

SECTION 01 01 00
SUMMARY OF WORK

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Project Information.
- B. Work covered by Contract Documents.
- C. Work by Owner.
- D. Access to site.
- E. Work restrictions.
- F. Specification and drawing conventions.
- G. Miscellaneous provisions.
- H. Scope of Work – General.

1.2 RELATED SECTIONS

- A. Division 00 Sections – Procurement and Contracting Requirements.
- B. Division 01 Section 01 50 00 - Temporary Facilities and Controls
- C. Remaining Division 01 Sections – General Requirements.
- D. Division 02 through 32 Sections – Technical Specifications.

1.3 PROJECT INFORMATION

- A. Owner: Puerto Rico Department of Health / Hospital Universitario Dr. Ramón Ruiz Arnau
Owner's Authorized Representative: Company or Professional duly authorized by the Owner to perform the project management and inspection, as applicable.
- B. Architect-Engineer: Eng. Javier Castillo

1.4 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of Project is defined by the Contract Documents and consists of the following:
 - 1. The Contractor must furnish all necessary materials, labor, supervision and any other necessary incidentals required to complete the Scope of Work of the facilities demolition and associated utilities as described herein or as indicated on the drawings and related specifications.

INTERIOR DEMOLITION OF EXISTING DELIVERY ROOMS SECOND FLOOR
HOSPITAL UNIVERSITARIO DR. RAMÓN RUIZ ARNAU
PUERTO RICO DEPARTMENT OF HEALTH
010100-1

B. Type of Contract:

1. Project will be performed under a Lump Sum Contract.

1.5 ACCESS TO SITE

- A. General: Contractor must 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.
- B. Use of Site: Limit use of Project site to areas within the Contract limits indicated on the drawings. Do not disturb portions of Project site beyond areas in which the Work is indicated.
 1. Limits: Confine construction operations to areas within Contract limits.
 2. Driveways, Walkways and Entrances: Keep main entrances to Owner's site, driveways, parking garage, 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.

1.6 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
 1. Comply with limitations on use of public streets outside Owner's premises and with other requirements of Authorities Having Jurisdiction.
 2. All costs associated with work restrictions described herein must be including in the bid proposal. There will be no financial adjustments for failure to include additional monies for work restrictions in the Bid Proposal.
- B. On-Site Work Hours
 1. General Construction Work:
 - a. Limit work in the building to business hours 7 am to 5 pm; Monday through Friday, unless otherwise indicated.
 - b. Weekend Hours: Require coordination with Owner and/or Owner's Representatives.
 2. Noise, Vibration, Dust and Odors (Heavy Construction or Demolition Work): Limit operations that may result in high levels of noise and vibration, dust, odors, or other disruption to neighbors.
 - a. Limit work to business hours 7 am to 5 pm; Monday through Friday, unless otherwise indicated.
 - b. Weekend Hours: Require coordination with Owner and/or Owner's Representatives.
 - c. Notify Owner's Representative not less than three (3) working days in advance of proposed disruptive operations.
 - d. Obtain Owner Representative's written permission before proceeding with disruptive operations.

- 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's Representative not less than ten (10) working days in advance of proposed utility interruptions.
 - 2. Obtain Owner Representative's written permission before proceeding with utility interruptions
- D. Nonsmoking Site: Smoking is not permitted within the Owner's site.
- E. Controlled Substances: Use of tobacco products and other controlled substances on Owner facilities is not permitted.
- F. Employee Identification: Provide identification tags with photograph for Contractor and its Subcontractor's personnel working on Owner facilities. Require personnel to use identification tags with photograph at all times. Contractor and Subcontractor's employees must not enter the project site without appropriate identification tags.
- G. All construction personnel will be required to comply with Owner's Security Requirements and Procedures.

1.7 SPECIFICATION AND DRAWING CONVENTIONS

- A. 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. Streamlined language are generally used in the Specifications. The words "must," "must be," or "must comply with," indicates the work must be done by the Contractor. If the word shall is used it must be understood the work must be done by the Contractor unless otherwise indicated.
 - 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- 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 scheduled on drawings.
 - 3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this document.

1.8 MISCELLANEOUS PROVISIONS

A. Disconnections and/or Connections from and/or to Existing Facilities:

1. Utilities (water, sanitary water, electrical, and liquid propane gas (LPG), if present,) associated to facilities to be demolished must be clearly identified and properly isolated by the Contractor prior been disconnected. The necessary precautions must be implemented to ensure safe disconnection and removal of utilities associated to facilities to be demolished. Contractor will be responsible of the coordination work to allow utilities identification and disconnection.
2. Contractor must make all necessary disconnections and/or connections from and/to existing facilities. In each case, Contractor must receive permission from the Owner's Authorized Representative prior to undertaking disconnections and connections. Contractor must protect facilities against deleterious substances and damage.
3. Disconnections and connections to existing facilities must be thoroughly planned in advance, and all required equipment, materials and labor must be on hand at the time of undertaking the connections. Work must proceed continuously (around the clock) if necessary to complete connections in the minimum time.

B. Safety Requirements:

1. The work site is within Owner facilities and the Contractor must comply at all times with the Owner's safety requirements.
2. It is the Contractor's responsibility to provide safety equipment required to protect the Owner's personnel and Owner's property to the satisfaction of OSHA Standards for the Construction Industry (29 CFR Part 1926). This includes but is not limited to the follows:
 - a. Provide Owner approved fire blankets and welding boxes as required for welding.
 - b. Provide fire hoses with pressure to nozzle at all times when performing hot work. The hose will be manned at all times during working hours.
 - c. Provide adequate fire extinguishers when performing hot work.
 - d. Contractors performing hot work (welding, cutting, soldering, brazing, other) must comply with OSHA's requirements (29 CFR 1926.352, Fire Prevention for Welding and Cutting) and implement hot work programs including the use of a written hot work permit.
 - e. The Contractor must bring, special emphasis to bear on the subject to safety by use of posters and other visual reminders and such other methods as he may devise.
 - f. The Contractor's proposed safety program is to be reviewed with the Owner's Authorized Representative prior to the start of field construction and integrated into the overall safety program.
3. The Contractor must conduct an indoctrination session of the "Contractor Safety Regulations" with his own forces and subcontractors' employees within the first week of employment. Each Contractor and Sub-contractor employee receiving this indoctrination will be required to sign a Contractor's form stating that he has received this training. Contractor must conduct weekly safety meetings with his employees.

C. Security at Work Area

1. The security at the Construction Compound and Staging Areas is always the sole responsibility of the Contractor during the entire project duration.

PART 2- SCOPE OF WORK

2.1 GENERAL

- A. The following is an outline of project general work requirements. This outline is prepared as a guide only and is not to be considered as a complete description of the work requirements.
- B. Each Bidder, before submitting the Bid for their Work, must visit the construction site to establish and/or confirm existing field dimensions and conditions that may affect his/her proposal. He/She must have during his/her visit a set of drawings and specifications. Site visit must also used to become familiar with laydown, unloading and storage area(s). The submission of any proposal for the work described herein will be held to be an acknowledgment on the part of the Bidder that he has complied with this requirement. The Contractor, because of lack of familiarity with the local conditions due to failure to visit and examine the site prior to submission of this proposal will not be allowed additional compensation.
- C. If after examining all drawings and specifications and any other documents pertaining to their Contract, the Bidder has any questions concerning the nature or extent of work to be performed, it is his responsibility to obtain clarification of each item or items via a Request of Information (RFI) addressed to the Owner's Authorized Representative. Once this Contract is awarded, claims of ignorance of this condition must not be allowed or compensated.
- D. If the Bidder finds during his/her visit(s) to the construction site that any present points of disconnection and connection to existing facilities are incorrectly shown on the plans or incorrectly specified, he/she must notify the Owner's Authorized Representative via a Request for Information (RFI) in compliance with Bid schedule. An Addendum to all Bidders calling their attention to the revised point or points of disconnection and connection will be issued. If the Bidder fails to notify in writing as outlined above, it will be assumed that his/her Bid includes everything required to provide disconnection and connections to all present points without an increase in contract price or time extension.
- E. The Contractor must construct the items listed below and the more specifically in the drawings in strict accordance with the specifications listed elsewhere in the Contract Documents.
- F. Where the Contractor's work must encounter existing construction, the Contractor must verify the condition and dimensional accuracy before proceeding. Where the new construction, as specified, is in conflict with existing conditions, the Contractor must immediately bring it to the attention of the Owner's Authorized Representative for resolution.
- G. All equipment and materials must be installed in strict accordance with the printed instructions of the manufacturer, unless more stringent requirements are required by the Owner's Authorized Representative or are shown on the drawings.
- H. Contractor must notify and receive written approval from the Owner's Authorized Representative for proposed deviations from Contract Documents. If proposed deviations are made without the Owner's Authorized Representative written approval, this must be considered as just cause for dismantling and removal of said work at Owner's Authorized Representative discretion. Reconstruction and/or reinstallation of the work must be at Contractor's expense.
- I. Owner's Authorized Representative must have the right at all times to inspect and test the work and

must for this purpose have access to the work whenever it is in preparation or in progress. The Contractor must provide necessary labor and proper facilities for such access, inspection and testing, and must provide complete information concerning all materials entering into the work.

- J. Contractor must handle and haul all materials, equipment and tools from the designated storage area(s) to the work area.
- K. Contractor must provide all hoisting, scaffolding and/or shoring required for the complete demolition of all materials, equipment or systems included in this Scope of Work.
- L. Contractor must provide all required cutting, drilling, bolting, welding, patching, weatherproof, etc. , as applicable and necessary to complete the work under this Scope of Work.
- M. Contractor must furnish the services of all trades necessary to complete all items enclosed in this Scope of Work.
- N. Contractor must furnish material and labor necessary to correct at his expense, any items improperly installed.
- O. Contractor must receive, unload, store and provide necessary weather protection for all materials, equipment and tools which he furnishes and installs. These items must be stored in areas within Owner's premises designated by the Owner's Authorized Representative.
- P. Contractor must furnish, install and maintain all temporary field offices required for this work for the duration of this Contract. Location of temporary field office to be designated by the Owner's Authorized Representative.
- Q. Contractor must furnish all field engineering services required to complete this work.
- R. Contractor must make all submittals and obtain all approvals as specified and required to complete this work.
- S. Contractor must provide all required guarantees and certification for items of work and systems installed under this contract.

Rubbish and dirt resulting from the Contractor's work must be removed by the Contractor **weekly** or more frequently as necessary to prevent the accumulation thereof and must be disposed of as directed by the Owner's Authorized Representative. Failure of the Contractor to clean up and remove rubbish as called for, will be cause for the Owner's Authorized Representative to order this work to be done by others at the expense of the Contractor. The areas assigned for Contractor's use and areas in which he is doing demolition and/or construction work must be cleaned thoroughly at least once daily. All construction debris must be removed in a legal manner from the project site on a **weekly** basis. Contractor is responsible for maintaining a high standard of housekeeping in his construction sites, field offices, and storage areas at all times. Contractor must store materials in a safe and organized manner and dispose off site material containers and construction debris on a **weekly** basis. Contractor must comply with Specification 01 74 19 - Construction Waste Management.

- T. All construction trailers, office sheds and warehouses used by the Contractor during the execution of this work must be placed at the place (authorized by the Owner's Authorized Representative) within Owner's premises.

- U. When the work is being executed away from the premises, the Owner's Authorized Representative must be notified, in reasonable time, where such work is being done and when it will be ready for inspection, so that the Owner's Authorized Representative and/or any other authorized representatives may, if they should so desire, inspect the same from time to time before delivery.
- V. Contractor must take necessary actions to eliminate possible fire hazards and to prevent damage to any construction work, building materials, equipment, temporary field offices, storage sheds and all other property.
- W. Contractor must protect all existing materials and areas against damage during the performance of his Work. Any damage to roads, parking lots, traffic coatings (parking lots), steel, concrete slabs, walls, roof, piping, equipment, etc., inflicted by this Contractor will be repaired at his expense

2.2 WORK SPECIFIED IN THIS SECTION

The work includes the furnishing of all permits, labor, material, equipment, tools, services, transportation, and permanent, temporary and all other facilities, and all other requirements (local, municipal, and federal taxes and other obligations) necessary to execute the complete project, as shown on the drawings, specifications, and implied in the Contract Documents. ***Works will be performed at the Hospital Universitario Dr. Ramón Ruiz Arnau (HURRA) located at the municipality of Bayamón, PR. Demolition activities will be executed as indicated in the attached design documents. Works are mostly associated to mitigation of Asbestos Containing Material (ACM) and Lead Based Paint (LBP) and demolition in areas associated to Delivery Room located at HURRA's second floor. Demolition will include removal and disposal of electrical, mechanical, and architectural components. Also, removal and disposal of equipment, lockers, and furniture, among others, located at the area will be part of demolition works.***

Bidder will be required to provide all the necessary materials, equipment, workers, supervisors, managers, tools, transportation, and supplies, among others, required to complete the execution of the work. Solid wastes resulting from ACM, LBP, and demolition must be disposed in accordance with the applicable federal and local codes and regulations. **Bidder will be responsible to issue the demolition permit (Permiso Único Incidental).**

Bidder must take in consideration that HURRA facility will continue to be in use on a 24hr/7days schedule during the execution of project's related activities. Close and effective coordination with HURRA, "Universidad Central del Caribe", and PRDOH authorized personnel will be necessary to prevent impact on facility operations and other on-going projects. All coordination work will be performed in advance to prevent risks, impacts to ongoing facility operation, patient comfort, and safety. Bidder must take in consideration all activities that might impact negatively the **Operating Rooms located at the first floor, such as dust, noise, vibration, leakages, among others.** Special attention will be taken to avoid interruptions of electrical and mechanical systems, such as air conditioning/ventilation, potable water supply, and wastewater discharges and falling debris and/or materials. **Any damage caused will be the Bidder's responsibility to correct it to its previous condition.**

Bidder must develop the most secure and cost-effective approach to remove solid wastes outside the project area. Contractor must familiarize himself with existing utilities prior to execution, to efficiently plan in advance any utilities shutdowns and area segregations.

Demolition scope of work includes but is not limited to:

1. Mitigation of ACM and LBP for elements as indicated in the attached reports prepared for project area.
2. Removal and disposal of:
 - a. Interior windows, partitions, walls, doors (including hardware), door frames, cabinets (any type), lockers (any type), furniture, storage closets, floors (without ACM and LBP) components, wall tiles (without ACM and LBP) components, ceiling, acoustical tiles, nurse call stations, and gypsum board, among others.
 - b. Faucets, toilets, bathroom fixtures, and showers, among others.
 - c. Delivery rooms lighting fixtures, and equipment, among others.
 - d. Electrical infrastructure (wires, lighting fixtures (any type), receptacles, and boxes, among others).
 - e. Air conditioning components (ductwork, fan coils, exhaust fans, grills, among others).
 - f. Plumbing (potable water and wastewater plumbing, among others).
 - g. Fire Alarm, Fire Protection System, and Telecommunications.
 - h. Medical Gases (panels and piping, among others).
 - i. Equipment (all equipment with property number will be removed from the area and stored in an area designated by the Owner).
3. Provide all necessary end caps for plumbing (water and wastewater), piping, air conditioning, medical gases, electrical, among others.
4. Protect existing columns located at the project area.
5. Existing plumbing potable, sanitary piping, and building runoff located at the ceiling and floor level of project area will not be demolished. Necessary work to guarantee its functionality is required as part of the demolition.

Demolition Package Documents included:

1. Drawings –
 - a. TI.001
 - b. EX.001
 - c. EX.002
 - d. EX.003
 - e. EX.004
2. Photo Report
3. Technical Specifications
4. Technical Reports included:
 - a. Asbestos Containing Building (ACM) Materials Inspection Report (June, 2022)
 - b. Lead Based Paint (LBP) Inspection Report (June 2022)
- A. Contractor will be responsible to obtain all the necessary environmental, ACM and LBP mitigation plans, permits, and agencies approvals necessary to allow works to be executed in compliance with all applicable federal, local, and municipal regulations. Contractor will be responsible to prepare and compile all demolition permit documentation.
- B. Company responsible of ACM and LBP mitigation monitoring, sampling equipment location, and

samples (air and water) collection will be under Contractor's responsibilities. Personal, background, and cleaning samples, among others, will be taken, collected, and analyzed by them. Company responsible of ACM and LBP mitigation will not subcontract the services previously identified.

2.3 ENVIRONMENTAL AND PERMIT EFFORT

- A. Contractor will be responsible to request and obtain all necessary and applicable environmental compliance document, agencies approvals, and permits to execute the scope of work in accordance with applicable federal, state, and municipal laws and regulations.

Bidder must be responsible to obtain the following permits (including any related fees):

- i. Permits to allow ACM and LBP mitigation.
- ii. Demolition Permit (including environmental approval).
- iii. Permits to allow proper disposal of solid wastes, protection, and prevention of soil and runoff water contamination.

2.4 WORK SEQUENCE AND COMPLETION DATE

- A. Contractors must cooperate with the owner's representative to prepare in advance a plan of execution and cooperation, and a minimum time schedule of progress to be followed by all trades in an effort to avoid lost motion and delays. This must be reviewed in detail with the owner's representative prior to starting any work and a sequence of construction established that is to form the basis for the contractors' efforts. As the work progresses and with the approval of the owner's representative, the sequence of construction may have to be adjusted. **Proposed project schedule is 4 months for project completion.**
- B. It is hereby understood and mutually agreed, by and between the contractor and the owner, that the date of beginning, rate of progress, and the time for completion of the work to be done hereunder are **essential conditions** of this contract; and it is further mutually understood and agreed that the work embraced in this contract must be commenced on a date to be specified in the notice to proceed.
- C. The Contractor agrees that said work must be prosecuted regularly, diligently and uninterruptedly at such rate of progress as will ensure completion thereof within the time specified. Progress reports to be submitted to the owner's agent at the end of each week showing work completed during that week.
- D. All work under this contract is to be done in accordance with the approved construction schedule.

2.5 SAFETY

- A. Contractor must prepare and submit a Safety Plan for Owner's Authorized Representative review and approval. Document must be prepared in compliance with the latest Occupational Health and Safety (OSHA) requirements, among others, applicable to demolition activities and mitigation of Asbestos Containing Material (ACM) and Lead Based Paint (LBP) mitigation. Safety Plan must include provisions to comply with federal and state regulations applicable to project scope of work.
- B. Utilities (water, sanitary water, electrical, and medical gases, among others,) associated to facilities to be demolished must be clearly identified and properly isolated by the Contractor prior to disconnection. The necessary precautions must be implemented to ensure safe disconnection and removal of utilities associated to facilities to be demolished. Contractor will be responsible of the

coordination work to allow utilities identification and disconnection.

- C. Contractor must contact Owner's Authorized Representative regarding any specific site safety requirements to comply with said requirements for the entire duration of the Contract.

2.6 CONSTRUCTION PROGRESS SCHEDULE

- A. The Construction Progress Schedule will be monitored by the Owner's authorize representative and/or the Architect-Engineer.
- B. If it becomes apparent during the monitoring of the progress that slippage has occurred, then the Owner's Authorize Representative must direct the Contractor to take all necessary steps to regain the slippage and maintain the additional manpower until such time that the progress agrees with the current schedule. This will be accomplished at no cost to Owner.
- C. The Contractor will be responsible for always maintaining the project with the maximum number of skilled workers, to achieve the completion dates indicated in the construction schedule. If the Contractor determines that overtime and/or shift work is required to attain such dates, such costs must be included in the Bid Proposal.

2.7 TESTING

- A. Contractor must hire and pay for all required testing laboratory services to perform all inspections and tests required to perform the scope of work. Including, but not limited to ACM and LBP mitigation, and any testing necessary for material recycling, if applicable.

2.8 FIRE PROTECTION AND SAFETY

- A. During the entire project, Contractor must provide at all times the quantity of filled or fully charged fire extinguishers and hose to meet safety and fire prevention practices established under NFPA 241.
- B. Welding, flame cutting or other operations involving the use of flame, arcs or sparking devices, will not be allowed without adequate protection. All combustible or flammable material must be removed from the immediate working area or, if removal is impossible, all flammable or combustible materials must be protected with suitable noncombustible shields to prevent spark, flames, or hot metal from reaching the flammable or combustible materials.
- C. Contractors must comply with OSHA's requirements (29 CFR 1926, Subpart J, Welding and Cutting) for the handling and storage of compressed gases used for welding and cutting.
- D. Not more than one day's supply of flammable liquids such as oil, gasoline, paint or paint solvent must be brought into the buildings at any one time. All flammable liquids having a flash point of one hundred ten degrees Fahrenheit (110o F) or below which must be brought into the building must be confined in Underwriters' Laboratories labeled safety cans. If one day's supply requires quantities greater than a safety can will hold, one (1) fifty-five (55) gallon drum may be used. Drums are to be equipped with safety bungs and U.L. listed pumps. The bulk supply of all flammables must be stored at least seventy-five feet (75'-0") from the building or other combustible materials. Spigots on drums containing flammable liquids are prohibited on the project site.
- E. Flammable building materials located inside the building must be kept to an absolute minimum.

- F. Burning of debris and rubbish on the site is not permitted.
- G. No gasoline, benzine or like combustible materials must be poured into sewers, manholes, or traps.
- H. The gases used for welding and cutting must be purchased in cylinders. These cylinders must be constructed and maintained in accordance with regulations of the U.S. Department of Transportation. The cylinders must bear DOT markings and the contents of each cylinder must be legibly marked in large letters.
- I. Cylinders of oxygen and acetylene inside buildings must be stored in areas that are well ventilated and free from moisture and water. Flammable substances, such as oil and volatile liquids must not be stored in the same area. The area assigned to cylinder storage must be well protected by location from possible damage by other types of activity. Oxygen cylinders stored inside must be separated by a fire-resistant partition from cylinders containing flammable gases.
- J. Cylinders of oxygen and acetylene are to be protected from the hot sun by such means as canopies and/or sheds.

END OF SECTION