

SECTION 01010 - SUMMARY OF WORK

1.1 GENERAL

- A. The Project consists of a **Cape May County Crest Haven Nursing & Rehabilitation Center Kitchen Addition and Renovations, 12 Moore Road, Cape May Courthouse, NJ 08210.**
 - 1. Owner: **Cape May County Board of Chosen Freeholders, 4 Moore Road, Cape May Courthouse, NJ 08210.**
- B. Contract Documents were prepared for the Project by Garrison Architects, 130 Presidential Boulevard, Bala Cynwyd, Pennsylvania 19004.
- C. The Work consists of a 1,485 S.F Dishwashing addition and kitchen renovations (see the construction documents for details):
 - 1. **Phase I: PREPARATORY SITE WORK AND WORK WITHIN EXISTING BUILDING TO PREPARE FOR NEW ADDITION CONSTRUCTION PHASE II:**
 - a. Contractor shall review phased plumbing drawings and all related documentation as required to schedule and coordinate work with limited disruption to existing kitchen operations.
 - b. **NEW GREASE INTERCEPTOR:** The existing grease interceptor must remain online until all work associated with the new grease interceptor is complete and ready for tie-in after hours. The final grease interceptor connections and any preparatory related work that could potentially disrupt existing kitchen services, **MUST BE SCHEDULED, APPROVED BY THE OWNER AND COMPLETED DURING THE HOURS OF 7 PM AND 4 AM.**
 - c. **NEW 3-POT SINK:** Replace existing 2-Pot Sink with new 3-Pot Sink. All work within the existing kitchen or that could potential produce dust or debris within the existing kitchen **MUST BE SCHEDULED, APPROVED BY THE OWNER AND COMPLETED DURING THE HOURS OF 7 PM AND 4 AM.**
 - d. **RELOCATING EXISTING FOOD SERVICE CONDENSING UNITS:** The condensing units must remain online until all preparatory work associated with relocation is complete and ready for tie-in after hours. Any disruption to existing kitchen equipment, **MUST BE SCHEDULED, APPROVED BY THE OWNER, COMPLETED DURING THE HOURS OF 7 PM AND 4 AM and the total down time for refrigeration units may not exceed 4 continuous hours.**
 - 2. **Phase II: NEW ADDITION CONSTRUCTION:**
 - a. Contractor shall review phased plumbing drawings and all related documentation as required to schedule and coordinate work with limited

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- b. disruption to existing kitchen operations.
 - b. CONTINUOUS KITCHEN OPERATION: Any work that could potentially disrupt existing kitchen services or produce dust or debris within the existing kitchen, **MUST BE SCHEDULED, APPROVED BY THE OWNER AND COMPLETED DURING THE HOURS OF 7 PM AND 4 AM.**
 - c. TEMPORARY EGRESS: Contractor shall provide and maintain temporary emergency egress as required by authorities having jurisdiction. Including signage, barricades, exit lighting and other temporary measures.
 - d. TEMPORARY DUST PARTITIONS: Contractor shall provide and maintain temporary dust partitions and barriers as required to prevent the infiltration of dust and debris into the adjacent operable kitchen areas.
3. **Phase III: EXISTING KITCHEN RENOVATION WORK:**
- a. Contractor shall review phased plumbing drawings and all related documentation as required to schedule and coordinate work with limited disruption to existing kitchen operations.
 - b. CONTINUOUS KITCHEN OPERATION: Any work that could potentially disrupt existing kitchen services or produce dust or debris within the existing kitchen, **MUST BE SCHEDULED, APPROVED BY THE OWNER AND COMPLETED DURING THE HOURS OF 7 PM AND 4 AM.**
 - c. TEMPORARY EGRESS: Contractor shall provide and maintain temporary emergency egress as required by authorities having jurisdiction. Including signage, barricades, exit lighting and other temporary measures.
 - d. TEMPORARY DUST PARTITIONS: Contractor shall provide and maintain temporary dust partitions and barriers as required to prevent the infiltration of dust and debris into the adjacent operable kitchen areas.
 - e. EXISTING MOVABLE EQUIPMENT: Owner shall temporarily relocate and/or remove and store existing movable kitchen equipment as required.
 - f. EXISTING BUILT-IN KITCHEN EQUIPMENT: Contractor shall review and protect all existing built-in kitchen equipment to remain. Upon completion of work, the Contractor shall remove temporary measures, clean and commission existing equipment within the work area and certify proper working order of the same.
4. **Phase IIIA: EXISTING BUILDING DISHWASHING EQUIPMENT, PASS-THRU DISH WINDOW/TABLE AND ADJACENT AREA:**
- a. The Contractor will have (5) consecutive days to complete all work in this area.
 - b. SUSPENDED AUTOMATIC DISHWASHING OPERATIONS: The Owner shall schedule kitchen operations without the use of automatic dishwashing equipment for (5) days maximum. The Contractor shall coordinate and schedule with the Owner as required.
 - c. DAY 1: Construct temporary partition to separate this area from adjacent renovation area, demo existing dishwashing equipment, construct new 12'-0" wide opening, demo portion of floor slab and related demo.
DAY 2: Plumbing installation.
DAY 3: Plumbing inspection, slab prep and slab pour.

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DAY 4: Install quarry tile floor.

DAY 5: Set remaining portion of new dishwashing equipment and dish table that extends from the addition to the existing, renovated area adjacent to the pass-thru dish window.

- d. Contractor shall include additional manpower and extended working hours as required.
5. **Phase IIIB: EXISTING BUILDING RENOVATED MEALS ON WHEELS AREA:**
- a. The Contractor will have (3) weeks maximum to complete all work in this area.
 - b. Removal of temporary partitions and extension of final finishes (i.e. ceiling, lighting, painting, wall panels, etc.) into adjacent Phase IIIB area **MUST BE SCHEDULED, APPROVED BY THE OWNER AND COMPLETED DURING THE HOURS OF 7 PM AND 4 AM.**
 - c. Contractor shall include additional manpower and extended working hours as required.

D. Schedule of work sequence:

- 1. No work can be started until all permits are received. The existing Nursing and Rehabilitation Center must be completely operational during the Nursing and Rehabilitation Center year. This project must be completed on or before the date specified in the "Project Schedule" Section of the Specifications.
- 2. Refer to Phase descriptions and requirements above.

E. The Work will be constructed under one lump sum prime contract.

F. Separate Contract: The Owner may award a separate contract for construction operations that may be conducted simultaneously with work under this Contract. That Contract may include the following:

- 1. Contract: A separate contract may be awarded for security, fire alarm, telephone, television and computer data systems. The separate contract work only includes connections and equipment. The conduits and wall boxes to the control panels shall be included in the contractor's work.

G. Cooperate with separate contractors so that work under those contracts may be carried out smoothly, without interfering with or delaying work under this Contract.

H. Future Contracts: The Owner may award separate contracts for work to be performed following Substantial Completion. Completion of that work depends on completion of work under this Contract. The schedule of this work will be coordinated with the contractor to assure the smooth, successful completion of the project.

I. Contractor Use of Premises: During construction the Contractor shall have full use of the premises except inside the existing building, including use of the site inside the