SECTION 01 00 00 – GENERAL REQUIREMENTS

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. HUD General Conditions of the Contract for Construction, HUD Form 5370, as incorporated into the Contract Documents, apply to the Work.
B. Procurement and Contracting Requirements, Drawings, Specifications, Addenda, and modifications issued in accordance with the Contract are part of the Contract Documents.
C. Section 01 10 00 – Summary governs project-specific scope, occupancy, phasing, resident protection, utilities, and turnover requirements and is not repeated in this Section.

1.2 CONTRACT AUTHORITY AND ADMINISTRATION

A. The Housing Authority of the City of Frostburg, Maryland (Owner), acting through its authorized representatives, has authority to administer the Contract in accordance with the Contract Documents.
B. Architect: JSR Associates, Inc. The Architect will provide contract-administration services within the authority assigned by the Owner.
C. Contractor shall furnish all supervision, labor, materials, equipment, tools, temporary facilities, transportation, and services necessary for complete performance of the Work unless specifically indicated otherwise.

1.3 INSURANCE

A. Before commencing Work, Contractor shall provide evidence of insurance required by the Contract Documents, HUD requirements, applicable law, and Owner requirements.
B. Maintain required insurance for the duration of the Contract and through completion of applicable warranty or completed-operations periods.
C. Provide certificates of insurance and endorsements naming additional insureds where required by the Contract Documents.
D. Workers' Compensation and Employers' Liability insurance shall comply with statutory requirements and Contract requirements.

1.4 DAMAGE TO PROPERTY

A. Contractor is responsible for damage to Owner property, resident property, existing construction, utilities, and adjacent work caused by Contractor, subcontractors, suppliers, or persons for whom Contractor is responsible.
B. Repair or replace damaged property to a condition equal to or better than that existing before damage, at no additional cost to Owner.
C. Immediately notify Owner of damage affecting residents, utilities, life-safety systems, or continued building operation.

1.5 SAFETY

A. Contractor is solely responsible for construction means, methods, techniques, sequences, procedures, and safety precautions associated with the Work.
B. Comply with OSHA requirements and applicable federal, State of Maryland, and local safety regulations.

C. Maintain safe access for residents, staff, visitors, and emergency personnel. Provide barricades, warning signs, temporary protection, and other safeguards required for occupied residential construction.

1.6 CLAIMS

A. Contractor shall indemnify and protect Owner to the extent required by the Contract Documents and applicable law for claims arising out of performance of the Work.
B. Claims for additional cost, extension of time, concealed conditions, or other changes shall be submitted in accordance with HUD Form 5370 and the Contract Documents.
C. Do not proceed with disputed or changed work except as directed or authorized by the Owner, except where immediate action is required for protection of persons or property.

1.7 BIDDING AND CONTRACT AWARD

A. Owner reserves rights concerning rejection of bids, waiver of informalities, and award of Contract as stated in the Procurement and Contracting Requirements.
B. Bid security, performance and payment bonds, representations and certifications, and other bid and post-award submittals shall comply with the Procurement and Contracting Requirements and applicable HUD requirements.

1.8 PROTECTION AND COMPLETION

A. Protect completed and partially completed Work from damage until Final Acceptance.
B. Maintain work areas, staging areas, and access routes in orderly condition throughout construction.
C. Final cleaning, testing, closeout documentation, and unit turnover requirements are specified in Section 01 10 00 – Summary and other Division 01 Sections.

PART 2 – PRODUCTS

2.1 NOT USED

A. Products are specified in individual technical Sections and on the Drawings.

PART 3 – EXECUTION

3.1 NOT USED

A. Execution requirements are specified in Part 1 of this Section and other Contract Documents.

END OF SECTION