

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

1.2 PROJECT DESCRIPTION

- A. The project includes, but not limited to an interior renovation and 2,500 square foot addition to the Robert A. Scott Student Center at Ramapo College of New Jersey. Demolition includes, but not limited to, the removal of curtainwall, interior floor finishes, walls, wall finishes, ceilings, millwork, kitchen equipment, countertops, and lighting. Modifications include, but not limited to, rearranging the food stations and changing surface materials, new finishes, equipment, and curtain wall replacement.
- 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 building will be occupied at all times during the renovation. 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.

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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.
- 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.

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- 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 REQUIREMENTS

- A. Contractor responsible for daily cleanup of jobsite.
- B. Contractor is responsible to furnish and install plywood temporary partitions should Ramapo College Dining Services require the interior use of premises prior to completion of exterior scope of work. Plywood partition must be constructed from floor to ceiling with full size double door with locking panic hardware at each elevation at exterior wall. A temporary partition drawing is included in Addendum 001.
- C. Project is to be performed in phases to allow ingress and egress of students and faculty into occupied spaces of the building. Contractor must always keep two doorways accessible at all times and maintain ADA requirements.
- D. All floor penetrations and plumbing cleanouts are to be raised or lowered to sit flush with finished floor.
- E. Contractor to install plastic to minimize construction dust and debris into occupied dining and kitchen areas. If plastic is not sufficient, full size plywood temporary walls with plastic barriers are to be constructed at each doorway into occupied areas.
- F. If Kitchen Equipment alternate is selected, all Ansul systems are to be upgraded as per current code.
- G. Contractor responsible for all temporary lighting to maintain well-lit work environment.
- H. On automatic doors, contractor to fully remove automatic closing mechanism and return to Cambridge.
- I. Contractor responsible to remove fencing and other obstacles in order for machinery to fit into jobsite.
- J. Exterior temporary fencing required around perimeter of project with privacy screening.
- K. Installation of silt fencing and protection of all stormwater grates.
- L. All ductwork equipment to be painted same color as ceilings. This includes but not limited to diffusers, boxes, ductwork, wires, etc.

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- M. Contractor must coordinate with Cambridge and Ramapo College prior to interruption of any utility. (Gas, electric, water, etc)
- N. Hardhats are required at all times in and around the work area.
- O. The general contractor will coordinate with Cambridge and United Fire when any fire alarm/sprinkler work is to take place. The general contractor is responsible for all costs involved when involving United Fire.
- P. The general contractor is to coordinate with Cambridge and Johnson Controls with all Building Management Systems (BMS) items. This includes but not limited to programming, testing, and integrating thermostats with existing Ramapo College BMS Software.
- Q. Contractor is required for HVAC balancing (air and hydro) prior to start of construction, and at time of completion.
- R. Contractor responsible to furnish and install fixed stools from Richardson Seating Corporation as indicated on drawings.
- S. For steam and condensate lines, contractor responsible for costs associated with utility surveying the area in addition to all expenses associated with replacing the steam and condensate line. Work includes but not limited to, excitation, tie in, scheduling shutdown with college, backfilling, compacting, supporting, and surface preparation.

- END OF SECTION 01 11 00 –