

SECTION 01 12 00
SUMMARY OF THE WORK

PART 1—GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section summarizes construction operations required by the Contract Documents, defines aspects of Prime Contractor's relationship with City and lists special City requirements.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.

1.3 PROJECT DESCRIPTION

- A. The work covers the removal of the existing Spanish tile and EPDM systems and down to the wood substrate. This includes the removal and replacement of the existing roof drains with retrofit insert drains and metal flashing. The existing terra cotta copings are to be repointed at all joints. The existing brick chimney will be included in the repointing.

For completed scope of work please refer to the Project Drawings and the Specifications. This project is part of the City's Rebuilding Community Infrastructure Program ("Rebuild").

1.4 CONTRACTS

- A. Construct Work under a Prime Contract for General Construction Work. The scope of Work for each Contract shall be as indicated below.
 - 1. Incidental Work provided by a one Prime Contractor but specified in a Division mainly the responsibility of a different Prime Contractor shall conform to the applicable specifications (i.e. earthwork required for Plumbing Work shall comply with the requirements of Division 2).
- A. General Construction Work: Provide all the Work of the Contract, no matter where the information is located, except as specifically indicated to be performed by one of the other Prime Contractors.
 - 1. Selective demolition and new construction as required for new Mechanical, Plumbing and Electrical Work but only if indicated on the Demolition or Architectural Drawings. Cutting and patching required by the other Prime Contractors and not specifically indicated on the drawings are the responsibility of the respective Prime.
 - a. Remove conduit runs with wiring, boxes and devices built into existing walls, floors or roof slabs which are to be removed.
 - 2. Install access doors and panels, anchors, embedments, bolts, plates, sleeves, boxes, etc. furnished under other Contracts.

3. Provide blocking, backing, box-outs, openings, recesses, etc. required for the Work of other Contracts.
4. Provide a dumpster for the use of all Contractors.
5. Provide periodic and final cleaning of building and site.
6. Normal patching of sprayed-on fireproofing required because of the installation of Work required in other Contracts.
7. Provide control lines and elevation benchmarks at central locations for the extension by other Prime Contractors.
8. Provide temporary site perimeter fence and sidewalk cover if required.
9. Provide temporary toilet facilities for all Contractors.
10. Provide base flashing of roof-mounted curbs and rails provided under other Prime Contracts.
11. Provide painting of all surfaces and equipment exposed to view in the finished Work, regardless of which Prime Contractor provided the surface or equipment.
12. Furnish starters and disconnects for electrical components of systems included in the General Construction Work for installation under the Electrical Contract.

1.5 CONTRACTOR'S USE OF PREMISES

- A. Prime Contractors shall have complete and exclusive use of premises as required for execution of Work of this Contract only.
- B. Coordinate use of premises with Project Coordinator
- C. Protect products stored on-site
- D. Store products to avoid interference with operations of City or other Prime Contractors
- E. Secure and pay for additional storage and work areas if required by Contractor.
- F. Do not overload structure with stored materials.

END OF SECTION

SECTION 01 21 00
ALLOWANCES

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section specifies each Prime Contractor's administrative and procedural requirements governing handling and processing allowances

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.
- B. Each section of the specifications including an allowance.

1.3 COORDINATION

- A. Designate required selection and delivery dates for products under each allowance in the Contractor's Construction Schedule.
- B. Designate each allowance with extensions based on estimated quantities for unit price allowances on Contractor's Schedule of Values.

1.4 DEFINITIONS

- A. Refer to Section 007200.

1.5 ALLOWANCES

- A. Include in Total Base Bid Amount, an amount equal to Two Percent (2%) of the base bid amount for payment of permit fees. This is a direct cost; no mark-ups will be permitted.
- B. Include in Total Base Bid Amount, an amount equal to \$30,000 for new site signage as per PPR standards.
- C. Amount of each allowance (excluding 1.5.A above) shall include:
 - 1. Net cost of product.
 - 2. Delivery to site.
 - 3. Applicable taxes.
 - 4. Preparing submittals.
- D. In addition to amounts of allowances (excluding 1.5.A above), include in the base bid amount, the Contractor's cost for:
 - 1. Assisting in selection and obtaining proposals from suppliers and subcontractors.
 - 2. Processing submittals.
 - 3. Handling at site, including unloading, uncrating and storage.
 - 4. Protection from elements and from damage.
 - 5. Labor, installation and finishing.

6. Other expenses required to complete installation.
7. Overhead and profit.

1.6 SELECTION OF PRODUCTS

- A. Design Professional shall issue by Change Order a full specification for the final selected product.
- B. Contractor's Duties
 1. Notify Design Professional of deadlines for specification of final products, allowing for Contractor's required submissions as required to meet Date of Completion.
 2. Provide cost proposals for products being considered when requested by Design Professional.
 3. Notify Design Professional of any effect anticipated by selection of product or supplier under consideration as it relates to:
 - a. Construction Schedule.
 - b. Contract Sum.
 - c. On notification of selection, enter into purchase agreement with designated supplier.

1.7 INSTALLATION

- A. Comply with requirements of applicable specification section, including warranties/guarantees.

1.8 ADJUSTMENT OF COSTS

- A. Should actual purchase cost be more or less than specified amount of allowance, Contract Sum shall be adjusted by Change Order equal to amount of difference. A percentage to cover Contractor's overhead and profit, as stated in Standard Contract Requirements, will be applied to difference in cost.
- B. For products specified under unit cost allowance unit cost applies to quantity required to complete the Work as determined by the Contractor.
 1. Submit invoices or other data to substantiate quantity actually used.
- C. Submit request for other costs, claimed for additional work caused by increase over amount of allowance, prior to required submission for product.

PART 2 PRODUCTS Not Used

PART 3 EXECUTION Not Used

- END -

SECTION 01 23 00
ADD ALTERNATES

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section identifies each Alternate by number and describes the basic changes to be incorporated into the Work, if that Alternate is made part of the Contract.

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.

1.3 ADMINISTRATIVE PROCEDURES

- A. Referenced Sections of Specifications stipulate pertinent requirements for products and methods to achieve the Work stipulated under each Alternate.
- B. Coordinate pertinent related Work and modify surrounding Work as required to properly integrate the Work under each Alternate, and to provide the complete construction required by the Contract Documents.
- C. Immediately following the award of the Contract, prepare and distribute to each party involved, notification of the status of each Alternate. Indicate whether Alternates have been accepted, rejected or deferred for consideration at a later date.
- D. A "Schedule of Alternates" is included at the end of this Section. Specification Sections referenced in the Schedule contain requirements for materials and methods necessary to achieve the Work described under each Alternate. Include as part of each Alternate, miscellaneous devices, accessory objects and similar items incidental to or required for a complete installation whether or not mentioned as part of the Alternate.

1.4 DEFINITIONS

- A. Refer to Section 007200 Standard Contract Requirements.

PART 2 - PRODUCTS Not Used

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. **Add Alternate No. 1:** Repoint existing masonry and terra cotta trim as indicated on bid drawings.

1. ALLOWANCE No. 2: Bidders are to include the amount of \$50,000.00 to their Alternate Bid #1 amount for the rake and repointing all terra cotta entrance surrounds. Refer to Allowances, Section 01210 for more details. FIFTY THOUSAND DOLLARS, \$50,000.00.
2. ALLOWANCE No. 3: Bidders are to include the amount of \$7,500.00 to their Alternate Bid #1 amount for removing existing bird netting at Main Entrance and replacing it with new. Refer to Allowances, Section 01210 for more details. SEVEN THOUSAND FIVE HUNDRED DOLLARS, \$7,500.00.

- END -

SECTION 01 26 00
CONTRACT MODIFICATION PROCEDURES

PART 1 GENERAL

1.1 CHANGE ORDER PROCEDURE

- A. If a change in the design of any portion of the work or the requirements of the Project Manual is deemed necessary by the City/PRA, they may order an alteration to, or a change in, the work covered by the Contract Documents, and the contractor shall comply with such orders. If such changes increase the cost of the work to the Contractor, the City/PRA will allow additional compensation. If such changes diminish the cost of the work to the Contractor the City/PRA may deduct the amount of the diminution. No consequential loss or profit due to reduction in the scope of work will be allowed the Contractor, but the Contractor may be entitled to an extension of time in these instances. No changes shall be made except upon a standard Change Order Form, signed and executed by the Contractor and the City/PRA authorizing the change and fixing the method of compensation or deduction. This Section specifies administrative and procedural requirements for handling and processing Change Orders.
- B. The execution of a change order (increase or decrease) will require a proposal from the Contractor on company letterhead. Such proposal will include a complete description of the change and schedule impact and a complete cost breakdown including such items as Labor, Materials, Equipment, Crew Composition, Sub-Contractor costs, and associated Insurance and Bonding costs (if applicable). The contractor is entitled to percentage mark-ups on some of these items as stated in the Standard Contract Requirements. The proposal is to be submitted to the City/PRA. Upon review and approval by the City/PRA Project Team, a signed standard Change Order Form will be forwarded to the Contractor for final execution.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements and other Division 1 sections of the Standard Contract Requirements (007200).

1.3 CONTRACTOR'S RESPONSIBILITY TO INFORM

- A. Communication, either verbal or written, between the City/PRA or Design Professional and the Contractor, Subcontractors, or other parties involved, during the normal course of administration of the Contract, does not in any way constitute acceptance of a Change Order or direction to modify the Contract unless said communication is in the form of a written Change Order or Construction Change Directive as specified herein.
- B. Communication from the City/PRA or Design Professional including, but not limited to the following, does not constitute approval of a Change Order:
 - 1. Submittal review including submittals returned with notations and corrections;
 - 2. Site observation, conversation and reports;
 - 3. Participation in pre-construction, pre-installation, progress or other meetings;
 - 4. Clarification sketches or drawings.

Commented [YR1]: Do we include the Change order form with the this section?

Commented [MS2R1]: I don't think we need to

Commented [MS3]: @Luigi-Sebastian however, what IS the Rebuild/Unifier equivalent?

Commented [Lu4R3]: @Michelle Shuman The Unifier equivalent would be the CO making its way through the review process - final step would be finance closing it out on their end. Most of the time when change order work needs to happen more quickly - the Rebuild PM will put in writing that the CO is approved while it is going through the review process just so the contractor can get the work done if it's time sensitive. "No changes shall be made except upon the completion of the review process in Unifier which will signify a formal approval."

- C. It is the responsibility of the Contractor to inform the City/PRA that any communication has, in the Contractor's opinion, caused reason to modify the Contract. The Contractor shall not undertake work which, in his opinion, requires a Change Order without completing procedures outlined herein.
 - D. Work done without completing Change Order procedures is entirely at the Contractor's own risk, even if the Contractor believes that communications from the City/PRA or Design Professional contain instructions to do work outside of the Contract scope.
 - E. The City/PRA and Design Professional will not willfully instruct work to be done that differs from the contract except through the Change Order procedures contained herein.
- 1.4 MINOR CHANGES IN THE WORK
- A. Supplemental instructions, not involving an adjustment to the Contract Sum or Contract Time, may be issued in writing by the PRA.
- 1.5 CHANGE ORDER PROPOSALS
- A. City/PRA-Initiated Change Order Proposal - Proposed changes in the Work that will require adjustment to the Contract Sum or Contract Time will be issued by the City/PRA, with a detailed description of the proposed change and supplemental or revised Drawings and Specifications, if necessary.
 - 1. Change Order Proposal requests issued by the City/PRA are for information only. Do not consider them as instruction either to stop work in progress, accelerate the work or to execute the proposed change.
 - 2. Unless otherwise indicated in the Change Order Proposal request, within 20 days of receipt of the Change Order Proposal request, submit to the City/PRA for review, an estimate of cost necessary to execute the proposed change.
 - a. Include a list of quantities of products to be purchased and unit costs, along with the total amount of purchases to be made. Separate labor and material charges. Where requested, furnish survey data to substantiate quantities.
 - b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
 - c. Include a statement indicating the effect the proposed change in the Work will have on the Contract Time or any special efforts of the Contractor that will be employed to reduce the delay.
 - d. Indicate that the Change Order Proposal is in response to a City/PRA request and submit it to the City/PRA as stated in 1.1 (B) of this section.
 - B. Contractor-Initiated Change Order Proposal – When Contractor claims latent or other unforeseen conditions require modifications to the Contract, the Contractor may propose changes by submitting a Change Order Proposal.
 - 1. Include a statement outlining the reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and Contract Time.

2. Include a list of quantities of products to be purchased and unit costs along with the total amount of purchases to be made. Where requested, furnish survey data to substantiate quantities.
 3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
 4. Comply with requirements in Section 012500 "Substitution Procedures" if the proposed change in the Work requires the substitution of one product or system for a product or system specified.
 5. Submit the proposal to the City/PRA as stated in 1.1 (B) of this section.
- 1.6 ALLOWABLE MARKUPS
- A. For change orders, overhead and profit shall be the aggregate total amount allowed to the Contractor and shall include the costs of the Project Manager, office personnel, small tools, among other things. The markup for overhead and profit shall be calculated as follows:
 - i. Cost between \$0.00 and \$25,000.00 - **12%**
 - ii. Cost between \$25,001.00 and \$50,000.00 - **10%**
 - iii. Cost over \$50,000.00 - **8%**
 - iv. Contractor markup for Subcontractor, and lower tier contractors shall not exceed **8%**
 - B. Under no circumstances shall the total combined markup for overhead and profit by the Contractor exceed the percentages for markup for overhead and profit indicated in Subparagraphs (1), (2), (3) and (4) above. The Rebuild Office shall make the final determination as to net cost of labor and materials. All Change Orders relating to price and/or time are subject to prior acceptance or approval by the Rebuild Office, or express ratification of Change Order work already for the Rebuild Office.
- 1.7 ALLOWANCES
- A. Refer to Section 012100, Allowances.
- 1.8 CONSTRUCTION CHANGE DIRECTIVE (Force Account)
- A. When the City/PRA and Contractor are not in total agreement on the terms of a Change Order Proposal, the City/PRA may issue a Construction Change Directive instructing the Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
 - B. The Construction Change Directive will contain a complete description of the change in the Work.
 - C. Documentation - Maintain detailed records on a time and material basis of work required by the Construction Change Directive. After completion of the change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.
 1. Contractor's documentation will not, by itself, establish the final cost.
 2. The City/PRA reserves the right to determine the value of the change in Work per the requirements of this Section.
- 1.9 DETERMINATION OF COST

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**ROOF SYSTEM REPLACEMENT
RICHMOND LIBRARY
DIGROUP ARCHITECTURE**

ISSUED FOR BID

Issued: JUNE 1, 2023

- A. City/PRA reserves the right to use established estimating methods (including but not limited to industry standards and unit prices listed in this manual) to determine a fair and reasonable cost for changes in the Work.

PART 2 PRODUCTS Not used.

PART 3 EXECUTION

- 3.1 Sample Change Order Form, contact Project Coordinator for actual document.

-END-

SECTION 01 29 00
PAYMENT PROCEDURES

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section specifies administrative and procedural requirements governing each Prime Contractor's submission of invoices for Payment. These may also be referred to as "Current Estimates" in the Standard Contract Requirements (007200).
- B. Coordinate the Contractor's Construction Schedule, List of Subcontracts, and Submittal Schedule with the Standard Cost Breakdown.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements and other Division 1 of the Standard Contract Requirements (007200).

1.3 GENERAL REQUIREMENTS

- A. Each invoice for payment shall be consistent with previous applications and payments.
- B. The initial submission of the Standard Cost Breakdown at time of Substantial Completion, and the final Standard Cost Breakdown involve additional requirements.
- C. Withholding Payment - Any payment may be withheld in accordance with the Contract Documents
 - 1. Any payment may be withheld if the procedural requirements including submittal of current administrative items listed including Certificates of Insurance are incomplete or outdated.
 - 2. Portions of payment requested for Work installed without approved submittals may be withheld.
- D. Standard Cost Breakdown Preparation - Complete every entry on the Standard Cost Breakdown:
 - 1. Contractor (name and address)
 - 2. Contract number (from Notice to Proceed);
 - 3. Requisition No. (sequential number);
 - 4. Date Prepared;
 - 5. Project (title of project);
 - 6. STANDARD COST BREAKDOWN
 - a. No. (sequentially numbering);
 - b. Item (phases of scope of work);

- c. Unit (each, sq. ft., etc.);
- d. Material;
- e. Labor;
- f. Unit Cost;
- g. Total (total of Material and Labor).

7. PAYMENT APPLICATION

- a. Previous Billing (as billed previous application);
- b. Percent Complete (completed to date);
- c. Total Completed (Total column under COST BREAKDOWN multiplied by Percent Complete column under PAYMENT APPLICATION.)

Incomplete Standard Cost Breakdowns will be returned without action.

- E. Entries shall match data on the Contractor's Construction Schedule. Use updated schedules if revisions have been made.
- F. Include amounts of Change Orders issued prior to the last day of the construction period covered by the Standard Cost Breakdown.
- G. Submit original plus 2 copies of each Standard Cost Breakdown to the Robert LaBrum, Director, Design & Construction, PRA, 1234 Market Street, 16th Floor, Philadelphia, PA 19107

1.4 INITIAL STANDARD COST BREAKDOWN

- A. Actions and submittals that shall precede or coincide with submittal of the first Standard Cost Breakdown include the following:
 - 1. List of subcontractors.
 - 2. List of principal suppliers and fabricators.
 - 3. Schedule of Values.
 - 4. Contractor's Construction Schedule (preliminary if not final).
 - 5. Schedule of unit prices.
 - 6. Submittal Schedule (preliminary if not final).
 - 7. List of Contractor's staff assignments.
 - 8. List of Contractor's principal consultants.
 - 9. Copies of building permits.
 - 10. Copies of authorizations and licenses from governing authorities for performance of the Work.
 - 11. Report of pre-construction meeting.
 - 12. Certificates of insurance.
 - 13. Performance and payment bonds.
 - 14. Complete Submittals for each product or system included in the Application.

Commented [YR1]: Submission is electronically therefore no copies needed.

15. Initial settlement survey and damage report.
 16. Reference Point Survey.
 17. Current Daily and Monthly Reports.
 18. Initial Construction Photographs and/or videos.
- 1.5 STANDARD COST BREAKDOWN AT SUBSTANTIAL COMPLETION
- A. This Standard Cost Breakdown shall reflect any Certificates of Partial Substantial Completion issued previously for City occupancy of designated portions of the Work.
 - B. Actions and submittals which shall proceed or coincide with this Standard Cost Breakdown include:
 1. Occupancy permits and similar approvals.
 2. Warranties (guarantees) and maintenance agreements.
 3. Test/adjust/balance records.
 4. Maintenance instructions.
 5. Utility meter readings.
 6. Start-up performance reports.
 7. Certified improvement survey.
 8. Change-over information related to City's occupancy, use, operation and maintenance.
 9. Final cleaning.
 10. Final progress photographs.
 11. List of incomplete Work (punch list), recognized as exceptions to Certificate of Substantial Completion.
 12. Record Documents.
- 1.6 FINAL STANDARD COST BREAKDOWN
- A. Actions and submittals which shall precede or coincide with submittal of the final Standard Cost Breakdown include the following:
 1. Project Closeout Form fully executed (signed).
 2. Completion of items specified for completion after Substantial Completion (punch list).
 3. Assurance that unsettled claims will be settled.
 4. Assurance that Work not complete and accepted will be completed without undue delay.
 5. Transmittal of required Project construction records to City/PRA.
 6. Proof that taxes, fees and similar obligations have been paid.
 7. Removal of temporary facilities and services.
 8. Removal of surplus materials, rubbish and similar elements.

**ROOF SYSTEM REPLACEMENT
RICHMOND LIBRARY
DIGROUP ARCHITECTURE**

**ISSUE FOR BID
Issued: JUNE 1, 2023**

9. Change of door locks to City's access.

- END -

**STANDARD COST BREAKDOWN/
PAYMENT APPLICATION**

CITY OF PHILADELPHIA
Department of Public Property
CITY HALL, 1400 JOHN F KENNEDY BLVD, 7th FLR
PHILADELPHIA, PA 19107



CONTRACTOR:

Project Title:	Project #:	Bid #	Date	Req #
Contract #:	PO #(s):			

ITEM NO.	DESCRIPTION	CONTRACT BID/COST BREAKDOWN						% COMP	PREVIOUSLY BILLED	CURRENT BILLING	TOTAL DUE
		QTY	UNIT	MATERIAL	LABOR	UNIT COST	TOTAL COST OF ITEM				
TOTALS FOR PAGE:											

GRAND TOTALS (Contract Amount):

						COMMITTED AMOUNTS	PREVIOUS PAYMENT(S)	CURRENT PAYMENT	TOTAL PAYMENTS	
SUBCONTRACTORS						SUBCONTRACTOR #1	OEO (M/W/DS)			
						SUBCONTRACTOR #2	OEO (M/W/DS)			
						SUBCONTRACTOR #3	OEO (M/W/DS)			
						SUBCONTRACTOR #4	OEO (M/W/DS)			
						SUBCONTRACTOR #5	OEO (M/W/DS)			
						SUBCONTRACTOR #6	OEO (M/W/DS)			
						SUBCONTRACTOR #7	OEO (M/W/DS)			
(Additional subcontractors to be added on next page)						SUBCONTRACTOR #8	OEO (M/W/DS)			

DEPARTMENT OF PUBLIC PROPERTY APPROVALS

CONTRACTOR SUBMITTAL

PROJECT COORDINATOR:	DATE:	CONSTRUCTION ENGINEER/INSPECTOR:	DATE:	AUTHORIZED SIGNATURE:	DATE:
Print Name					
RETAINAGE: 10% 5% 2% 0% \$ _____					

SECTION 012973

SCHEDULE OF VALUES (CURRENT ESTIMATE)

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section describes administrative requirements for each Prime Contractor's Schedule of Values, referred to as "Current Estimate" in the Standard Contract requirements.

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.

1.3 COORDINATION

- A. Correlate line items in the Schedule of Values with other required administrative schedules and forms, including:
 - 1. Contractor's Construction Schedule.
 - 2. Standard Cost Breakdown
 - 3. List of subcontractors.
 - 4. Schedule of allowances.
 - 5. Schedule of alternates.
 - 6. Schedule of submittals.
- B. Submit the Schedule of Values to the City no later than ten (10) days after receipt of the Notice to Proceed. Submit six (6) copies.

1.4 FORMAT AND CONTENT

- A. Arrange the Schedule of Values in a tabular form with separate columns to indicate the following for each item listed:
 - 1. Generic name.
 - 2. Related Specification Section.
 - 3. Name of subcontractor.
 - 4. Name of manufacturer or fabricator.
 - 5. Name of supplier.
 - 6. Change Orders (numbers) that have affected value.
 - 7. Dollar value.
 - 8. Percentage of Contract Sum to the nearest one-hundredth percent, adjusted to total 100 percent.
 - 9. Margins of Cost - Show line items for indirect costs, and margins on actual costs, only to the extent that such items will be listed individually

in Standard Cost Breakdown. Each item in the Schedule of Values and Standard Cost Breakdown shall be complete including its total cost and proportionate share of general overhead and profit margin unless otherwise indicated.

10. At the Contractor's option, temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown as separate line items in the Schedule of Values or distributed as general overhead expense.
11. Itemize separate line item cost for the following items under Division 1:
 - a. Field Engineering.
 - b. Construction Photographs.
 - c. Mock-up.
12. Itemize separate line item cost for each of the construction cost items under all applicable specification sections.
13. Itemize separate line item cost for each service contract.
14. Breakdown costs into:
 - a. Delivered cost of material, with taxes paid, with overhead and profit.
 - b. Installation cost, with overhead and profit.
 - c. If requested, break down high value line items to list major materials or operations.
 - d. Round off figures to nearest ten dollars.
 - e. Make sum total costs of all items listed in Schedule equal to Contract Limit.

1.5 UPDATING

- A. After review by the City, revise and resubmit schedules as required.
- B. Update and resubmit the Schedule of Values when change orders or construction change directions result in a change in the Contract Limit.

PART 2 PRODUCTS Not Used

PART 3 EXECUTION Not Used

- END -

SECTION 01 31 13
PROJECT COORDINATION

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section includes the General Contractor's responsibilities to coordinate the work and related administrative procedures.

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.

1.3 SUBMITTALS

- A. Submit the following prior to or coincidental with the initial application for payment.
1. List of contractor's staff assigned to the project and responsibilities including personnel on and off-site. Include mailing address, delivery address, phone, fax, mobile phone, etc. For at least three (3) staff, list phones where personnel can be reached during non-work hours for emergencies.
 2. List of contractor's consultants and sub-contractors with similar requirements as above.
 3. List of principal suppliers and fabricators with similar requirements as above. No emergency phone number required.

1.4 OBSERVATION OF WORK BY OTHERS

- A. Observation of the Work by the City/PRA, Design Professional, Inspection and Testing Agencies or any other party shall not be interpreted as relieving the Contractor from responsibility for coordination of all Work, superintendence of the Work, and scheduling and direction of the Work or any other requirement of the Contract.

PART 2 PRODUCTS Not Used

PART 3 EXECUTION Not Used

- END -

SECTION 01 31 19
PROJECT MEETINGS

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section specifies each Prime Contractor's administrative and procedural requirements for project meetings. Requirements contained herein in no way limit each Prime Contractor's responsibility to effectively communicate with parties involved in order to meet the requirements of the Contract.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.
- B. Project Coordination: Division 1.
- C. Construction Scheduling: Division 1.

1.3 ADMINISTRATION

- A. The Philadelphia Redevelopment Authority ("PRA") will schedule and administer the pre-construction meetings, periodic project meetings, pre-installation, coordination and other specially called meetings throughout the progress of the work. They will also:
 - 1. Prepare agenda for meetings.
 - 2. Distribute written notice of each meeting four (4) days in advance of meeting date.
 - 3. Make physical arrangements for meetings.
 - 4. Preside at meetings.
- B. During the course of the pre-construction meetings, periodic project meetings, pre-installation, coordination and other specially called meetings throughout the progress of the work, the Design Professional will:
 - 1. Record the minutes, including all significant proceedings and decisions.
- C. Representatives of Contractors, subcontractors and suppliers attending the meetings shall be qualified and authorized to act on behalf of the entity each represents.

1.4 PRE-CONSTRUCTION MEETING

- A. Attendance
 - 1. Project Coordinator.
 - 2. Design Professional's Representative.
 - 3. Prime Contractor's Representatives.
 - 4. Major subcontractors.
- B. Suggested Agenda

1. Discussion of coordination of Prime Contracts.
2. Discussion on major subcontracts and suppliers and projected construction schedules.
3. Critical work sequencing.
4. Major equipment deliveries and priorities.
5. Project Coordination and designation of responsible personnel.
6. Procedures and processing of field decisions, proposal requests, submittals, change orders and applications for payment.
7. Procedures for maintaining Record Documents.
8. Use of premises, office, work and storage areas, and City's requirements.
9. Construction facilities.
10. Temporary utilities.
11. Housekeeping procedures.
12. Dispute resolution.

1.5 PROGRESS, PRE-INSTALLATION AND COORDINATION MEETINGS

- A. Schedule regular and special meetings, as required by progress of the Work.
- B. Location of the Meetings - The Project field office of the Contractor [or as otherwise directed].
- C. Attendance
 1. Project Coordinator.
 2. Design Professional's Representative.
 3. Contractor's Representatives.
 4. Subcontractors as appropriate to the agenda.
 5. Suppliers as appropriate to the agenda.
 6. Others as appropriate.
- D. Suggested Agenda
 1. Review and approval of minutes of previous meeting.
 2. Review of work progress since previous meeting.
 3. Field observations, problems, and conflicts.
 4. Problems which impede Construction Schedule.
 5. Coordination issues between Prime Contractors.
 6. Review of off-site fabrication, delivery schedules.
 7. Corrective measures and procedures to regain projected schedule.
 8. Revisions to Construction Schedule.
 9. Plan progress, schedule, during succeeding work period.

10. Coordination of schedules.
11. Review submittal schedules; expedite as required.
12. Maintenance of quality standards.
13. Review proposed changes for:
 - a. Effect on Construction Schedule and on completion date.
 - b. Effect on other contracts of the Project.
14. Review record drawings.
15. Other business.

PART 2 PRODUCTS Not Used

PART 3 - EXECUTION Not Used

- END -

SECTION 01 32 16
CONSTRUCTION SCHEDULING

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section specifies administrative and procedural requirements for schedules prepared by each Prime Contractor.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.

1.3 CONSTRUCTION SCHEDULE

- A. Each Prime Contractor shall prepare a Contractor's Construction Schedule including all phases of work as follows:
 - 1. Initial Construction Schedule - Within 10 (ten) calendar days after Notice to Proceed, submit an initial construction schedule. Break down at least by 16 Division Specification format for General Construction and into at least 12 operations for Electrical, Plumbing, or Mechanical Construction. This schedule must be in agreement with the time frame stated in the Bid Proposal. Coordinate schedule with the following:
 - a. Prepurchase products.
 - b. Allowances.
 - c. Application for Payments.
 - d. Mock-ups.
 - e. Schedule of Submittals.
 - f. Schedule of Values.
 - 2. Final Construction Schedule - Within 20 (twenty) calendar days after Notice to Proceed, submit a complete detailed construction schedule showing each activity having impact upon the timely completion of the Project. Activities shall be broken down generally similar to the individual specification sections but not less than 20 separate operations. The schedule shall include, but not be limited to the following:
 - a. Schedule each activity with a time limit per activity not to exceed ten (20) working days.
 - b. Time frames for testing of materials.
 - c. Time frames for shop fabrication and delivery of all parts of the work. Identify by specification section number and title. Coordinate with Schedule of Submittals. Allow time for reviews, resubmissions and approval.
 - d. Decision dates for selection of finishes and colors.
 - e. Decision dates for selection of products specified by allowances.
 - f. Deadlines for submissions of substitutions.

- g. Identification for work of mock-ups, separate phases or other logically grouped activities.
- h. Separate network for each trade or operation.

1.4 FORMAT

- A. Initial Construction Schedule - Horizontal bar chart form divided vertically by weeks.
- B. Final Construction Schedule - Horizontal bar chart form showing each trade or operation.

1.5 SCHEDULE OF SUBMITTALS

- A. Submit a preliminary Schedule of Submittals within 30 days after the Notice to Proceed. Submit the final schedule with the final Contractor's Construction Schedule.
- B. Coordinate submittal schedule with the list of subcontracts, schedule of values, submittal register and the Contractor's construction schedule.
- C. Coordinate scheduling of interrelated submissions to allow for review of required data and to avoid delays in reviewing submittals caused by lack of coordinated submission.
- D. Coordinate scheduling of submission to allow for approval of products prior to construction of mock-up.
- E. Contractor shall estimate number of resubmissions required for each submittal based on complexity. However, the submittal schedule in no way binds the City to approve a submittal to meet the submittal schedule or construction schedule. It is the contractor's sole responsibility to prepare acceptable submissions in a timely fashion in order to maintain schedule.
- F. Allow for City's and Design Professional's review of each submission and resubmission.
- G. Prepare the schedule in chronological order. Provide the following information:
 - 1. Related Section number.
 - 2. Submittal category.
 - 3. Name of subcontractor.
 - 4. Description of the part of the Work covered.
 - 5. Scheduled date for the first submittal.
 - 6. Scheduled date for resubmittal or resubmittals.
 - 7. Scheduled date the City's final release or approval.
- H. Distribution - Following response to initial submittal, print and distribute copies to the City, subcontractors, and other parties required to comply with submittal dates indicated. Post copies in the Project meeting room and field office.
- I. When revisions are made, distribute 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 construction activities.

1.6 COORDINATION

- A. All Prime Contractors shall submit their schedules to the General Contractor.
- B. The General Contractor shall prepare an overall schedule including all trades and contracts.
- C. The City will resolve conflicts among schedules of various Prime Contractors.
- D. The General Contractor shall distribute copies of the approved final Construction Schedule to other Prime Contractors involved.

1.7 UPDATING

- A. Updating of the final Construction Schedule and Schedule of Submittals shall be required on a monthly basis.
- B. Show all changes occurring since previous submission of updated schedules.
- C. Indicate progress of each activity, show completion dates.
- D. Include major changes in scope, activities modified since previous updating, revised projections due to changes and other identifiable changes.

1.8 DISTRIBUTION

- A. Distribute copies of revised schedules to:
 - 1. Project Coordinator.
 - 2. Design Professional.
 - 3. Other Prime Contractors.
 - 4. Subcontractors.
 - 5. Other Concerned Parties (surety, insurance, etc.).
 - 6. Instruct recipients to report any inability to comply, and provide detailed explanation, with suggested remedies.

PART 2 PRODUCTS Not Used

PART 3 EXECUTION Not Used

- END -

SECTION 01 32 33
CONSTRUCTION PHOTOGRAPHS

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section describes photographic services provided by the General Contractor required to record the progress of the work of all Prime Contractors.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.

1.3 SUBMITTALS

- A. Digital images – color images of each view, containing accurate camera-generated date/time stamp embedded in image, and sufficient background image to orient view to overall site if possible. For close-up images, include an additional photograph showing the relationship of close-up area to overall site. Forward electronic copies to City and Design Professional and retain copy for Contractor's files. Each individual photograph's electronic file to be named using the following naming convention using the date image was taken:

YYYY-MM-DD[space]Projectname[space](specific or general description as needed)

For example: 2018-10-28 Torresdale wall footing

- B. Submit hard copy images within text, or attached to end of, monthly progress reports.

PART 2 PRODUCTS

2.1 DIGITAL IMAGES

- A. Color
- B. 2 images maximum per 8.5" x 11" sheet.
- C. Minimum image size shall be 3 inches by 5 inches.
- D. Identify each image listing:
 - 1. Name of project.
 - 2. Orientation of view.
 - 3. Date and time stamp automatically recorded by camera within image.
 - 3. Name and address of photographer.

PART 3 EXECUTION

3.1 DIGITAL IMAGES (ELECTRONIC FILES)

- A. Take 30 initial photographs and 30 photographs (minimum) once monthly from points designated by the Project Manager, for the length of the Contract. First photographs shall be taken prior to start of construction. Include additional images as needed to memorialize key stages in construction process.

- B. Take photographs of installed subsurface features— especially underground utility locations — prior to backfilling or covering over, clearly showing orientation to overall site.

- END -

SECTION 01 33 30
SUBMITTALS

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section describes each Prime Contractor's administrative and procedural requirements for submission of shop drawings, product data, samples and other required information.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.
- B. Submittal Schedule specified in Construction Scheduling, Section 013216.

1.3 WORK WITHOUT APPROVED SUBMITTALS

- A. City may withhold payment for the value of Work installed without first obtaining approved submittals, when submittal is required by individual specification sections. Refer to section 012900 "Payment Procedures".

1.4 SHOP DRAWINGS

- A. Shop drawings are Contractor's or subcontractor's Drawings made specifically for this Project, for use in fabrication and installation.
- B. Shop drawings must show sufficient data including layout, fabrication and erection details to establish evidence of conformance with design concept and compliance with the Contract Documents. Shop drawings must show relationships with adjacent construction.
- C. Do not use reproductions of Contract Drawings as Shop Drawings unless specifically permitted in the Contract Documents.
- D. Identify details by reference to sheet and detail numbers shown on Contract Drawings and by reference to paragraphs and specification section.
- E. Orient Shop Drawings in same manner as drawings.
- F. Manufacturer's Standard Schematic Drawings
 - 1. Modify drawings to delete information that is not applicable to Project. Drawings showing information which is not applicable or unaltered standard drawings shall be returned without review.
 - 2. Add supplemental information applicable to Project.

1.5 PRODUCT DATA

- A. Manufacturer's Catalog Sheets, Brochures, Diagrams, Schedules, Performance Charts, Illustrations and Other Standard Descriptive Data.
- B. Clearly mark each copy to identify materials, products or models applicable to this Project. Submittals not marked shall be returned without review.

- C. Show colors when required for evaluation, record or other purpose. Where product data is printed in color, submit all copies in original colors as published.
 - D. Show dimensions and clearances required.
 - E. Show performance, characteristics and capacities.
 - F. Show wiring and piping diagrams, and controls.
 - G. Show by reference to paragraphs and specification section.
- 1.6 SAMPLES
- A. Samples: Actual samples of products proposed for use. Samples must be of sufficient size and quantity to clearly illustrate:
 - 1. Functional characteristics of product or material, with integrally related parts and attachment devices.
 - 2. Full range of color, texture and patterns.
- 1.7 FIELD SAMPLES AND MOCKUPS
- A. Erect at project site in location as directed.
 - B. Construct each sample or mock-up complete, including work of all trades required in the finished work.
 - C. Remove mockup at conclusion of work or when directed by City.
- 1.8 COORDINATION
- A. Coordinate preparation and processing of submittals with performance of construction activities. Transmit each submittal sufficiently in advance of performance of related construction activities to avoid delay.
 - B. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals and related activities that require sequential activity.
 - C. Coordinate transmittal of different types of submittals for related elements of the Work so processing will not be delayed by the need to review submittals concurrently for coordination.
 - D. The City reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.
 - E. When mock-ups are required, submittals for all products used in mock-up shall be coordinated with schedule for mock-up construction.
- 1.9 SUBMISSION REQUIREMENTS
- A. Comply with Schedule of Submittals.
 - B. Accompany each submission with a transmittal indicating project name, location, City's project number, referenced specification number, submission number, date, item submitted, Contractor's name, Sub-contractor, supplier or manufacturer.
 - 1. Transmittal shall include Contractors certification that information complies with Contract Documents.
 - 2. Indicate on transmittal or on submittal deviations from Contract Documents requirements.

- C. Copies
 - 1. For sample selections, submit one (1) set. For sample approval, submit three (3) sets. The Design Professional will retain one (1) set.
 - D. Where product data is printed in color and requires color for evaluation, record, or other purpose, all copies submitted shall be in original colors as published.
 - E. In addition to information required on the transmittal, submittals shall include:
 - 1. Relation to adjacent structure or material
 - 2. Field dimensions, clearly identified as such.
 - 3. Finishes.
 - 4. Shipping and operating weights
 - 5. Gauges, fastenings, reinforcements, welding details.
 - 6. Applicable standards, such as ASTM or Federal Specification numbers.
 - 7. A blank space, 3 inches by 10 inches for action stamp.
 - F. Contractor's Review:
 - 1. Contractor shall review each submittal and indicate approval with a stamp, dated, initialed and/or signed. Review shall include but not be limited to; verification of field measurements, coordination with all trades involved and compliance with Contract Documents. The Contractor shall not be relieved of responsibility for any deviation from the requirements of the Contract Documents by the City's or Design Professional's action on submittals unless the Contractor has given specific notice of deviation at the time of submission and written approval of the specific deviation is given. The Contractor shall not be relieved from responsibility for errors or omissions in submittals by the City's or Design Professional's approval thereof.
 - 2. If Contractor does not review submittals and provide the signed approval stamp before sending them to the Design Professional, they will be returned unchecked.
- 1.10 SUBMISSION ROUTING
- A. Forward submittal direct to Design Professional via Unifier and email copy of transmittal letter to Project Coordinator.
 - B. Design Professional will forward Submittals marked as "Approved" or "Approved as Noted" to Project Coordinator.
 - C. Design Professional will forward Submittals marked as "Revise and Resubmit" or "Rejected" back to Contractor and will fax copy of transmittal to Project Coordinator.
 - D. Project Coordinator will forward Submittals back to Contractor and email copy of transmittal to Design Professional.
- 1.11 DESIGN PROFESSIONAL'S DUTIES
- A. Review submittals within 10 working days of receipt.

- B. Review for conformance to design concept of Project and for compliance with information given in Contract Documents. Review of separate item does not constitute review of an assembly in which item functions.
 - C. Affix stamp and initials or signature certifying to review of submittal.
 - D. Design Professional's action on submittals will result in the making of one of the following notations with related meanings:
 - 1. APPROVED: The work involved may proceed, and no further submission is required.
 - 2. APPROVED AS NOTED: The work involved may proceed incorporating comments. Annotations do not authorize changes to Contract Sum.
 - 3. REVISE AND RESUBMIT: The work involved may not proceed. Submittal must be corrected and resubmitted.
 - 4. REJECTED: The submittal is not in accordance with the Contract Documents, and a completely new submittal is required.
 - E. In the event any comment made to the Submittal results in a claim for a change in the Contract, the Project Coordinator shall be notified immediately and fabrication may not be undertaken until contract modification procedures are completed.
- 1.12. CITY'S RESPONSIBILITY
- A. Review submittals within 5 working days of receipt.
 - B. Review for compliance Contract Documents. Review of separate item does not constitute review of an assembly in which item functions.
 - C. Affix stamp and initials or signature certifying to review of submittal.
 - D. City's action on submittals will result in the making of one of the following notations with related meanings:
 - 1. NO EXCEPTION TAKEN: The work involved may proceed, and no further submission is required.
 - 2. MAKE CORRECTIONS NOTED, RESUBMISSION NOT REQUIRED: The work involved may proceed by incorporating comments. Annotations do not authorize changes to Contract Sum.
 - 3. REVISE AND RESUBMIT: The work involved may not proceed. Submittal must be corrected and resubmitted.
 - 4. SUBMIT SPECIFIED ITEM: Substitution of specified item not permitted.
 - 5. REJECTED: The work involved may not proceed. Submittal must be resubmitted.
- 1.13 RESUBMISSION REQUIREMENTS
- A. Identification of Changes - Clearly identify changes made from the initial submittal other than those requested by the Design Professional. The Design

Professional will review only those changes requested and those identified by the Contractor.

1.14 DISTRIBUTION OF APPROVED SUBMITTALS

- A. Contractor shall reproduce and distribute copies of submittals having the Design Same Professional's and City's stamp ("Approved" or "Approved as Noted") as required to coordinate and complete the Work and to records documents file.

1.15 SUBSTITUTIONS

- A. Substitutions submitted as a shop drawing, product data or sample will be returned without action.

PART 2 PRODUCTS Not Used

PART 3 EXECUTION Not Used

- END -

SECTION 01 35 91

HISTORIC TREATMENT PROCEDURES

1.1 SUMMARY

- A. General protection and treatment procedures for designated historic spaces, areas, rooms, and surfaces. It is the intention of this project to preserve designated areas within the building for future historic preservation.

1.2 QUALITY ASSURANCE

- A. Preservation protection program.
- B. Preservation Area Protection Plan.
- C. Historic treatment preconstruction conference.
- D. Before commencing work in the building, provide photographs and video of existing conditions of areas indicating on the Drawings as “Existing to Remain: Protect for Future Preservation.” Especially document existing conditions which could be misconstrued as damage resulting from selective demolition work. File photographs and video with the Construction Manager prior to starting work.

1.3 PROJECT CONDITIONS

- A. City will not occupy portions of building immediately adjacent to removal and dismantling area.

1.4 EXECUTION

- A. Areas for Preservation:
 - 1. Areas indicating on the Drawings as “Existing to Remain: Protect for Future Preservation” are excluded from the scope of selective demolition. These areas are to be protected by the Contractors. No invasive work or removal of building and finish materials is allowed in these areas. This includes removal of building systems, ductwork, plumbing, conduit or abatement of installed hazardous building materials.
 - 2. All selective demolition for all Contractors is to be terminated outside the envelope shown on the drawings for “Existing to Remain: Protect for Future Preservation.”
 - a. All building systems i.e. conduit, ductwork, sprinkler and plumbing piping shall be terminated 12” outside the envelope of the preservation area.
 - 3. Contractors shall enforce restricted access to areas indicated as “Existing to Remain: Protect for Future Preservation.” Entry to these areas shall only be by essential personnel as verified by the Construction Manager.

4. Access through these spaces shall be limited to access required within the spaces. Route all general circulation, egress and hauling routes around these areas.
5. Removal of existing debris and trash, including those areas requiring hazardous materials abatement, within the boundary of the areas indicating on the Drawings as “Existing to Remain: Protect for Future Preservation” shall be conducted under the supervision of the Construction Manager.

B. Protection:

1. Maintain supervisory personnel on-site and on duty during work in and adjacent to areas designated for preservation.
2. Provide barricades, barriers, and temporary directional signage to exclude non-essential construction personnel.
3. Provide shoring, bracing, and supports as required to maintain the perimeter of areas to be protected to prevent movement, settlement or collapse of areas to be demolished as adjacent facilities to remain.
4. Provide floor, wall, door, door frame and other surface protection along circulation, egress and haul routes.
5. Maintain protection for all exterior building and site feature surfaces and materials including, but not limited to masonry walls, windows, doors, stairs, site walls, fences, light fixtures, railings, roofing and other artifacts.
6. Prepare a Preservation Area Protection Plan for review by the Construction Manager. No construction shall commence until the Preservation Area Protection Plan is accepted by the Construction Manager. The Preservation Area Protection Plan shall show all barricades, barriers, directional signage, surface protection, circulation, egress and haul routes, and designation of access restriction.

1.5 HISTORIC REMOVAL AND DISMANTLING SCHEDULE

- A. No existing building materials or finishes shall be removed from the areas indicating on the Drawings as “Existing to Remain: Protect for Future Preservation.” Any loose items in these areas shall be salvaged on site as per the direction and review of the Design Professional and Construction Manager.
- B. Historic artifacts, including their contents, commemorative plaques and tablets, antiques and other articles of historic significance remain property of the City. Notify the Construction Manager if such items are encountered and obtain acceptance regarding method of removal and salvage from the Design Professional.

1.6 HISTORIC PRESERVATION SCHEDULE

- A. Spaces, areas, rooms, and surfaces requiring special care and treatment to ensure successful preservation are indicated on Drawings as “Existing to Remain: Protect for Future Preservation.”
- B. Please note that areas designated as “Existing to Remain: Protect for Future Preservation” may isolate the areas for selective demolition into two separate areas. Provide access and haul routes from these selective demolition areas that do not pass through the area for future preservation. This may require routes through intervening floors or two separate vertical routes.

END OF SECTION

SECTION 01 41 00
CODES, REGULATIONS AND STANDARDS

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section describes each Prime Contractor's responsibilities regarding codes, regulations and standards included in the Contract Documents by reference.

1.2 RELATED REQUIREMENTS

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.
- B. All technical sections.

1.3 APPLICABLE CODES AND REGULATIONS

- A. The following codes and regulations are applicable to the project. The list does not represent all codes, regulations and standards:
 - 1. The Philadelphia Building Construction and Occupancy Code
 - a. The Philadelphia Administrative Code
 - b. The Philadelphia Building Code
 - c. The Philadelphia Electrical Code
 - d. The Philadelphia Fire Prevention Code
 - e. The Philadelphia Mechanical Code
 - f. The Philadelphia Plumbing Code
 - g. The Philadelphia Property Management Code

- B. It is not the intent of the Contract Documents to conflict with any Code, or Regulation. Report any conflicts to Design Professional for clarification.

1.4 REFERENCED STANDARDS

- A. For products or workmanship specified by association, trade, or Federal Standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes or intended use.
- B. The referenced standards shall have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.
- C. Should specified reference standards conflict with Contract Documents, request clarification from Design Professional before proceeding but generally the more stringent requirement shall apply.

- D. In the absence of specific instructions in the specifications, materials, products, equipment, and their installation shall conform to the applicable codes, regulations and standards specified herein.
 - E. The contractual relationship of the parties to the Contract shall not be altered from the Contract Documents by mention or inference otherwise in any referenced document.
 - F. Dates of codes, regulations and standards specified shall be the latest date prior to the date of issue of this Project Manual, except where, prior to the date of issue of this Project Manual, modified or otherwise directed by the applicable codes and their supplements and amendments adopted by the code authorities having jurisdiction.
 - G. Each entity engaged in construction of the Project shall be familiar with industry standards applicable to its construction activity. If unfamiliar, obtain copies and review with all workers. Obtain copies of standards when required by individual specification sections. Maintain copy at job site until Substantial Completion.
- 1.5 ASSOCIATIONS, INSTITUTIONS AND SOCIETIES
- A. Associations, Institutions, and Societies and their abbreviations if any, appearing in the Project Manual or elsewhere in the Contract Documents, shall be as generally recognized in the industry. Refer to the “Encyclopedia of Associations” published by Gale Research Company for abbreviations, addresses and phone numbers.

PART 2 PRODUCTS Not Used

PART 3 PRODUCTS Not Used

- END -

SECTION 01 45 16.13
CONTRACTOR'S QUALITY CONTROL

PART 1 – GENERAL

1.1 DESCRIPTION OF WORK

- A. This section describes each Prime Contractor's requirements for quality assurance including:
 - 1. Control of installation
 - 2. Tolerances
 - 3. Mockups
 - 4. Inspection and Testing services
 - 5. Manufacturer's field services

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.
- B. Each technical section required for materials and products in mockup
- C. Each technical section requiring independent inspection and testing.

1.3 QUALITY ASSURANCE – CONTROL OF INSTALLATION

- A. Each Prime Contractor is responsible to deliver Work of quality specified regardless Contractor's sub-contracting or purchasing arrangements.
- B. Monitor quality control over suppliers, manufacturer's products, services, site conditions and workmanship to produce Work of specified quality.
- C. Comply with manufacturers written instructions, including preparation and each step in sequence.
 - 1. Should manufacturer instructions differ from Contract Documents, request clarification but assume the more stringent will apply.
- D. Comply with specified standards as minimum quality for the Work except where more stringent tolerances, codes or specified requirements indicate higher standards or more precise workmanship.
- E. Perform work by persons qualified to produce workmanship of specified quality.

1.4 TOLERANCES

- A. Monitor tolerance control of installed products to produce acceptable Work. Do not allow tolerances to accumulate.
- B. Comply with manufacturers written tolerances.
 - 1. Should manufacturer tolerances differ from Contract Documents, request clarification but assume the more stringent will apply.

- C. Adjust products to appropriate dimensions; position before securing products in place.

1.5 INSPECTION AND TESTING SERVICES

- A. Each Prime Contractor shall retain independent inspection and testing services when required by individual specification sections or by building code authority.
- B. The independent agency shall perform inspection and testing services on and off site as required by individual specification sections and as required to comply with requirements of the building code authority.
- C. Independent agency shall submit reports to Prime Contractor and direct to City indicating compliance or non-compliance. Notify City the same day of non-compliance.
- D. Cooperate with independent agency; furnish samples, mix designs, equipment, tools, storage, safe access, and assistance by incidental labor.
- E. Inspection and testing does not relieve Contractor to perform Work to contract requirements.
- F. Retesting required because of non-conformance to specified requirements shall be performed by the original agency at no additional cost to City.

1.6 MANUFACTURERS FIELD SERVICES

- A. When specified in individual specification sections, require manufacturer to provide qualified technical staff personnel to observe site conditions, quality of workmanship, start-up or training of City personnel as specified.
- B. Technical staff shall not be the local sales staff or independent manufacturers sales representatives.
- C. Manufacturers technical representative shall submit written reports of findings to Contractor and direct to City. Notify City the same day of non-compliance

PART 2 PRODUCTS Not Used

PART 3 EXECUTION Not Used

END

SECTION 01 50 00
TEMPORARY FACILITIES AND CONTROLS

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section describes each Prime Contractor's construction facilities and services required for performance of the Work but not a permanent part of the finished construction. Included are temporary utilities, temporary construction and support facilities and security and protection services.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.
- B. Environmental Controls: Division 1.

1.3 SUBMITTALS

- A. Submit reports of tests, inspection, meter readings and similar procedures performed on temporary utilities.

1.4 INSPECTION

- A. Arrange for authorities having jurisdiction to inspect and test each temporary utility before use. Obtain required certificates and permits.

PART 2 PRODUCTS

2.1 TEMPORARY MATERIALS

- A. Materials may be new or used, but must be adequate in capacity for the required usage and must not violate requirements of applicable codes and standards. Generally, temporary materials shall comply with related specification sections for materials to be incorporated into final work.

PART 3 EXECUTION

3.1 TEMPORARY UTILITIES

- A. Provide temporary utilities including water, drainage, electrical power, communications, lighting, and steam where applicable.
- B. Contractor shall pay all costs associated with temporary utilities.

3.2 TEMPORARY ELECTRICITY

- A. Provide electrical service adequate for work of all trades, and terminate in fused safety switch and circuit breaker distribution panels.
 - B. For welding at site or electrical requirements beyond the capacity of temporary system, supply generator, fuel, maintenance, and other incidentals required.
- 3.3 TEMPORARY LIGHTING
- A. Provide temporary lighting required for construction operations
 - B. Provide temporary lighting for exterior staging and storage areas for security purposes.
 - C. Provide temporary lighting in interior work areas after dark for security purposes.
 - D. Provide lighting at each landing of each stair or ladder run.
 - E. Permanent building lighting may [not] be utilized during construction.
- 3.4 HEATING AND VENTILATING
- A. Provide temporary heat as required for construction operations. Temporary sources of heat shall be direct vented and thermostatically controlled. Open flame devices or solid fuels are not allowed.
 - B. Provide forced ventilation by portions of the permanent system or by portable units, to cure materials, to disperse humidity, and to prevent accumulations of dust, fumes, vapors, or gases. Provide ductwork with temporary filters to prevent the broadcasting of dust and debris.
 - C. In occupied facilities, while performing operations that generate fumes or dust, provide both fresh air intake and fan powered ventilation to control spread of fumes or dust to occupied areas of the building.
- 3.5 TEMPORARY TELEPHONE
- A. City telephones on-site may not be used by Contractors.
- 3.6 TEMPORARY WATER SUPPLY
- A. Provide temporary water service of adequate size as required for fire protection and construction operations.
 - B. Provide drinking water, paper cups, and waste receptacles for personnel.
- 3.7 SANITARY FACILITIES
- A. Provide sanitary facilities according to law at locations approved by the City. Provide privacy enclosures, toilet paper, waste receptacles, and periodic janitorial services.
 - B. Enforce use of sanitary facilities. Evidence to the contrary shall require removal, disinfecting, and reconstruction of defaced work or landscape.
 - C. The use of the Owner's toilet facilities by construction personnel will not be permitted.
- 3.8 FIRE PROTECTION
- A. Provide temporary fire protection and portable fire extinguishers according to law.

3.9 CONSTRUCTION AIDS

- A. Provide construction aids required for execution of the work, including scaffolds, staging, ladders, stairs, ramps, runways, platforms, railings, hoists, cranes, chutes, and other facilities and equipment.
- B. Provide and operate drainage and pumping equipment; maintain excavations and site free of standing water. Coordinate with Division 2.

3.10 STAIRS AND ELEVATORS

- A. Designated existing stairs may be used by Construction personnel.

3.11 BARRIERS

- A. Provide barriers to prevent unauthorized entry to construction areas to allow for City's use of site, and to protect existing facilities and adjacent properties from damage from construction and demolition operations.
- B. Protect non-owned vehicular traffic, stored materials, site, and structures from damage.

3.12 FENCING

- A. Construction - Commercial grade chain link fence.
- B. Provide 8-foot high (min.) fence around construction site; equip with vehicular gates with locks.

3.13 EXTERIOR ENCLOSURES

- A. Provide temporary weather tight closure of exterior openings to accommodate acceptable working conditions and protection for Products, to allow for temporary heating and maintenance of required ambient temperatures identified in individual specification sections, and to prevent entry of unauthorized persons. Provide access doors with self-closing hardware and locks.
- B. Provide temporary tarps or other protection to roofs made open to weather by construction operations.

3.14 INTERIOR ENCLOSURES

- A. Provide temporary partitions to separate work areas from City occupied areas, to prevent penetration of dust and moisture into City occupied areas, to prevent damage to existing materials and equipment and as indicated.
- B. Construction - Steel stud framing and gypsum board with closed joints and sealed edges at intersections with existing surfaces.

3.15 PROTECTION OF INSTALLED WORK

- A. Protect installed Work and provide special protection where specified in individual specification sections.
- B. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings.
- C. Protect finished floors, stairs, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects, by covering with durable sheet materials.

- D. Prohibit traffic or storage upon waterproofed or roofed surfaces. If traffic or activity is necessary, obtain recommendations for protection from waterproofing or roofing material manufacturer.
 - E. Prohibit traffic from landscaped areas.
- 3.16 SITE SECURITY
- A. The City assumes no responsibility for loss, theft, or damage to the work, tools, equipment, and construction. In the instance of any such loss, theft, or damage, the Contractor shall be responsible to renew, restore, or remedy the work, tools, equipment, and construction in accordance with requirements of the Contract Documents without additional cost to the City.
 - B. The Contractor, at his own cost, may provide watchman services, and other means of site security.
 - C. Site parked equipment, operable machinery, and hazardous parts of the new construction subject to mischief and accidental operation, shall be inaccessible, locked, or otherwise made inoperable when left unattended.
 - D. Liability - The City is not responsible for damage, liability, theft, casualty, or other hazard to the automobiles or other vehicles, nor to injury including death to occupants of automobiles or other vehicles on the City's property. Provide signs to this effect in the designated parking area.
- 3.17 ACCESS ROADS AND PARKING AREAS
- A. Access Roads
 - 1. Use existing roads on Site for access. Protect roads from damage from extra heavy loading by use of timbers or other approved means.
 - B. Parking Areas
 - 1. City will permit use of a designated area of the existing parking lot on the Site for exclusive parking of workmen's automobiles and of the automobiles of the Design Professional, Consultants, and other visitors having business at the Site.
- 3.18 PROJECT SIGN
- A. Provide project identification sign, and temporary information and direction signs as required and approved. See Specification section 015800 for requirements.
- 3.19 TERMINATION AND REMOVAL
- A. Remove each temporary facility when the need has ended, or when replaced by authorized use of a permanent facility, but no later than Substantial Completion. Complete or restore permanent construction that may have been delayed because of interference with the temporary facility. Repair damaged Work, clean exposed surfaces and replace construction that cannot be satisfactorily repaired.
 - B. Materials and facilities that constitute temporary facilities are property of the Contractor
 - C. Remove temporary paving that is not intended for or acceptable for integration into permanent paving. Where the area is intended for landscape development, remove soil and aggregate fill that does not comply with requirements for fill or

subsoil in the area. Remove materials contaminated with road oil, asphalt and other petrochemical compounds, and other substances which might impair growth of plant materials or lawns. Repair or replace street paving, curbs and sidewalks at the temporary entrances, as required by the governing authority.

- END -

SECTION 01 57 19
ENVIRONMENTAL CONTROLS

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section describes each Prime Contractors requirement for protection of the atmosphere, waterways, groundwater, plants, animal habitats, soils, etc., both on and off site.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.
- B. Earthwork in Division 2.

1.3 REGULATORY AGENCIES AND CODES

- A. Comply with the following in accordance with Division 1:
 - 1. United States Department of Agriculture (USDA)
 - 2. Urban Hydrology for Small Watersheds, Technical Release No. 55, Engineering Division, Soil Conservation Service.
 - 3. National Engineering Handbooks, Section 4 (Hydrology); Section 5 (Hydraulics); Section 16 (Drainage), Soil Conservation Service.
 - 4. City of Philadelphia

1.4 DEFINITIONS

- A. Sediment - Soil that has been eroded and transported by runoff water.
- B. Degradable Debris - Debris which can undergo biodegradation or combustion, or which can be dissolved in or suspended by water.
- C. Nondegradable Debris - Inorganic debris which will not disintegrate nor dissolve when exposed to moisture or water.
- D. Chemicals - Petroleum or cementitious products, bituminous materials, salts, acids, alkalis, herbicides and pesticides.
- E. Waste - Sewage, including domestic sanitary sewage, garbage, and trash.

PART 2 PRODUCTS

2.1 MATERIALS

- A. Compost Sock: 5mil photo-degradable HDPE fabric, in-filled with weed-free, well-decomposed organic compost. Fabric sock "Siltsoxx" as manufactured by MCS Inc. (www.mcsnjinc.com) or approved equal.
- B. Silt Fences: Three (3) foot wide fabric designed to filter sediment, as

manufactured by Mirafi, Inc. Amoco, or Exxon.

- C. Earth Stabilizer: Rye grass seed, hay, straw mulch, chemical stabilizer, or other devices approved by the environmental protection agency having jurisdiction and by the Design Professional.
- D. RipRap: Sizes as shown on drawings.

PART 3 EXECUTION

3.1 GENERAL

- A. Establish and enforce ecological preservation measures which will avoid pollution of the atmosphere, waterways, groundwater, plants, soils, animal habitats, landfills, wetlands, the site, adjacent sites, roadways, etc.
- B. Prevent spilling of chemicals or waste. Provide emergency plans and methods for abatement of accidental spills of toxic substances.

3.2 SEDIMENT CONTROL

- A. Until permanent work establishes sediment control, provide temporary control, using vegetative cover with seeding, mulch, and binder within [ten (10)] days after completion of grading of any given area.
- B. As a temporary measure, provide silt fences, arranged along the toe of surface drainage ways and inlets, in such a manner that water will pass through the silt fences and filter the sediment. Embed silt fence in ground 6 inches deep and anchor to the ground with posts, as shown on the drawings. Replace silt fences when they become clogged and ineffective.
- C. During pipe laying work, prevent silt from entering the piping systems by use of hay bales, silt fence, temporary closures of pipe ends, or other means as best suited to the conditions.

3.3 CONTROLS DURING EARTH MOVING

- A. Perform earth moving in phases to minimize the area and extent of exposed land.
- B. Control the rate of water runoff by diversion ditches, benches, berms, and other earth-formed shaping so that the rate of flow is retarded and silting shall be minimized. Reshape and restore conditions showing evidence of earth erosion.

3.4 DUST CONTROL

- A. Keep dust down at all times, including non-working days, weekends, and holidays. Wet down or treat disturbed soil with dust suppressers as required and approved.
- B. Do not leave areas of disturbed earth unworked for long periods of time. Provide temporary or permanent earth stabilization promptly.
- C. In sandblasting operations, confine the dust.
- D. Use wet-cutting methods for cutting concrete, asphalt, and masonry.
- E. Do not shake out bags containing dust-causing substances.

3.5 NOISE CONTROL

- A. Provide mufflers on internal combustion engine equipment. Maximum noise level shall be 90 dbA at 50 feet.
- B. Where blasting is permitted, special permit and other requirements of the governing authorities regarding blasting shall govern.
- 3.6 C. Limit hours of operation of noisy construction to limits set by City ordinance.

DISPOSAL OF DEBRIS, CHEMICALS AND WASTE

- A. Legally dispose of debris, chemicals, and waste off the site
- B. Collect and contain materials before disposal in orderly fashion and by means which prevent contamination of air, water and soil.
- C. Store chemicals in watertight containers.
- D. Do not burn materials on the site.

3.7 TRUCKS

- A. Dump trucks shall be tarpaulin-covered so that spillage does not occur.
- B. Provide a gravel surfaced truck wheel washing area at entrances. Clean all truck wheels of mud and debris before the trucks leave the site

3.8 MAINTENANCE AND TERMINATION

- A. Maintain in working order environmental protection measures until they are no longer required.
- B. Terminate environmental control measures when there is no longer a threat of pollution. Remove temporary control measures. Complete or, if necessary, restore permanent construction that may have been delayed or damaged because of interference with environmental controls.

- END -

SECTION 01 58 00

PROJECT IDENTIFICATION AND SIGNS

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

Requirements include the following which shall be provided by the Contractor for General Construction:

- A. Furnish, install and maintain project identification sign.
- B. Provide temporary on-site information signs to identify Owner's temporary relocation.
- C. Remove signs on completion of construction.
- D. Allow no other signs to be displayed without approval of owner.

1.2 RELATED REQUIREMENTS

- A. Section 011100 – Summary of Work
- B. Section 015000 – Temporary Facilities and Controls
- C. Section 0151719 – Environmental Controls

1.3 PROJECT IDENTIFICATION SIGN

- A. Two (2) digitally printed signs, not less than 4 feet x 8 feet, with graphic content as shown on sample exhibit (1) on the next page of this section.
- B. Erect/Fasten on the site at location shown on drawing or as directed by the owner.

1.4 INFORMATIONAL SIGNS

- A. Provide at all public entrances, stairways and temporary gates digitally printed signs with lettering indicating Owner's relocated address. Each sign to be 3 feet by 3 feet and up to 100 letters, with graphic content as shown on sample exhibit (2) on the next page of this section. Allow for a total of eight [8] signs.
- A. Erect/Install at appropriate locations to provide required information. Coordinate location with owner/owner's representative.

1.5 QUALITY ASSURANCE

- A. Digital Sign Printer: Professional experience in type of work required.
- B. Finishes: Adequate to resist weathering and fading for scheduled

construction period.

PART 2 PRODUCTS

2.1 SIGN MATERIALS

- A. Sign surfaces: Dibond material (aluminum sheets with plastic core).
 - 1. Thickness: at least 3 millimeters
- B. Hardware used to secure sign: Galvanized bolts with plastic fasteners.

PART 3 EXECUTION

3.1 PROJECT IDENTIFICATION SIGN

- A. Sign should be printed/manufactured with style, sizes and colors shown on exhibit attached on page 3 of this section.

3.2 INFORMATION SIGNS

- A. Signs should be printed/manufactured in style, sizes and colors as shown in Exhibit 2
- B. Install at a height for optimum visibility, on ground-mounted poles or attached to temporary structural surfaces.

3.3 MAINTENANCE

- A. Maintain signs, fasteners, and hardware in a neat, clean condition; repair damaged sign if needed.
- B. Relocate informational signs as required by progress of work.

3.4 REMOVAL

- A. Remove signs, supports, fasteners at completion of project.

END OF SECTION

Sample – Exhibit 1 - PROJECT IDENTIFICATION SIGN



Note for Sample - Exhibit 1 -

City of Philadelphia and City Council logos are on ALL signs.

The following logos are dependent on project delivery and Owner (see below).

- PPR - only when site is a PPR site.
- FLP - only when site is a FLP site.
- PPR/FLP - need to show both when a co-located site exists.
- PHDC - logo used when project is being bid through PRA.
- Project User -logo used when project is bid through a Project User
- Funders – It may be required for funder logos to be included on the project sign. This will be at the direction of Rebuild.

Sample – Exhibit 2 - INFORMATION SIGNS (PPR & FLP)

OUR APOLOGIES
FOR THE INCONVENIENCE

Programs at this site
have temporarily
relocated. To find your
program's location,
please visit:

Rebuild.Phila.gov  

 (Name of Site)

PLEASE EXCUSE OUR APPEARANCE!

While we make physical
improvements to this library, we
have temporarily relocated
library programming. To find your
program's location, please visit:

 

libwww.freelibrary.org/locations/(LibraryLink)

 (Library Name)

Note for Sample - Exhibit 2

- PPR Info Sign - QR code to direct to the Rebuild.Phila.gov website
- FLP Info Sign – QR code to direct to the freelibrary.org website

SECTION 01 60 01
PRODUCTS AND MATERIALS

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section describes administrative procedures regarding each Prime Contractor's selection of products, materials, and equipment required for the completion of the Work. Requirements for handling, storing and installing products are also included.

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.

1.3 DEFINITIONS

- A. Definitions used in this Article are not intended to change the meaning of other terms used in the Contract Documents, such as "specialties", "structure", "finishes", "accessories", and similar terms. Such terms are self-explanatory and have well recognized meanings in the construction industry.
- B. "Products" are items purchased for incorporation in the Work, whether purchased for the Project or taken from previously purchased stock. The term "product" includes the terms "material", "equipment", "system", and terms of similar intent.
- C. "Named Products" are items identified by manufacturer's product name, including make or model designation, indicated in the manufacturer's published product literature.
- D. "Materials" are products that are substantially shaped, cut, worked, mixed, finished, refined or otherwise fabricated, processed, or installed to form a part of the Work.
- E. "Equipment" is a product with operational parts, whether motorized or manually operated, that require service connections such as wiring or piping.
- F. "System" is an integrated assembly of materials and/or equipment which when combined form an integral whole to serve a function.

1.4 QUALITY ASSURANCE

- A. Source Limitations - To the fullest extent possible, provide products of the same kind, from a single source.
- B. Compatibility of Options - When the Contractor is given the option of selecting between two or more products for use on the Project, the product selected shall be compatible with products previously selected, even if previously selected products were also options.

- C. Each Prime Contractor is responsible for providing products and construction methods that are compatible with products and construction methods of other prime or separate Contractors.
 - D. If a dispute arises between prime Contractors over concurrently selectable, but incompatible products, the Design Professional will determine which products shall be retained and which are incompatible and must be replaced.
 - E. Nameplates - Except for required labels and operating data, do not attach or imprint manufacturer's or producer's nameplates or trademarks on exposed surfaces of products which will be exposed to view in occupied spaces or on the exterior.
 - F. Labels - Locate required product labels and stamps on a concealed surface or, where required for observation after installation, on an accessible surface that is not conspicuous.
 - G. Equipment Nameplates - Provide a permanent nameplate on each item of service-connected or power-operated equipment. Locate on an easily accessible surface that is inconspicuous in occupied spaces. The nameplate shall contain the following information and other essential operating data:
 - 1. Name of product and manufacturer.
 - 2. Model and serial number.
 - 3. Capacity.
 - 4. Speed.
 - 5. Ratings.
- 1.5 PRODUCT DELIVERY, STORAGE, AND HANDLING
- A. Deliver, store and handle products in accordance with the manufacturer's recommendations, using means and methods that will prevent damage, deterioration and loss, including theft.
 - B. Schedule delivery in accordance with the Construction Schedule and to minimize long-term storage at the site and to prevent overcrowding of construction spaces.
 - C. 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.
 - D. Deliver products to the site in the manufacturer's original sealed container or other packaging system, complete with legible labels and instructions for handling, storing, unpacking, protecting and installing.
 - E. Inspect products upon delivery to ensure compliance with the Contract Documents, and to ensure that products are undamaged and properly protected.
 - F. Store products at the site in a manner that will facilitate inspection and measurement of quantity of counting of units.
 - G. Store heavy materials away from the Project structure in a manner that will not endanger the supporting construction.
 - H. Store product subject to damage by the elements above ground, under cover in a weathertight enclosure, with ventilation adequate to prevent condensation.

Maintain temperature and humidity within range required by manufacturer's instructions.

1.6 OPERATION, MAINTENANCE, TRAINING AND CALIBRATION

- A. Furnish manuals and services specified and as required to start-up, operate and maintain all equipment and systems.

PART 2 PRODUCTS

2.1 GENERAL PRODUCT REQUIREMENTS

- A. Provide products that comply with the Contract Documents, that are undamaged and, unless otherwise indicated, unused at the time of installation. All products shall be certified asbestos-free.
- B. Provide products complete with all accessories, trim, finish, safety guards and other devices and details needed for a complete installation and for the intended use and effect.
- C. Where the work requires testing for assurance of performance, that portion of the work shall not proceed until such testing has been completed and written test report has been approved.
- D. Do not use material or equipment for any purpose other than for which it is designed or specified.
- E. Certification of Compatibility: If indicated, the material and equipment manufacturers shall certify in writing that:
 - 1. Other manufacturer's materials or equipment coming into contact with their product are compatible with their product in every way and that the intended performance of the system in which their product is incorporated will not be affected as a result of such contact. Also, physical breakdown of their product by chemical reaction or otherwise will not occur as a result of such contact.
 - 2. The combination of products by one (1) manufacturer to make up the manufacturer's specified system, will contribute to the performance of the system as intended, and will remain operational, reliable and durable. The manufacturer will be the source of routine maintenance and replacement parts.
- F. Reuse of Existing Material
 - 1. Except where indicated or otherwise approved in writing, materials and equipment removed from an existing structure shall not be used in the work.
 - 2. Where use of existing material is indicated or approved, use special care in removing, handling, storing, and reinstallation to assure proper function in the completed work.

2.2 PRODUCT SELECTION PROCEDURES

- A. Product selection is governed by the Contract Documents and governing regulations, not by previous Project experience. Procedures governing product selection include the following:
- B. Where products or manufacturers are specified by name, description, or performance accompanied by the term “or equivalent substitution”, “or approved substitution”, “or approved equal” or similar terms comply with the Contract Document provisions concerning “substitutions” to obtain approval for use of an unnamed product.
- C. Proprietary Specification Requirements - Where products or manufacturers are named, provide the product indicated or submit a substitution request.
- D. Descriptive Specification Requirements - Where Specifications describe a product or assembly, listing exact characteristics required, without use of a brand or trade name, provide a product or assembly that provides the characteristics and otherwise complies with Contract requirements. If descriptive specification also includes manufacturers or products, provide product indicated or submit a substitution request.
- E. Performance Specification Requirements - Where Specifications require compliance with performance requirements, provide products that comply with these requirements, and are recommended by the manufacturer for the application indicated. Compliance shall be certified by independent testing agencies furnished by manufacturer. General overall performance of a product is implied where the product is specified for a specific application.
- F. Manufacturer’s recommendations may be contained in published product literature, or by the manufacturer’s certification of performance.
- G. Compliance with Standards, Codes and Regulations - Where the Specifications require compliance with an imposed code, standard or regulation, select a product that complies with the standards, codes or regulations specified. Compliance shall be certified by independent testing agencies furnished by manufacturer.
- H. Visual Matching - Where Specifications require matching an established sample or existing construction, the Design Professional’s decision will be final on whether a proposed product matches satisfactorily.
- I. Visual Selection - Where specified product requirements include the phrase “...as selected from manufacturer’s standard colors, patterns, textures...” or a similar phrase, select a product and manufacturer that complies with other specified requirements. The Design Professional will select the color, pattern and texture from the product line selected.
- J. Allowances - Refer to individual Specification Sections and “Allowance” provisions in Division 1 for allowances that control product selection, and for procedures required for processing such selections.

PART 3 EXECUTION

3.1 ACCEPTABLE INSTALLERS

- A. Installers shall be familiar with products and experienced in their installation. Comply with more stringent requirements of individual sections for installer qualifications.

3.2 EXAMINATION OF SUBSTRATE

- A. Each installer shall examine substrate onto which the product will be installed. Inspect for any condition which would in any way reduce the quality, performance or durability of the product including but not limited to; dimensional or location tolerances, dampness, dryness, installation not meeting specified criteria for substrate, poor workmanship, etc. Do not proceed with installation over unacceptable substrates. Notify Contractor to have substrate repaired. Work installed over unacceptable substrates shall be redone after substrate is repaired at no cost to the City.

3.3 PREPARATION

- A. Protect adjacent work from possible damage which installation could cause including but not limited to staining, overspray, denting, gouging, displacement, etc.
- B. Clean and prepare substrates to receive products with primers, bonding agents, barrier coats, etc. as per manufacturer's instructions.

3.4 PASSAGE OF MATERIALS AND EQUIPMENT

- A. Establish passage clearances required to deliver and install materials and equipment.
- B. Where there will be insufficient clearance for passage of materials and equipment, deliver and protect such equipment before confining construction is installed.
- C. If existing structures, equipment and systems must be altered to provide passage of new materials and equipment, engage those skilled in the respective trade to restore structures, equipment, and systems to their original condition at no additional cost. Do not alter structure, equipment, or systems without written approval.
- D. In lieu of altering structures to provide passage of materials and equipment, provide materials and equipment that can be disassembled, brought into the building, and reassembled.
- E. If exterior windows or doors must be removed to provide passage of materials and equipment into the building, store and protect removed work at the site and reinstall as soon as possible. If any damage occurs to the work during their removal, transit, storage or reinstallation, replace or repair the work to like new condition at no cost to Owner.

3.5 INSTALLATION

- A. Comply with manufacturer's instructions and recommendations and requirements of individual specification sections in the applications indicated. If manufacturer's instructions and specifications indicate differing installation techniques, request clarification from Design Professional but generally comply with more stringent requirement.
- B. Anchor each product securely in place accurately located and aligned with other Work.
- C. Coordinate installation with surrounding Work to allow for optimum end product.

3.6 FIELD QUALITY CONTROL

- A. Have manufacturer's technical representative on-site to observe crucial installation steps as required by individual specification sections or as required to meet manufacturer's warranty or to meet other indicated criteria.

3.7 ADJUSTING

- A. Adjust installed products for proper operation and fit.

- END -

SECTION 01 71 23
FIELD ENGINEERING

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. The General Contractor shall engage the services of a Surveyor to establish grades, lines and levels.
- B. Each separate Prime Contractor shall be responsible for layout of his own work, from grades, lines and levels established by the General Contractor.

1.2 RELATED REQUIREMENTS

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.

1.3 QUALITY ASSURANCE

- A. Surveyor shall be licensed in the Commonwealth of Pennsylvania.

1.4 SUBMITTALS

- A. Submit name, address, and telephone number of Surveyor prior to starting survey work.
- B. On request, submit documentation verifying accuracy of survey work.
- C. Submit reference point survey including field notes for record.
- D. Submit certification, signed and sealed by the Surveyor showing that elevations and locations of all improvements are or are not in conformance with Contract Documents.

1.5 PROJECT RECORD DOCUMENTS

- A. Maintain complete, accurate log of control and survey work as it progresses.
- B. Record on record documents all pertinent information under provisions of Division 1.

PART 2 PRODUCTS Not Used

PART 3 EXECUTION

3.1 INSPECTION

- A. Verify locations of survey control points prior to starting work. Promptly notify Design Professional of any discrepancies discovered.

3.2 SURVEY REFERENCE POINTS

- A. Protect survey control points prior to starting site work; preserve permanent reference points during construction. Make no changes without prior written notice to Design Professional.

- B. Promptly report to Project Coordinator destruction of any reference point or relocation required because of changes in grades or other reasons. Replace dislocated survey control points based on original survey control.

3.3 SURVEY REQUIREMENTS

- A. Use instruments to establish a minimum of two (2) permanent bench marks on the site. Reference benchmarks to data established by survey control points. Record bench mark locations with horizontal and vertical data for Project Record Documents. Reference these benchmarks to finish floor lines. Provide accurate alignment and level of the work, and correct slope and curvatures as required.
- B. Periodically verify layouts by same means. No extra charges will be allowed for differences between dimensions shown and actual measurements. Advise the Project Coordinator of any differences.
- C. Prepare as-built site utility plan showing all utilities including stormwater, sanitary, water, gas and electric lines for permanent record.

- END -

**SECTION 01 73 29
CUTTING, PATCHING, SLEEVES AND INSERTS**

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section describes each Prime Contractor's cutting, fitting, patching, sleeves, and inserts required to complete the Work and to:
 - 1. Make the parts come together properly.
 - 2. Uncover or remove portions of the Work to provide for installation of ill-timed work.
 - 3. Remove and replace defective work.
 - 4. Remove samples of installed work for testing as specified.
 - 5. Provide penetrations for installation of piping and electrical conduit.
 - 6. Repair surfaces shown to remain in the finished work, which are damaged in the process of demolition.
 - 7. Coordinate penetrations, sleeves, and inserts that are specified in one specification section and installed by another.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.

1.3 REGULATORY REQUIREMENTS

- A. All cutting, fitting and patching shall be performed in compliance with governing code regulations relative to firestopping and smoke penetration.

PART 2 PRODUCTS

2.1 MATERIALS

- A. Use materials that exactly match materials being cut or patched. If exact materials are not available, match with new materials with installed performance matching or exceeding cut or patched material. Comply with specifications and standards for each material involved.
- B. Sleeves and Inserts: as specified in the Trade Sections requiring inserts and sleeves for the installation of their work.

PART 3 EXECUTION

3.1 INSPECTION

- A. Inspect existing conditions, including work subject to damage or movement during cutting and patching.
 - B. Report unsatisfactory conditions to the City. Do not proceed until directed.
- 3.2 PREPARATION
- A. Provide temporary support as required to maintain the structural integrity of work.
 - B. Provide materials and methods to protect other work from damage, including exposure to the elements.
- 3.3 PERFORMANCE
- A. Do not cut or alter the work of another Prime Contractor without written consent of the City.
 - B. Perform cutting of structural steel, structural concrete or load bearing unit masonry only after approval of the City.
 - C. Execute cutting and demolition by methods that will prevent damage to other work, and provide proper surfaces to receive installation of repairs.
 - D. Remove excess materials resulting from cutting and patching and dispose of legally off site.
 - E. Perform excavating and backfilling by methods that will prevent settlement or damage to other work. Maintain excavations free of water.
 - F. Where cutting and patching of materials provided under this Contract is required, employ the original installer or fabricator to perform cutting and patching of:
 - 1. Structural steel and concrete.
 - 2. Weather-exposed elements.
 - 3. Moisture- or corrosion-resistant elements.
 - 4. Sight-exposed finished surfaces.
 - G. Execute fitting and adjustment of products to provide a finished installation to comply with specified products, functions, tolerances and finishes.
 - H. Restore work to remain, or be reused, which has been cut or removed. Install new products to provide complete work in accordance with Contract Documents.
 - I. Refinish entire surface to provide an even finish to match adjacent surfaces. For continuous surfaces, refinish to nearest intersection. For an assembly, refinish the entire unit.
 - J. Furnish sleeves and inserts required under individual specification sections to Contractor installing the Work to be sleeved or to have insert embedded. Be responsible for their correct location and installation.
 - K. Penetrations required, but not shown on the Drawings, shall be cut into the work.

- END -

SECTION 01 74 19
CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 - GENERAL

1.01 SUMMARY

- A. This Section includes administrative and procedural requirements for the following:
 - 1. Salvaging nonhazardous demolition and construction waste.
 - 2. Recycling nonhazardous demolition and construction waste.
 - 3. Disposing of nonhazardous demolition and construction waste.

1.02 DEFINITIONS

- A. Construction Waste: Building and site improvement materials and other solid waste resulting from construction, remodeling, renovation, or repair operations. Construction waste includes packaging.
- B. Demolition Waste: Building and site improvement materials resulting from demolition or selective demolition operations.
- C. Disposal: Removal off-site of demolition and construction waste and subsequent sale, recycling, reuse, or deposit in landfill or incinerator acceptable to authorities having jurisdiction.
- D. Recycle: Recovery of demolition and construction waste for subsequent processing in preparation for reuse.
- E. Salvage: Recovery of demolition and construction waste and subsequent sale or reuse in another facility.
- F. Salvage and Reuse: Recovery of demolition and construction waste and subsequent incorporation into the Work.

1.03 PERFORMANCE REQUIREMENTS

- A. General: Develop waste management plan that results in end-of-Project minimum rates for salvage/recycling of 75 percent by weight of total waste generated by the Work.
 - 1. Identify materials targeted for salvage and recycling.

1.04 SUBMITTALS

- A. Waste Management Plan: Submit via Unifier within 7 days of date established for the Notice to Proceed.

1. Plan shall identify the diversion goals of the project, relevant construction debris and materials diverted, implementation protocols, and parties responsible for implementation
- B. Waste Reduction Progress Reports: Concurrent with each Application for Payment, submit via Unifier Include separate reports for demolition and construction waste. Include the following information:
 1. Material category.
 2. Generation point of waste.
 3. Total quantity of waste in tons.
 4. Quantity of waste salvaged, both estimated and actual in tons.
 5. Quantity of waste recycled, both estimated and actual in tons.
 6. Total quantity of waste recovered (salvaged plus recycled) in tons.
 7. Total quantity of waste recovered (salvaged plus recycled) as a percentage of total waste.
- C. Waste Reduction Calculations: Before request for Substantial Completion, submit 3 copies of calculated end-of-Project rates for salvage, recycling, and disposal as a percentage of total waste generated by the Work.
- D. Records of Donations: Indicate receipt and acceptance of salvageable waste donated to individuals and organizations. Indicate whether organization is tax exempt.
- E. Records of Sales: Indicate receipt and acceptance of salvageable waste sold to individuals and organizations. Indicate whether organization is tax exempt.
- F. Recycling and Processing Facility Records: Indicate receipt and acceptance of recyclable waste by recycling and processing facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.
- G. Landfill and Incinerator Disposal Records: Indicate receipt and acceptance of waste by landfills and incinerator facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.
- H. Qualification Data: For refrigerant recovery technician.
- I. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed according to EPA regulations. Include name and address of technician and date refrigerant was recovered.

1.05 QUALITY ASSURANCE

- A. Refrigerant Recovery Technician Qualifications: Certified by EPA-approved certification program.
- B. Regulatory Requirements: Comply with hauling and disposal regulations of authorities having jurisdiction.
- C. Waste Management Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination." Review methods and procedures related to waste management.

1.06 WASTE MANAGEMENT PLAN

- A. General: Develop plan consisting of waste identification, waste reduction work plan, and cost/revenue analysis. Indicate quantities by weight or volume, but use same units of measure throughout waste management plan.
 - 1. Include separate sections in plan for demolition and construction waste.
- B. Waste Identification: Indicate anticipated types and quantities of demolition and construction waste generated by the Work. Include estimated quantities and assumptions for estimates.
- C. Waste Reduction Work Plan: List each type of waste and whether it will be salvaged, recycled, or disposed of in landfill or incinerator. Include points of waste generation, total quantity of each type of waste, quantity for each means of recovery, and handling and transportation procedures.
 - 1. Salvaged Materials for Reuse: For materials that will be salvaged and reused in this Project, describe methods for preparing salvaged materials before incorporation into the Work.
 - 2. Salvaged Materials for Sale: For materials that will be sold to individuals and organizations, include list of their names, addresses, and telephone numbers.
 - 3. Salvaged Materials for Donation: For materials that will be donated to individuals and organizations, include list of their names, addresses, and telephone numbers.
 - 4. Recycled Materials: Include list of local receivers and processors and type of recycled materials each will accept. Include names, addresses, and telephone numbers.
 - 5. Disposed Materials: Indicate how and where materials will be disposed of. Include name, address, and telephone number of each landfill and incinerator facility.
 - 6. Handling and Transportation Procedures: Include method that will be used for separating recyclable waste including sizes of containers, container labeling, and designated location on Project site where materials separation will be located.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.01 PLAN IMPLEMENTATION

- A. General: Implement waste management plan as approved by Owner. Provide handling, containers, storage, signage, transportation, and other items as required to implement waste management plan during the entire duration of the Contract.
- B. Waste Management Coordinator: Engage a waste management coordinator to be responsible for implementing, monitoring, and reporting status of waste management work plan. Coordinator shall be present at Project site full time for duration of Project.
- C. Training: Train workers, subcontractors, and suppliers on proper waste management procedures, as appropriate for the Work occurring at Project site.
 - 1. Distribute waste management plan to everyone concerned within three days of submittal return.
 - 2. Distribute waste management plan to entities when they first begin work on-site. Review plan procedures and locations established for salvage, recycling, and disposal.
- D. Site Access and Temporary Controls: Conduct waste management operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
 - 1. Designate and label specific areas on Project site necessary for separating materials that are to be salvaged, recycled, reused, donated, and sold.
 - 2. Comply with Division 01 Section "Temporary Facilities and Controls" for controlling dust and dirt, environmental protection, and noise control.

3.02 SALVAGING DEMOLITION WASTE

- A. Salvaged Items for Reuse in the Work:
 - 1. Clean salvaged items.
 - 2. Pack or crate items after cleaning. Identify contents of containers.
 - 3. Store items in a secure area until installation.
 - 4. Protect items from damage during transport and storage.
 - 5. Install salvaged items to comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make items functional for use indicated.

- B. Salvaged Items for Sale and Donation: Not permitted on Project site.
- C. Salvaged Items for Owner's Use:
 - 1. Clean salvaged items.
 - 2. Pack or crate items after cleaning. Identify contents of containers.
 - 3. Store items in a secure area until delivery to Owner.
 - 4. Transport items to Owner's storage area designated by Owner.
 - 5. Protect items from damage during transport and storage.

3.03 RECYCLING DEMOLITION AND CONSTRUCTION WASTE, GENERAL

- A. General: Recycle paper and beverage containers used by on-site workers.
- B. Recycling Incentives: Revenues, savings, rebates, tax credits, and other incentives received for recycling waste materials shall accrue to Contractor.
- C. Procedures: Separate recyclable waste from other waste materials, trash, and debris. Separate recyclable waste by type at Project site to the maximum extent practical.
 - 1. Provide appropriately marked containers or bins for controlling recyclable waste until they are removed from Project site. Include list of acceptable and unacceptable materials at each container and bin.
 - a. Inspect containers and bins for contamination and remove contaminated materials if found.
 - 2. Stockpile processed materials on-site without intermixing with other materials. Place, grade, and shape stockpiles to drain surface water. Cover to prevent windblown dust.
 - 3. Stockpile materials away from construction area. Do not store within drip line of remaining trees.
 - 4. Store components off the ground and protect from the weather.
 - 5. Remove recyclable waste off Owner's property and transport to recycling receiver or processor.

3.04 RECYCLING DEMOLITION WASTE

- A. Asphaltic Concrete Paving: Break up and transport paving to asphalt-recycling facility.
- B. Concrete: Remove reinforcement and other metals from concrete and sort with other metals.

- C. Masonry: Remove metal reinforcement, anchors, and ties from masonry and sort with other metals.
 - 1. Clean and stack undamaged, whole masonry units on wood pallets.
- D. Wood Materials: Sort and stack members according to size, type, and length. Separate lumber, engineered wood products, panel products, and treated wood materials.
- E. Metals: Separate metals by type.
 - 1. Structural Steel: Stack members according to size, type of member, and length.
 - 2. Remove and dispose of bolts, nuts, washers, and other rough hardware.
- F. Asphalt Shingle Roofing: Separate organic and glass-fiber asphalt shingles and felts. Remove and dispose of nails, staples, and accessories.
- G. Gypsum Board: Stack large clean pieces on wood pallets and store in a dry location. Remove edge trim and sort with other metals. Remove and dispose of fasteners.
- H. Acoustical Ceiling Panels and Tile: Stack large clean pieces on wood pallets and store in a dry location.
 - 1. Separate suspension system, trim, and other metals from panels and tile and sort with other metals.
- I. Carpet and Pad: Roll large pieces tightly after removing debris, trash, adhesive, and tack strips.
 - 1. Store clean, dry carpet and pad (if present) in a closed container or trailer provided by Carpet Reclamation Agency or carpet recycler.
- J. Equipment: Drain tanks, piping, and fixtures. Seal openings with caps or plugs. Protect equipment from exposure to weather.
- K. Plumbing Fixtures: Separate by type and size.
- L. Piping: Reduce piping to straight lengths and store by type and size. Separate supports, hangers, valves, sprinklers, and other components by type and size.
- M. Lighting Fixtures: Separate lamps by type and protect from breakage.
- N. Electrical Devices: Separate switches, receptacles, switchgear, transformers, meters, panelboards, circuit breakers, and other devices by type.
- O. Conduit: Reduce conduit to straight lengths and store by type and size.

3.05 RECYCLING CONSTRUCTION WASTE

- A. Packaging:
 - 1. Cardboard and Boxes: Break down packaging into flat sheets. Bundle and store in a dry location.
 - 2. Polystyrene Packaging: Separate and bag materials.
 - 3. Pallets: As much as possible, require deliveries using pallets to remove pallets from Project site. For pallets that remain on-site, break down pallets into component wood pieces and comply with requirements for recycling wood.
 - 4. Crates: Break down crates into component wood pieces and comply with requirements for recycling wood.
- B. Site-Clearing Wastes: Chip brush, branches, and trees on-site or at landfill facility. Do not include land clearing debris such as soil, vegetation and rocks in LEED calculations.
- C. Wood Materials:
 - 1. Clean Cut-Offs of Lumber: Grind or chip into small pieces.
 - 2. Clean Sawdust: Bag sawdust that does not contain painted or treated wood.
- D. Gypsum Board: Stack large clean pieces on wood pallets and store in a dry location.

3.06 DISPOSAL OF WASTE

- A. General: Except for items or materials to be salvaged, recycled, or otherwise reused, remove waste materials from Project site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction.
 - 1. Except as otherwise specified, do not allow waste materials that are to be disposed of accumulate on-site.
 - 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- B. Burning: Do not burn waste materials.
- C. Disposal: Transport waste materials off Owner's property and legally dispose of them.

- END -

**SECTION 01 77 00
CLOSEOUT PROCEDURES**

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section specifies each Prime Contractor's administrative and procedural requirements for project closeout.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.

1.3 SUBSTANTIAL COMPLETION

- A. When the work is considered substantially complete, submit a written notice to the PRA that the Work, or a designated portion thereof, is substantially complete. Include a list of all items that require completion or correction.
- B. Within a reasonable time after receipt of such notice, an inspection by the PRA/City will be made to determine the status of completion.
- C. If the Work is not considered substantially complete; the Contractor will be notified in writing, giving the reasons therefore.
- D. Contractor shall remedy the deficiencies in the Work, and send a second written notice of substantial completion. This notice shall include a statement of action taken on each item noted as requiring correction or completion to achieve "Substantial Completion" status.
- E. The Work will be inspected a second time and if not considered substantially complete, the two steps in paragraphs A and B above will be repeated.
- F. When the PRA/City concurs that the Work is substantially complete, they will:
 - 1. Prepare a Certificate of Substantial Completion, accompanied by Contractor's list of items to be completed or corrected, as verified and amended by the PRA.
 - 2. Submit the Certificate to Contractor for written notice of the responsibilities assigned in the Certificate.
- G. Contractor shall prepare Application for Payment at Substantial Completion and complete administrative and submittal requirements per Section 012900 Payment Procedures.

1.4 FINAL OBSERVATION

- A. When the Work is considered complete, submit written certification that:
 - 1. Contract Documents have been reviewed.
 - 2. Work has been inspected by the Contractor and has been completed in compliance with Contract Documents.

3. Equipment and systems have been tested in the presence of the Project Coordinator and are operational.
 4. Work is ready for final observation.
 - B. Inspection by the PRA/City will be made to verify the status of completion with reasonable promptness after receipt of such certification.
 - C. If the Work is not considered complete; the Contractor will be notified in writing, listing the incomplete or defective Work.
 - D. Contractor shall take immediate steps to remedy the stated deficiencies, and, after correcting deficiencies, he shall send a second written certification that the Work is complete. This certification shall itemize each deficiency noted and a statement of action taken to remedy or complete the Work.
 - E. The Work will be observed a second time and if not considered substantially complete, the two steps in paragraphs A and B above will be repeated.
 - F. When the Work is acceptable under the Contract Documents, the Contractor shall be requested to make closeout submittals.
- 1.5 ADDITIONAL OBSERVATION FEES
- A. Should more than two observations at substantial or final completion and/or for required mock ups be required due to failure of the Work to comply with the claims of status of completion made by the Contractor:
 1. PRA will compensate the Design Professional for such additional services.
 2. PRA will deduct the amount of such compensation from the final payment to the Contractor.
- 1.6 CLOSEOUT SUBMITTALS
- A. When the Work is complete submit the following:
 1. Evidence of compliance with requirement of governing authorities as follows:
 - a. Certificate of Occupancy.
 - b. Certificates of Inspection for Work requiring Certificate of Inspection by governing authority.
 - c. Certificate and Reports of Inspection, Testing and Approval.
 2. Project Record Documents as specified under Division 1.
 3. Operation and Maintenance Manuals as specified under Division 1.
 4. Warranties as specified under Division 1.
 5. Keys and Keying Schedule as specified under Finish Hardware - Division 8.
 6. Spare Parts and Maintenance Materials as specified.
 7. Evidence of Payment and Release of Liens to the requirements of General and Supplementary Conditions.

8. Requirements for Final Payment Application per Section 012900 Payment Procedures, Division 1.
 9. Consent of Surety.
- 1.7 SPARE PARTS AND MAINTENANCE MATERIALS
- A. Furnish spare parts and maintenance materials as specified under various Sections of the Specifications.
 - B. Package and label parts and materials as directed and store in area of the building where directed by the PRA.
- 1.8 FINAL ADJUSTMENT OF ACCOUNTS
- A. Submit a final statement of accounting.
 - B. Statement shall reflect all adjustments to the Contract Sum:
 1. The original Contract Sum.
 2. Additions and deductions resulting from:
 - a. Previous Change Orders.
 - b. Change Orders caused by substitutions including deductions for review.
 3. Deductions for uncorrected Work.
 4. Deductions for re-inspection payments.
 5. Other adjustments.
 6. Total Contract Sum, as adjusted.
 7. Previous payments.
 8. Sum remaining due.
 - C. The PRA will prepare a final Change Order, reflecting approved adjustments to the Contract Sum which were not previously made by Change Orders.
- 1.9 FINAL APPLICATION FOR PAYMENT
- A. Submit the final Application for Payment in accordance with procedures and requirements stated herein.

PART 2 PRODUCTS Not Used

PART 3 EXECUTION

- 3.1 Sample Certificate of Substantial Completion Form, see Project Coordinator for actual form.

- END -

SECTION 01 74 23
CLEANING

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section specifies each Prime Contractor's cleaning of the Work during construction and before completion.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.
- B. Additional cleaning is specified under the technical sections for that work.

PART 2 PRODUCTS

2.1 MATERIALS

- A. Use only cleaning materials recommended by manufacturer of surface to be cleaned.
- B. Use cleaning materials only on surfaces recommended by cleaning material manufacturer.

PART 3 EXECUTION

3.1 PERIODIC CLEANING

- A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.
- B. Broom clean paved surfaces. Rake clean other surfaces of grounds. Remove snow and ice from access to building.
- C. Remove debris and rubbish from pipe chases, plenums, attics, crawl spaces, and other closed or remote spaces, prior to enclosing the space.
- D. Broom and vacuum clean interior areas prior to start of surface finishing and continue cleaning to eliminate dust.
- E. Collect and remove waste materials, debris, and rubbish from site at least weekly and dispose of legally off-site.
- F. Open free-fall chutes not permitted. Terminate closed chutes into appropriate containers with lids.
- G. Clean mechanical equipment, ductwork and replace filters as specified under Division 23.
- H. Clean electrical work including lighting fixtures as specified under Division 26.

- I. Maintain cleaning until Project or portion thereof is accepted by Certificate of Substantial Completion. If minor work is required after Substantial Completion, clean affected areas afterwards.
- 3.2 FINAL CLEANING
- A. Immediately before observation of the Work for Substantial Completion, clean all sight-exposed surfaces. Clean all ledges and other horizontal or near horizontal surfaces that may not be sight-exposed but are contiguous to finished spaces.
 - B. At Substantial Completion, clean and renovate permanent facilities that have been used during the construction period, including but not limited to:
 - 1. Replace significantly worn parts and parts that have been subject to unusual operating conditions.
 - 2. Replace lamps that are burned out or noticeably dimmed by substantial hours of use.

- END -

SECTION 01 78 23
OPERATION AND MAINTENANCE MANUALS

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section describes each Prime Contractor's procedural requirements for compiling and submitting operation and maintenance data.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.
- B. Individual Specifications Sections: Specific requirements for operation and maintenance data.

1.3 QUALITY ASSURANCE

- A. Prepare instructions and data by personnel experienced in maintenance and operation of described products.

1.4 FORMAT

- A. Prepare data in the form of an instructional manual.
- B. Binders: Commercial quality, 8-1/2 by 11 inch three ring binders with plastic covers. When multiple binders are used, correlate data into related consistent groupings.
- C. Cover: Identify each binder with typed or printed title OPERATION AND MAINTENANCE INSTRUCTIONS; identify title of Project; identify subject matter of contents.
- D. Provide tabbed flyleaf, indexed for each separate product and system, with typed description of product and major component parts of equipment.
- E. Text: Manufacturer's printed data or typewritten data.
- F. Drawings: Provide with reinforced punched binder tab. Bind in with text; fold larger drawings to size of text pages.
- G. Contents: Prepare a Table of Contents for each volume, with each Product or system description identified, in three parts as follows:
 - 1. Part 1: Directory, listing names, addresses, and telephone numbers of Design Professional, Contractor, Subcontractors, and major equipment suppliers.
 - 2. Part 2: Operation and maintenance instructions arranged by system and subdivided by specification section. For each category, identify names, addresses and telephone numbers of Subcontractors and suppliers. Identify the following:
 - a. Significant design criteria.

- b. List of equipment.
 - c. Parts list for each component.
 - d. Operating instructions.
 - e. Maintenance equipment for equipment and systems.
 - f. Maintenance instructions for [special] finishes, including recommended cleaning methods and materials, and special precautions identifying detrimental agents.
3. Part 3 - Project documents and certificates, including the following:
- a. Shop drawings and product data.
 - b. Air and water balance reports.
 - c. Certificates.
 - d. Photocopies of warranties and bonds.

H. Data

1. For Each Product or System - List names, addresses and telephone numbers of Subcontractors and suppliers, including local source of supplies and replacement parts.
2. Product Data - Mark each sheet to clearly identify specific products and component parts, and data applicable to installation. Delete inapplicable information.
3. Drawings - Supplement product data to illustrate relations of component parts of equipment and systems, to show control and flow diagrams. Do not use Project Record Documents as maintenance drawing.

1.5 MANUAL FOR MATERIALS AND FINISHES

- A. Building Products, Applied Materials, and Finishes: Include product data, with catalog number, size, composition, and color and texture designations. Provide information for re-ordering custom manufactured products.
- B. Instructions for Care and Maintenance: Include manufacturer's recommendations for cleaning agents and methods, precautions against detrimental agents and methods, and recommended schedule for cleaning and maintenance.
- C. Moisture Protection and Weather Exposed Products: Include product data listing applicable reference standards, chemical composition, and details of installation. Provide recommendations for inspections, maintenance, and repair.
- D. Additional Requirements: As specified in individual Product Specification sections.

1.6 MANUAL FOR EQUIPMENT AND SYSTEMS

- A. Each Item of Equipment and Each System: Include description of unit or system, and component parts. Identify function, normal operating characteristics, and limiting conditions. Include performance curves, with engineering data and tests, and complete nomenclature and model number of replaceable parts.

- B. Panelboard Circuit Directories - Provide electrical service characteristics, controls, and communications.
- C. Include color-coded wiring diagrams as installed.
- D. Operating Procedures - Include start-up, break-in, and routine normal operating instructions and sequences. Include regulation, control, stopping, shutdown and emergency instructions. Include summer, winter, and any special operating instructions.
- E. Maintenance Requirements: Include routine procedures and guide for disassembly, repair, and reassembly instructions; and alignment, adjusting, balancing, and checking instructions.
- F. Troubleshooting: Include step-by-step chart listing common problems with appropriate repairs.
- G. Provide servicing and lubrication schedule, and list of lubricants required.
- H. Include manufacturer's printed operation and maintenance instructions.
- I. Include sequences of operation by controls manufacturer.
- J. Provide original manufacturer's parts list, illustrations, assembly drawings, and diagrams required for maintenance.
- K. Provide control diagrams by controls manufacturer as installed.
- L. Provide charts of valve tag numbers, with location and function of each valve, keyed to flow and control diagrams.
- M. Provide list of original manufacturer's spare parts, current prices, and recommended quantities to be maintained in storage.
- N. Include test and balancing reports as specified.
- O. Additional Requirements - As specified in individual Product specification sections.
- P. Where the complexity of machinery is such that regular maintenance by a specialty service company is normal, or may be required by law, give notice thereof in writing.

1.7 INSTRUCTION OF CITY PERSONNEL

- A. Before final inspection, instruct City's designated personnel in operation, adjustment, and maintenance of products, equipment, and systems, at agreed upon times.
- B. For equipment requiring seasonal operation, perform instructions for other seasons within two (2) months.
- C. Use operation and maintenance manuals as basis for instruction. Review contents of manual with personnel in detail to explain all aspects of operation and maintenance.
- D. Prepare and insert additional data in Operation and Maintenance Manual when need for such data becomes apparent during instruction.

1.8 SUBMITTALS

- A. For equipment, or component parts of equipment put into service during construction and operated by City, submit documents within ten days after acceptance.
- B. Submit 2 copies of completed volumes fifteen (15) days prior to final inspection. This copy will be reviewed and returned after final observation, with comments. Revise content of all document sets as required prior to final submission.
- C. Submit six (6) sets of revised final volumes in final form prior to or coincidental with Final Application for Payment.

PART 2 - PRODUCTS Not Used

PART 3 - EXECUTION Not Used

- END -+

SECTION 01 78 36
WARRANTIES

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section describes each Prime Contractor's procedural requirements for executing, assembling and submitting warranties.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.
- B. Individual Specification sections requiring warranties or service/maintenance contracts.

1.3 SUBMITTAL REQUIREMENTS

- A. Submit two (2) sets of original signed copies of warranties, bonds, service and maintenance contracts, executed by the respective manufacturers, suppliers, and subcontractors.
- B. Contents - Neatly type, in orderly sequence, the following information for each item.
 - 1. Product or work item.
 - 2. Subcontractor supplier and manufacturers names, addresses, and telephone numbers.
 - 3. Date of beginning and duration time of warranty, bond, or service and maintenance contract.
 - 4. Proper procedure in case of failure.
 - 5. Instances which might affect the validity of warranty or bond.
- C. Bind each set in 8 1/2 inch by 11 inch commercial quality, three-ring binders with plastic covers. Identify each binder with typed or printed title "Warranties" with title of project and location.

1.4 TIME OF SUBMITTALS

- A. For equipment or component parts of equipment placed into service during progress of construction, submit documents within ten (10) days after inspection and acceptance.
- B. Make other submittals within ten (10) days after Date of Substantial Completion, prior to final request for payment.
- C. For items of work, where acceptance is delayed materially beyond the Date of Substantial Completion, provide updated submittal within ten (10) days after acceptance, listing the date of acceptance as the start of the warranty period.

PART 2 PRODUCTS Not Used

PART 3 EXECUTION Not Used

- END -

SECTION 01 78 39
PROJECT RECORD DOCUMENTS

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section describes each Prime Contractor's administrative and procedural requirements for recording final product and material selections, changes to the Contract, and recording Work concealed by subsequent construction.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.

1.3 MAINTENANCE OF DOCUMENTS

- A. Maintain at job site, one (1) copy of record documents including Drawings, Specifications, Addenda, Change Orders and other modifications, Shop Drawings, product data and samples.
- B. In addition, maintain one (1) copy of field orders or written instructions, field test records, testing and inspection reports, progress reports, meeting minutes and construction photographs.
- C. Maintain documents in a clean, dry, legible condition and in good order.
- D. Make documents available at all times for inspection.
- E. Review documents at progress meetings.

1.4 RECORDING

- A. Neatly label each document and binder with "Project Record" and project name and location.
- B. Record information concurrently with construction progress.
- C. Do not conceal any work until required information is recorded.
- D. Record Construction Drawings and Shop Drawings: Mark the set to show the actual installation where the installation varies substantially from the Work as originally shown. Mark whichever drawing is most capable of showing conditions fully and accurately; where Shop Drawings are used, record a cross-reference at the corresponding location on the Contract Drawings. Give particular attention to concealed elements that would be difficult to measure and record at a later date.
 - 1. Note horizontal and vertical locations of concealed elements, referenced to permanent, visible features.
 - 2. Note field changes of dimension and detail.
 - 3. Note details not on original Contract Drawings.

- E. Record Project Manual: Mark to show substantial variations in actual Work performed in comparison with the text of the original. Give particular attention to substitutions, selection of options and similar information on elements that are concealed or cannot otherwise be readily discerned later by direct observation. Note related record drawing information and Product Data.
- F. Record Product Data: Maintain one copy of each Product Data submittal. Mark documents to show significant variations in actual Work performed in comparison with information submitted. Give particular attention to concealed products and portions of the Work that cannot otherwise be readily discerned later by direct observation. Note related Change Orders and mark-up of record drawings and Specifications.

1.5 SUBMITTALS

- A. Preceding or coincidental with the final pay application, submit the following:
- B. Record Construction Drawings: One (1) set of reproducible Mylar transparencies showing all clearly-indicated notations specified above, and including notation "AS BUILT DRAWINGS" with submission date and General Contracting company's information grouped together near the titleblock's original date. Transparencies of the Design Professional's drawings may be used for this purpose upon reimbursement of the printing costs to the Design Professional.
- C. Record Shop Drawings: One (1) copy of any shop drawings.
- D. Record Project Manual: One (1) copy bound in 3 ring binder(s).
- E. Record Product Data: One (1) copy organized by CSI format bound in 3 ring binder(s).
- F. If review of Record Documents reveals noncompliance with Contract Documents, errors or omissions, Contractor shall correct deficiencies and resubmit.

PART 2 PRODUCTS Not Used

PART 3 EXECUTION Not Used

- END -