

SECTION 01010 - SUMMARY OF WORK

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY OF WORK

- A. Project Description: Project name is Recreation and Health Sciences Center Renovations and Addition at William Paterson University.
- B. The William Paterson University Recreation and Health Sciences Center Renovations and Addition project involves the expansion and modernization of the existing facilities, resulting in a comprehensive 41,095 square-foot, two-story building designed to enhance student wellness, education, and recreation. The lower level is dedicated to fostering student well-being by housing the Counseling, Health, and Wellness Center, as well as a modern clinic to support health services. This floor also incorporates academic classrooms, seamlessly integrating educational functions with wellness services. A state-of-the-art 25-meter natatorium with adjoining locker rooms is a centerpiece, providing students with excellent aquatic facilities for both recreational and competitive swimming activities. The upper level is designed to support a balanced academic and social environment with additional classrooms that enable versatile learning experiences. It also includes meeting areas and study lounges to promote collaborative learning and student engagement. Additionally, a recreation basketball court provides a dynamic space for physical activity and team sports. This renovation and expansion reflect the University's commitment to creating a vibrant campus environment that emphasizes holistic student development, meeting the needs of its diverse student body by combining wellness, academics, and recreation under one roof.

The project specification and drawings are posted on-line to the William Paterson University Capital Planning, Design and Construction website on the RFP & Notice to Bidders page. The address of the page is as follows: www.wpunj.edu/capital-planning/rfp.html.

1.3 INTENT OF THE SPECIFICATIONS

- A. The intent of these specifications is to describe the materials and methods of construction required for the performance of the work. In general, it is intended that the Contract Documents shall delineate the detailed extent of the work.
- B. Before preparing and submitting a bid, it is strongly recommended that each bidder visit the site by attending the scheduled site inspection on March 11, 2025, at 10:00 AM to determine the extent of the work. Each bidder shall fully inform itself prior to bidding as to existing conditions and limitations under which this work will be performed and shall include in its bid a sum to cover the cost of all items necessary to perform the work as set forth in the Contract Documents.
 - 1. Protect all existing construction. Damage to existing construction or equipment shall be restored to the satisfaction of the Architect at no additional cost to the Owner.
 - 2. Contractor shall be advised that the Contract for this work shall be awarded by the University on or about **May 1, 2025**. If said bids are within budgeted amounts, the contract work shall commence after **May 20, 2025**. All work shall be completed no later than **July 21, 2027**, with the following work area restrictions:

3. The following work schedule shall be strictly adhered to. Failure to do so shall be cause to immediately terminate the Agreement between Owner and Contractor. It shall be understood by all parties if work is to be performed on weekends and holidays, the Contractor can perform said work only if approved by the Owner beforehand. Any costs for custodial staff to be on site during weekends and holidays or outside of their regular work hours shall be the contractor's responsibility.
 - 1) Working hours on Monday through Friday (school open) 7:00 A.M. to 5:00 P.M.
 - 2) Working hours on Monday through Friday (school closed) shall be 6:30 A.M. to 5:00 P.M.
 - 3) On holidays, Saturdays and Sundays working hours shall be 9:00 A.M. to 3:00 P.M. with prior approval from the Vice President of Administration and Finance.
1. Contractor shall upon completion of the day's work inspect and clean any debris and dust from Classrooms and spaces located in the area of work. Contractor shall provide all necessary precaution to protect existing building and contents during the removal and installation process. The Contractor shall be responsible to remove and replace any item or finishes damaged during the execution of the Work.
2. The contractor shall report any discrepancies between the documents and field conditions to the architect ten (10) days prior to submission of a proposal so that the architect may clarify the discrepancy. Failure to report any discrepancies will nullify any extra cost, once a contract has been awarded.

C. AWARD OF CONTRACT

1. It is the intention of the University to award this contract as soon as possible after receipt of the proposals. In accordance with N.J.S.A. 18A:64-76.1 (3) b., a contract shall be awarded to the lowest responsible bidder whose bid, conforming to the invitation for bids, will be most advantageous to the University, except that a bid may be disqualified due to prior negative experience pursuant to the provisions of N.J.S.A. 18A:64-70.1.
2. Contractor's use of the site is contingent upon the Contractor not adversely impacting the quality of education to the students on site and does not affect the safety of the students. It will be the responsibility of the contractor to properly protect the site, and its materials and equipment. Further, no exit ways from the existing school building shall be closed to impede the safe exiting of children, staff and the public from the school building.

D. CONTRACTS

1. The specifications contain forms of proposal for a single overall contract including all the work necessary to provide the University with a complete fully functional, operational elevator with all required certificates of occupancy and best quality of workmanship.

E. KNOWLEDGE OF CONTRACT REQUIREMENTS

1. The contractor, subcontractors, sub-subcontractors and materialmen shall consult in detail the general conditions, supplementary conditions, all division and sections of the specification, all drawings and all addenda for instructions and requirements pertaining to the work and shall provide all labor, materials, equipment and services necessary to furnish, install and complete the work in strict conformance with all provisions thereof.
2. The contractor will be held to have examined the site of the work prior to submitting its proposal and informed it, its subcontractors, sub-subcontractors and materialmen of all existing conditions affecting the execution of the work.

3. The contractor will be held to have examined the contract documents, and modifications thereto, as they may affect subdivisions of the work and informed it, its subcontractors, sub-subcontractors and materialmen of all conditions thereof affecting the execution of the work.
4. The scope of work for the contract is not necessarily limited to the description of each section of the specifications. Include all minor items not expressly indicated in the contract documents, or as might be found necessary as a result of field conditions, in order to complete the work as it is intended, without any gaps between the various subdivisions of work of the contractors and their subcontractors.
5. The contractor will be held to be thoroughly familiar with all conditions affecting labor in the neighborhood of the project including, but not limited to, Unions, incentive pay, procurement, living and commuting conditions and to have informed its subcontractor and sub-subcontractors thereof.

F. CONTRACT DOCUMENTS INFORMATION

1. The contract documents are prepared in accordance with available information as to existing conditions and locations. If, during construction, conditions are revealed at variance with the contract documents, notify the Architect immediately so that supplementary instructions may be issued.
 2. The specifications determine the kinds and methods of installation of the various materials, the drawings establish the quantities, dimensions and details of materials, the schedules on the drawings give the location, type and extent of the material.
 3. Should the drawings, specifications or schedules disagree in themselves or with either or both of the others, the better quality or greater quantity of work or materials shall be performed and provided, unless otherwise directed in writing by the Architect.
 4. Dimensions given on the drawings govern scale measurements and large-scale drawings govern small-scale drawings, except as to anything omitted unless such omission is expressly noted on the larger scale drawings.
 5. Whenever a material, article or piece of equipment is referred to in the singular number in the contract documents, it shall be the same as referring to it in the plural. As many such materials, articles or pieces of equipment shall be provided as are required to complete the work.
- G. Contractor Use of Premises: Limit use of the premises to construction activities in areas indicated; allow for Owner occupancy and use by the public.
1. Confine operations to areas within Contract limits indicated. Portions of the site beyond areas in which construction operations are indicated are not to be disturbed.
 2. Keep driveways and entrances clear at all times. Do not use these areas for parking or storage of materials. Schedule deliveries to minimize requirements for storage of materials.
- H. Use of the Existing Building: Maintain the existing building in a weather tight condition throughout construction. Repair damage caused by construction operations. Take precautions necessary to protect the building and occupants during the construction period.
- I. Full Owner Occupancy: The Owner will occupy the site and existing building during construction. Cooperate with the Owner to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with the Owner's operations.

- J. Partial Owner Occupancy: The Owner reserves the right to occupy and place and install equipment in completed areas prior to Substantial Completion provided such occupancy does not interfere with completion of the Work. Placing of equipment and partial occupancy shall not constitute acceptance of the total Work.
1. A Certificate of Substantial Completion will be executed for each portion of the Work occupied prior to Owner occupancy.
 2. Obtain a Certificate of Occupancy from local building officials prior to Owner occupancy.
- K. It shall be understood that the working hours for this project shall be between the hours indicated above. All classrooms and interior spaces affected by the work shall be swept clean daily and restored to its original condition at the end of each working day.

PART 2 – PRODUCTS (NOT APPLICABLE)

PART 3 – EXECUTION (NOT APPLICABLE)

End of Section