

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. Scopes of Work

1.2 PROJECT DESCRIPTION

- A. The project includes the interior renovation of approximately 600 square feet of unoccupied space on the first floor of G-Wing building into a typical lab. Work consists of general construction, plumbing, sprinkler modifications, HVAC modifications, and electrical work.
- 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 space to be renovated will be unoccupied during the scheduled renovation, but the entire building will be occupied with active sprinkler and fire alarm systems. 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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C. Items Not In Contract include:

1. Furnish equipment as detailed on drawing A9.00G. Contractor is to connect equipment to installed utilities.

1.5 KNOWLEDGE 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.

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- 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.
- 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 SCOPES OF WORK

A. General Construction

- 1. Demolition of block walls, doors and frames.
- 2. Demolition of steel beam above chemical waste room.
- 3. Removal and replacement of existing ceiling as required for utility installation above ceiling by other trades.
- 4. Saw cutting of concrete floor and removal for plumbing underground. Backfill with approved material and place concrete.
- 5. Gypsum partitions with spray foam installation.
- 6. Patch wall cavity to match existing for plumbing relocation of sump pump discharge piping.
- 7. Painting of CMU walls, drywall, and all exposed utilities
- 8. Furnish and install whiteboard with necessary blocking.
- 9. Furnish and install acid/base storage cabinet and flammable storage cabinet.
- 10. Acoustical ceiling grid and tiles.
- 11. T-slotted aluminum frame overhead carrier and support kickers.
- 12. Prepare for and install VCT floor throughout.

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13. Patch disturbed spray fireproofing as required by all trades.
14. Daily cleanup for general construction debris. Provide dumpsters for all trades debris.

B. Plumbing / Fire Suppression

1. Remove underground piping. Cutting, backfilling, and patching by General Contractor.
2. Furnish and install new emergency shower / eyewash fixture with tie-ins to all necessary utilities, below grade and above ceiling. Cutting, backfilling, and patching by General Contractor.
3. Relocate sump pump discharge piping.
4. Disconnect and remove existing eyewash station including piping/valves.
5. Relocate TMV-2 for new ES/EW fixture.
6. Tie into above ceiling utilities, storm drain and associated piping.
7. Furnish and install remote gas monitor system inclusive of leak detection panel, sensors, hardware, and necessary low voltage wiring. System monitored by Johnson Controls.
8. Furnish and install vented oxygen cylinder cabinet with factory installed regulator.
9. Furnish and install regulator valve assemblies on wall mounted plates for each cylinder.
10. Furnish and install all specialty gas piping and valves as required.
11. Furnish and install gas straps as required.
12. Provide required signed/sealed drawings and calculations for fire suppression modifications.
13. Remove, modify, and install new fire suppression system as detailed on drawings. Installation is to include all required supports and bracing.
14. Drain and re-fill fire suppression system as required.
15. Core drilling and firestopping as required.
16. Daily cleanup of trade debris. Dumpsters to be provided by General Contractor.

C. HVAC

1. Furnish and install all ductwork and fittings as required. Work is to be coordinated with other trade contractors.
2. Furnish and install RP-3, 6" wide hot water ceiling radiant panel and associated piping.
3. Furnish and install exhaust duct through ceiling and connect to ventilated gas storage cabinet. Gas storage cabinets to be furnished and install by Plumbing Contractor.

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4. Furnish and install terminal box VAV-L7 with associated piping and ductwork fittings. Work to also include low voltage wiring to tie-into existing BMS system. BMS monitored by Johnson Controls.
5. Furnish and install exhaust air terminals and ductwork fittings.
6. Furnish and install blank-off panel with all required angles, frames, and supports for existing louver.
7. Air balancing required prior to work commencing and after completion of work.
8. Core drilling and firestopping as required.
9. Daily cleanup of trade debris. Dumpsters to be provided by General Contractor.

D. Electrical / Fire Alarm

1. Furnish and install complete wire mold power / data systems including wiring, receptacles, jacks, and switches. Work shall include all necessary electrical panel modifications and data terminations in IDF closets.
2. Furnish and install complete electrical lighting system including occupancy sensor and switches.
3. Furnish and install complete surface metal raceway system on T-Slotted overhead. T-Slotted provided and installed by General Contractor.
4. Provide power to the gas leak detection panel. Gas leak detection system to be furnished and installed by the Plumbing Contractor.
5. Provide power to the terminal VAV box.
6. Provide required signed/sealed drawings and calculations for fire alarm modifications.
7. Furnish and install fire alarm devices and program main panel. System monitored by United Fire Protection.
8. Core drilling and firestopping as required.
9. Daily cleanup of trade debris. Dumpsters to be provided by General Contractor.

- END OF SECTION 01 11 00 –

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