

**LOCKER DRESSING ROOMS & HALLWAY UPGRADES  
ALBANY COUNTY TIMES UNION CENTER  
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**SECTION 011100  
SUMMARY OF THE WORK AND CONTRACT TIME**

**PART 1 - GENERAL**

**1.1 SCOPE OF WORK**

- A. In general, this project involves the renovations of the existing locker rooms and dressing rooms and associated bathrooms at the Times Union Center at 51 South Pearl Street, Albany, New York, 12207. The work includes the selective removal and replacement of existing finishes, ceiling and lighting. Plumbing will include replacement of plumbing fixtures and minor plumbing reconfiguration. Fire Protection work will be included with Plumbing Contract and includes some minor reconfiguration of an existing system. Mechanical work will generally consist of the replacement of existing fancoil units with new heat pumps. Improvements will include new plumbing fixtures, wood lockers, countertops, tile wall finishes, ceilings, signage and lighting. Power and data will be reconfigured to support new equipment arrangement. Scope of work
- B. The work required for this project will be performed under the following separate prime contracts:
- CC: Construction Contract: without limiting the intent of the drawings and specifications, includes all work specified and shown on Drawings for this Project prefixed by the letters "A" and in the Technical Specification listed for this Contract.
  - PC: Plumbing Contract: Plumbing and Fire protection work, without limiting the intent of the drawings and specifications, includes all work specified and shown on Drawings for this Project prefixed by the letters "P" and "FP", and in the Technical Specifications listed for this Contract.
  - MC: Mechanical Contract: Mechanical work, without limiting the intent of the drawings and specifications, includes all work specified and shown on Drawings for this Project prefixed by the letters "M" and in the Technical Specifications listed for this Contract.
  - EC: Electrical Contract: Electrical work, without limiting the intent of the drawings and specifications, includes all work specified and shown on Drawings for this Project prefixed by the letter "E" and in the Technical Specifications listed for this Contract.

**1.2 PHASED CONSTRUCTION AND CONTRACT TIME**

- A. Construction Phasing: The Times Union Center will remain operational throughout the construction period.
1. Pre-construction is anticipated to start January 1, 2022. The goal of the pre-construction period is complete the material submittal and ordering process in order to get materials to the site at the start of the on-site construction to support the onsite construction schedule.
  2. On Site Construction will proceed in three phases starting on April 1, 2022.

3. Each area will be turned over to the contractors to work within per phase.
4. The Contractors will confine their operations during each phase of construction to the designated area.
5. Work may not start in the next phase until the previous area is fully operational.
6. A temporary enclosure will be constructed as indicated on the typical staging plan.

- B. Time is of the essence. Work shall commence around July 1, 2020 and shall progress to substantial completion as follows:

Phase I: 45 calendar days from the date of commencement.

Phase II: Commence upon completion of Phase I and complete 45 calendar days from the date of commencement.

Phase III: Commence upon completion of Phase II and complete 45 calendar days from the date of commencement.

### 1.3 CONTRACTOR USE OF PREMISES

- A. General: The Times Union Center is a 24 hr - 7 days per week secure access facility, and Contractor access to the facility is strictly limited to Work areas. Contractor shall have limited use of premises for construction operations as indicated on Drawings by the Contract limits.
- B. Use of Site: Limit use of premises to work in areas indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
1. Customer Occupancy: Allow for Customer occupancy of Project site and use by the public.
  2. Driveways and Entrances: Keep driveways loading areas, and entrances serving premises clear and available to Customer, Customer's agents and 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.
    - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
    - c. Use of Existing Building: Maintain existing building in a weathertight condition throughout construction period. Repair damage caused by construction operations. Protect building and its occupants during construction period.

### 1.4 CUSTOMER'S OCCUPANCY REQUIREMENTS AND WORK RESTRICTIONS

- A. Full Customer Occupancy: Customer will occupy site and building during entire construction period. Cooperate with Customer during construction operations to minimize conflicts and facilitate Customer usage. Perform the Work so as not to interfere with Customer's day-to-day 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 Customer and authorities having jurisdiction. Emergency egress must be maintained at all times.
  2. Provide not less than seven (7) days' notice to Customer of activities that will affect Customer's operations. Do not schedule any activities that will disrupt Customer's show schedule in any manner.

3. Do not unreasonably encumber the site or building with materials or equipment. Confine stockpiling of materials to areas indicated. If additional storage is necessary obtain and pay for such storage off site.
- B. On-Site Work Hours: The Times Union Center is a 24 hr - 7days per week secure access facility, and Contractor access to the facility is strictly limited to Work areas. Work shall be generally performed inside the existing building during normal business working hours of 7a.m. to 5 p.m., Monday through Friday, unless permission is received 48 hours in advance.
1. Weekend Hours: With prior Customer approval, unless otherwise noted.
  2. Early Morning Hours: With prior Customer approval, unless otherwise noted.
  3. For certain show dates, absolutely no work is permitted anytime. In general, no work shall be permitted after 3pm on show dates unless specifically permitted, in writing, by the Customer. A preliminary schedule of show dates is provided below and subject to change during the course of the Project.
    - a. Dates to be provided by Owner.
    - b. Contractor should plan for 7 events per month that may impact week day work typically.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Customer or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:
1. Notify Customer not less than seven (7) days in advance of proposed utility interruptions.
  2. Do not proceed with utility interruptions without Customer's written permission.
  1. Progress Cleaning
    - a. The Contractor shall clean up the debris resulting from his work, at the end of each day and more often if it interferes with others or presents a fire or safety hazard.
    - b. The Contractor shall remove from the building, and dispose of, all debris resulting from the work of their Contract at least once a week and more often if necessary.
    - c. Should the Contractor fail to do his clean-up, the Owner shall arrange to do the work and the Contractor shall be charged for the complete cost.
  2. Any scaffolding, barriers or miscellaneous materials shall be arranged to allow adequate and safe egress from the building.

#### 1.5 MISCELLANEOUS PROVISIONS

- A. The Owner shall provide a Project Representative to review the work of the Contractor on a regular basis.
- B. The Contractor shall be furnished with up to ten (10) sets of the contract documents without charge.

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