SECTION 01 10 00 - SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

B. Representative Construction Schedule.

1.2 SUMMARY

A. Section Includes:
   1. Project information.
   2. Work covered by Contract Documents.
   3. Work by Owner.
   4. Work under separate contracts.
   5. Access to site.
   6. Coordination with occupants.
   7. Work restrictions.
   8. Specification and drawing conventions.

1.3 PROJECT INFORMATION

A. Project Identification: Allegany College of Maryland, Zimmer College Theatre Renovation.

B. Project Location: College Center Building, 12401 Willowbrook Road, Cumberland, MD 21502

C. Owner: Allegany College of Maryland, 12401 Willowbrook Road, Cumberland, MD 21502.
   1. Owner's Representative: Korey Layman, Facilities Planner & Risk Manager.
   2. Telephone: 301-784-5220
   3. Email: klayman@allegany.edu

D. Architect: The EADS Group, Inc., 50 N Mechanic St., Cumberland, MD 21502.
   1. Contact: Timothy B. Hoffman, AIA.
   3. Email: thoffman@eadsarchitects.com

E. Structural Engineer: Schaefer, Inc. 537 E Pete Rose Way, Suite 400, Cincinnati, OH 45202.

F. Theatrical Specialist: J-4 Design, LLC. 9385 Gerwig Lane, Suite D, Columbia, MD 21046.
   1. Contact: Scott H. Wasserberg.
   2. Telephone: 410-878-6200.
   3. Email: scott@j-4design.com
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 existing College Center Theatre was built in 1968 and other then new stage drapery has not been majorly renovated since original building occupancy. The intended goal of this project is to update architectural, theatrical system, and seating to current standards and improve the audience facing spaces.

2. The renovation covers the theatre stage house, control booth, catwalks, and general audience facing areas with no requirements for work extending into other interior spaces of the College Center.

3. The project shall consist of.
   b. Demolition of existing audience facing areas to include seating, wall covering, floor finishes.
   c. Aesthetic improvements to audience sections.
   d. Remodeling of booth.
   e. Renovation of existing acoustic clouds.
   f. Renovation of stage floor.
   g. New seating.
   h. New theatrical lighting systems.
   i. New theatrical rigging systems.
   j. New stage drapery.
   k. New audio system.
   l. The roof will be required to be opened and coordination completed with roofing contract for:
      1) New smoke hatches over stage.
   m. New Single man lift, Genie AWP-25 or similar.

B. Type of Contract:

1. Project will be constructed under two prime contracts. Contractor(s) is at liberty to provide a proposal for any combination of indicated prime contracts.
   a. General Trades, see section 2.1 for details.
   b. Electrical, see section 2.2 for details.

2. Project will be based on a base plus alternates.

3. Prior to contracting apparent low bidders shall meet with Owner, Construction Manager, and Consultant for a descope meeting.

1.5 WORK BY OWNER OCCUPIED BUILDING

A. General: Cooperate fully with Construction Manager and Owner so work may be carried out smoothly, without interfering with continuous occupancy of the building by Owner. Coordinate the Work of this Contract with construction Manager and Owner.

B. Phasing of the Work: The contractor(s) shall coordinate the order of the work in order to minimize disruption to the occupancy of the building. The contractor(s) shall submit a CPM schedule no later than 1 week prior to the first Monday before beginning construction activities. The CPM shall identify an order of work including but not limited to the following items:
   1. Obtain all necessary permits.
1. Establish site controls.
2. Perform field surveys and dimensional verifications.
3. Develop and submit shop submittals including notation for long lead items such as the audio/video/lighting/rigging equipment, acoustical wall panels, seating, stage drapery, smoke hatches, and floor finishes.
4. Obtain long lead items, equipment and materials and if appropriate store in a bonded warehouse such that they are readily available for installation as part of an intensive, coordinated demolition and renovation effort.
5. The requirements of NFPA 4.6.10 Construction, Repair and Improvement Operations must be complied with during the duration of the construction phase. Areas of the existing building may be occupied during the period of construction only if all required exits and all required fire protection features are in place and continuously maintained for the occupied parts of the building or alternate life safety measures must be provided as approved by the State Fire Marshal’s Office.
6. Required Pre-construction meetings.

1.6 ACCESS TO SITE

A. General: Contractor(s) shall have direct access to the theatre throughout construction.
   1. All Contractors, Sub-Contractors, and associated team members shall be required to obtain and display an Allegany College of Maryland Contractor badge at all times while on College site.
      a. Badging shall be coordinated with Owner and College Security. Badges shall be requested at least 1 day prior to beginning work.
   2. The contractor will have full access of the mechanical room and loading dock within the indicated Contract Limits, for construction operations during construction period. Exceptions include but not limited to:
      a. Contractor(s) shall coordinate with Construction Manager and Owner for access to the theatre control booth.
      b. Floor protection is required between the theatre and any outside space being accessed.

B. Use of Site: Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
   1. Existing stage floor is to be protected with 2” of Pink Foam and no less then 5/8” plywood.
   2. Egress points to all owner occupiend areas shall have dust stick mats.
   3. Contractor(s) shall access the booth from a single stairwell and coordinate access with Construction Manager.
   4. Interior limits:
      a. Confine construction operations to Zimmer Theatre and rear loading door.
   5. Site Limits: Limit site disturbance and exterior building area use, to within the rear loading area and pre-defined exterior laydown space inside construction fence.
   6. Driveways, Walkways and Entrances: Keep driveways, parking garage, loading areas, sidewalks, 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. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Immediately repair damage caused by construction operations. Owner will not authorize change orders for the repair of damage caused by contractor(s) and all sub-contractor(s).

1.7 COORDINATION WITH OCCUPANTS

A. Full Owner Occupancy: Owner will occupy the premises during entire construction period. 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. This include but are not limited to:
   a. Electrical.
   b. Mechanical.
   c. Life safety

1.8 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.

B. On-Site Work Hours: Hours for accessing the existing building to perform Work is unlimited, unless otherwise indicated by Owner. Contractor is to comply with sound ordinances of the local jurisdiction and College.

1. Weekend Hours: Weekend Hours are limited to Saturday's from 0800 to 1500, Owner must be notified at least 24 hours prior to commencement of weekend work.

2. Early Morning Hours: To be coordinated with owner. Contractor is to comply with sound ordinances of the local jurisdiction.

3. Hours for Utility Shutdowns: To be coordinated with owner

4. Hours for Drilling: To be coordinated with owner

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 Architect and Owner not less than three days in advance of proposed utility interruptions.

2. Obtain Architect's and Owner's written permission before proceeding with utility interruptions.

D. 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. Obtain Owner's written permission before proceeding with disruptive operations.

E. Nonsmoking Building: Smoking including vaping is not permitted within the building or within 25 feet of entrances, operable windows, or outdoor-air intakes.

F. Controlled Substances: Use of tobacco products and other controlled substances within the existing building is not permitted or within 25 feet of entrances, operable windows, or outdoor-air intakes.

G. Usage of Building Facilities: Contractor access will be limited to the theatre interior and control booth located on the second floor. Owner's toilet facilities are not available for Contractors' use. Access to other areas of building will not be allowed unless required to perform Work, and in that instance not until written approval is received from Owner. All areas outside of the project scope which require Contractor access to be protected at all times from dust and damage.

1.9 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. Imperative mood and streamlined language are generally used in the Specifications. 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.
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 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 - CONTRACT DETAILS

2.1 General Trades Contract:

A. Base Project: All demolition and improvements in the base project constitute the base bid and include the following.

1. Provide building material waste removal for duration of project.
2. Provide temporary "porta-john" sufficient for crew size for duration of project.
3. Coordination with Electrical Contractor for duration of project.
4. Coordination meetings, every two weeks, with Owner, Construction Manager, Consultant, and Architect.
5. Demolition of on-stage catwalk per drawings.
6. Demolition of existing catwalk railings per drawings.
7. Demolition of existing electrical pathways and wire after electrical contractor makes all systems safe.
8. Demolition of existing lighting control systems to include architectural dimming systems and original 1968 theatrical dimming systems.
   a. Coordinate lighting controls demolition with owner and convey all tagged items to owner.
9. Demolition of existing theatrical lighting fixtures.
   a. Coordinate theatrical lighting fixture demolition with owner and convey all tagged items to owner.
10. Demolition of all audio and video equipment not to include the control booth.
    a. Coordinate audio and video demolition with owner and convey all tagged items to owner.
11. Demolition of stage drapery and rigging.
    a. Stage drapery track shall convey to owner.
12. Demolition of existing exits per Architectural demolition drawings.
13. Demolition of existing coat racks and partitions.
    a. Partition wood shall be salvaged and conveyed to owner.
14. Remove existing acoustic clouds, store, refinish, and reinstall.
15. Repair water damage in coordination with roofing contractor.
16. Coordinate with Electrical Contractor for specific work related to the Furnish, and install theatrical lighting systems per specification.
17. Coordinate with Electrical Contractor for specific work related to the Furnish, and install theatrical rigging systems per specification.
18. Coordinate with the Electrical Contractor for specific work related to the Furnish, and install Audio and Video systems per specification.
19. Furnish and install new catwalk railings.
20. Furnish and install new smoke hatches.
21. Furnish and install new exit doors.
22. Furnish and install new partition walls in control booth.
23. Furnish (1) New Genie AWP-25 with battery option.
24. Furnish and complete cleaning prior to substantial completion to accommodate finish material installation by others.
25. Furnish and complete final cleaning prior to owner acceptance.

B. Add/Alternate 4:
   1. Demolition of existing wall coverings in theatre audience space.
   2. Furnish and install new audio acoustic panels in theatre.

C. Add/Alternate 5:
   1. Demolition of existing theatre seating.
   2. Furnish and install new theatre seating.

D. Add/Alternate 6:
   1. Demolition of existing carpet.
   2. Furnish and install new floor finishes.
   3. Refinish stage floor per owner.

2.2 Electrical Contract:

A. Base Project: All demolition and improvements in the base project constitute the base bid and include the following.
   1. Document all existing pathways and note any for reuse prior to demolition.
   2. Coordination with General Trades Contractor for duration of project.
3. Coordination meetings, every two weeks, with Owner, Construction Manager, Consultant, and Architect.
4. Provide temporary construction power for duration of project.
5. Disconnect and make-safe all electrical connections before demolition.
6. Disconnect all existing house lighting and transfer loads to temporary construction power.
7. Furnish and install new catwalk lighting systems per drawings.
8. Furnish and install new egress signage and lighting per drawings.
9. Coordination, Furnish, and install theatrical lighting systems per specification.
10. Coordinate, Furnish, and install theatrical rigging systems per specification.
11. Coordinate, Furnish, and install Audio and Video systems per specification.
12. Furnish and install all electrical devices, pathway, panels, cables per drawings.
   a. Pathway shall be EMT conduit or cable tray, no free air or MC permitted.
13. Furnish and install theatre house lighting.
14. System commissioning and training per each sub-section’s specifications.

B. Add/Alternate 1:
   1. Furnish (20) ETC ColorSource PAR per specification 116100.
   2. Furnish (20) Altman Pegasus Fresnel per specification 116100.

C. Add/Alternate 2:
   1. Deduct dead-hung electric rigging.
   2. Add, Furnish, and install motorized rigging per specification 116133.

D. Add/Alternate 5:
   1. Integration of new theatre seat aisle lighting.

PART 3 - (Not Used)

END OF SECTION 011000