SECTION 01 00 00 – GENERAL CONDITIONS

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. HUD General Conditions of the Contract for Construction, HUD Form 5370, and other Procurement and Contracting Requirements incorporated into the Contract Documents apply to this Section.

B. Section 01 10 00 – Summary contains project-specific scope, occupancy, phasing, resident protection, utilities, work restrictions, coordination, and unit turnover requirements and is not repeated here.

1.2 DEFINITIONS

A. Owner: Housing Authority of the City of Frostburg (HACF).

B. Architect: JSR Associates, Inc.

C. Contractor: Entity under contract with Owner for performance of the Work.

D. Contract Documents: Procurement and Contracting Requirements, HUD requirements incorporated by reference, Drawings, Specifications, Addenda, executed Agreement, modifications, and other documents identified as part of the Contract.

1.3 CODES, REGULATIONS, AND INSTRUCTIONS

A. Perform Work in compliance with applicable federal, State of Maryland, and local laws, ordinances, codes, regulations, permit requirements, and inspection requirements.

B. Comply with applicable HUD requirements incorporated into the Contract Documents.

C. Comply with manufacturer's written instructions where they establish requirements for proper installation, operation, warranty, or safety, unless more stringent requirements are specified.

1.4 SITE EXAMINATION AND FIELD VERIFICATION

A. Before beginning Work, examine conditions affecting performance of the Work and verify dimensions and existing conditions required for fabrication and installation.

B. Immediately notify Architect and Owner of discrepancies, concealed conditions, conflicts, deterioration, or conditions that prevent proper execution of the Work.

C. Do not proceed with affected Work until clarification or direction is received.

1.5 CONTRACT DOCUMENTS GOVERN WORK

A. Contract Documents are complementary. Requirements shown or specified in one part and reasonably inferable as necessary for complete Work shall be considered binding as though shown or specified in all applicable locations.

B. Where requirements conflict, notify Architect before proceeding. Do not use an apparent omission or inconsistency to avoid furnishing work reasonably required for a complete installation.

C. Drawings are diagrammatic where exact dimensions are not indicated. Field verify dimensions and conditions before fabrication or installation.

1.6 INTENT OF THE CONTRACT DOCUMENTS

A. Provide complete, properly functioning, code-compliant Work including labor, materials, equipment, accessories, fastening, supports, connections, cutting, patching, and incidental items necessary for a finished installation.
B. Workmanship shall reflect accepted standards of the respective trades and be suitable for the intended use.
C. Where detailed requirements are not stated, provide work of good quality consistent with the Contract Documents and accepted construction practice.

1.7 PERMITS, INSPECTIONS, FEES, AND TAXES

A. Per verification with the City of Frostburg, the renovation of the bathrooms does not include the need to apply for permits or inspections. Contract Documents are not sealed and signed based on this confirmation from the Housing Authority of the City of Frostburg.
B. Schedule required inspections and reviews of work by Owner and Architect as applicable.
C. Pay applicable taxes and fees except where exemption or Owner-furnished documentation applies.

1.8 SUBMITTALS, WARRANTY, SAMPLES, AND CERTIFICATES

A. Submit schedules, product data, shop drawings, samples, certificates, warranties, and other documents required by the Contract Documents in sufficient time to avoid delay.
B. Provide performance and payment bonds, certificates of insurance, and other post-award documents required before commencement of Work.
C. Provide warranties in accordance with individual Sections and the Contract Documents. Correction of Work during warranty periods shall not limit longer manufacturer warranties or statutory obligations.
D. Submit samples and product information before installation where required. Architect review does not relieve Contractor of responsibility for dimensions, quantities, coordination, or compliance with Contract requirements.

1.9 SUBSTITUTIONS

A. Where a named product or manufacturer is followed by “or Approved Equal,” proposed substitutions shall meet or exceed specified performance, dimensions, quality, durability, appearance, accessibility, warranty, and compatibility requirements.
B. Submit substitutions for review and approval to Architect in accordance with Contract procedures before procurement or installation.
C. Contractor is responsible for costs and modifications resulting from an approved substitution, including coordination with adjacent work.

1.10 PAYMENT REQUESTS

A. Submit applications for payment in the form and at the intervals required by the Owner-Contractor Agreement and Contract Documents.
B. Applications shall accurately represent Work completed and materials properly stored, and shall include supporting documentation required by Owner, HUD, and Architect.
C. Submit change-order documentation, waivers of lien, certified payroll or labor-compliance documentation where applicable, updated schedules, and other supporting records requested for payment review.

D. Owner and Architect review of applications for payment does not constitute acceptance of defective or nonconforming Work.

1.11 SCHEDULE, COORDINATION, AND ACCESS

A. Prepare and maintain a construction schedule coordinating the Work with Owner operations and requirements of Section 01 10 00 – Summary.
B. Provide sufficient labor, supervision, materials, and equipment to maintain progress and complete each phase in accordance with the approved schedule.
C. Coordinate trades, deliveries, inspections, utility interruptions, and access so that Work proceeds without avoidable delay or interference.
D. Notify Owner promptly of conditions that may affect scheduled resident access, unit turnover, or completion.

1.12 LAYOUT AND COORDINATION OF THE WORK

A. Contractor is responsible for layout of the Work, coordination among trades, and verification that dimensions, openings, supports, and rough-ins are compatible with specified products and existing conditions.
B. Coordinate concealed work before closing walls, ceilings, or other assemblies.
C. Where discrepancies exist between field conditions and Contract Documents, obtain direction before proceeding.

1.13 MATERIALS, WORKMANSHIP, AND SUBSTITUTIONS

A. Unless otherwise specified, provide new materials and products of first quality, free from defects, damage, contamination, and excessive weathering.
B. Provide products in manufacturer's standard production unless modifications are specifically required.
C. Install materials in accordance with manufacturer's written instructions and Contract requirements using mechanics skilled in the applicable trade.

1.14 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials and equipment in manufacturer's original containers or packaging, identified with product and manufacturer information where applicable.
B. Store materials in secure, dry, protected locations and in accordance with manufacturer requirements.
C. Protect materials from moisture, contamination, theft, impact, temperature extremes, and other conditions that may impair performance or appearance.
D. Do not use Owner refuse containers for construction debris unless specifically authorized.

1.15 PROTECTION OF WORK AND SAFETY PRECAUTIONS

A. Protect existing construction and new Work from damage during construction.
B. Provide temporary barriers, coverings, warning devices, guards, and other protection required for occupied construction.
C. Maintain tools, cords, equipment, stored materials, temporary openings, and partially completed work so they do not create hazards.
D. Repair damage caused by construction operations at no additional cost to Owner.

1.16 TEMPORARY FACILITIES, UTILITIES, AND SIGNS

A. Provide temporary facilities and services necessary for performance of the Work unless specifically identified as Owner-furnished.
B. Coordinate use of temporary electrical power, water, sanitation, communications, dumpsters, storage, parking, and staging with Owner.
C. Do not use resident toilets, kitchens, furnishings, or personal property for construction purposes.
D. Provide project signs, barricades, notices, and temporary wayfinding only as approved by Owner. Do not install unauthorized advertising signs.

1.17 CLEANING

A. Maintain work areas in orderly condition throughout construction and remove waste regularly.
B. Clean corridors, access routes, common areas, and other spaces affected by construction operations as required to maintain safe occupied conditions.
C. Perform final cleaning of renovated areas before inspection and turnover, including removal of labels, adhesives, dust, debris, surplus materials, and protective coverings.

1.18 PROJECT CLOSEOUT

A. Before Final Acceptance, complete punch-list work, testing, adjustment, cleaning, and corrective work required by the Contract Documents.
B. Submit required closeout documents, including warranties, guarantees, operating and maintenance information, final submittals, certificates, releases, payroll or labor-compliance records where applicable, and other documents required by Owner or HUD.
C. Provide Owner training for new products or equipment where required by individual Sections.
D. Submit certification that Work is complete and ready for final inspection when required by the Contract Documents.

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, Section 01 10 00 – Summary, and other Contract Documents.

END OF SECTION