

SECTION 01-1000
SUMMARY OF WORK

PART 1 GENERAL

1.01 PROJECT

- A. Project Name: Freestanding Medical Office Building for SCCH
- B. **Owner's Name: Sullivan County Community Hospital. Add 02**
- C. Architect's Name: Johnson Johnson Crabtree Architects P.C..
- D. The Project consists of the construction of an approximately 26,200 square foot, one-story, medical office building with approximately 16,500 square foot of buildout. Shell, Buildout and Site are in different packages for permitting. The Work consists of construction of a new building, landscape development, and paving and other site improvements. Initial site work noted as Phase 1 in the Civil Documents has started to get the utilities installed and the building pad prepared.
- E. Prior to submission of bid, contractor to review the site conditions and report any issues noted in being able to perform the work as indicated in the Contract Documents



1.02 CONTRACT DESCRIPTION

- A. Contract Type: A single prime contract based on a Stipulated Price as described in the Bid Requirements.

1.03 REPORTS AVAILABLE TO THE CONTRACTOR

- A. Geotechnical Report:
 - 1. Sub-surface investigation has been performed at the project site. This investigation was conducted, and a report obtained, solely for design purposes and is not a part of the Contract Documents.
 - 2. The use and interpretation of this information will be entirely the responsibility of the using party. The Owner is not responsible for variations in the sub-surface conditions. Bidders shall decide for themselves the character of the material to be encountered.
 - 3. The report of the subsurface soil investigation by an independent testing laboratory is available upon request from the Owner for use and reference during construction. Reference the geotechnical report by TTL, dated November 13, 2023 to be issued by the Architect.

1.04 WORK BY OWNER

- A. Owner has awarded a contract for supply and installation of Phase 1 in the Civil Documents which is scheduled to be complete **on April 26, 2024 with phase 1A (Building Pad portion) completed April 1, 2024. Add 02**
- B. Owner will supply the following for installation by Contractor:
 - 1. Reference Owner Furnished Equipment Brochure under separate cover..

- a. The Owner will arrange and pay for delivery of Owner-furnished items in accordance with the Contractor's Construction Schedule, and will inspect deliveries for damage.
 - b. If Owner-furnished items are damaged, defective or missing, the Owner will arrange for replacement. The Owner will also arrange for manufacturer's field services, and the delivery of manufacturer's warranties and bonds to the Contractor.
 - c. The Contractor is responsible for designating the delivery dates of Owner-furnished items in the Contractor's Construction Schedule and for receiving, unloading and handling Owner-furnished items at the site. The Contractor is responsible for protecting Owner-furnished items from damage, including damage from exposure to the elements, and to repair or replace items damaged as a result of his operations.
2. Toilet Accessories as noted in Section 10-2800.
 3. Fire Extinguishers as noted in Section 10-4400.

1.05 OWNER OCCUPANCY

- A. Owner intends to occupy the Project upon Substantial Completion.
- B. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
- C. Schedule the Work to accommodate Owner occupancy.
- D. The Owner reserves the right to occupy and to place and install equipment in completed areas of the building, prior to Substantial Completion provided that such occupancy does not interfere with completion of the Work. Such placing of equipment and partial occupancy shall not constitute acceptance of the total Work.

1.06 CONTRACTOR USE OF SITE AND PREMISES

- A. General: During the construction period the Contractor shall have full use of the premises for construction operations, including use of the project site. The Contractor's use of the premises is limited only by the Owner's right to perform construction operations with its own forces or to employ separate contractors on portions of the project.
- B. Provide access to and from site as required by law and by Owner:
 1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
 2. Do not obstruct roadways, sidewalks, or other public ways without permit.
- C. Time Restrictions:
 1. Limit conduct of especially noisy work in accordance with the Owner's requirements to be determined prior to start of the Work..
- D. Utility Outages and Shutdown:
 1. Do not disrupt or shut down life safety systems, including but not limited to fire sprinklers and fire alarm system, without 7 days notice to Owner and authorities having jurisdiction.

SUMMARY OF WORK 01-1000 - 3

Freestanding Medical Office Building for SCCH - 23987.02

Addendum 02

2. Prevent accidental disruption of utility services to other facilities.
 3. Limit duration of each such disruption of service to maximum of 4 hours or as approved by Owner.
 4. Fabricate and install interconnecting portions of these systems prior to shut-down for final connections.
 5. Maintain utilities or other service, indicated to be abandoned, in service or provide alternate means of service until new facilities are provided, tested, and ready for use.
 6. Maintain fire protection and alarm systems at all times within existing facilities.
 7. Review all existing conditions, drawings and other documents for proper coordination between new and existing construction
 8. Active Utilities Whose Locations are Unknown to Owner but Suspected to Exist: Contractor shall be cautious of their existence. If they are encountered, immediately report to Owner for direction.
 9. Damages to existing structures, utilities and other items which are caused by Contractor's operations shall be repaired or replaced to their original conditions
- E. Use of New Facilities:
1. Do not load structure with weights that will endanger structure.
 2. Smoking is absolutely prohibited within new facilities, on the roof, or on Owner's property, except in designated area.
 3. Use of toilet facilities, washrooms, and telephones within a new facility is not allowed.
 4. Coordinate construction operations to assure that operations are carried out with consideration given to conservation of energy, water, and materials.
 5. Maintain new building in a weathertight condition throughout construction period. Repair damage and leaks caused by construction operations. Take all precautions necessary to protect building during construction period.
- F. Use of Occupied Site: Confine operations to areas within Contract limits indicated. Portions of the site beyond areas in which construction operations are indicated are not to be disturbed without written approval of Owner.
1. Obtain written approval from Owner at least 7 days in advance when scheduling Work outside limits of construction. Provide Owner an estimate of time needed to perform Work outside limits of construction.
 2. Cutting, capping, and reconnecting utility systems outside limits of construction shall be performed by Contractor, unless otherwise noted.
 3. Conform to all laws, ordinances, permits and regulations affecting the Work on site.
 4. Existing roads, streets, drives, parking lots, entrances and required fire exitways serving the premises shall be kept clear and available at all times for their intended use. These areas shall not be used for parking, staging or storage without the Owner's written approval. Coordinate with Owner, and provide alternate routes for public and Owner access if normal routes are affected. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on site.

5. Do not unreasonably encumber site with equipment, materials, or vehicles.
6. Return all improvements on or about site and adjacent property which are not shown to be altered, removed or otherwise changed; to conditions which existed previous to starting performance under the Contract.
7. T-shirts or other clothing with derogatory depictions, language, and/or slogans regarding alcohol, drugs, race or sexual in nature, shall not be worn on premises.
8. Derogatory language regarding race, sexual or religious in nature, shall not be used on premises.
9. Construction personnel will not at any time park in any Owner parking lot, on Owner property without Owner's consent, and will not park on adjacent residential streets.

1.07 COORDINATION

- A. Coordinate work of the various Sections of Specifications to assure efficient and orderly sequence of installation of construction elements, with provisions for accommodating items installed later.
- B. Verify characteristics of elements of interrelated operating equipment are compatible; coordinate work of various Sections having interdependent responsibilities for installing, connecting to, and placing in service, such equipment.
- C. Coordinate space requirements and installation of mechanical and electrical work which are indicated diagrammatically on Drawings. Follow routing shown for pipes, ducts, and conduits, as closely as practicable; make runs parallel with lines of building. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.
- D. Execute cutting and patching to integrate elements of Work, uncover ill-timed, defective, and non-conforming Work, provide openings for penetrations of existing surfaces, and provide samples for testing if required. Seal penetrations through floors, walls, and roofing.

1.08 DEFINITIONS AND EXPLANATIONS

- A. Imperative language is used generally in the specifications. Except as otherwise indicated, requirements expressed imperatively are to be performed by the Contractor as if preceded by the phrase "The Contractor shall".
- B. The term "provide" means furnish and install, complete, and ready for intended use.
 1. Except as otherwise defined in greater detail, the term "furnish" means supply and deliver to the project site, including unloading, unpacking, inspecting, and storing until ready for receipt by Owner, installation, etc., as applicable.
 2. Except as otherwise defined in greater detail, the term "install" is used to describe operations at project site including assembly, erection, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations, as applicable.

- C. The term “indicated” is used as cross-reference to graphics, notes or schedules on drawings, to other paragraphs or schedules in the specifications, and to similar means of recording requirements in contract documents. Where terms such as “shows”, “noted”, “schedules”, and “specified” are used in lieu of “indicated”, it is for purpose of helping reader locate cross-reference, and no limitations of location is intended.

1.09 PROVISIONS FOR MAINTAINING HEALTHCARE DESIGN/CONSTRUCTION STANDARDS

- A. The Contractor is required to provide and maintain certain quality standards for construction and equipment for the project as covered in 2018 Facility Guidelines Institute (FGI) publication “Guidelines for Design and Construction of Outpatient Facilities” and as indicated in this section.
 - 1. Codes/Regulations/Reference Standards
 - a. General: Comply with local and governing codes and regulations. See Code Analysis on drawings for applicable codes.
 - 2. Environmental Pollution Control:
 - a. Comply with federal, state and local environmental statutes for construction of hospital and medical facilities.
 - b. Contact the appropriate U.S. Department of Health and Human Services (HHS) and U.S. Environmental Protection Agency (EPA) offices and state and local authorities having jurisdiction for the latest applicable regulations prior to proceeding with the work.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION