

**SECTION 011000  
SUMMARY - MULTI CONTRACT**

**PART 1 GENERAL**

**1.01 PROJECT**

- A. Project Name: Alterations and Additions to Fort Montgomery Elementary School.
- B. Owner's Name: Highland Falls-Fort Montgomery CSD.
- C. Architect's Name: BCA Architects & Engineers.
- D. Construction Manager: Triton Construction Company, LLC.
- E. The Project consists of but not limited to the construction and alteration of mechanical and electrical upgrades, existing roof system modifications associated with mechanical upgrades, kitchen renovations, and site improvements.

**1.02 CONTRACT DESCRIPTION**

- A. Contract Type: Multiple prime contracts, each based on a Stipulated Price.

**1.03 DESCRIPTION OF ALTERATIONS AND NEW WORK**

- A. Scope of alterations and new work is indicated on drawings.
- B. General Construction: Alter existing system and add new construction, keeping existing in operation.
- C. Plumbing: Alter existing system and add new construction, keeping existing in operation.
- D. HVAC: Alter existing system and add new construction, keeping existing in operation.
- E. Electrical Power and Lighting: Alter existing system and add new construction, keeping existing in operation.
- F. Fire Alarm: Replace existing system with new construction, keeping existing in operation until ready for changeover.
- G. Communications: Replace existing system with new construction, keeping existing in operation until ready for changeover.

**1.04 WORK BY OWNER**

- A. General: Cooperate fully with Owner so work may be carried out smoothly, without interfering with or delaying work under this Contract or work by Owner. Coordinate the Work of this Contract with work performed by the Owner.
- B. Items noted NIC (Not in Contract) will be supplied and installed by Owner before Substantial Completion. Some items include:
  - 1. Movable cabinets.
  - 2. Loose furniture, not including millwork or cabinetry - which is by the General Construction Prime.
  - 3. Rugs/walkoff mats.
  - 4. Card reader access controls on all doors.
- C. Owner will supply the following for installation by Contractor:
  - 1. General Construction: Paper towel dispensers, toiletry dispensers, waste receptacles, and soap dispensers.
  - 2. Or as noted on 'A' Drawings.

**1.05 OWNER OCCUPANCY**

- A. The entire building will be available for construction activities from construction commencement to substantial completion. The Owner may access parts of the building for regular maintenance and improvements not/associated with the project. Prior to substantial completion the Owner shall begin installing loose furniture and begin cleaning areas not impacted by construction.

- B. Owner intends to occupy the Project upon Substantial Completion.
- C. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
- D. Schedule the Work to accommodate Owner occupancy.

**1.06 CONTRACTOR USE OF SITE AND PREMISES**

- A. Construction Operations: Limited to areas noted on Drawings.
  - 1. Locate and conduct construction activities in ways that will limit disturbance to site.
  - 2. Each Prime Contractor will be responsible for repairing existing conditions that have been altered due to their work, to a new-like state once their work is complete.
  - 3. The General Construction Prime will be responsible for repairing the staging and laydown areas (exterior and interior) in which all prime contractors use, at the time of Substantial Completion.
- B. Arrange use of site and premises to allow:
  - 1. Construction Manager, Architect, and their Consultants.
  - 2. Intermittent Owner occupancy.
  - 3. Work by Others.
  - 4. Unabated access for testing companies and any other contractors and/or vendors.
  - 5. Access for local and government officials.
- C. 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.
- D. Utility Outages and Shutdown:
  - 1. Do not disrupt or shut down life safety systems, including but not limited to fire alarm system, without 7 days notice to Owner and authorities having jurisdiction.
  - 2. Prevent accidental disruption of utility services to other facilities.
- E. Coordinate construction schedule and operations with Architect the Construction Manager.

**1.07 SPECIFICATION SECTIONS APPLICABLE TO ALL PRIME CONTRACTS**

- A. All Contractors are responsible for the information regarding their work on all the drawings and specifications. Each Prime Contractor's scope of work includes the following, but not limited to the following. The below is not intended to limit any Contractor's requirements to review all the drawings for their work.
- B. All Prime Contractors are responsible for reviewing the entire drawing set and specifications for coordination of their work with other trades.
- C. Normal work hours will be 7:00am - 3:30pm Monday through Friday excluding holidays during the school year in areas not occupied by school personnel, and 7:00am - 5:00pm during school vacation periods, unless noted otherwise. Second Shift work, when required will be from 3:00pm - to 10:00pm Monday through Friday excluding holidays during the school year in areas occupied by school personnel. Authorization for Contractors requiring work outside of these hours and on major holidays will be given at the sole discretion of the Owner, and the Contractor must provide advanced request of at least 10 days. Contractors will be responsible for all Owner's staff costs associated with the work outside of stated hours. Second shift work relates to any work starting prior to June 30, 2025 and after September 2, 2025.
- D. Unless otherwise noted, all provisions of the sections listed below apply to all contracts. Specific items of work listed under individual contract descriptions constitute exceptions.
- E. Division 00 Procurement and Contracting Requirements
  - 1. All Sections including Bidding Requirements, Contract Forms, and Conditions of the Contract.

- F. Division 01 General Requirements including but not limited to the following:
  - 1. Section 01 0000 - General Requirements.
  - 2. Section 01 1000 - Multiple Contract Summary.
  - 3. Section 012000 - Price and Payment Procedures.
  - 4. Section 012100 - Allowances.
  - 5. Section 012200 - Unit Prices.
  - 6. Section 012300 - Alternates.
  - 7. Section 013000 - Administrative Requirements.
  - 8. Section 013216 - Construction Progress Schedule.
  - 9. Section 01 3529.10 - Life Safety Requirements During School Construction.
  - 10. Section 013553 - Security Procedures.
  - 11. Section 014000 - Quality Requirements.
  - 12. Section 01 4533 - Code-Required Special Inspections.
  - 13. Section 015000 - Temporary Facilities and Controls.
  - 14. Section 015100 - Temporary Utilities.
  - 15. Section 015500 - Vehicular Access and Parking.
  - 16. Section 01 5721 - Indoor Air Quality Controls.
  - 17. Section 016000 - Product Requirements.
  - 18. Section 017000 - Execution and Closeout Requirements.
  - 19. Section 017800 - Closeout Submittals.
  - 20. Section 01 7900 - Demonstration and Training.
  - 21. Section 01 9113 General Commissioning Requirements.
  - 22. Section 01 9114 Commissioning Authority Responsibilities.
- G. Division 02 Existing Conditions
  - 1. Section 02 4119 - Minor Demolition.
  - 2. Section 02 8313 - Lead Hazard Control Activities.
- H. Division 02 Concrete
  - 1. Section 03 3000 - Cast-in-Place Concrete.
- I. Division 07 Thermal and Moisture Protection
  - 1. Section 07 8400 - Firestopping.
  - 2. Section 07 9005 - Joint Sealers.
- J. Division 08 Openings
  - 1. Section 08 3100 - Access Doors and Panels.
- K. Division 09 Finishes
  - 1. Section 09 9000 - Paints and Coatings.

**1.08 DRAWINGS APPLICABLE TO ALL PRIME CONTRACTS**

- A. Unless otherwise noted, all drawings listed below apply to all Contracts.
  - 1. Drawings: Title Sheet and Index of Drawings.
  - 2. Drawings: CC series drawings.
  - 3. Drawings: PP series drawings.
  - 4. Drawings: RP series drawings.
  - 5. Drawings: FS series drawings.

**1.09 TESTING REPORTS APPLICABLE TO ALL CONTRACTS**

- A. Asbestos, Lead, and PCB Testing Reports.

## 1.10 CONTRACT NO. 01 - GENERAL CONSTRUCTION (GC)

- A. Includes Hazardous Materials, Food Service, Architectural, Structural, and Site, plus other operations traditionally recognized as General Construction. General Construction contractor is responsible to coordinate their scope of work with all other prime contractor's tasks. Including administration and coordination responsibilities. Work under this contract includes, but not limited to, the following:
1. Division 01 - General Requirements:
    - a. Specification sections listed above as applicable to all contracts.
    - b. Section 015000: Provide debris receptacles, remove debris from site.
    - c. Section 015000: Erosion control structures.
    - d. Section 01 5000: Temporary Sanitary facilities.
    - e. Section 01 5813: Temporary Project Signage.
    - f. Section 017000: Final cleaning.
  2. Division 2 - Existing Conditions.
    - a. Section 02 8213 - Asbestos Abatement.
    - b. Section 02 8313 - Lead Safe Work Practices.
    - c. Section 02 8314 - Miscellaneous Hazardous & Special Wastes.
  3. Division 3 - Concrete.
    - a. With the exception of concrete equipment pads furnished and installed by other prime contracts unless noted otherwise.
  4. Division 4 - Masonry.
  5. Division 5 - Metals.
  6. Division 6 - Woods, Plastics and Composites.
  7. Division 7 - Thermal and Moisture Protection.
    - a. With the exception of roof curbing furnished by other prime contracts for installation by the GC. Existing roof system warranty shall be maintained during the renovation work.
  8. Division 8 - Openings.
    - a. With the exception of the following:
      - 1) Access doors and panels furnished by other prime contracts for installation by the GC. Card reader access controls
      - 2) Card reader access controls by the Owner's vendor. GC to coordinate with Owner's vendor.
  9. Division 9 - Finishes.
  10. Division 10 - Specialties.
  11. Division 11 - Equipment.
  12. Division 12 - Furnishings.
  13. Division 13 - Special Construction.
  14. Division 14 - Conveying Equipment.
  15. Division 31 - Earthwork.
  16. Division 32 - Exterior Improvements.
  17. Division 33 - Utilities.
    - a. All Division 33 utilities unless otherwise noted in the Electrical Contract.
  18. Division 34 - Transportation.
  19. Drawings listed above as applicable to all contracts.
  20. Drawings: L series drawings.
  21. Drawings: S series drawings.
  22. Drawings: A series drawings.
  23. Drawings: HM series drawings.
  24. Drawings: FS series drawings.
  25. Reference all other series of drawings.

### **1.11 CONTRACT NO. 03 - PLUMBING (PC)**

- A. Includes plumbing equipment, fixtures, accessories and piping systems. Plumbing Construction contractor is responsible to coordinate their scope of work with all other prime contractor's tasks. Including administration and coordination responsibilities. Work under this contract includes, but not limited, to the following:
1. Specification sections listed above as applicable to all contracts.
  2. Division 03 - Concrete and the Work of this Contract.
    - a. Section 03 -3000 - Cast-in-Place Concrete: Concrete equipment pads.
  3. Division 07 - Thermal and Moisture Protection:
    - a. Section 078400 - Firestopping: Firestopping of fire-rated vertical and horizontal assembly penetrations, including membrane penetrations for the Work of this Contract. Firestop all openings and voids in fire-rated assemblies occurring from removals of Work.
    - b. Section 07 9005 - Joint Sealers for the Work of this Contract.
  4. Division 08 - Openings:
    - a. Section 083100 - Access Doors and Panels: Access doors and panels in walls and ceilings. Furnish to the GC for installation.
  5. Division 09 - Finishes:
    - a. Section 09 9000 - Painting and Coating: Identification painting for equipment and piping.
  6. Division 22 - Plumbing:
    - a. All Sections of Division 22
  7. Drawings listed above as applicable to all contracts.
  8. Drawings P series drawings.
  9. Reference all other series of drawings.

### **1.12 CONTRACT NO. 02 - MECHANICAL (MC)**

- A. Includes heating, ventilation, air conditioning systems and the temperature control systems. Mechanical Construction contractor is responsible to coordinate their scope of work with all other prime contractor's tasks. Including administration and coordination responsibilities. Work under this contract includes, but not limited to, the following:
1. Specification sections listed above as applicable to all contracts.
  2. Division 03 - Concrete:
    - a. Section 03 3000 - Cast-in-Place Concrete: Concrete equipment pads and the Work of this Contract.
  3. Division 07 - Thermal and Moisture Protection:
    - a. Section 078400 - Firestopping: Firestopping of fire-rated vertical and horizontal assembly penetrations, including membrane penetrations for the Work of this Contract. Firestop all openings and voids in fire-rated assemblies occurring from removals of Work.
    - b. Section 07 9005 - Joint Sealants for the Work of this Contract.
    - c. Furnish roof curbing, roof equipment rails, and pipe portals for installation by the GC.
  4. Division 08 - Openings:
    - a. Section 08 3100 - Access Doors and Panels: Access doors and panels for walls and ceilings. Furnish to the GC for installation.
  5. Division 09 - Finishes:
    - a. Section 09 9000 - Painting and Coating: Identification painting for equipment and piping.
  6. Division 23 - Heating, Ventilating, and Air Conditioning:
    - a. All Sections of Division 23.
  7. Drawings listed above as applicable to all contracts.
  8. Drawings M series drawings.

9. Reference all other series of drawings.

### **1.13 CONTRACT NO. 04 - ELECTRICAL (EC)**

- A. Includes electric power distribution, lighting, Fire Alarm, and low voltage wiring. Electrical Construction contractor is responsible to coordinate their scope of work with all other prime contractor's tasks. Including administration and coordination responsibilities. Work under this contract includes, but is not limited to, the following:
  1. Specification sections listed above as applicable to all contracts.
    - a. Section 015000: Temporary electricity installation.
    - b. Section 015000: Temporary lighting.
    - c. Section 01 5000: Temporary power.
  2. Division 03 - Concrete:
    - a. Section 03 3000 - Cast-in-Place Concrete: Concrete equipment pads and the Work of this Contract.
  3. Division 07 - Thermal and Moisture Protection:
    - a. Section 078400 - Firestopping: Firestopping of fire-rated vertical and horizontal assembly penetrations, including membrane penetrations for the Work of this Contract. Firestop all openings and voids in fire-rated assemblies occurring from removals of Work.
    - b. Section 07 9005 - Joint Sealers for the Work of this Contract.
    - c. Furnish roof curbing and pipe portals for installation by GC.
  4. Division 08 - Openings:
    - a. Section 08 3100 - Access Doors and Panels: Access doors and panels. Furnish to the GC for installation.
  5. Division 09 - Finishes:
    - a. Section 09 9000 - Painting and Coating: Identification painting for equipment and piping.
  6. Division 26 - Electrical:
    - a. All Sections of Division 26.
  7. Division 27 - Communications:
    - a. All Sections of Division 27.
  8. Division 28 - Electronic Safety and Security:
    - a. All Sections of Division 28.
  9. Division 33 - Utilities:
    - a. Section 33 7000 Electrical Utilities: Electrical utilities.
    - b. Section 33 8000 Communications Utilities: Power and communication utilities.
  10. Drawings listed above as applicable to all contracts.
  11. Drawings E series drawings.
  12. Reference all other series of drawings

### **1.14 CONTRACT ASSIGNMENTS**

- A. Contract Assignments: In addition to specific responsibilities indicated in this section, the contracts noted below are assigned certain responsibilities, as follows:
  1. Excavation, backfill, and restoration of all utilities 5'-0" and further outside the building limits shall be performed by the GC unless otherwise noted.
  2. Excavation and backfill within the building and extending to 5'-0" outside the building shall be performed by the Prime Contractor for General Construction for the following contracts: General Construction, Plumbing Construction, and Electrical Construction. GC shall be responsible for replacing concrete and flooring materials at all excavated locations. The Prime Contractor for Plumbing or Electrical will be responsible to grade and pitch the bedding supplied by the GC and is to coordinate with the GC while backfilling to assure proper pitch is maintained and no damage is done during backfilling.

3. GC shall be responsible for contracting a Third Party Monitoring consultant to review and document the site rock removal, if required. This Third Party Monitoring consultant shall document and review the vibration caused by the site rock removal to the existing buildings on site and recommend other buildings, if needed. Consultant shall be engaged prior to the commencement of site rock removal.
4. GC shall be responsible for the removal and replacement of suspended ceiling systems required for the work of all Prime Contracts where shown that ceilings are to be removed and replaced with new as indicated in the drawings. Where ceilings are to remain, each Prime Contractor is responsible to remove, safeguard/store, and reinstall ceilings as needed to install their scope of work. Where ceilings are damaged, each Prime Contractor performing said work shall replace the ceiling with new material as required.
5. Blocking for the work of each contract shall be the responsibility of each Prime Contractor for their own Work. The GC shall be responsible for blocking required for built-in casework, toilet accessories, and like furnishings as provided by others, unless otherwise noted.
6. Openings in walls, floors/slabs, and roofs:
  - a. In new surfaces: Providing openings, including lintels and structural framing shall be the work of the GC. Each Prime Contractor is responsible for identifying opening sizes and locations for its own work and advising the GC of such, in writing, in a timely manner.
  - b. In existing surfaces: Providing openings, including lintels and structural framing shall be the work of the GC. Each Prime Contractor is responsible for identifying opening sizes and locations for its own work and advising the GC of such, in writing, in a timely manner. GC is responsible to patch adjacent surfaces to match the existing conditions. Cut openings under 100 square inches or drilled openings of 8 inches or less in diameter are to be the work of each Prime Contractor.
  - c. GC to size lintels and structural framing for openings in accordance with the information on the Drawings and information provided by each Prime Contractor.
  - d. Provide openings by qualified tradesmen in work similar to that indicated for this Project, whose work has resulted in construction with a record of successful service performance.
  - e. All penetrations in existing and new fire-rated wall and fire-rated floor/ceiling assemblies shall be the responsibility of each Prime Contractor requiring said penetration, including penetration and membrane firestopping systems. All voids and openings created in fire-rated assemblies by demolition work shall be filled with firestopping systems by each Prime Contractor.
  - f. MC to review the other trade drawings for any fire-rated walls and fire dampers
  - g. All penetrations in existing and new smoke walls and smoke floor/ceiling assemblies shall be the responsibility of each Prime Contractor requiring said penetration, including penetration and membrane firestopping systems. All voids and openings created by demolition work in smoke partitions and barriers shall be filled with firestopping systems by each Prime Contractor.
  - h. All wall penetrations in new air barriers, vapor barriers and waterproofing membranes shall be the work of the GC. All wall penetrations in existing air barriers, vapor barriers and waterproofing membranes shall be the work of each Prime Contractor.
7. Furnishing of access doors and panels for the work of each contract shall be by each Prime Contract, except as follows:
  - a. In new surfaces: Furnishing and installing wall or ceiling access doors and panels shall be the work of the GC.

- b. In existing surfaces: Furnishing and installing wall and ceiling access doors and panels exposed to view shall be the work of the GC. Each Prime Contract shall be responsible to furnish and install access doors and panels for their own work which is not exposed to view (i.e. ductwork access panels, etc.) and integral to the equipment for its own work.
- 8. Furnishing of roof mounted equipment curbs, equipment rails and pipe portals for the work of each contract shall be the work of each Prime Contract for its own work.
  - a. Installing of roof-mounted equipment curbs, equipment rails and pipe portals (including roof system and deck modification, flashing, blocking and sealing) shall be the work of the GC in accordance with roofing manufacturer's requirements.
- 9. Painting for the work of each contract shall be the work of the GC, except as follows:
  - a. Identification painting (such as equipment and piping) for the work of each contract shall be the work of each contract for its own work.
  - b. Exposed ductwork (existing or new) identified to be painted shall be the work of the GC.
- 10. Furnishing linear grilles for casework shall be the work of the MC.
  - a. Installation of the linear grilles for casework shall be by the GC.
- 11. Furnishing mechanical louvers and grilles for exterior walls shall be the work of the MC.
  - a. Installation of louvers and grilles for exterior walls (including lintels, flashing, and sealing) shall be the work of the GC.
  - b. Exterior louvers incorporated as part of the window assembly installation, in association with the vertical univent work, shall be provided by the GC.
- 12. Furnishing motor starters and disconnects for the work of each contract shall be the work of each contract for its own work.
  - a. Installing motor starters and disconnects shall be the work of the EC.
- 13. Field Engineering and Surveying:
  - a. The GC is responsible for the field engineering and surveying for all building work.
  - b. The GC is responsible for all field engineering and surveying for all site work.
  - c. The GC is responsible to provide the benchmark survey points for line level and grade.

**END OF SECTION**