

## SECTION 011000

### SUMMARY

#### PART 1 – GENERAL

##### 1.1 SUMMARY

###### A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Work under Owner's separate contracts.
4. Contractor's use of site and premises.
5. Coordination with occupants.
6. Work restrictions.
7. Specification and Drawing conventions.

##### 1.2 PROJECT INFORMATION

###### A. Project Identification: **Lawncrest Recreation Center Renovation and Site Improvements Project; Project #CVLWC-16381E;**

1. Project Location: **6000 Rising Sun Avenue, Philadelphia, PA 19111**

###### B. Owner Representation:

1. Owner (Project User/Contracting Entity): Community Ventures
  - a. Community Ventures Project Manager: Patrick Isaac, [pisaac@community-ventures.org](mailto:pisaac@community-ventures.org)
  - b. Community Ventures Director of Development: Troy Hannigan, [thannigan@community-ventures.org](mailto:thannigan@community-ventures.org)
2. Project Partner: Rebuild
  - a. Rebuild Project Manager: Kara Medow [kara.medow@phila.gov](mailto:kara.medow@phila.gov)
  - b. Rebuild Director of Construction: Luigi Sebastiani [Luigi.sebastiani@phila.gov](mailto:Luigi.sebastiani@phila.gov)
3. Property Owner: City of Philadelphia, Philadelphia Parks and Recreation
  - a. Commissioner: Orlando Rendon
  - b. Deputy Commissioner for Capital Infrastructure and Natural Lands Management: Aparna Palantino

###### C. Civil Engineering: Meliora Design, 259 Morgan Street, Phoenixville, PA 19460

- a. Project Manager: Altje Macy, PE. 610.933.0123.  
[altje@melioradesign.com](mailto:altje@melioradesign.com)

###### D. Architect: SITIO architecture + urbanism, 2104 Market Street, Suite 300, Philadelphia, PA 19103

1. Architect's Representative: Andrew Ferrarelli, RA. 215.268.3820.

[aferrarelli@sitioau.com](mailto:aferrarelli@sitioau.com)

- E. Architect's Consultants: Architect has retained the following design professionals, who have prepared designated portions of the Contract Documents:
1. Hunt Engineering Company (HEC)
    - a. Structural Engineer. Scott Small, PE. 610.644.4600.  
[ssmall@huntengineering.com](mailto:ssmall@huntengineering.com)
  2. J+M Engineering
    - a. Mechanical, Electrical, Plumbing & Fire Protection, Richard Hwang, PE. 215.454.2662 . [richard@jandmengineers.com](mailto:richard@jandmengineers.com)
  3. SALT Design Studio (SALT)
    - a. Landscape Architect: Katrina Rogus, RLA. 215.621.7600.  
[katrina@saltdesigns.com](mailto:katrina@saltdesigns.com)
  4. Re:Vision Architecture
    - a. Sustainability Consultant: Angela F. Iraldi LEED AP BD+C 445.456.2013  
[iraldi@revisionarch.com](mailto:iraldi@revisionarch.com)
  5. GREYHAWK
    - a. Commissioning Agent: Robert J. Dinan, P.E., CCM, LEED-AP 856.778.3389  
[rdinan@greyhawk.com](mailto:rdinan@greyhawk.com)
- F. Web-Based Project Software: Project software will be used for purposes of managing communication and documents during the construction stage.
1. See section 013100 "Project Management and Coordination." For requirements for using web-based Project software.

### 1.3 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Lawncrest Recreation Center Buildings Renovation and Site Improvements project entails the renovation of the 21,000 SF main rec building which consists of a basement and main level and a new 5,000 sq. ft. Pre-engineered Metal Building addition, the partial renovation of the 3,800 SF club house consisting of one main level, and exterior site improvements.

The improvements to the Lawncrest Recreation Center's main building must achieve at least LEED Silver Certification

- B. The Work of Project is defined by the Contract Documents and consists of the following:
1. Exterior Envelope:
    - a. Masonry, repairs and repointing
    - b. Replacement of existing windows with Storefront & Curtainwall systems, including new security screens
    - c. New exterior doors
    - d. New Roof
  2. Interior:
    - a. Substantial demolition and renovation of the first-floor classrooms including existing systems

- b. Refresh of the existing gym including new flooring
  - c. Refresh of the existing auditorium
  - d. Hazmat Remediation
  - e. Indoor/outdoor bathrooms
  - f. Finishes
  - g. Heating and air conditioning systems
  - h. Power and lighting throughout.
  - i. Security camera system (interior & exterior)
  - j. IT upgrades
  - k. Enhanced Commissioning: contractor will be required to coordinate and cooperate with the Commissioning Agent
3. New Addition to the building
- a. Large Gym space half court-basketball and full court volleyball
4. Site improvements:
- a. Playground and play equipment
  - b. Basketball courts
  - c. Volleyball and tennis multipurpose courts
  - d. Soccer mini-pitch
  - e. Stormwater Management System
  - f. Half-mile asphalt walking loop.
  - g. Site lighting
  - h. Regrading at Grove
  - i. New landscaping and trees.

C. Type of Contract:

- 1. Single-prime

1.4 WORK UNDER SEPARATE CONTRACTS

- A. General: Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying Work under this Contract or other contracts. Coordinate the Work of this Contract with work performed under separate contracts.
- B. Owner/Project User will procure and pay for the cost of building permits.
- C. Owner/Project User will procure and pay for the services of a Special Inspector and other third-party testing and inspections as necessary.
- D. The City's Percent for Art Ordinance are not required on this project.
- E. Owner/Project User will procure furniture through a separate contract. Contractor to coordinate with furniture dealer for installation.

1.5 CONTRACTOR'S USE OF SITE AND PREMISES

- A. The Contractor shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, lawful orders of public authorities, and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

- B. Only materials and equipment which are to be used directly in the Work, shall be brought to and stored on the Project site by the Contractor. After equipment is no longer required for the Work, it shall be promptly removed from the Project site. Protection of construction materials and equipment stored at the Project site from weather, theft, damage and all other adversity is solely the responsibility of the Contractor. Contractor shall closely coordinate with Project User, for locations of on-site storage of materials, equipment and construction facilities.
- C. Contractor shall ensure that the Work, at all times, is performed in a manner that affords reasonable access, both vehicular and pedestrian, to the site of the Work and all adjacent areas. The Work shall be performed, to the fullest extent reasonably possible, in such a manner that public areas adjacent to the site of the Work shall be free from all debris, building materials and equipment likely to cause hazardous conditions. Without limitation of any other provision of the Contract Documents, Contractor shall use its best efforts to minimize any interference with the occupancy or beneficial use of (1) any areas and buildings adjacent to the site of the Work or (2) the Building in the event of partial occupancy.
- D. Limits on Use of Site: Limit use of Project site to Work in areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
  - 1. Limits on Use of Site: Confine construction operations to areas indicated on drawings.
  - 2. Driveways, Walkways, and Entrances: Keep driveways 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 for storage of materials.
- E. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.
- F. Condition of Existing Grounds: Maintain portions of existing grounds, landscaping, and hardscaping affected by construction operations throughout construction period. Repair damage caused by construction operations.
- G. Condition of Existing Utilities: Maintain service to site throughout construction period. Repair damage caused by construction operations.

## 1.6 WORK RESTRICTIONS

- A. Comply with restrictions on construction operations.
  - 1. Comply with limitations on use of public streets, work on public streets, rights of way, and other requirements of authorities having jurisdiction.

- B. On-Site Work Hours: Limit work in the existing building to normal business working hours will be determined, Monday through Friday, unless otherwise indicated. Contractor should notify Project User for approval of work outside of normal business working hours.
- C. Smoking and Controlled Substance Restrictions: Use of tobacco products, alcoholic beverages, and other controlled substances within the existing building and on Project site is not permitted.
- D. Employee Identification: Provide identification tags for Contractor personnel working on Project site. Require personnel to use identification tags at all times.
- E. Employee Screening: Comply with Owner's requirements for drug and background screening of Contractor personnel working on Project site.
  - 1. Maintain list of approved screened personnel with Owner's representative

#### 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. Abbreviated Language: Language used in the Specifications and other Contract Documents is abbreviated. Words and meanings shall be interpreted as appropriate. Words implied, but not stated, shall be inferred as the sense requires. Singular words shall be interpreted as plural, and plural words shall be interpreted as singular where applicable as the context of the Contract Documents indicates.
  - 2. 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.
  - 3. Text Color: Text used in the Specifications, including units of measure, manufacturer and product names, and other text may appear in multiple colors or underlined as part of a hyperlink; no emphasis is implied by text with these characteristics.
  - 4. Hypertext: Text used in the Specifications may contain hyperlinks. Hyperlinks may allow for access to linked information that is not residing in the Specifications. Unless otherwise indicated, linked information is not part of the Contract Documents.
  - 5. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 00 Contracting Requirements: General provisions of the Contract, including General and Supplementary Conditions, apply to all Sections of the Specifications.
- C. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications

## **PART 2 PRODUCTS (NOT USED)**

**PART 3 EXECUTION (NOT USED)**

**END OF SECTION 011000**