SECTION 01 10 00 – SUMMARY

PART 1 – GENERAL

1.1 RELATED SECTIONS

A. Section 01 73 29 – Cutting and Patching
B. Section 02 41 00 – Demolition
C. Section 06 10 00 – Rough Carpentry
D. Section 06 20 23 – Interior Finish Carpentry
E. Section 08 14 16 – Flush Wood Doors
F. Section 08 71 00 – Door Hardware
G. Section 09 29 16 – Gypsum Board Assemblies
H. Section 09 65 16 – Sheet Vinyl Flooring
I. Section 09 72 00 – Wall Covering
J. Section 09 90 00 – Paint
H. Section 22 40 00 – Plumbing Fixtures
I. Section 23 34 23 – HVAC Exhaust Ventilation
J. Section 23 80 00 – Decentralized HVAC Equipment
K. Section 26 27 26 – Wiring Devices
L. Section 26 51 00 – Interior Lighting

1.2 PROJECT INFORMATION

A. Project: Accessible Bathroom Renovations at Meshach Frost Village.

B. Location: Meshach Frost Village, Frostburg, Maryland.

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

D. Project Type: Renovation of existing residential apartment bathrooms within an occupied housing community.

E. Work is intended to improve bathroom safety, accessibility, usability, and aging-in-place conditions while maintaining the existing residential character and continued operation of the property.

F. Contract Documents include Drawings, Project Manual, procurement and contract requirements, addenda, and modifications issued in accordance with the Contract.

1.3 SUMMARY OF WORK

A. The Work consists generally of selective renovation of existing apartment bathrooms and associated work required to provide complete, functional installations.

B. Work includes, but is not limited to, the following:

1. Selective demolition and removal of existing bathroom fixtures, finishes, doors, accessories, electrical devices, lighting, exhaust fans, heating units, and related components where indicated.

2. Removal of existing bathtubs and installation of accessible or low-threshold shower assemblies as indicated on the Drawings.

3. Replacement and modification of plumbing fixtures, faucets, shower controls, handheld shower equipment, grab bars, toilet accessories, and related plumbing connections.

4. Installation of concealed blocking and backing required for grab bars, shower equipment, cabinetry, mirror cabinets, accessories, doors, and other wall-mounted components.

5. Modification of non-load-bearing partitions and installation of gypsum board, patching, substrate repair, and finish restoration associated with the renovation.

6. Replacement or modification of bathroom doors and hardware, including pocket-door assemblies where indicated.

7. Replacement of vanity lighting, switches, GFCI receptacles, standard receptacles, wallplates, and associated electrical work where indicated.

8. Replacement of bathroom exhaust fans with humidity-sensing ventilation fans and associated controls and duct connections where indicated.

9. Replacement of hydronic baseboard heating units where indicated, including connections, accessories, testing, and restoration of affected finishes.

10. Installation of finish carpentry, cabinetry-related hardware, trim, sealants, painting, flooring, wall finishes, and accessories as indicated.

11. Cutting, patching, cleaning, testing, adjustment, and restoration required to provide complete finished bathroom renovations.

12. Coordination of all trades and protection of existing construction, occupied apartments, residents, furnishings, and building systems that are to remain.

1.4 PROJECT OBJECTIVES

A. Provide bathroom renovations that improve safe use by older adults, residents with disabilities, and residents who use mobility or bathing assistance devices.

B. Where existing-building dimensions or conditions limit strict dimensional accessibility compliance, perform the Work to maximize practical accessibility, safety, reach, maneuvering space, and ease of operation within the available conditions and as indicated on the Drawings.

C. Do not reduce existing accessible features or create new barriers. Notify Architect and Owner before proceeding where existing conditions conflict with indicated accessible clearances, mounting locations, or intended operation.

D. Products and controls intended for resident use shall be selected and installed to support simple operation, reduced grasping effort, and safe maintenance.

1.5 WORK BY OWNER AND WORK UNDER OTHER CONTRACTS

A. Owner will maintain operation and management of Meshach Frost Village during construction.

B. Coordinate construction activities with Owner’s property management and resident coordination procedures.

C. Do not assume Owner will relocate furnishings, personal property, or resident belongings unless specifically directed. Coordinate required access and temporary relocation procedures with Owner before entering occupied units.

D. Cooperate with work performed by Owner, utility providers, or separate contractors when such work affects the Contract Work.

1.6 CONTRACTOR USE OF PREMISES

A. Limit use of premises to areas required for performance of the Work and areas specifically approved by Owner.

B. Meshach Frost Village will remain occupied during construction. Conduct operations to minimize disruption, noise, dust, odors, vibration, and loss of utilities to residents and staff.

C. Maintain safe resident and staff access to occupied portions of the property at all times. Do not block corridors, exits, accessible routes, fire department access, or emergency egress.

D. Do not enter occupied dwelling units except during approved work periods and in accordance with Owner's resident notification and access procedures.

E. Keep construction personnel, materials, tools, and equipment within approved work and staging areas. Do not use resident areas for storage or staging.

F. Smoking, vaping, alcohol, illegal drugs, firearms, and disruptive conduct are prohibited within buildings and construction work areas in accordance with Owner requirements.

G. Provide appropriate identification for construction personnel when required by Owner.

1.7 OCCUPANCY AND PHASING

A. Owner intends for residents to maintain residential occupancy of the property throughout the Work.

B. Perform bathroom renovations in phases and sequence units in coordination with Owner so that the number of apartments simultaneously affected is limited to that approved by Owner.

C. Do not begin demolition in an apartment until required materials, fixtures, equipment, and labor are available to proceed continuously toward completion.

D. Once work begins in an apartment, diligently prosecute the Work to minimize the period during which the resident is without normal bathroom facilities. At the end of each work day, a lavatory and toilet shall be operational in each unit.

E. Coordinate each unit start date, anticipated duration, shutdowns, inspections, and return-to-service with Owner.

F. Complete and clean each phase or dwelling unit to a condition acceptable for resident use before proceeding as directed to subsequent units.

1.8 RESIDENT PROTECTION AND CONDUCT OF WORK

A. Treat occupied apartments as residents' homes. Protect privacy, personal property, furnishings, flooring, doors, corridors, and common areas from damage and contamination.

B. Establish dust barriers and use HEPA-filtered vacuuming and other dust-control methods appropriate to occupied residential renovation.

C. Remove demolition debris and construction waste from occupied areas daily. Do not allow debris to accumulate in dwelling units, corridors, stairs, or exits.

D. Maintain work areas in a broom-clean and safe condition throughout each workday and leave occupied areas clean at the end of each work period.

E. Secure tools, chemicals, sharp objects, open wall cavities, electrical hazards, and incomplete construction whenever workers are not actively present.

F. Immediately notify Owner of damage to resident property, existing building components, or building systems.

1.9 EXISTING CONDITIONS AND FIELD VERIFICATION

A. Existing dimensions and conditions may vary among dwelling units. Field verify dimensions, substrate conditions, utility locations, framing, piping, wiring, ventilation connections, and mounting conditions before fabrication or ordering products dependent on field dimensions.

B. Verify that selected products fit within existing conditions and maintain required clearances and intended accessible operation.

C. Do not scale Drawings where field verification is required.

D. Promptly report concealed conditions, conflicts, deterioration, hazardous materials, or conditions materially different from the Contract Documents before disturbing affected work.

E. Do not cut structural members or modify load-bearing construction without written authorization.

1.10 UTILITIES AND BUILDING SERVICES

A. Maintain existing utilities and building services serving occupied portions of the property except for temporary interruptions necessary to perform the Work.

B. Coordinate shutdowns with Owner in advance. Do not interrupt water, sanitary, electrical, heating, ventilation, fire alarm, or other building services without Owner approval.

C. Keep shutdown duration to the minimum practical period and restore services promptly after completion of affected work.

D. Where an unplanned interruption occurs, immediately notify Owner and take action to restore service safely.

1.11 COORDINATION

A. Coordinate work of all trades so that demolition, framing, blocking, plumbing, electrical, ventilation, heating, doors, finishes, fixtures, and accessories are installed in the proper sequence.

B. Coordinate concealed blocking, piping, wiring, ducts, valves, junction boxes, and supports before closing walls.

C. Coordinate mounting heights and locations of plumbing fixtures, grab bars, shower controls, handheld shower equipment, toilet accessories, cabinetry hardware, switches, receptacles, mirrors, and other operable components with the Drawings and applicable accessibility requirements.

D. Verify rough openings, clearances, and product dimensions before fabrication and installation.

E. Where named manufacturers or products are specified, “or Approved Equal” substitutions shall comply with Contract requirements and shall not be installed without required review and approval by Architect.

1.12 REGULATORY REQUIREMENTS

A. Perform Work in accordance with applicable federal, State of Maryland, and local codes, regulations, permits, and inspection requirements.

B. Comply with applicable requirements governing occupied housing construction, worker safety, environmental protection, accessibility, electrical work, plumbing, mechanical systems, and fire and life safety.

C. Where the Contract is funded in whole or in part by HUD or other grant funds, comply with applicable procurement, labor, reporting, Section 3, equal opportunity, and other funding requirements incorporated into the Contract Documents.

D. Nothing in this Section relieves Contractor from complying with more stringent requirements elsewhere in the Contract Documents or applicable law.

1.13 WORK RESTRICTIONS

A. Work hours, resident access periods, deliveries, staging, parking, and noisy operations shall be coordinated with and approved by Owner.

B. Maintain fire protection, life-safety systems, and required egress during construction.

C. Do not use resident plumbing fixtures, kitchens, furnishings, or personal property for construction purposes.

D. Do not store flammable or hazardous materials in occupied dwelling units except quantities required for immediate use and permitted by applicable regulations.

E. Comply with Owner's security, key-control, and access procedures.

1.14 CLEANING, COMPLETION, AND UNIT TURNOVER

A. At completion of work in each dwelling unit, remove tools, temporary protection, debris, labels, packaging, and surplus materials.

B. Clean fixtures, accessories, cabinetry, doors, hardware, lighting, electrical devices, flooring, wall finishes, heating equipment, and other affected surfaces.

C. Test and adjust plumbing fixtures, shower controls, exhaust fans, electrical devices, lighting, door hardware, and heating equipment before turnover.

D. Verify sealants are complete, exposed fasteners are properly finished, accessories are secure, and damaged finishes are repaired.

E. Coordinate Owner and Architect inspection and correction of punch-list items before returning the renovated bathroom to normal resident use.

F. Provide warranties, maintenance information, product literature, and other closeout documents required by individual Sections and Division 01 requirements.

PART 2 – PRODUCTS

2.1 NOT USED

A. Products are specified in the 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 in the individual technical Sections.

END OF SECTION