

SECTION 01 10 00 - SUMMARY

PART 1 - GENERAL

1.01 SUMMARY

- A. Section Includes:
 - 1. Project information.
 - 2. Work covered by Contract Documents.
 - 3. Phased construction.
 - 4. Work under separate contracts.
 - 5. Access to site.
 - 6. Coordination with occupants.
 - 7. Work restrictions.
 - 8. Specification and drawing conventions.
- B. Related Sections:
 - 1. Division 01 Section "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.02 PROJECT INFORMATION

- A. Project Identification: Sumner High School Expansion Project
 - 1. Project Location: 1707 Main Street, Sumner, WA 98390.
- B. Owner: Sumner-Bonney Lake School District No. 320.
 - 1. Owner's Representative: Mark Baumgarten, Director of Capital Projects. Sumner-Bonney Lake School District No. 320, 1202 Wood Avenue, Sumner, WA 98390.
- C. Architect: BLRB Architects, 1250 Pacific Avenue, Suite 700, Tacoma, WA 98402.
 - 1. Architect's Representative: Doug DuCharme, Associate Principal, Project Manager
- D. Contractor: Following public bid process, lowest responsible bidder to be engaged as Contractor for this Project.

1.03 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of Project is defined by the Contract Documents. In summary, and without force and effect on the Contract Documents the Work consists of the following:
 - 1. Description of Work: The Project consists of the expansion of the existing building, full and selective demolition, and modernizations to Sumner High School. Work also includes site and building improvements. Project will be phased to accommodate continued Owner occupancy of the building and site during construction.
 - 2. Base and Alternate Bids: The Contract Documents indicate the scope of work for Base bid and Alternate Bid work.
 - 3. Building Improvements: The total building area is approximately 231,500 gross square feet consisting of construction of new single and three-story additions and modernized spaces. New construction includes classrooms, laboratories, shared learning spaces, a music wing, a Commons and Kitchen. Modernization includes classrooms, laboratories, assembly spaces, and administrative and support facilities. Exterior envelope

- improvements include masonry veneer, cement board siding (with metal side as an alternate bid), metal siding, new and replacement roofing, and related work.
4. Site Improvements: Significant ground improvement work is required by the Contract Documents. Specialty contractors must be engaged to perform this work to accommodate the phased schedule. The project site includes portions of the current high school site with temporary protective separation of work areas from occupied facilities. Building demolition and hazardous material remediation is anticipated for the Sumner Pool Building and portions of Sumner High School. Other site improvements will consist of extensive utility work, fire lanes, parking spaces, drives, athletic facilities (softball field, field restoration and 2 tennis courts), exterior lighting, canopies, masonry screen walls, landscaping and other site improvements.
 5. Offsite Improvements: Offsite improvements will include sidewalks, curb/gutter and traffic signage and new bus loading facilities. Limited utility work will occur within the street right of way. The Contractor shall be responsible for obtaining and paying for utility and right of way permits from the City of Sumner. Immediately following the issuance of the Notice of Intent to Award Contract, the Contractor shall work diligently to obtain all necessary off-site permits for this project. A future off-site improvement project to be conducted simultaneously with the current project, will include perimeter sidewalks and ramps, street trees and lighting.
 6. Temporary Construction: The Contract Documents indicate the scope of work for temporary facilities to allow occupancy of the school during construction. Cooperate with owner to maintain safe, quiet conditions with fully-separated construction and educational activities. See Phasing Plans.
 7. Fire Sprinkler Permit: Immediately following the issuance of the Notice of Intent to Award Contract, the Contractor shall work diligently to obtain all necessary fire sprinkler permits. The Contractor shall work diligently to prepare fire suppression system shop drawings and calculations, stamped by a certified sprinkler engineer for the purpose of securing the sprinklering/plumbing permits. The permit must be obtained within 30 days after award of contract. Architect's consultant, BCE Engineers, will cooperate and assist with electronic information, however, the City requires the Contractor and/or prime subcontractor(s) to apply for and obtain the Fire Sprinklering permits.
 8. The Project includes inherent complexities due to the requirement for phased work on an occupied school site where existing facilities will continue to be utilized as will the existing classroom environments. This will require coordination with the owner, public agencies and utility providers to assure temporary utilities are provided and maintained. Construction traffic will need to be kept separate from school traffic, while at the same time minimizing the impact to the neighborhood. Refer to temporary facilities plans and the contract documents on how the limits of work areas change during the construction process.
 9. All quantities and areas indicated on the Code Compliance Drawings portion of the contract documents are for agency review purposes only, unless specifically indicated otherwise.
 10. Contractor shall be responsible for determining all areas and quantities.

B. Type of Contract.

1. Project will be constructed under a single prime contract with a fixed Contract Sum.

1.04 PHASED CONSTRUCTION

- A. The Work shall be conducted in multiple phases as indicated on the Phasing Drawings (PH-series). Building work will include including related hazardous material abatement and demolition, with each phase substantially complete as indicated below. Each Phase is Subject to Liquidated Damages as indicated on the Bid Form.

<u>PHASE NAME/TYPE</u>	<u>COMMENCE PHASE ON</u>	<u>ACHIEVE SUBSTANTIAL COMPLETION BY</u>	<u>FINAL COMPLETION</u>
BUILDING 1	November 1, 2018	April 16, 2019	Within 30 days
BUILDING 2	April 16, 2019	July 30, 2020	Within 30 days
BUILDING 3	April 16, 2019	July 30, 2020	Within 30 days
BUILDING 4	June 16, 2019	August 25, 2019	Within 30 days
BUILDING 4	June 17, 2020	August 26, 2020	Within 30 days
BUILDING 5	June 16, 2020	April 15, 2021	Within 30 days
SITE 1	November 1, 2018	March 1, 2019	Within 30 days
SITE 2	November 1, 2018	March 1, 2019	Within 30 days
SITE 3	March 1, 2019	August 1, 2020	Within 30 days
SITE 4	March 1, 2019	August 1, 2020	Within 30 days
SITE 5	March 1, 2012	August 1, 2021	Within 30 days

B.

Before commencing Work of each phase, submit an updated copy of Contractor's construction schedule showing the sequence, commencement and completion dates, and move-out and in dates of Owner's personnel for all phases of the Work.

1.05 WORK UNDER SEPARATE CONTRACTS

- A. General: Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying work under this Contract or other contracts. Coordinate the Work of this Contract with work performed under separate contracts.

1.06 OWNER-FURNISHED PRODUCTS

- A. Owner will furnish products indicated in individual specification section. The Work includes providing support systems to receive Owner's equipment and making plumbing, mechanical, and electrical connections.
- B. Owner-Furnished Products:
 1. See individual specification sections for Owner Furnished Contractor Installed (OFCI) items.

1.07 ACCESS TO SITE

- A. General: Contractor shall have full use of Project site for construction operations during construction period. Contractor's use of Project site is limited only by Owner's occupancy, compliance with codes and regulations, and the Owner's right to perform work or to retain other contractors on portions of Project.
- B. General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.
- C. Use of Site: Limit use of Project site to work in areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
 1. Limits: Confine construction operations to within areas where work is permitted.
 2. Limit site disturbance, including earthwork and clearing of vegetation, to 40 feet beyond building perimeter; 5 feet beyond primary roadway curbs, walkways, and main utility branch trenches; and 25 feet beyond pervious paving areas.
 3. Owner Occupancy: Allow for Owner occupancy of Project site and use by the public.

4. Driveways, Walkways and Entrances: Keep driveways, loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
 - a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
 - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
 - c. Schedule deliveries to avoid the beginning and end of the school day. Access is restricted to Contractor-controlled areas.
- D. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations. Protect building and its occupants during construction period and all construction activities

1.08 COORDINATION WITH OCCUPANTS

- A. Partial Owner Occupancy: Owner will occupy the premises during entire construction period, with the exception of areas under construction. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's operations. Maintain existing exits unless otherwise indicated.
 1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and authorities having jurisdiction.
 2. Provide not less than 72 hours' notice to Owner of activities that will affect Owner's operations.
- B. Owner Limited Occupancy of Completed Areas of Construction: Owner reserves the right to occupy and to place and install equipment in completed portions of the Work, prior to Substantial Completion of the Work, provided such occupancy does not interfere with completion of the Work. Such placement of equipment and limited occupancy shall not constitute acceptance of the total Work.
 1. Architect will prepare a Certificate of Substantial Completion for each specific phase of the Work to be occupied prior to Owner acceptance of the completed Work.
 2. Obtain a Certificate of Occupancy from authorities having jurisdiction before limited Owner occupancy.
 3. Before limited Owner occupancy, mechanical and electrical systems shall be fully operational, and required tests and inspections shall be successfully completed. On occupancy, Owner will operate and maintain mechanical and electrical systems serving occupied portions of Work.
 4. On occupancy, Owner will assume responsibility for maintenance and custodial service for occupied portions of Work.

1.09 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
 1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
 2. Construction traffic will be required to enter the site from Mason Street and exit through the adjacent Sunset Stadium onto Main Street. Generally, the traffic flow will be in a clockwise manner due to concerns with student safety in the vicinity of moving construction vehicles.

3. The Owner will continue to use Sunset Stadium throughout the Contract Time. Removable temporary facilities cannot inhibit or limit the Owner's use during public events.
- B. On-Site Work Hours: Work shall be generally performed inside the existing building to normal business working hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, unless otherwise indicated.
 1. Minimize traffic at beginning and end of school days during the following hours: 7:00 to 8:00 a.m. and 2:00 to 3:00 p.m.
 2. Contractor shall comply with City of Sumner restrictions on times permitted for work and specific activities.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:
 1. Notify Owner not less than two days in advance of proposed utility interruptions.
 2. Do not proceed with utility interruptions without Owner's written permission.
- D. Parking Restrictions: On-site parking only. No off-site parking is allowed for duration of project. All construction staff, equipment and material deliveries, site visitors, etc. are allowed to park on-site only. Contractor has responsibility to enforce this requirement.
- E. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
 1. Notify Owner not less than three days in advance of proposed disruptive operations.
 2. Do not proceed with disruptive interruptions without Owner's written permission.
- F. Nonsmoking Property: Smoking is not permitted on school district property within the building or within 25 feet of entrances, operable windows, or outdoor-air intakes. Contractor is responsible for contractor-personnel smoking debris at areas immediately adjacent to site.
- G. Controlled Substances: Use of tobacco products and other controlled substances on Project site is not permitted.

1.10 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Format: The Specifications are organized into Divisions and Sections using the 50-division format and CSI/CSC's "MasterFormat" numbering system.
 1. Section Identification: The Specifications use Section numbers and titles to help cross-referencing in the Contract Documents. Sections in the Project Manual are in numeric sequence; however, the sequence is incomplete because all available Section numbers are not used. Consult the table of contents at the beginning of the Project Manual to determine numbers and names of Sections in the Contract Documents.
 2. Division 01: Sections in Division 01 govern the execution of Work of all Sections in the Specifications.
- B. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
 1. Abbreviated Language: Language used in the Specifications and other Contract Documents is abbreviated. Words and meanings shall be interpreted as appropriate. Words implied, but not stated, shall be inferred as the sense requires. Singular words shall be interpreted as plural, and plural words shall be interpreted as singular where applicable as the context of the Contract Documents indicates.

2. Imperative mood and streamlined language are generally used in the Specifications. Requirements expressed in the imperative mood are to be performed by Contractor. Occasionally, the indicative or subjunctive mood may be used in the Section Text for clarity to describe responsibilities that must be fulfilled indirectly by Contractor or by others when so noted.
 - a. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
 3. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
 2. Abbreviations: Materials and products are identified by abbreviations published as part of the U.S. National CAD Standard and scheduled on Drawings.
 3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this Project Manual.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION

3.01 OWNER OCCUPANCY:

- A. The Owner will occupy existing facility at all times as indicated in the contract documents. Owner will perform routine maintenance and operations activities. Owner will perform or award contracts for miscellaneous small works projects during the contract period of this project.
- B. Cooperate with Owner to minimize conflict, and to facilitate Owner's operations.
- C. Schedule the Work to accommodate Owner occupancy.
- D. Owner reserves the right to occupy the project prior to the Owner's acceptance of the work.
- E. Use and occupancy by Owner prior to project acceptance does not relieve Contractor of his responsibility to maintain all insurance and bonds required of Contractor under the contract until project is completed and accepted by Owner.

3.02 CRITICAL OPERATIONAL SYSTEMS:

- A. Contractor shall be responsible for certain responsibilities and actions, identified in various parts of the Contract Documents, relating to critical operations systems.
- B. Critical Operational Systems include, but are not limited to:
 1. HVAC
 2. Data Communications
 3. Intercom
 4. Life Safety-Fire Alarm
 5. Clock
 6. Telephone
 7. Security

8. Building Controls
9. Lighting Controls
10. Access Controls
11. Emergency Generator.

- C. Commissioning Requirements: Comply with requirements for commissioning in accordance with specification Section 019113 General Commissioning Requirements.

3.03 UTILITY CONNECTIONS

- A. Contractor shall provide all utilities indicated, servicing the site, complete and operational for their intended use.
1. Work of utilities shall be performed by members of the trades which would normally perform that Work.
- B. Utilities may include, but are not limited to water, sewer, electrical power, telephone, cable TV and natural gas.
- C. Coordinate Work activities with utility providers.
- D. Provide all Work not provided by utility providers including but not limited to excavation, trenching, backfill, fill, compaction, restoration and related activities.
- E. Provide temporary utility service for systems taken out of service during construction to remaining occupied areas.
- F. Coordinate work of and provide for all work required by utility providers including but not limited to the following:
1. Initial contact
 2. Set up and coordinate site meetings, walk, reviews, etc.
 3. Existing utility shut-offs/decommissioning and removal. Coordinate meter/transformer location and orientation.
 4. Scheduling of installation and start up activities.
 5. Troubleshooting "issues" as needed to provide complete and operational installation.
 6. Temporary utility set-up when necessary.
 7. Raceway and vault routing and location.
 8. Submittal of application and supplemental documents requested by utility provider.
 9. Providing timely notices for required responses and payments required of Owner.
 10. Other activities and support necessary for the timely execution of the Work.

END OF SECTION 01 10 00

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SUMMARY OF BUILDING WORK

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GENERAL NOTES

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Addendum No. 3

SUMNER HIGH SCHOOL EXPANSION PROJECT

BLRB architects

PHASING PLAN - FIRST
FLOOR PHASING
CONSTRUCTION

2018-09-28

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 McGraw-Hill

100% Cotton

EXPERIMENTAL

GENERAL NOTES

1. REFER TO PHASING SITE PLAN FOR SEQUENCING OF ALL

2. REFER TO ARCHITECTURAL DEMOLITION SHEETS FOR SCOPE OF DEMOLITION WORK

4. REFER TO ANNUAL DISCIPLINE'S DRAWINGS FOR SCOPE OF DEMOLITION, TEMPORARY, AND NEW WORK IN EXISTING AREAS

6. TEMPORARY BARRIERS TO PROVIDE ADEQUATE SAFETY AND SEPARATION OF CONSTRUCTION CONTRACTOR CHOICE TO USE PLYWOOD SHEEN OR SCAFFOLDING EFFECTED WITH SAFETY DATA BOARDS AT ALL EXITS. SEE

6 COVERED WALKWAYS TO PROVIDE ADEQUATE PROTECTION FROM CONSTRUCTION ABOVE AND ON EITHER SIDE OF THE WALKWAY

7 WEATHERPROOF ENCLOSURES TO BE WOOD FRAMED WALL WITH PLYWOOD SHEATHING AND BUILDING WRAP

3. UNDERGROUND TRENCHES FOR PIPE AND ELECTRICAL UTILITY RUNS SHALL BE WATERPROOFED AS NEEDED

IS ALL NEW AND NEW-MADE WORK TO BE COMPLETED FROM THE FOUNDATION THROUGH THE ROOF FOR OWNER USE BY THE END OF DESIGNATED PHASE, U.N.O.

Addendum No. 3
SUMNER HIGH SCHOOL

EXPANSION PROJECT
 Sumner • Bonney Lake School District
 No. 320

ALRB architects

PHASTING BI AN - SECOR

PHASING PLAN - SECOND FLOOR PHASING CONSTRUCTION

Date	2018-09-28	Drawn By	ASL
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12/11/02	12/11/02
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PH.C.

BIOGRAPHICAL, P. 8

INDICATES HOW FREQUENTLY
WEBSITES ARE VISITED, ON



1. REFER TO PLANNING BUILDING PLANS FOR SEQUENCING OF ALL BUILDING

- work
2. REFER TO TEMPORARY FACILITIES PLANS FOR TEMPORARY STRUCTURES AND ACCESSORIES NEARMENTS FOR EACH PHASE
 3. REFER TO ARCHITECTURAL DETAIL SECTION SHEETS FOR SCOPE OF DETAIL WORK
 4. REFER TO ARCHITECTURAL DRAWINGS FOR SCOPE OF NEW WORK
 5. REFER TO INDIVIDUAL DISPLACEMENTS FOR SCOPE OF DEMOLITION, TEMPORARY, AND NEW WORK IN EACH PHASE

PARKING LOT DURING STAGING PHASES

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