all entrances and throughout the site.
  2. The Contractor shall designate a Fire Prevention Program Superintendent/ Fire Safety Manager who shall be responsible for all fire safety efforts until completion and acceptance of the Work described in the Contract Documents that include but are not limited to the following:
    - a. Prefire Plans. Develop in cooperation with the local Fire Chief and Fire Code Official. Any changes affecting the utilization of information contained in the plan shall result in notification to the local Fire Chief and Fire Code Official.
    - b. Training. Job site personnel shall be trained in fire safety practices and procedures and the proper use of fire protection equipment, including hand-held fire extinguishers, hose lines, fire alarm and sprinkler systems.
    - c. Fire Protection Devices. Fire protection and detection equipment shall be maintained and serviced.
    - d. Hot Work Operations. Welding, cutting, open torches, torch-applied roof system activities, and other hot work operations shall be conducted under a permit system. A fire watch and fire extinguishers shall be provided.
    - e. Impairment of Fire Protection Systems. Coordinate planned, emergency or accidental impairments of fire protection systems to include tagging of impaired systems and notification of Fire Department, Alarm Company, Building Owner/Operator, and Contractors.
    - f. Temporary Covering of Fire Protection Devices. Coverings placed on or over fire protection devices for protection from damage shall be immediately removed upon the completion of the Work in the room or area in which the devices are installed.
  3. Provide readily accessible telephone service for fire calls at a location or locations approved by the Owner.
    - a. The Contractor shall pay all costs thereof until completion and acceptance of the Work or as otherwise directed by the Owner.
    - b. Provide/post the street address of the construction site and the emergency telephone number of the Fire Department adjacent to the telephone.
  4. Provide or maintain a Temporary or Permanent Standpipe system for Fire Department use in accordance with the following:
    - a. Buildings subject to the New York State Building Code: In buildings that require a standpipe system, such standpipe shall be installed when the progress of construction reaches a height of 40 feet.

**General Requirements for Construction**

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- b. Buildings subject to the New York City Building Code: In buildings that require a standpipe system, such standpipe shall be installed when the progress of construction reaches a height of 75 feet. The standpipe shall be equipped with an air pressurized alarm system.
- c. Buildings being demolished: An existing standpipe system shall be maintained in operation on all floors, starting one floor directly below the floor being demolished. The existing standpipe can be converted to a dry standpipe if freezing conditions exist.

**3.5 MOISTURE AND MOLD CONTROL**

- A. Contractor's Moisture-Protection Plan: Avoid trapping water in finished work. Document visible signs of mold that may appear during construction.
- B. Exposed Construction Phase: Before installation of weather barriers, when materials are subject to wetting and exposure and to airborne mold spores, protect as follows:
  - 1. Protect porous materials from water damage.
  - 2. Protect stored and installed material from flowing or standing water.
  - 3. Keep porous and organic materials from coming into prolonged contact with concrete.
  - 4. Remove standing water from decks.
  - 5. Keep deck openings covered or dammed.
- C. Partially Enclosed Construction Phase: After installation of weather barriers but before full enclosure and conditioning of building, when installed materials are still subject to infiltration of moisture and ambient mold spores, protect as follows:
  - 1. Do not load or install drywall or other porous materials or components, or items with high organic content, into partially enclosed building.
  - 2. Keep interior spaces reasonably clean and protected from water damage.
  - 3. Periodically collect and remove waste containing cellulose or other organic matter.
  - 4. Discard or replace water-damaged material.
  - 5. Do not install material that is wet.
  - 6. Discard, replace or clean stored or installed material that begins to grow mold.
  - 7. Perform work in a sequence that allows any wet materials adequate time to dry before enclosing the material in drywall or other interior finishes.
- D. Controlled Construction Phase of Construction: After completing and sealing of the building enclosure but prior to the full operation of permanent HVAC systems, maintain as follows:
  - 1. Control moisture and humidity inside building by maintaining effective dry-in conditions.
  - 2. Use permanent HVAC system to control humidity.
  - 3. Comply with manufacturer's written instructions for temperature, relative humidity, and exposure to water limits.

- a. Hygroscopic materials that may support mold growth, including wood and gypsum-based products, that become wet during the course of construction and remain wet for 48 hours are considered defective.
- b. Measure moisture content of materials that have been exposed to moisture during construction operations or after installation. Record daily readings over a forty-eight hour period. Identify materials containing moisture levels higher than allowed. Report findings in writing to the Design Professional.
- c. Remove materials that can not be completely restored to their manufactured moisture level within 48 hours.

### 3.6 OPERATION, TERMINATION, AND REMOVAL

- A. Supervision: Enforce strict discipline in use of temporary facilities. To minimize waste and abuse, limit availability of temporary facilities to essential and intended uses.
- B. Maintenance: Maintain facilities in good operating condition until removal.
  1. Maintain operation of temporary enclosures, heating, cooling, humidity control, ventilation, and similar facilities on a 24-hour basis where required to achieve indicated results and to avoid possibility of damage.
- C. Temporary Facility Changeover: Do not change over from using temporary security and protection facilities to permanent facilities until Substantial Completion.
- D. Termination and Removal: Remove each temporary facility when need for its service has ended, when it has been replaced by authorized use of a permanent facility, or no later than Substantial Completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference with temporary facility. Repair damaged Work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.
  1. Materials and facilities that constitute temporary facilities are property of the Contractor. The Owner reserves right to take possession of the Project identification signs.
  2. Remove temporary roads and paved areas not intended for or acceptable for integration into permanent construction. Where area is intended for landscape development, remove soil and aggregate fill that do not comply with requirements for fill or subsoil. Remove materials contaminated with road oil, asphalt and other petrochemical compounds, and other substances that might impair growth of plant materials or lawns. Repair or replace street paving, curbs, and sidewalks at temporary entrances, as required by authorities having jurisdiction.
  3. At Substantial Completion, repair, renovate, and clean permanent facilities used during construction period. Comply with final cleaning requirements specified in Section 017700 – Contract Closeout Requirements.

END OF SECTION 015000

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## SECTION 016000 - PRODUCT REQUIREMENTS

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. The Contract Documents, including but not limited to, the Drawings and Individual Specification Sections and Contractor's Submittal Schedule, apply to this section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for selection of products for use in the Project; product delivery, storage, and handling; manufacturers' standard warranties on products; special warranties; and comparable products.
- B. Related Sections:
  - 1. Section 012100 – Allowances, for products selected under an allowance.
  - 2. Section 012300 – Alternates, for products selected under an alternate.
  - 3. Section 013300 – Submittal Procedure, for product submittals.

#### 1.3 DEFINITIONS

- A. Products: Items obtained for incorporating into the Work of the Contract and purchased new for the Project. The term "product" includes the terms "material," "equipment," and "system."
  - 1. Named Products: Items identified by manufacturer's product name, including make or model number or other designation shown or listed in manufacturer's published product literature that is current as of date of the Contract Documents.
  - 2. New Products: Items that have not previously been incorporated into another project or facility. Products salvaged or recycled from other projects are not considered new products.
  - 3. Comparable Product: Product that is demonstrated and approved through submittal process to have the indicated qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics that equal or exceed those of specified product.
- B. Procurement Exemption Approval Product Specification: A specification in which a specific manufacturer's product is named including make or model number or other designation, to establish the significant qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics for purposes as a single source or sole source provider.

**General Requirements for Construction**

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**1.4 ACTION SUBMITTALS**

- A. Comparable Product Requests: Submit request for consideration of each comparable product. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
  - 1. Include data to indicate compliance with the requirements specified in "Comparable Products" Article.
  - 2. Design Professional's Action: If necessary, the Design Professional will request additional information or documentation for evaluation within one week of receipt of a comparable product request. The Design Professional will notify the Contractor through the Owner of approval or rejection of proposed comparable product request within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.
    - a. Form of Approval: As specified in Section 013300 - Submittal Procedure.
    - b. Use product specified if the Design Professional does not issue a decision on use of a comparable product request within time allocated.
  
- B. Procurement Exemption Approval Product Specification Submittal: Comply with requirements in Section 013300 - Submittal Procedure. Show compliance with requirements.

**1.5 QUALITY ASSURANCE**

- A. Compatibility of Options: If the Contractor is given option of selecting between two or more products for use on the Project, select product compatible with products previously selected, even if previously selected products were also options.
  - 1. Each contractor is responsible for providing products and construction methods compatible with products and construction methods of other contractors.
  - 2. If a dispute arises between contractors over concurrently selectable but incompatible products, the Design Professional will determine which products shall be used.

**1.6 PRODUCT DELIVERY, STORAGE, AND HANDLING**

- A. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism. Comply with manufacturer's written instructions.
  
- B. Delivery and Handling:
  - 1. Schedule delivery to minimize long-term storage at the Project site and to prevent overcrowding of construction spaces.

2. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.
3. Deliver products to the Project site in an undamaged condition in manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
4. Inspect products on delivery to determine compliance with the Contract Documents and to determine that products are undamaged and properly protected.

C. Storage:

1. Store products to allow for inspection and measurement of quantity or counting of units.
2. Store materials in a manner that will not endanger the Project structure.
3. Store products that are subject to damage by the elements under cover in a weather tight enclosure above ground, with ventilation adequate to prevent condensation.
4. Store foam plastic protected from exposure to sunlight, except to extent necessary for period of installation and concealment.
5. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
6. Protect stored products from damage and liquids from freezing.

## 1.7 PRODUCT WARRANTIES

- A. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve the Contractor of obligations under requirements of the Contract Documents.
1. **Manufacturer's Warranty:** Written warranty furnished by individual manufacturer for a particular product and specifically endorsed by manufacturer to the Owner.
  2. **Special Warranty:** Written warranty required by the Contract Documents to provide specific rights for the Owner.
- B. **Special Warranties:** Prepare a written document that contains appropriate terms and identification, ready for execution.
1. **Manufacturer's Standard Form:** Modified to include Project-specific information and properly executed.
  2. Refer to individual specification sections for specific content requirements and particular requirements for submitting special warranties.
- C. **Submittal Time:** Comply with requirements in Section 013300 – Submittal Procedure.

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## PART 2 - PRODUCTS

### 2.1 PRODUCT SELECTION PROCEDURES

- A. General Product Requirements: Provide products that comply with the Contract Documents, are undamaged and new at time of installation.
1. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
  2. Standard Products: If available, and unless custom products or nonstandard options are specified, provide standard products of types that have been produced and used successfully in similar situations on other projects.
  3. The Owner reserves the right to limit selection to products with warranties not in conflict with requirements of the Contract Documents.
  4. Where products are accompanied by the term "as selected," the Design Professional will make selection.
  5. Descriptive, performance, and reference standard requirements in the Specifications establish characteristics of products.
  6. Or Equal: For products specified by name and accompanied by the term "or equal," or "or approved equal," or "or approved," comply with requirements in "Comparable Products" Article to obtain approval for use of an unnamed product.
  7. Provide products that do not contain asbestos.
- B. Product Selection Procedures:
1. Product: Where Specifications include a procurement exemption approval and name a single source, sole source, manufacturer and product, provide the named product that complies with requirements. Comparable products or substitutions for the Contractor's convenience will not be considered.
  2. Manufacturer/Source: Where Specifications include a procurement exemption approval and name a single manufacturer or source, provide a product by the named manufacturer or source that complies with requirements. Comparable products or substitutions for the Contractor's convenience will not be considered.
  3. Products: Where Specifications include a list of names of both available manufacturers and products, provide one of the products listed, or an unnamed product, that complies with requirements. Comply with requirements in "Comparable Products" Article for consideration of an unnamed product.
  4. Manufacturers: Where Specifications include a list of available manufacturers, provide a product by one of the manufacturers listed, or a product by an unnamed manufacturer, that complies with requirements. Comply with requirements in "Comparable Products" Article for consideration of an unnamed manufacturer's product.
- C. Visual Matching Specification: Where Specifications require "match sample", provide a product that complies with requirements and matches sample. The Owner's decision will be final on whether a proposed product matches.

1. If no product available within specified category matches and complies with other specified requirements, comply with requirements in "Comparable Products" Article for consideration of an unnamed manufacturer's product.
- D. Visual Selection Specification: Where Specifications include the phrase "as selected from manufacturer's full range", select a product that complies with requirements. The Design Professional will select color, gloss, pattern, density, or texture from manufacturer's product line that includes both standard and premium items.

## 2.2 COMPARABLE PRODUCTS

- A. Conditions for Consideration: The Design Professional will consider the Contractor's request for comparable product when the following conditions are satisfied. If the following conditions are not satisfied, the Design Professional may return requests without action, except to record noncompliance with these requirements:
1. Action Submittal shall be provided in accordance with Submittal Procedures within 60 days after Notice to Proceed.
  2. Evidence that the proposed product does not require revisions to the Contract Documents that it is consistent with the Contract Documents and will produce the indicated results, and that it is compatible with other portions of the Work.
  3. Detailed comparison of qualities of proposed product with those named in the Specifications, including attributes such as performance, weight, size, durability, visual effect, and specific features and requirements indicated.
  4. Evidence that proposed product provides specified warranty.
  5. List of similar installations for completed projects with project names and addresses and names and addresses of design professionals and owners, if requested.
  6. Samples, if requested.
- B. Comparable Products Costs: Any costs savings to an approved Comparable Product realized by the Contractor or identified by the Owner or Design Professional shall be shared equal between the Owner (50%) and Contractor (50%).

PART 3 - EXECUTION (Not Used)

END OF SECTION 016000

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## SECTION 017329 - CUTTING AND PATCHING

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. The Contract Documents, including but not limited to, the Drawings and Individual Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. This Section includes procedural requirements for cutting and patching.
- B. Responsibility: Each Contractor is responsible for the cutting and patching to permit installation or performance of Work of their contract.
- C. Related Sections include the following:
  - 1. Individual Specification Sections.

#### 1.3 DEFINITIONS

- A. Cutting: Removal of in-place construction necessary to permit installation or performance of Work of the contract.
- B. Patching: Fitting and repair work required to restore surfaces to original conditions after installation of Work of the contract.

#### 1.4 SUBMITTALS

- A. Cutting and Patching Proposal: Submit a proposal describing procedures at least 10 days before the time cutting and patching will be performed, requesting approval to proceed. Include the following information:
  - 1. Extent: At each occurrence, describe cutting and patching, show how they will be performed, and indicate why they cannot be avoided.
  - 2. Changes to In-Place Construction: Describe anticipated results. Include changes to structural elements and operating components as well as changes in building's appearance and other significant visual elements.
  - 3. Products: List products to be used and firms or entities that will perform the Work.
  - 4. Dates: Indicate when cutting and patching will be performed.
  - 5. Utility Services and Mechanical/Electrical Systems: List services/systems that cutting and patching procedures will disturb or affect. List services/systems

**General Requirements for Construction**

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that will be relocated and those that will be temporarily out of service. Indicate how long services/systems will be disrupted.

- 6. Structural Elements: Where cutting and patching involve adding reinforcement to structural elements, submit details and engineering calculations showing integration of reinforcement with original structure.
- 7. Design Professional's Approval: Obtain approval of cutting and patching proposal before cutting and patching. Approval does not waive right to later require removal and replacement of unsatisfactory work.

**1.5 QUALITY ASSURANCE**

- A. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.
- B. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that result in increased maintenance or decreased operational life or safety.
- C. Fire Rated Elements: Do not cut and patch fire rated elements (i.e. floors, walls, roofs, shafts, etc.) in a manner that results in reducing their capacity to perform as intended or that results in decreased fire rating.
- D. Miscellaneous Elements: Do not cut and patch miscellaneous elements or related components in a manner that could change their load-carrying capacity, which results in reducing their capacity to perform as intended, or that result in increased maintenance or decreased operational life or safety.
- E. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Design Professional's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.
- F. Cutting and Patching Conference: Before proceeding, meet at Project site with parties involved in cutting and patching, including other trades. Review areas of potential interference and conflict. Coordinate procedures and resolve potential conflicts before proceeding.

**1.6 WARRANTY**

- A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during cutting and patching operations, by methods and with materials so as not to void existing warranties.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. General: Comply with requirements specified in other Sections.
- B. In-Place Materials: Use materials identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.
  - 1. If identical materials are unavailable or cannot be used, use materials that, when installed, will match the visual and functional performance of in-place materials, unless specified otherwise in other Sections.
- C. Fire Rated Elements: Provide firestopping products/systems specified in system design listings by approved testing agencies that conform to the construction type, penetrating item, annular space requirements and fire rating involved in each separate assembly. Refer to applicable Individual Specification Sections.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine surfaces to be cut and patched and conditions under which cutting and patching are to be performed.
  - 1. Compatibility: Before patching, verify compatibility with and suitability of substrates, including compatibility with in-place finishes or primers.
  - 2. Proceed with installation only after unsafe or unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Temporary Support: Provide temporary support of Work to be cut.
- B. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
- C. Adjoining Areas: Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.
- D. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting or patching to minimize interruption to occupied areas.

**General Requirements for Construction**

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**3.3 PERFORMANCE**

- A. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.
  - 1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.
  
- B. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction.
  - 1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
  - 2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
  - 3. Concrete or Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
  - 4. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
  - 5. Proceed with patching after construction operations requiring cutting are complete.
  
- C. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections.
  - 1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate integrity of installation.
  - 2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
    - a. Clean piping, conduit, and similar features before applying paint or other finishing materials.
    - b. Restore damaged pipe covering to its original condition.
  - 3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.

- a. Where patching occurs in a painted surface, apply primer and intermediate paint coats over the patch and apply final paint coat over entire unbroken surface containing the patch. Provide additional coats until patch blends with adjacent surfaces.
  4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.
  5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.
  6. Fire Rated Elements: Install firestopping systems to comply with applicable Individual Specification Sections and firestopping manufacturer's written installation instructions and published drawings for products and applications.
- D. Cleaning: Clean areas and spaces where cutting and patching are performed. Completely remove paint, mortar, oils, putty, and similar materials.

END OF SECTION 017329

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**SECTION 017419 – CONSTRUCTION WASTE MANAGEMENT****PART 1 - GENERAL****1.1 SUMMARY**

A. This Section includes requirements for Construction Waste Management (CWM), with criteria for recycling and/or salvaging demolition and construction waste generated during the project. As directed in the Scope of Work, a Construction Waste Management Plan shall be developed for approval by the Construction Manager and DASNY Project Manager. The Plan shall be implemented throughout the duration of the project, and shall be documented in accordance with the SUBMITTALS Article below.

1. As noted in the Scope of Work, CWM may be included as part of the LEED building goals for the project, which are established in alignment with the DASNY Sustainability Policy for Construction, and the project goals of the Owner.

B. Responsible parties:

1. Locations for removal bins or dumpsters shall be coordinated with DASNY's Project Manager.
2. Each contractor shall supply a CWM plan detailing the means and methods for recycling job site waste. Following the award of contract, the Contractors shall identify a single entity to act as the construction waste manager.
3. All Contractors will receive and sign-off on the CWM plan. They will be responsible for adherence to the plan through management of their work on-site and the waste generated under their contract.
  - a. Sign-off and adherence to the plan applies even when a separate bid package is established for the CWM.

C. Resources

1. NY CD Resource Center  
727 East Washington Street  
Syracuse, New York 13210  
[Bgriffin@syracusecoe.org](mailto:Bgriffin@syracusecoe.org) (315) 443-9747

Initiated with support from Empire State Development, The NY CD Resource Center supports and promotes the growth of C&D recycling and building materials reuse (BMR) in New York State through a variety of market-development and network-building activities. Key among these activities is the provision of C&D materials management training to New York contractors and haulers, many of whom want to increase recycling at construction sites but need help getting started. The program also offers on-site assistance at construction sites.

2. ESD Recycling Market Information Database.  
<http://appcenter.nylovesbiz.com/esdrecycling/>.

**1.2 PERFORMANCE REQUIREMENTS**

**Construction Waste Management**

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- A. As required by the Scope of Work, each Contract shall prepare and submit a CWM Plan to the Design Professional for approval. The CWM Plan shall outline the provisions to be implemented to salvage for reuse or to recycle demolition and construction waste generated during the project.
  - 1. The end-of-project recycling rate when possible shall equal, at minimum, 75 percent for 2 LEED credits (by weight) of the total waste from construction, demolition, and land clearing activities.
    - a. Contractors are encouraged to achieve higher levels of diversion from landfill if possible, as this benefits long-term landfill management and the LEED rating system awards additional points if exemplary performance levels are reached.
  
- B. The approved CWM Plan shall be implemented throughout the duration of the project and documented in accordance with the SUBMITTALS Article below.
  
- C. The CWM Plan shall include, but not be limited to, the following components:
  - 1. Re-Used materials/equipment: Materials or equipment to be removed from the site or turned over to the State shall be documented.
    - a. Documentation shall include the materials turned over, weight or quantity of materials/equipment and a letter on company letterhead indicating the intended use of items.
  - 2. Listing of Targeted Materials: Develop a list of the waste materials from the Project that will be targeted for reuse, salvage, or recycling. The following materials shall be accounted for (materials that will not be recycled shall be indicated as such):
    - a. Cardboard, paper, packaging
    - b. Acoustical Ceiling Tiles
    - c. Clean dimensional wood, palette wood
    - d. Beverage containers
    - e. Land clearing debris
    - f. Concrete
    - g. Stone
    - h. Concrete Masonry Units (CMU)
    - i. Asphalt
    - j. Metals from banding, stud trim, ductwork, piping, rebar, roofing, windows, other trim, steel, iron, galvanized sheet steel, stainless steel, aluminum, copper, zinc, lead, brass, and bronze
    - k. Gypsum board
    - l. Carpet and pad
    - m. Paint
    - n. Asphalt roofing shingles if applicable for any existing building demolition
    - o. Rigid Foam
    - p. Glass
    - q. Plastics
    - r. Woods
  - 3. Sorting Method: Provide a description of the proposed means of sorting and transporting the recyclable materials (whether materials will be on-site sorted and then hauled to designated centers, or whether mixed materials will be collected by a waste hauler and removed from the site for off-site sorting).

4. Recycling facilities: Provide the name of the recycling facilities(s) where materials will be sent for recycling, how it will be recycled, and the applicable fee(s).
5. Landfill Information: Provide the name of the landfill(s) where trash will be disposed of and the applicable landfill tipping fee(s).
6. Additional Information: Include any additional information deemed relevant to describe the scope and intent of the CWM Plan to the Design Professional.
7. Subcontractor Requirements: Construction Waste Management and recycling requirements shall be incorporated into all Subcontractors' contracts.

**1.3 SUBMITTALS**

**A. Submittal Requirements:**

1. A copy of the CWM Plan, as defined in the PERFORMANCE REQUIREMENTS Article above.
2. Contractors shall submit a monthly or as required, Waste Management submission.
  - a. This submission shall include waste receipts and a completed Waste Management Form. (a sample form is included at the end of this Section identified as Exhibit "A")
3. Calculations and supporting documentation to demonstrate end-of-project recycling rates meeting the requirements of the CWM Plan. Note: These calculations and supporting documentation are required regardless of method of processing (on-site or off-site separations). Use these Solid Waste Conversion Factors only if tipping tickets are not available if the weight in each dumpster or container is not directly measured.

Solid Weight Conversion Factors	
Mixed Waste	350 lbs/cubic yard
Wood	300 lbs/cubic yard
Cardboard	100 lbs/cubic yard
Gypsum Board	500 lbs/cubic yard
Rubble	1,400 lbs/cubic yard
Steel	1,000 lbs/cubic yard

- b. Record and document the total weight (in tons) of all demolition and construction waste materials sent to the landfill, or recycled or salvaged. Monthly Waste Management Reporting Forms shall be used as the basis for determining the total amount of waste recycled or salvaged for the project. The monthly reporting forms shall specify:
  - 1) The number of dumpsters or other containers of recycled or salvaged materials for that month.
  - 2) The volume (in cubic yards) of each dumpster or container of recycled or salvaged materials for that month.
  - 3) The type of recycled or salvaged material contained in each dumpster or container.
  - 4) The weight of the recycled or salvaged material in each dumpster or container. For materials not contained in the Solid Waste Conversion Factors above propose a conversion factor for review by the Design Professional.

- 5) In addition, provide the name of the receiving facilities/companies that will be purchasing or accepting the recycled or salvaged materials. Receipts or other proof of facility reception of materials is required.
  - 6) For materials separated for recycling off-site, establish a method for tracking the weight of the recycled material. The method shall be included in the CWM Plan for the Design Professional review and approval.
- c. In the case of off-site separation, ensure the transfer station used will provide tickets with required information on delivery weights (or volume with appropriate conversions), and proof of recycling rates for reporting.
  - d. Calculate the end-of-project recycling rate percentage by dividing the recycled and salvaged waste (in tons) by the total waste generated (recycled, salvaged, and landfilled waste – also in tons), and multiplying by 100.
  - e. For materials turned over to others for reuse, provide documentation on company letterhead indicating the material(s), the quantity (either by weight or units), the date and the intended reuse of the product.

PART 2 – Products (Not Used)

PART 3 - EXECUTION

3.1 IMPLEMENTATION

The following implementations of the CWM Plan will be the responsibility of the Contractor for the Work.

- A. Containers: Provide containers and the removal of all waste, non-returned surplus materials, and rubbish from the site in accordance with the Waste Management Plan. Oversee and document the results of the Plan. The Prime Contractors shall be responsible for collecting, sorting, and depositing in designated areas, their waste, non-returned surplus materials, and rubbish, as per the CWM Plan.
- B. Instruction: Provide on-site instruction of appropriate separation, handling and recycling, salvage, reuse and return methods to be used by all parties in appropriate stages of the Project.
- C. Separation of materials: Recycling and waste bin areas are to be kept neat and clean, and clearly marked.
  - 1 On-site separation: Lay out a specific area(s) to facilitate separation of materials for potential recycling, salvage, reuse and return. Each potential material shall be collected and stored to avoid being mixed with other materials
  2. Off-site separation: Lay out an area for collection of mingled recyclable and waste materials, to be picked up and sorted off-site for recycling.

3.2 MEETINGS

- A. Conduct Construction Waste Management meetings. Meetings shall include Sub-contractors affected by the CWM Plan. At a minimum, waste management goals and issues shall be discussed at the following meetings:
  - 1. Pre-bid meeting.
  - 2. Pre-construction meeting.
  - 3. Regular job-site meetings.
  
- B. Any non-compliant practices in the field will be addressed at regular job-site meetings.

### 3.3 MONTHLY WASTE MANAGEMENT REPORTING FORMS

- A. Monthly Waste Management Reporting Forms, as required in the SUBMITTALS Article above, shall be submitted to the Design Professional for review throughout the duration of the project.

END OF SECTION



## SECTION 017700 – JOB ORDER/CONTRACT CLOSEOUT REQUIREMENTS

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. The Job Order/Contract Documents, including but not limited to, the Drawings and Individual Specification Sections and Notice of Substantial Completion (NOSC) Form, apply to this section.

#### 1.2 SUMMARY

- A. Section includes administrative requirements for preparation and submission of final Job Order/Contract Closeout Documents. The requirements for closing out a Job Order will be determined on a Job Order by Job Order basis, including, but not limited to, the following:

1. Job Order/Contract Closeout Conference
2. Notice of Substantial Completion (NOSC) Requirements
  - a. List of Incomplete Work Items
  - b. Job Order/Contract Turnover Documents
    - 1) As-built Drawings
    - 2) As-built Specifications
    - 3) As-built Schedule
    - 4) Sustainable Documents
    - 5) Permits, Licenses and Certificates
    - 6) Hazardous Wastes Documents
  - c. General Guarantee
  - d. Operation and Maintenance Manuals
3. Job Order/Contract Closeout
4. Final Cleaning

- B. Related Sections:

1. General Conditions, Article 8 – Payment
2. General Conditions, Article 13 – Inspection and Acceptance
3. Section 014000 – Quality and Code Requirements
4. Section 017823 – Operation and Maintenance Manuals
5. Section 017839 – As-built Documents
6. Section 018113 – Sustainable Design Requirements

#### 1.3 JOB ORDER/CONTRACT CLOSEOUT CONFERENCE

- A. Job Order/Contract Closeout Conference: The Owner will schedule and conduct a Job Order/Contract closeout conference, at a time convenient to the Owner and

**General Requirements for Construction**

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Design Professional, but no later than sixty (60) days prior to the scheduled inspection date for Substantial Completion.

1. The Owner will conduct the conference to review requirements and responsibilities related to Job Order/Contract closeout.
2. Attendees: Representatives of the Owner, testing agency, commissioning authority, Design Professional, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the meeting. Participants at the meeting shall be familiar with Project and authorized to make binding decisions on matters relating to the Work.
3. Agenda: Discuss items of significance that could affect or delay Job Order/Contract closeout, including the following:
  - a. Status of Job Order/Contract Turnover Documents.
  - b. Procedures required prior to inspection for Substantial Completion and for final inspection for acceptance.
  - c. Requirements for preparing sustainable documentation.
  - d. Requirements for submitting final operation and maintenance manual.
  - e. Requirements for Permits, Licenses and Certificates.
  - f. Preparation of Contractor's list of incomplete Work items.
  - g. Procedures for processing Application for Payment at Substantial Completion and final payment.
  - h. Submittal procedure.
  - i. Installation of the Owner's furniture, fixtures, and equipment.
  - j. Responsibility for removing temporary facilities and controls.
4. Minutes: The Owner or Design Professional will record and distribute meeting minutes.

**1.4 NOTICE OF SUBSTANTIAL COMPLETION (NOSC)**

- A. Substantial Completion: After the Work of the Job Order/Contract is determined by the Owner, to be at Substantial Completion, the Contractor shall submit a written request to the Owner for a date of inspection. The date of Substantial Completion establishes the start of the guarantee period.
- B. Documentation: The Notice of Substantial Completion (NOSC) form shall be executed at the end of inspection documenting incomplete Work items and submission of documents in accordance with this section that includes but is not limited to:
  - a. Preparation of a list of Work to be completed and corrected, the value of Work items on the list, and completion date of each Work item.
  - b. Submittal of Job Order/Contract turnover documents.
  - c. Submittal of operation and maintenance manuals, testing, adjustment and balance records.

- d. Delivery of tools, spare parts, extra materials, and similar items to location designated by the Owner. Label with manufacturer's name and model number where applicable.
- e. Make final changeover of permanent locks and deliver keys to the Owner. Advise the Owner of changeover.
- f. Termination and removal of temporary facilities from Project site, along with mockups, construction tools, and similar elements.
- g. Completion of final cleaning requirements.

C. SAMPLE FORM - NOTICE OF SUBSTANTIAL COMPLETION

(See Next Page)

**General Requirements for Construction**

**DORMITORY AUTHORITY – STATE OF NEW YORK**

**NOTICE OF SUBSTANTIAL COMPLETION**

INSTITUTION: \_\_\_\_\_ CONTRACTOR: \_\_\_\_\_  
 PROJECT TITLE: \_\_\_\_\_ CONTRACT NO: \_\_\_\_\_  
 PROJECT NO: 9999 CONTRACT VALUE: \_\_\_\_\_

With exception of the list of incomplete Work and status of Contract Turnover Documents, the Dormitory Authority accepts the Work of the Contract Documents as Substantial Completion on (date) \_\_\_\_\_, in accordance with the General Conditions. This date also constitutes start of the guarantee period.

ITEM	LIST OF INCOMPLETE WORK	SCHEDULED COMPLETION DATE
1.		
2.		
3.		
4.		
5.		
6.		

NOTE: Attach additional pages if necessary.

**STATUS of CONTRACT TURNOVER DOCUMENTS:**

	PROVIDED YES	DUE DATE	Not Applicable
• As-built drawings & specifications transmitted to Design Professional	<input type="checkbox"/>		<input type="checkbox"/>
• Certified As-built schedule transmitted to Owner	<input type="checkbox"/>		<input type="checkbox"/>
• Sustainable documentation submitted to Owner	<input type="checkbox"/>		<input type="checkbox"/>
• Permits, licenses and certificates submitted to Authority having jurisdiction	<input type="checkbox"/>		<input type="checkbox"/>
• Hazard waste documentation approved by Owner	<input type="checkbox"/>		<input type="checkbox"/>
• Operation and maintenance manual submitted to Owner in final form	<input type="checkbox"/>		<input type="checkbox"/>
• Spare products stock stored on site per Owner's direction	<input type="checkbox"/>		<input type="checkbox"/>
• Identify any other Contract specific turnover document	<input type="checkbox"/>		<input type="checkbox"/>
• Identify any other Contract specific turnover document	<input type="checkbox"/>		<input type="checkbox"/>
• Final cleaning	<input type="checkbox"/>		<input type="checkbox"/>

Acknowledged by the Contractor (signature & title)	Email Address	Date
Recommended by the Design Professional (signature & title)	Email Address	Date
Recommended by the Project Manager (signature)		Date
Approved by the Director/Chief (signature)		Date

**Distribution by PM:**  
 Contractor  
 Design Professional  
 Facility Representative

**Distribution by PA:**  
 Code Compliance Unit  
 Risk Management  
 Procurement Contract File (original)

**NOTICE OF SUBSTANTIAL COMPLETION**  
 May '10

## 1.5 LIST OF INCOMPLETE ITEMS

- A. Organization of List: Submit list of incomplete items in *EXCEL* spreadsheet electronic format. Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction.
1. Organize items applying to each space by major element, including categories for ceiling, individual walls, floors, equipment, and building systems.
  2. Include the following information at the top of each page:
    - a. Project name & number.
    - b. Date.
    - c. Name of Contractor & Job Order/Contract number.
    - d. Page number.
- B. Reinspection: Submit a written request for re-inspection. On receipt of request, the Owner will either proceed with inspection or notify the Contractor of unfulfilled requirements. After inspection, the Owner will notify the Contractor of items, either on the Contractor's list or additional items identified, that must be completed or corrected.
1. Re-inspection: Request re-inspection when the Work identified in previous inspections as incomplete is completed or corrected.
  2. Results of completed inspection will form the basis to proceed with commencement of Job Order/Contract Closeout Documents.

## 1.6 JOB ORDER/CONTRACT TURNOVER DOCUMENTS

- A. Procedure: Job Order/Contract turnover documents shall be transmitted to the Owner or if stated to the Design Professional, fifteen (15) days prior to requesting inspection date for Substantial Completion.
- B. As-built Drawings: Transmit one paper copy set of marked-up As-built Drawings to the Design Professional, with copy of transmittal to Owner. Print each Drawing, whether or not changes and additional information were recorded.
- C. As-built Specifications: Transmit one paper copy set of marked-up as-built specifications, including addenda and Job Order/Contract modifications to the Design Professional, with copy of transmittal to Owner.
- D. As-built Schedule: Submit one electronic (PDF) copy, certified by the Contractor, of the schedule that reflects the exact manner in which the project was actually constructed, to the Owner.
- E. Sustainable Documentation: Submit one electronic (PDF) copy of product data, costs, invoices, material lists, manifest, certifications, etc to obtain project LEED certification. Refer to Individual Specification Section 018113 – Sustainable Design

**General Requirements for Construction**

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Requirements for record-keeping and submittals required for USGBC LEED prerequisites.

- F. Permits, Licenses and Certificates Documents: Submit one copy of original permits, licenses, certifications, inspection reports, material certificates/affidavits, approvals, and related documents required by authorities having jurisdiction to obtain Letter of Completion, Certificate of Occupancy, or Code Compliance Certificate. Coordinate and respond to requirements from the Owner, NYC Department of Buildings, or Municipality and all other authorities having jurisdiction for issuance of approval/documents required for the Owner use and occupancy.
  - 1. Cooperate and help coordinate with agency testing materials as specified in Section 014000 – Quality and Code Requirements. Testing Agency is required to submit final report of special inspections.
  - 2. The Contractor to provide one copy of original certification from agency or firm certifying the following and as required by Individual Specification Sections:
    - a. Sprinkler System – NFPA Forms for;
      - 1) Contractor’s Material and Test Certificate for Underground Piping
      - 2) Contractor’s Material and Test Certificate for Aboveground Piping
    - b. Fire Alarm System – NFPA 72 Form for;
      - 1) Record of Completion
    - c. Elevator – Certification Form from;
      - 1) Qualified Elevator Inspector (QEI)
    - d. Electrical – Certification Form from;
      - 1) Authority having jurisdiction
      - 2) Independent electrical inspection agency acceptable to the Owner
- G. Hazardous Waste Documents: Submit four (4) paper copies of documents to the Owner thirty (30) days prior to requesting inspection date for Substantial Completion. Refer to Individual Specification Sections for all requirements.
- H. Miscellaneous Record Submittals: Refer to Individual Specification Sections for miscellaneous record-keeping requirements and submittals in connection with various construction activities. Submit one electronic (PDF) copy of each submittal.
- I. Reports: Submit written report indicating items incorporated in Job Order/Contract Documents concurrent with progress of the Work, including modifications, concealed conditions, field changes, product selections, and other notations incorporated.

**1.7 GUARANTEE**

- A. General Guarantee: Comply with General Conditions, Article 13 – Inspection and Acceptance. The date established on the Notice of Substantial Completion form constitutes commencement of the Guarantee period.

1.8 OPERATION AND MAINTENANCE MANUALS

- A. Final Manuals Submittal: Submit Operation and Maintenance Manuals in final form as indicated in Section 017823 – Operation and Maintenance Manuals, to the Owner fifteen (15) days prior to requesting date of inspection for Substantial Completion.

1.9 JOB ORDER/CONTRACT CLOSEOUT (same as final application for payment)

- A. Job Order/Contract Compliance: The Contractor shall comply with the requirements of General Conditions, Section 10.08 – Limitations on Actions.
- B. Preliminary Procedure: All Work and Extra Work of the Job Order/Contract and requirements of this section must be complete and approved prior to commencement of Job Order/Contract closeout.
  - 1. The Contractor shall request and submit to the Owner a final Contractor's Pencil Copy billing request that will formulate the final Application for Payment.
  - 2. The Contractor shall provide outstanding documentation to the Owner in accordance with General Conditions, Article 20 – Opportunity Programs.
- C. Procedures: Upon the Owner's approval of the Contractor's Pencil Copy billing request, Job Order/Contract closeout documents will be provided to the Contractor. The Contractor shall complete each document and submit all documents with original signature & notary as indicated on forms, the following:
  - 1. Final Application for Payment that includes remaining Retainage.
  - 2. Final Compliance Report.
  - 3. Contractor and Subcontractor Certifications Form.
  - 4. Contractor's Certified Payroll Form.
  - 5. Release Form -- Final Payment to Contractor.
  - 6. Consent of Surety -- Final Payment to Contractor, with power of attorney.
- D. Payroll Forms: The Contractor and all Sub-contractors to the Contractor shall submit original copies of the Contractor and Subcontractor Certifications Form and Contractor's Certified Payroll Form.

PART 2 - PRODUCTS

2.1 CLEANING MATERIALS

- A. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

**General Requirements for Construction**

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1. Use cleaning products that meet Green Seal GS-37, or if GS-37 is not applicable, use products that comply with allowable VOC levels.

**PART 3 - EXECUTION**

**3.1 DEMOBILIZATION**

- A. Deliver tools, spare parts, extra materials, and similar items to location designated by the Owner. Label with manufacturer's name and model number where applicable.
- B. Make final changeover of permanent locks and deliver keys to the Owner. Advise the Owner's personnel of changeover.
- C. Terminate and remove temporary facilities from the Project site, along with mockups, construction tools, and similar elements.

**3.2 RECORDING AND MAINTENANCE**

- A. Recording: Maintain one copy of each submittal during the construction period for Job Order/Contract turnover document purposes. Post changes and modifications to Job Order/Contract turnover documents as they occur; do not wait until the end of the Project.
- B. Maintenance of Turnover Documents and Samples: Store turnover documents and Samples in the field office apart from the Job Order/Contract Documents used for construction. Job Order/Contract turnover documents shall not be used for construction purposes. Maintain turnover documents in good order and in a clean, dry, legible condition, protected from deterioration and loss. Provide access to Job Order/Contract turnover documents for the Owner's reference during normal working hours during performance of Job Order/Contract.

**3.3 FINAL CLEANING**

- A. General: Perform final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.
- B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
  1. Complete the following cleaning operations as applies to Work of the Job Order/Contract.

- a. Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
  - b. Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.
  - c. Rake grounds that are neither planted nor paved to a smooth, even-textured surface.
  - d. Remove tools, construction equipment, machinery, and surplus material from Project site.
  - e. Remove snow and ice to provide safe access to building.
  - f. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces. Restore reflective surfaces to their original condition.
  - g. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
  - h. Sweep concrete floors broom clean in unoccupied spaces.
  - i. Vacuum carpet and similar soft surfaces, removing debris and excess nap; shampoo if visible soil or stains remain. Replace if soil or stains remain after shampooing.
  - j. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other noticeable, vision-obscuring materials. Replace chipped or broken glass and other damaged transparent materials. Polish mirrors and glass, taking care not to scratch surfaces.
  - k. Remove labels that are not permanent.
  - l. Touch up and otherwise repair and restore marred, exposed finishes and surfaces. Replace finishes and surfaces that cannot be satisfactorily repaired or restored or that already show evidence of repair or restoration.
    - 1) Do not paint over "UL" and other required labels and identification, including mechanical and electrical nameplates.
  - m. Wipe surfaces of mechanical and electrical equipment and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.
  - n. Replace parts subject to operating conditions during construction that may impede operation or reduce longevity.
  - o. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
  - p. Clean light fixtures, lamps, globes, and reflectors to function with full efficiency. Replace burned-out bulbs, and those noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.
  - q. Leave Project clean and ready for occupancy.
- C. Construction Waste Disposal: Comply with waste disposal requirements in all other applicable sections.

**General Requirements for Construction**

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END OF SECTION 017800

## SECTION 017823 - OPERATION AND MAINTENANCE MANUALS

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. The Contract Documents, including but not limited to, the Drawings and Individual Specification Sections and Contractor's Submission Schedule, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for preparing operation and maintenance manuals, including the following:
  - 1. Operation and maintenance manual for systems, subsystems, and equipment.
  - 2. Product maintenance data.
  - 3. Systems and equipment maintenance data.
- B. Related Sections:
  - 1. Section 017800 – Contract Closeout Requirements
  - 2. Section 018113 – Sustainable Design Requirements
  - 3. Section 019113 – General Commissioning Requirements

#### 1.3 DEFINITIONS

- A. System: An organized collection of parts, equipment, or subsystems united by regular interaction.
- B. Subsystem: A portion of a system with characteristics similar to a system.

#### 1.4 CLOSEOUT SUBMITTALS

- A. Required Manuals: Section 017800 – Contract Closeout Requirements describes number and type of copies required for contract closeout requirements.

### PART 2 - PRODUCTS

#### 2.1 REQUIREMENTS FOR OPERATION, AND MAINTENANCE MANUALS

- A. Organization: Organize the manual into separate sections by CSI number based on the table of contents of the project manual, for each system and subsystem, and a

**General Requirements for Construction**

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separate section for each piece of equipment not part of a system. The manual shall contain the following materials, in the order listed:

1. Title page.
2. Table of contents.
3. Manual contents:
  - a. Operation data.
  - b. Product maintenance data.
  - c. Systems and equipment data

**B. Title Page:** Include the following information:

1. Subject matter included in manual.
2. Name and address of Project.
3. Name and address of Owner.
4. Date of submittal.
5. Name and contact information for Contractor.
6. Name and contact information for Construction Manager.
7. Name and contact information for Design Professional.
8. Name and contact information for Commissioning Agent.
9. Names and contact information for major consultants to the Design Professional that designed the systems contained in the manuals.
10. Cross-reference to related systems in other operation and maintenance manuals.

**C. Table of Contents:** List each product included in manual, identified by product name, indexed to the content of the volume, and cross-referenced to Specification Section number in Project Manual.

1. If operation or maintenance documentation requires more than one volume to accommodate data, include comprehensive table of contents for all volumes in each volume of the set.

**D. Manual Contents:** Organize into sets of manageable size. Arrange contents alphabetically by system, subsystem, and equipment. If possible, assemble instructions for subsystems, equipment, and components of one system into a single binder.

**E. Manuals, Electronic Copy:** Submit electronic (PDF) copy of the manual, to the Design Professional, concurrent with Action Submittal.

**2.2 OPERATION DATA**

**A. Content:** In addition to requirements in this Section, include operation data required in individual Specification Section and the following information:

1. System, subsystem, and equipment descriptions. Use designations for systems and equipment indicated on Contract Documents.
2. Operating standards.

3. Operating procedures.
  4. Operating logs.
  5. Wiring diagrams.
  6. Control diagrams.
  7. Piped system diagrams.
  8. Precautions against improper use.
  9. License requirements including inspection and renewal dates.
- B. Descriptions: Include the following:
1. Product name and model number. Use designations for products indicated on Contract Documents.
  2. Manufacturer's name.
  3. Equipment identification with serial number of each component.
  4. Equipment function.
  5. Operating characteristics.
  6. Limiting conditions.
  7. Performance curves.
  8. Engineering data and tests.
  9. Complete nomenclature and number of replacement parts.
- C. Operating Procedures: Include the following, as applicable:
1. Startup procedures.
  2. Equipment or system break-in procedures.
  3. Routine and normal operating instructions.
  4. Regulation and control procedures.
  5. Instructions on stopping.
  6. Normal shutdown instructions.
  7. Seasonal and weekend operating instructions.
  8. Required sequences for electric or electronic systems.
  9. Special operating instructions and procedures.
- D. Systems and Equipment Controls: Describe the sequence of operation, and diagram controls as installed.
- E. Piped Systems: Diagram piping as installed, and identify color-coding where required for identification.
- 2.3 PRODUCT MAINTENANCE DATA
- A. Content: Organize data into a separate section, within the O & M Manual, for each product, material, and finish. Include source information, product information, maintenance procedures, repair materials and sources, and warranties and bonds, as described below.
- B. Source Information: List each product included in section identified by product name and arranged to match manual's table of contents. For each product, list name, address, and telephone number of Installer or supplier and maintenance

**General Requirements for Construction**

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service agent, and cross-reference Specification Section number and title in Project Manual and drawing or schedule designation or identifier where applicable.

- C. Product Information: Include the following, as applicable:
  - 1. Product name and model number.
  - 2. Manufacturer's name.
  - 3. Color, pattern, and texture.
  - 4. Material and chemical composition.
  - 5. Reordering information for specially manufactured products.
  
- D. Maintenance Procedures: Include manufacturer's written recommendations and the following:
  - 1. Inspection procedures.
  - 2. Types of cleaning agents to be used and methods of cleaning.
  - 3. List of cleaning agents and methods of cleaning detrimental to product.
  - 4. Schedule for routine cleaning and maintenance.
  - 5. Repair instructions.
  
- E. Repair Materials and Sources: Include lists of materials and local sources of materials and related services.
  
- F. Warranties and Guarantees: Include copies of warranties and guarantees lists of circumstances and conditions that would affect validity of warranties.
  - 1. Include procedures to follow and required notifications for warranty claims.

**2.4 SYSTEMS AND EQUIPMENT MAINTENANCE DATA**

- A. Content: For each system, subsystem, and piece of equipment not part of a system, include source information, manufacturers' maintenance documentation, maintenance procedures, maintenance and service schedules, spare parts list and source information, maintenance service contracts, and warranty and bond information, as described below.
  
- B. Source Information: List each system, subsystem, and piece of equipment included in a separate section within the O & M Manual identified by product name and arranged to match manual's table of contents. For each product, list name, address, and telephone number of Installer or supplier and maintenance service agent, and cross-reference Specification Section number and title in Project Manual and drawing or schedule designation or identifier where applicable.
  
- C. Manufacturers' Maintenance Documentation: Manufacturers' maintenance documentation including the following information for each component part or piece of equipment:
  - 1. Standard maintenance instructions and bulletins.
  - 2. Drawings, diagrams, and instructions required for maintenance, including disassembly and component removal, replacement, and assembly.

3. Identification and nomenclature of parts and components.
  4. List of items recommended to be stocked as spare parts.
- D. Maintenance Procedures: Include the following information and items that detail essential maintenance procedures:
1. Test and inspection instructions.
  2. Troubleshooting guide.
  3. Precautions against improper maintenance.
  4. Disassembly; component removal, repair, and replacement; and reassembly instructions.
  5. Aligning, adjusting, and checking instructions.
  6. Demonstration and training video recording, if available.
- E. Maintenance and Service Schedules: Include service and lubrication requirements, list of required lubricants for equipment, and separate schedules for preventive and routine maintenance and service with standard time allotment.
1. Scheduled Maintenance and Service: Tabulate actions for daily, weekly, monthly, quarterly, semiannual, and annual frequencies.
  2. Maintenance and Service Record: Include manufacturers' forms for recording maintenance.
- F. Spare Parts List and Source Information: Include lists of replacement and repair parts, with parts identified and cross-referenced to manufacturers' maintenance documentation and local sources of maintenance materials and related services.
- G. Warranties: Include copies of warranties and lists of circumstances and conditions that would affect validity of warranties.
1. Include procedures to follow and required notifications for warranty claims.

## PART 3 - EXECUTION

### 3.1 MANUAL PREPARATION

- A. Operation and Maintenance Documentation shall be provided for review, concurrent, with Action Submittal specified in Individual Specification Section.
1. Correct or modify the manual to comply with the Design Professional's and Commissioning Authority's comments. Submit copies of each corrected manual within 15 days of receipt of Design Professional's and Commissioning Authority's comments and prior to commencing demonstration and training.
- B. Product Maintenance Data: Assemble a complete set of maintenance data, in a separate section, within the O & M Manual, indicating care and maintenance of each product, material, and finish incorporated into the Work.

**General Requirements for Construction**

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- C. Operation and Maintenance Data: Assemble a complete set of operation and maintenance data, in a separate section, within the O & M Manual, indicating operation and maintenance of each system, subsystem, and piece of equipment not part of a system.
  - 1. Engage a factory-authorized service representative to assemble and prepare information for each system, subsystem, and piece of equipment not part of a system.
  - 2. Prepare a separate section within the O & M Manual, for each system and subsystem, in the form of an instructional manual for use by operating personnel.
  
- D. Manufacturers' Data: Where manual contain manufacturers' standard printed data; include only sheets pertinent to product or component installed. Mark each sheet to identify each product or component incorporated into the Work. If data include more than one item in a tabular format, identify each item using appropriate references from the Contract Documents. Identify data applicable to the Work and delete references to information not applicable.
  - 1. Prepare supplementary text if manufacturers' standard printed data are not available and where the information is necessary for proper operation and maintenance of equipment or systems.
  
- E. Drawings: Prepare drawings supplementing manufacturers' printed data to illustrate the relationship of component parts of equipment and systems and to illustrate control sequence and flow diagrams. Coordinate these drawings with information contained in As-built Drawings to ensure correct illustration of completed installation.
  - 1. Do not use original project record documents as part of operation and maintenance manuals.

END OF SECTION 017823

## SECTION 017839 – AS BUILT DOCUMENTS

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. The Contract Documents, including but not limited to, the Drawings and Individual Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for As-built documents, including the following:
  - 1. As-built Drawings
  - 2. As-built Specifications
  - 3. As-built Schedule
  - 4. Record Product Data
  - 5. Miscellaneous record submittals
- B. Related Sections:
  - 1. Section 013200 – Construction Progress Documentation
  - 2. Section 013300 – Submittal Procedure; Required Submittal List
  - 3. Section 017700 – Contract Closeout Requirements
  - 4. Section 017823 – Operation and Maintenance Manuals
- C. Administrative and procedural requirements for contract turnover documents, including, but not limited to the following, as provided in Individual Specifications Sections.
  - 1. Sustainable Documents
  - 2. Commissioning Documents
  - 3. Hazardous Waste Documents

#### 1.3 CLOSEOUT SUBMITTALS

- A. Required Documents: Section 017700 – Contract Closeout Requirements, describes administrative requirements for submission, number and type of copies required for contract closeout requirements.

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## PART 2 - PRODUCTS

### 2.1 AS-BUILT DRAWINGS

- A. As-built Drawings: Maintain one set of marked-up paper copies of the Contract Drawings and Shop Drawings onsite. Review As-built Drawings and shop drawings monthly with the Owner, for approval.
1. Preparation: Daily mark As-built Drawings to show the actual installation where installation varies from that shown originally. Require individual or entity who obtained record data, whether individual or entity is Installer, subcontractor, or similar entity, to provide information for preparation of corresponding marked-up As-built Drawings.
    - a. Give particular attention to information on concealed elements that would be difficult to identify or measure and record later.
    - b. Accurately record information in an acceptable drawing technique.
    - c. Record data as soon as possible after obtaining it.
    - d. Record and check the markup before enclosing concealed installations.
  2. Content: Types of items requiring marking include, but are not limited to, the following:
    - a. Dimensional changes to Drawings.
    - b. Revisions to details shown on Drawings.
    - c. Depths of foundations below first floor.
    - d. Locations and depths of underground utilities.
    - e. Revisions to routing of piping and conduits.
    - f. Revisions to electrical circuitry.
    - g. Actual equipment locations.
    - h. Duct size and routing.
    - i. Locations of concealed internal utilities.
    - j. Changes made by Change Order or Change Directive.
    - k. Changes made following the Owner's written orders.
    - l. Details not on the original Contract Drawings.
    - m. Field records for variable and concealed conditions.
    - n. Record information on the Work that is shown only schematically.
  3. Mark the Contract Drawings and Shop Drawings completely and accurately. Utilize personnel proficient at recording graphic information in production of marked-up as-built prints.
  4. Mark as-built sets with erasable, red-colored pencil. Use other colors to distinguish between changes for different categories of the Work at same location.
  5. Mark important additional information that was either shown schematically or omitted from original Drawings.
  6. Note Construction Change Directive numbers, alternate numbers, Job Order/Supplemental Job Order numbers, Change Order, and similar identification, where applicable.

## 2.2 AS-BUILT SPECIFICATIONS

- A. Preparation: Mark Specifications to indicate the actual product installation where installation varies from that indicated in Specifications, addenda, and contract modifications.
1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
  2. Mark copy with the proprietary name and model number of products, materials, and equipment furnished, including substitutions and product options selected.
  3. Record the name of manufacturer, supplier, Installer, and other information necessary to provide a record of selections made.
  4. For each principal product, indicate whether record Product Data has been submitted in operation and maintenance manuals instead of submitted as record Product Data.
  5. Note related Change Orders, Job Orders/Supplemental Job Orders, record Product Data, and turnover Drawings where applicable.

## 2.3 AS-BUILT SCHEDULE

- A. Final Schedule: Submit to the Owner a final schedule update. The As-built Schedule shall reflect the exact manner in which the project was actually constructed including actual start and finish dates, activities, sequences and logic.
1. The Contractor shall certify the final schedule update as being a true reflection of the way the project was actually constructed.

## 2.4 RECORD PRODUCT DATA

- A. Preparation: Mark Product Data to indicate the actual product installation where installation varies substantially from that indicated in Product Data submittal.
1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
  2. Include significant changes in the product delivered to the Project site and changes in manufacturer's written instructions for installation.
  3. Note related Change Orders, Job Orders/Supplemental Job Orders, As-built Specifications, and As-built Drawings where applicable.

## 2.5 MISCELLANEOUS RECORD SUBMITTALS

- A. Assemble miscellaneous records required by Individual Specification Sections for miscellaneous record keeping and submittal in connection with actual performance of the Work. Bind or file miscellaneous records and identify each, ready for continued use and reference.

**General Requirements for Construction**

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- B. Format: Submit miscellaneous record submittals.
  - 1. Include miscellaneous record submittals directory organized by specification section number and title, electronically linked to each item of miscellaneous record submittals.

**PART 3 - EXECUTION**

**3.1 RECORDING AND MAINTENANCE**

- A. Maintain Change Log: Maintain and submit written change log to the Owner, monthly for review indicating items incorporated in contract turnover documents concurrent with progress of the Work, including modifications, concealed conditions, field changes, product selections, and other notations incorporated.
- B. Recording: Maintain one copy of each submittal during the construction period for Job Order turnover document purposes. Post changes and modifications to contract turnover documents as they occur; do not wait until the end of the Project.
- C. Maintenance of Turnover Documents and Samples: Store turnover documents and Samples in the field office apart from the Job Order Documents used for construction. Contract turnover documents are not to be used for construction purposes. Maintain turnover documents in good order and in a clean, dry, legible condition, protected from deterioration and loss. Provide access to contract turnover documents for the Owner's reference during normal working hours during performance of Job Order.

END OF SECTION 017839

**SECTION 018113 - SUSTAINABLE DESIGN REQUIREMENTS****PART 1 - GENERAL****1.1 RELATED DOCUMENTS**

- A. The Contract Documents, including but not limited to, the Drawings and Individual Specification Sections, apply to this Section.

**1.2 SUMMARY**

- A. Specified as Work of the Job Order/Contract Documents, this section includes general requirements and procedures for compliance with certain USGBC LEED prerequisites and credits needed for Project to obtain LEED certification; Certified or Silver or Gold or Platinum based on LEED-D+C, Version 3.
  - 1. Other LEED prerequisites and credits needed to obtain LEED certification depend on material selections and may not be specifically identified as LEED requirements. Compliance with requirements needed to obtain LEED prerequisites and credits may be used as one criterion to evaluate substitution requests and comparable product requests.
- B. Related Sections:
  - 1. Section 013300 – Submittal Procedure, for administrative procedures on submittals.
  - 2. Individual Specification Sections for LEED requirements specific to the work of each of these Sections. Requirements may or may not include reference to LEED.

**1.3 DEFINITIONS**

- A. Chain-of-Custody Certificates: Certificates signed by manufacturers certifying that wood used to make products was obtained from forests certified by an FSC-accredited certification body, "FSC Principles and Criteria for Forest Stewardship." Certificates shall include evidence that manufacturer is certified for chain of custody by an FSC accredited certification body.
- B. LEED: Leadership in Energy & Environmental Design.
- C. Rapidly Renewable Materials: Materials made from plants that are typically harvested within a 10-year or shorter cycle. Rapidly renewable materials include products made from bamboo, cotton, flax, jute, straw, sunflower seed hulls, vegetable oils, or wool.

**General Requirements for Construction**

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- D. Regional Materials: Materials that have been extracted, harvested, or recovered, as well as manufactured, within 500 miles of Project site. If only a fraction of a product or material is extracted/harvested/recovered and manufactured locally, then only that percentage (by weight) shall contribute to the regional value.
- E. Recycled Content: The recycled content value of a material assembly shall be determined by weight. The recycled fraction of the assembly is then multiplied by the cost of assembly to determine the recycled content value.
  - 1. "Post-consumer" material is defined as waste material generated by households or by commercial, industrial, and institutional facilities in their role as end users of the product, which can no longer be used for its intended purpose.
  - 2. "Pre-consumer" material is defined as material diverted from the waste stream during the manufacturing process. Excluded is reutilization of materials such as rework, regrind, or scrap generated in a process and capable of being reclaimed within the same process that generated it.

**1.4 SUBMITTALS**

- A. General: Submit additional LEED submittals to comply with Section 013300 – Submittal Procedure.
- B. LEED submittals are in addition to other submittals. If submittal item is identical to that submitted to comply with other requirements, submit duplicate copies as a separate submittal to verify compliance with indicated LEED requirements.
- C. Project Materials Cost Data: Provide statement indicating total cost for materials used for Project. Costs exclude labor, overhead, and profit. Include breakout of costs for the following categories of items:
  - 1. Furniture.
  - 2. Plumbing.
  - 3. Mechanical.
  - 4. Electrical.
  - 5. Specialty items such as elevators and equipment.
  - 6. Wood-based construction materials.
- D. LEED Action Plans: Provide preliminary submittals within 30 days of date established for the Notice to Proceed indicating how the following requirements will be met:
  - 1. Credit MR 2.1 or Credit MR 2.2: Waste management plan.
  - 2. Credit MR 3.1 or Credit MR 3.2: List of proposed salvaged and refurbished materials. Identify each material that will be salvaged or refurbished, including its source, cost, and replacement cost if the item was to be purchased new.
  - 3. Credit MR 4.1 or Credit MR 4.2: List of proposed materials with recycled content. Indicate cost, post-consumer recycled content, and pre-consumer recycled content for each product having recycled content.

4. Credit MR 5.1 or Credit MR 5.2: List of proposed regional materials. Identify each regional material, including its source, cost, and the fraction by weight that is considered regional.
  5. Credit MR 7: List of proposed certified wood products. Indicate each product containing certified wood, including its source and cost of certified wood products.
  6. Credit EQ 3.1: Construction indoor-air-quality management plan. |
- E. LEED Progress Reports: Concurrent with each Application for Payment, submit reports comparing actual construction and purchasing activities with LEED action plans for the following:
1. | Credit MR 2.1 or Credit MR 2.2: Waste reduction progress reports.
  2. Credit MR 3.1 or Credit MR 3.2: Salvaged and refurbished materials.
  3. Credit MR 4.1 or Credit MR 4.2: Recycled content.
  4. Credit MR 5.1 or Credit MR 5.2: Regional materials. |
- F. LEED Documentation Submittals:
1. | Credit EA 5: Product data and wiring diagrams for sensors and data collection system used to provide continuous metering of building energy-consumption performance over time.
  2. Credit MR 2.1 or Credit MR 2.2: Comply with Waste Management and Disposal Plan.
  3. Credit MR 3.1 or Credit MR 3.2: Receipts for salvaged and refurbished materials used for Project, indicating sources and costs for salvaged and refurbished materials.
  4. Credit MR 4.1 or Credit MR 4.2: Product data and certification letter indicating percentages by weight of post-consumer and pre-consumer recycled content for products having recycled content. Include statement indicating costs for each product having recycled content.
  5. Credit MR 5.1 or Credit MR 5.2: Product data for regional materials indicating location and distance from Project of material manufacturer and point of extraction, harvest, or recovery for each raw material. Include statement indicating cost for each regional material and the fraction by weight that is considered regional.
  6. Credit MR 7: Product data and chain-of-custody certificates for products containing certified wood. Include statement indicating cost for each certified wood product.
  7. Credit EQ 3.1:
    - a. Construction indoor-air-quality management plan.
    - b. Product data for temporary filtration media.
    - c. Product data for filtration media used during occupancy.
    - d. Construction Documentation: Six photographs each at three different times during the construction period, along with a brief description of the SMACNA approach employed, documenting implementation of the indoor-air-quality management measures, such as protection of ducts and on-site stored or installed absorptive materials.

**General Requirements for Construction**

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8. Credit EQ 3.2:
  - a. Describe the building air flush-out procedures including the dates when flush-out was begun and completed and statement that filtration media was replaced after flush-out.
  - b. Product data for filtration media used during flush-out and during occupancy.
  - c. Report from testing and inspecting agency indicating results of indoor-air-quality testing and documentation showing compliance with indoor-air-quality testing procedures and requirements.
  
9. Credit EQ 4.1: Product data for adhesives and sealants used inside the weatherproofing system indicating VOC content of each product used. Indicate VOC content in g/L calculated according to 40 CFR 59, Subpart D.
10. Credit EQ 4.2: Product data for paints and coatings used inside the weatherproofing system indicating VOC content of each product used. Indicate VOC content in g/L calculated according to 40 CFR 59, Subpart D.
11. Credit EQ 4.4: Product data for products containing composite wood or agrifiber products or wood glues indicating that they do not contain urea-formaldehyde resin. |

1.5 QUALITY ASSURANCE

- A. LEED Coordinator: Engage an experienced LEED-Accredited Professional to coordinate LEED requirements. LEED coordinator may also serve as waste management coordinator.

PART 2 - PRODUCTS

2.1 SALVAGED AND REFURBISHED MATERIALS

- A. Credit MR 3.1 or Credit MR 3.2: Provide salvaged or refurbished materials for a minimum of 10 percent of building materials (by cost). |

2.2 RECYCLED CONTENT OF MATERIALS

- A. Credit MR 4.1 or Credit MR 4.2: Provide building materials with recycled content such that post-consumer recycled content plus one-half of pre-consumer recycled content constitutes a minimum of 20 percent of cost of materials used for Project.
  1. Cost of post-consumer recycled content of an item shall be determined by dividing weight of post-consumer recycled content in the item by total weight of the item and multiplying by cost of the item.
  2. Cost of pre-consumer recycled content of an item shall be determined by dividing weight of pre-consumer recycled content in the item by total weight of the item and multiplying by cost of the item.

3. Do not include furniture, plumbing, mechanical and electrical components, and specialty items such as elevators and equipment in the calculation. |

## 2.3 REGIONAL MATERIALS

- A. Credit MR 5.1 or Credit MR 5.2: Provide a minimum of 20 percent of building materials (by cost) that are regional materials. |

## 2.4 CERTIFIED WOOD

- A. Credit MR 7: Provide a minimum of 50 percent (by cost) of wood-based materials that are produced from wood obtained from forests certified by an FSC-accredited certification body to comply with FSC STD-01-001, "FSC Principles and Criteria for Forest Stewardship."

1. Wood-based materials identified in Individual Specification Sections include, but are not limited to, materials when made from wood, engineered wood products, or wood-based panel products. |

## 2.5 LOW-EMITTING MATERIALS

- A. Credit EQ 4.1: For applications that are inside the building envelope, use adhesives and sealants identified in Individual Specification Sections that comply with limits for VOC content when calculated according to 40 CFR 59, Subpart D.
- B. Credit EQ 4.2: For applications that are inside the building envelope use paints and coatings identified in Individual Specification Sections that comply with limits for VOC content when calculated according to 40 CFR 59, Subpart D.
- C. Credit EQ 4.4: Do not use composite wood or agrifiber products or adhesives that contain ureaformaldehyde resin. |

## PART 3 - EXECUTION

### 3.1 REFRIGERANT AND CLEAN-AGENT FIRE-EXTINGUISHING-AGENT REMOVAL

- A. Prerequisite EA 3: When specified as part of the Work of the Job Order/Contract Documents, remove CFC-based refrigerants from existing HVAC&R equipment indicated to remain and replace with refrigerants that are not CFC based. Replace or adjust existing equipment to accommodate new refrigerant as described in Division 23 Sections.
- B. Credit EA 4: When specified as part of the Work of the Job Order/Contract Documents, remove clean-agent fire-extinguishing agents that contain HCFCs or halons and replace with agent that does not contain HCFCs or halons. See

**General Requirements for Construction**

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Division 21 Section "Clean-Agent Fire Extinguishing Systems" for additional requirements.

**3.2 CONSTRUCTION WASTE MANAGEMENT**

- A. Credit MR 2.1 or Credit MR 2.2: Comply with Construction Waste Management and Disposal Plan.

**3.3 CONSTRUCTION INDOOR-AIR-QUALITY MANAGEMENT**

- A. Credit EQ 3.1: Comply with SMACNA's "SMACNA IAQ Guideline for Occupied Buildings under Construction."

1. If Owner authorizes use of permanent heating, cooling, and ventilating systems during construction period as specified in Section 015000 - Temporary Facilities and Controls, installs filter media having a MERV 8 according to ASHRAE 52.2 at each return-air inlet for the air-handling system used during construction.
2. Replace all air filters immediately prior to Substantial Completion with the specified permanent filters.

- B. Credit EQ 3.2:

1. Air-Quality Testing:

- a. Conduct baseline indoor-air-quality testing, after construction ends and prior to occupancy, using testing protocols consistent with the EPA's "Compendium of Methods for the Determination of Air Pollutants in Indoor Air," and as additionally detailed in the USGBC's "LEED-D+C: Reference Guide."
- b. Demonstrate that the contaminant maximum concentrations listed below are not exceeded:

- 1) Formaldehyde: 50 ppb.
- 2) Particulates (PM10): 50 micrograms/cu. m.
- 3) Total Volatile Organic Compounds (TVOC): 500 micrograms/cu. m.
- 4) 4-Phenylcyclohexene (4-PH): 6.5 micrograms/cu. m.
- 5) Carbon Monoxide: 9 ppm and no greater than 2 ppm above outdoor levels.

- c. Air-sample testing shall be conducted as follows:

- 1) All measurements shall be conducted prior to occupancy but during normal occupied hours and with building ventilation system starting at the normal daily start time and operated at the minimum outside air flow rate for the occupied mode throughout the duration of the air testing.

- 2) Building shall have all interior finishes installed including, but not limited to, millwork, doors, paint, carpet, and acoustic tiles.
- 3) Number of sampling locations will vary depending on the size of building and number of ventilation systems. For each portion of building served by a separate ventilation system, the number of sampling points shall not be less than one per 25,000 sq. ft. or for each contiguous floor area, whichever is larger, and shall include areas with the least ventilation and greatest presumed source strength.
- 4) Air samples shall be collected between 3 and 6 feet from the floor to represent the breathing zone of occupants, and over a minimum four-hour period. |

END OF SECTION 018113

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## SECTION 019113 - GENERAL COMMISSIONING REQUIREMENTS

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. The Contract Documents, including but not limited to, the Drawings and Individual Specification Sections and the Commissioning Plan, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes general, procedural, and administrative requirements that apply to implementation of commissioning.
- B. General Provisions for Commissioning:
  - 1. Selected building systems and equipment to be commissioned are identified in Division 24.
  - 2. The commissioning process shall be directed by the Commissioning Authority, provided by the Owner.
  - 3. The responsible Contractor shall act as the Commissioning Agent, and shall be responsible for executing the commissioning process as directed by the Commissioning Authority, and as defined in Division 24.
  - 4. The commissioning process is defined in Division 24 and includes responsibilities for each Commissioning Team member including the Commissioning Agent.
- C. Related Sections:
  - 1. Specification Sections referenced in Division 24, Commissioning, apply to this Section.
- D. References:
  - 1. Owner's Project Requirements (OPR), Basis of Design (BoD), and Design Intent (DI) documents.
  - 2. Dormitory Authority State of New York: Building Commissioning Guidelines – 2006 [http://www.dasny.org/construc/build\\_comm\\_guide/index.php](http://www.dasny.org/construc/build_comm_guide/index.php)
  - 3. ASHRAE Guideline 0-2005: The Commissioning Process
  - 4. ASHRAE Guideline 1.1-2007: HVAC & R Technical Requirements for the Commissioning Process.

#### 1.3 DEFINITIONS

- A. Basis of Design (BoD): A document prepared by the Design Professional that records how the designer has met the owner's project requirements. It includes the concepts, calculations, decisions, and product selections and how applicable

**General Requirements for Construction**

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regulatory requirements, standards, and guidelines have been met. The document includes descriptions and lists of individual items that support the design process.

- B. Commissioning (Cx): A quality assurance process that documents specified systems and components are provided and tested to meet the Owner’s needs and the design intent in accordance with the Job Order/Contract Documents.
- C. Commissioning Agent (CA): The Contractor. For the purposes of commissioning the Contractor shall assume the role, tasks, and responsibilities of the Commissioning Agent. Note that per the Owner’s Building Commissioning Guidelines, the Owner does not allow the Commissioning Authority and Commissioning Agent to be the same organization or person. The Commissioning Agent shall assign a representative with expertise and authority to act on its behalf to participate in the commissioning process.
- D. Commissioning Authority (CxA): The Professional, appointed by the Owner, to direct and coordinate the commissioning process.
- E. Commissioning Plan (Cx Plan): A document, prepared by the Commissioning Authority, defining the commissioning process including schedules, responsibilities, documentation requirements, and functional performance test requirements.
- F. Commissioning Team: Individuals and entities, as deemed appropriate by the CxA, appointed by the Owner and Contractor, having the authority to act on their behalf, explicitly organized to implement the commissioning process, through coordinated action and defined in the Job Order/Contract documents and the Commissioning Plan.
- G. Design Intent (DI): A document prepared by the Design Professional that summarizes design goals of the design phase.
- H. Owner’s Project Requirements (OPR): A document prepared by the Design Professional that defines the functional requirements and the expectations for operation.
- I. Systems and Energy Management Manual: A composite document that expands the scope of the operation and maintenance manual by including additional information gathered by the commissioning process as required by the New York State Green Building Tax Credit, Section 638.8 (k)(2).

**1.4 COMMISSIONING TEAM**

- A. The Commissioning Team shall consist of, but not be limited to, the Owner, Design Professional, Commissioning Authority, Commissioning Agent, suppliers, and specialists, in accordance with the Commissioning Plan.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 019113

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