

SECTION 01 11 00 – SUMMARY OF WORK

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section specifies the summary of work for the project including, but not necessarily limited to:
 - 1. Project Description
 - 2. Owner Occupancy
 - 3. Items Not In Contract
 - 4. Knowledge of the Contract Requirements
 - 5. Contract Documents Information
 - 6. Project Requirements

1.2 PROJECT DESCRIPTION

- A. The project includes the interior renovation of two freestanding, multi-unit college dormitories. These wood structured buildings will be demolished down to the framing and subfloors by others. Scope of work to include, but not limited to; new kitchens, bathrooms, sheetrock, flooring, new lighting fixtures, appliances, toilets, accessories, and demolition.
- B. The extent of the contract work is indicated in the Contract Documents.
- C. The scope of the work shall not be limited to what is specifically called out on the drawings or specifications, but shall include any and all demolition, temporary work, and new work as well as any cutting and patching as required to accomplish the intended construction.

1.3 OWNER OCCUPANCY

- A. The dormitories currently will be vacant. Staging area, storage and dumpster locations must be approved by Ramapo College of New Jersey.

1.4 ITEMS NOT IN CONTRACT

- A. Items designated NIC (Not in Contract) will be completed by others.
- B. Items that are not clearly identified as “NIC” throughout the Contract Documents are to be furnished and installed under this Contract by the Contractor.
- C. Items Not In Contract

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1. Fire Alarm System
2. Security Camera System

1.5 KNOWLEDGE OF CONTRACT REQUIREMENTS

- A. The Contractor and Subcontractor's shall consult in detail all Contract Documents, provide all labor, materials, equipment and services necessary to furnish, install and complete the work in strict conformance with all provisions thereof.
- B. The Contractor will be held to have examined the site of the Work prior to submitting his proposal and informed himself, his Subcontractors, Sub-Subcontractors and material men of all existing conditions affecting the execution of the work.
- C. The Contractor is responsible to examine the Contract Documents as they may affect subdivisions of the work and inform himself, his Subcontractors, Sub-Subcontractors and material men of all conditions thereof affecting the execution of the work.
- D. The Scope of Work for the Contract is not necessarily limited to the description of each section of the Specifications and the illustrations shown on the Drawings. Include all items not expressly indicated in the Contract Documents, or as might be found necessary as a result of field conditions, in order to complete the work as it is intended, without any gaps between the various subdivisions of work of the Contractor and his Subcontractors.
- E. The Contractor will be held to be thoroughly familiar with all conditions affecting labor for the project including, but not limited to, Unions, incentive pay, procurement, living and commuting conditions and to have informed his Subcontractors and Sub-Subcontractors thereof. It is the Contractors responsibility to resolve any labor issues without any additional cost to the Owner.

1.6 CONTRACT DOCUMENTS INFORMATION

- A. The Contract Documents are prepared in accordance with available information as to existing conditions and locations. If, during construction, conditions are revealed at variance with the Contract Documents, notify the Construction Manager and Architect immediately so that supplementary instructions may be issued.
- B. The Specifications determine the kinds and methods of installation of the various materials, the Drawings establish the quantities, dimensions and details of materials, the schedules on the Drawings give the location, type and extent of the materials.
- C. Should the Drawings, Specifications or schedules disagree in themselves or with either or both of the others, the better quality or greater quantity of work or materials shall be performed and provided at no additional cost to the owner, unless otherwise directed in writing by the Construction Manager.
- D. Should an item of work appear in the Specifications and not on the Drawings, or vice versa, all related work items associated with this scope is to be included in the contract at no additional cost to the Owner unless specifically omitted in writing during the bid process.

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- E. Dimensions given on the Drawings govern scale measurements and large scale drawings govern small scale drawings, except as to anything omitted unless such omission is expressly noted on the larger scale drawings.
- F. The techniques or methods of specifying to record requirements varies throughout text, and may include "prescriptive", "open generic/descriptive", "compliance with standards", "performance", "proprietary", or a combination of these. The method used for specifying one unit of work has no bearing on requirements for another unit of work.
- G. Whenever a material, article or piece of equipment is referred to in the singular number in the Contract Documents, it shall be the same as referring to it in the plural. As many such materials, articles or pieces of equipment shall be provided as are required to complete the work.
- H. Work included in small details not usually shown or specified, but necessary for the proper installation and operation of the work, shall be provided at no additional cost to the Owner.

1.7 PROJECT REQUIREMENT

- A. A demolition contractor will have removed most of the existing sheet rock off the framed walls throughout the building. Additionally, all of the floor finishes have been removed and all asbestos containing material has been removed. The following is a summary of work to be used in conjunction with the contract documents and drawings.
 - 1. Supply and install all required millwork and carpentry as shown on the contract documents.
 - 2. Supply and install new hollow metal knockdown door frames, wood and FRP doors where shown on the contract documents, and applicable hardware as required.
 - 3. The Contractor will coordinate and install electronic hardware for the entrances to the suites and the bedroom doors. This hardware will be provided to the Contractor by the College.
 - 4. Supply and install new fiber glass insulation in all the exterior walls and at the ceiling of all the apartments. On those walls between the rooms that are not exterior, fiberglass sound insulation must be supplied and installed.
 - 5. Supply and install all new drywall, tape and float throughout the buildings including the suites, vestibule's, closest etc. to make the project complete. Frame and install drywall soffits as required and shown to encompass exiting sprinkler system.
 - 6. Paint all units throughout as shown on drawings.
 - 7. Supply and install new kitchen cabinets, counter tops, and kitchen appliances.
 - 8. The contractor will prepare the existing floors as required for the installation of the final floor finishes. This includes elevation changes that are not consistent with the manufactures requirements for the floor finishes or do not meet code.
 - 9. Supply and install VCT, Rubber treads, carpet tiles, vinyl and wood base as shown on the contract documents.

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10. Supply and install all required caulking and fire caulking as shown on the contract documents and as required by the building code for all trades.
11. Supply and install any and all access doors required by code for all trades.
12. Supply and install all required signage as shown on the contact documents.
13. Supply and install all new light fixtures, switch plates and convince outlet plates to make the existing electrical system complete when the work is completed.
14. Supply and install new Stonhard polymer coating (poured in place) with integral cove base on bathroom floors where shown.
15. Supply and install solid polymer walls where shown in the bathrooms.
16. Supply and install all new plumbing fixtures, associated piping, shower heads, faucets, new composite shower pans, solid surface polymer wall panels, as required and shown on the contract documents to make the plumbing system complete.
17. In bathroom area supply and install new floor drain with trap primer.
18. Supply and install new bathroom vanities with solid polymer vanity countertop, front fascia panel with integral sink, and single lever faucet.
19. Supply and install all required toilet accessories as shown and called for in the contract documents.
20. Supply and install new sprinkler heads to the existing system as required. Modifications must be made to the system to bring it up to present building code. NJPE signed and sealed stamped shop drawing will be required to be submitted to FM and to NJDCA for their review and approval.
21. Supply and install all new fan coil units, associated piping, and controls in the buildings as shown on the contract documents or as required to make the system complete.
22. Supply 2.5mm Marmorette Linoleum Flooring or equal as substitute for VCT in Living/Dining/Kitchen Room with heat weld seaming.
23. Contractor is to remove, dispose, and replace existing water heaters with new, 80 gallon water heaters. Specifications noted on drawings.
24. Contractor to install a dry fire suppression system in crawl space and attic as per fire protection drawings.
25. Contractor is to substitute all wood cabinetry in kitchen and bathroom with solid marine-grade polymer outdoor cabinetry by Werver Outdoor products or equal. Polymer cabinets to be the same dimension and configuration as cabinets shown on contract documents.
26. Contractor to install new telecommunications system, including new wiring, jacks, and equipment.

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