

DOCUMENT 01 10 00

SUMMARY OF WORK

PART 1 - GENERAL

1.01 RELATED DOCUMENTS AND PROVISIONS:

All Contract Documents must be reviewed for applicable provisions related to the provisions in this document, including without limitation:

- A. General Conditions
- B. Special Conditions.
- C. Construction Waste Management Document 01 74 19

1.02 SUMMARY OF WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of this Contract may consist of the following:

The construction of a 4 story training tower. Components will be shipped prefabricated from preselected vendor. Construction will include the necessary concrete foundation and electrical work as spelled out in construction drawings and specifications.

1.03 CONTRACTS

- A. Perform the Work under a single, fixed-price Contract.
- B. Any bid item may be deleted in total or in part prior to or after award of Contract without compensation in any form or adjustment of other bid items or prices.

1.04 WORK BY OTHERS

- A. Non-Applicable. While no other Work on the Project is anticipated on the parcel, there will be a need for access to connex boxes on parcel throughout construction phases:

1.05 CODES, REGULATIONS, AND STANDARDS

- A. The codes, regulations, and standards adopted by the state and federal agencies having jurisdiction shall govern minimum requirements for this project. Where codes, regulations, and standards conflict with the Contract Documents, these

conflicts shall be brought to the immediate attention of the County and the Architect.

- B. Codes, regulations, and standards shall be as published effective as of date of bid opening, unless otherwise specified or indicated.

1.06 PROJECT RECORD DOCUMENTS:

- A. Contractor shall maintain on Site one set of the following record documents; Contractor shall record actual revisions to the Work:
 - (1) Contract Drawings.
 - (2) Specifications.
 - (3) Addenda.
 - (4) Change Orders and other modifications to the Contract.
 - (5) Reviewed shop drawings, product data, and samples.
 - (6) Field test records.
 - (7) Inspection certificates.
 - (8) Manufacturer's certificates.
- B. Contractor shall store Record Documents separate from documents used for construction. Provide files, racks, and secure storage for Record Documents and samples.
- C. Contractor shall record information concurrent with construction progress.
- D. Specifications: Contractor shall legibly mark and record at each product section of the Specifications the description of the actual product(s) installed, including the following:
 - (1) Manufacturer's name and product model and number.
 - (2) Product substitutions or alternates utilized.
 - (3) Changes made by Addenda and Change Orders and written directives.

1.07 EXAMINATION OF EXISTING CONDITIONS

- A. The Contractor shall be held to have examined the Project Site and acquainted itself with the conditions of the Site or of the streets or roads approaching the Site.
- B. Prior to commencement of Work, Contractor shall survey the Site and existing buildings and improvements to observe existing damage and defects such as cracks, sags, broken, missing or damaged glazing, other building elements and Site improvements, and other damage.
- C. Should Contractor observe cracks, sags, and other damage to and defects of the Site and adjacent buildings, paving, and other items not indicated in the Contract Documents, Contractor shall immediately report same to the County and the Architect.

1.08 CONTRACTOR'S USE OF PREMISES

- A. If unoccupied and only with County's prior written approval, Contractor may use the building(s) at the Project Site without limitation for its operations, storage, and office facilities for the performance of the Work. If the County chooses to beneficially occupy any building(s), Contractor must obtain the County's written approval for Contractor's use of spaces and types of operations to be performed within the building(s) while so occupied. Contractor's access to the building(s) shall be limited to the areas indicated.
- B. If the space at the Project Site is not sufficient for Contractor's operations, storage, office facilities and/or parking, Contractor shall arrange and pay for any additional facilities needed by Contractor.
- C. Contractor shall not interfere with use of or access to occupied portions of the building(s)/ adjacent connex storage containers or adjacent property.
- D. Contractor shall maintain drive path, corridors, stairs, halls, and other exit-ways of building clear and free of debris and obstructions at all times.
- E. No one other than those directly involved in the demolition and construction, or specifically designated by the County or the Architect shall be permitted in the areas of work during demolition and construction activities.
- F. The Contractor shall coordinate with the Sheriff, the use of existing security fence and maintain gate security when not in use. Keys to this fencing will be coordinated through Sheriff and County due to Connex access requirements by ACSO.

1.09 PROTECTION OF EXISTING STRUCTURES AND UTILITIES

- A. The Drawings show above-grade and below-grade structures, utility lines, and other installations that are known or believed to exist in the area of the Work. Contractor shall locate these existing installations before proceeding with excavation and other operations that could damage same; maintain them in service, where appropriate; and repair damage to them caused by the performance of the Work. Should damage occur to these existing installations, the costs of repair shall be at the Contractor's expense and made to the County's satisfaction.
- B. Contractor shall be alert to the possibility of the existence of additional structures and utilities. If Contractor encounters additional structures and utilities, Contractor will immediately report to the County for disposition of same as indicated in the General Conditions.
- C. Contract shall employ utility locating services to locate any underground utilities within the limits of work prior to the start of any excavating work. Contractor shall subsequently be responsible for repairs of any located underground utilities damaged by construction activities.

1.10 UTILITY SHUTDOWNS AND INTERRUPTIONS

- A. Contractor shall give the County a minimum of three (3) days written notice in advance of any need to shut off existing utility services or to effect equipment interruptions. The County will set exact time and duration for shutdown, and will assist Contractor with shutdown. Work required to re-establish utility services shall be performed by the Contractor.
- B. Contractor shall obtain County's written approval as indicated in the General Conditions in advance of deliveries of material or equipment or other activities that may conflict with County's use of the building(s) or adjacent facilities.

1.11 STRUCTURAL INTEGRITY

- A. Contractor shall be responsible for and supervise each operation and work that could affect structural integrity of various building elements, both permanent and temporary.
- B. Contractor shall include structural connections and fastenings as indicated or required for complete performance of the Work.

1.12 WORK SEQUENCE

- A. Contractor shall be responsible for compliance with all requirements outlined in the hazardous materials sections of the Contract Documents.

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- B. Construct Work in stages and at times to accommodate County operation requirements during the construction period; coordinate construction schedule and operations with the County.
- C. Phasing Schedule included in item 1.13 must be adhered to. Moving dates are included in the Phasing Schedule to show planned windows for relocation of building occupants. Liquidated damages may be assessed as described in the Contract Documents for failure to achieve milestone dates.
- D. This parcel may be occupied during construction. In that case: County will provide contractor with schedule of uses; at the site during the construction period; Contractor is to coordinate work with the County and maintain safe access to all buildings/storage boxes at all times and to not disrupt ongoing uses. Contractor must comply with the following requirements:
 - (1) If Contractor must shut down power to any part of the site, Contractor must provide temporary power for that section of the site.
 - (2) Scope of work includes utility and systems upgrade and replacement that may impact the entire site. Work must be coordinated so that site-wide systems remain functional at all times until new systems work is complete and tested.

1.13 PHASING SCHEDULE

No.	Milestones	Estimated Duration
1	Anticipated Notice To Proceed	1 day
2	Safety Plan & Completion of upload into Elation project details from Prime and Subcontractors	7 days
3	Site grading / form setting; concrete foundation	33 days
4	Tower erection and associated work	94 days
5	Completion	135 days

- A. The “Duration” in the phasing schedule indicates the estimated amount of time each milestone is expected to take.
- B. The “Completion” line in the phasing schedule indicates the estimated amount of time for the entire project from the anticipated Notice To Proceed. It also indicates that the following must be complete:
 - (1) The entire scope of work for the milestone work must be complete, including all utility work up to the building and all final termination and operation of all building systems.
 - (2) All punch list work must be complete.
 - (3) Maintenance and Operations Manuals must be submitted to the County.
 - (4) All required testing must be complete.

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- (5) All training for all building systems must be complete.
- (6) A minimum of six (6) keys for each and every lock must be provided. Where fewer keys are specified elsewhere in the Contract Documents, provide a minimum of 6 keys. All keys must be permanently stamped with three (3) characters identification as directed by the County.

- C. Record Documents for the scope of work of each Milestone included in the Phasing Schedule must be submitted within one week after completion of the Milestone. AutoCAD files to be provided at Final Contract Completion

- D. Notice to proceed date is the anticipated date of issuance of the Notice to Proceed. If the Notice to Proceed is issued after the date indicated in the Phasing schedule, the start and completion dates of Milestone No. 1 and No. 8 will be adjusted by the number of days that the Notice to Proceed is delayed.

PART 2 – PRODUCTS.

- A. The project consists of erecting the prefabricated tower components as supplied by Alameda County. These products will be supplied by vendor (Fire Facilities) which shall include all necessary construction drawings and documentation to build the product per manufacturer specifications

PART 3 – EXECUTION Not Used.

END OF DOCUMENT