

SECTION 01 01 00**SUMMARY OF WORK****1.1 WORK COVERED BY CONTRACT DOCUMENTS**

- A. The Work of this Contract consists of the furnishing of all labor, materials, services, equipment, and appliances required in conjunction with or properly incidental to the HVAC Replacement at T.E. Baxter Elementary School (Midlothian, Texas) for the Midlothian Independent School District.
- B. The Drawings and Specifications do not necessarily indicate or describe all work required for completion of Project. Contractor shall provide and install all incidentals reasonably inferable from the Contract Documents that are required for a complete Project.
- C. These documents describe the essential elements sufficiently to determine the scope of the Project.
- D. Provide all items required for complete operating systems including items not necessarily shown in these documents, but that can be reasonably inferred as being required for a complete operating system.
- E. The Drawings and Specifications indicate the basic quality of material and quality of construction required for entire Project.

1.2 RELATED REQUIREMENTS

- A. Division 1 - General Requirements of Project Manual governs execution of Specification Sections within Divisions 2 through 28, inclusive.

1.3 WORK SEQUENCE

- A. Construct Work in stages to accommodate Owner's use of premises during construction period. Coordinate construction schedule and operations with Owner's Representative:
 - 1. Do not interrupt any existing utilities while school is in session.
 - 2. Existing utilities must be maintained and uninterrupted as noted above and in accordance with provisions in Supplementary Conditions to the Contract.
- B. Minimum disruption of school operation and use of adjacent facilities and access to those facilities is required. Cooperation with Owner to minimize inconvenience is essential.

- C. Construct the Work in stages to provide for public convenience. Do not close off public use of facilities until completion of one stage of construction will provide alternative usage.
- D. Stages of construction are those indicated on Drawings, unless noted otherwise.
- E. Owner may require certain work to be performed after normal working hours or on holidays or weekends. Refer to Supplementary Conditions of the Contract for specific requirements.

1.4 CONTRACTOR'S USE OF PREMISES

- A. Contractor shall have complete use of the immediate premises of the Project site for execution of the Work of this Contract after issuance of notice to proceed.
- B. Coordinate use of premises under direction of Engineer and Owner. Contractor shall be responsible for monitoring the use of premises by Contractor's employees and sub-contractors.
- C. Access routes for delivery of materials and equipment shall be as indicated by the Owner. Do not use access routes other than those indicated without permission of the Owner.
- D. Assume full responsibility for the protection and safekeeping of Products under this Contract, stored on the site. Store materials and products only in those areas indicated for staging.
- E. Move any stored Products, under Contractor's control, which interfere with operations of the Owner or separate contractor, or as required by Engineer. Do not unnecessarily encumber project site with materials and equipment.
- F. Staging and material storage shall be limited to the areas indicated by the Owner. Obtain specific permission from the Engineer for the use of other areas for storage and staging.
- G. Do not overload existing or new structures with weight that would compromise safety. Verify design loads for structure if necessary prior to loading structure.
- H. Obtain and pay for the use of additional storage or work areas needed for operations.
- I. Protect existing lawns, sidewalks, pavements, curbs and utilities subject to damage by work under this Contract. Repair or replace any existing work damaged by the Contractor. Replace existing lawns damaged by Contractor's activities with sod to provide full stand of replacement grass.
- J. Parking areas for Contractor's personnel shall be as acceptable to Owner.

1.5 WORK ON EASEMENTS, R.O.W., AND ADJACENT PROPERTY

- A. Obtain permission from other property Owners, obtain and pay all fees required by applicable governing authorities, prior to commencing with work on easements, right-of-ways, and adjacent property. This also applies to the transport of cranes and other related equipment.
- B. Post all notices and warning signs required by applicable governing authorities.
- C. Perform work on easements, right-of-ways, and adjacent property in accordance with local codes and ordinances and utility company requirements.

1.6 OWNER OCCUPANCY

- A. Cooperate with Owner's Representative in all construction operations to minimize conflict and to facilitate Owner usage.
- B. Contractor shall at all times conduct his operations as to ensure least inconvenience to general public.
- C. Maintain at all times safe access and egress from existing building. Maintain safe exit paths from building for emergency egress.
- D. All construction equipment, materials or work must be adequately fenced and protected.
- E. Any damage or interruption to any of Owner's existing utilities or services described above in Item 1.4 shall be repaired immediately. Contractor shall immediately place an adequate work force at place of disruption to minimize time required for repairs. Contractor shall make every effort to expedite repairs, regardless of cause of damage, or responsibility for damage, to return damaged utility or service to full operation as quickly as possible.

1.7 PARTIAL OWNER OCCUPANCY

- A. Contractor agrees to use and occupancy of Project by Owner prior to Substantial Completion of entire Project.
- B. Use and occupancy prior to Substantial Completion of entire Project does not relieve Contractor of responsibility to maintain specified insurance coverages on 100% basis for benefit of Owner, Contractor and subcontractors until Project is complete and accepted by Owner.
- C. Contractor provides for:
 - 1. Access for Owner's personnel.

2. Temporary operation of heating, ventilating, air-conditioning and electrical systems.
 3. Access for public to extent allowed by Owner.
- D. Operation: During occupancy, mutually acceptable arrangements shall be negotiated between Owner and Contractor regarding warranties and insurance requirements respecting portions of Work affected by partial occupancy and regarding operation and cost of building services so that costs attributable to partial occupancy shall be borne by Owner and costs attributable to performance of Work shall be borne by Contractor.

PART 2 - PRODUCTS

Not Used

PART 3 - EXECUTION

Not Used

END OF SECTION