

**SECTION 01 10 00**  
**SUMMARY**

**PART 1 - GENERAL**

**1.1 SUMMARY**

- A. Project description.
- B. Project's environmental goals.
- C. Definitions – Owner, Construction Manager, and Architect.
- D. Work by Owner.
- E. Work restrictions.
  - 1. Use of site.
  - 2. Access to Site.
- F. Project Manual formats and conventions.

**1.2 PROJECT DESCRIPTION**

- A. These specifications will be utilized for L230, 236, and 242. Each suite has their own set of contract documents. Work covered by Contract Documents: The Project (one suite) consists of Interior fit-out of a one story ~ 50,000 square foot data hall including associated PBB scope. L230 and L236 data hall is a DR6000 with scope similar to L 118; L242 data hall is a DR4000 with scope similar to L 118.
  - 1. Project Address:  
**IAD39 Building L Suite 230, 236, and 242**  
44274 Round Table Drive Ashburn, VA  
20147
  - 2. Completeness: The Work shall be as shown on the Drawings and be complete in every respect and in conformance with all applicable requirements of the governing laws and codes.
- B. Work beyond Contract Limits: The Project additionally includes work in areas beyond the Contract Limits, where indicated in the Contract Drawings.
- C. Contract time: The Construction Manager may begin on-site work on, or after receipt of a written Notice to Proceed, or suitable Letter of Intent. After commencement of work, the Construction Manager shall pursue the Work continuously and with diligence, and bring the Project to Substantial Completion prior to date stipulated in Owner-Construction Manager Agreement.
  - 1. Substantial completion is the stage in the progress of the Work when the work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. This includes any and all permits required by governmental agencies necessary for occupancy and use.
    - a. Substantial Completion includes completion of required "Level 5" Integrated Testing

**1.3 PROJECT ENVIRONMENTAL GOALS**

- A. Overview of the environmental requirements for the Project: The Owner has established the environmental goal to construct a "green" building integrating the Owner's environmental operational mission into the Project.
  - 1. Individual Specification Sections have additional detailed requirements.
- B. Cooperative effort: The specifications are not intended to limit alternative means of achieving the Owner's environmental project objectives. Recommendations, and input from the Construction Manager and subcontractors for improving implementation of the Owner's

environmental project objectives are strongly encouraged.

- C. Construction Manager's participation: The Construction Manager shall provide all administrative and procedural requirements necessary for the Owner to achieve its environmental goals in the construction of this Project.
1. The Construction Manager shall incorporate into the construction specific "green" products which comply with the Owner's environmental goals and objectives. Additionally, the Construction Manager is required to utilize "green" products which are part of the building process but not included in the final construction, (for example, cleaners, shipping containers and similar supplementary items).
  2. The Construction Manager is advised that special consideration and modification of the Construction Manager's means and methods may be additionally required to achieve the Owner's environmental goals which are beyond the requirements of the Contract Documents.
  3. The Construction Manager shall designate a trained and qualified representative responsible for instructing workers and overseeing the Owner's environmental goals for this Project.
  4. The Construction Manager shall maximize environmentally-benign construction techniques, including:
    - a. Provide a waste and recycling program for handling and disposal of solid waste.
    - b. Maximize use and recycling of reusable delivery packaging.
    - c. Reduce the use of municipally supplied potable water.
    - d. Minimize noise generation during construction.
- D. Objectives: Major components of the Owner's environmental goals include construction utilizing "green products", pollution prevention during the construction process, and maintenance of healthy Indoor Air Quality (IAQ).
1. Green products and sustainable materials are required for incorporation into the Project: utilization of recycled materials and materials with high recycled content, use of designated sustainable managed products, and energy efficient equipment and fixtures. Green products and sustainable materials include:
    - a. Products with low embodied energy (production, manufacturing, and transportation).
    - b. Products that maximize recycled content in materials products, and systems.
    - c. Products easy to maintain, repair, and that can be cleaned using non-toxic substances.
    - d. Products will not negatively affect healthy indoor air quality.
    - e. Wood and agrifiber products that are certified to be sustainably harvested by the Forest Stewardship Council (FSC).
    - f. Reusable and recyclable packaging.
  2. Pollution prevention as achieved through recycle and reuse of materials, waste handling procedures, and limiting harmful pollutants emitted into the air, soil, and waterways. Pollution prevention efforts include, but are not limited to:
    - a. Providing additional temporary facilities and controls.
    - b. Minimizing the release of carbon dioxide (CO<sub>2</sub>) from fuels burned on site or fuels burned off site to supply electricity to the building.
    - c. Avoiding the release of ozone-depleting compounds, such as HCFCs from refrigerants or foam insulation materials.
  3. Enhancement, restoration, and protection of the natural environment of the site.
  4. Water resource protection: Conserve and use water efficiently, limit on-site fresh water usage to the greatest extent possible, control water distribution systems and waste, minimize use of imported or mined water. Capture and utilize rainwater to the greatest

extent permitted by Law. Utilize water-conserving appliances and equipment.

5. Air Quality is achieved by compliance with the limitation of indoor air concentrations of certain pollutants, at or below the established maximum allowable concentrations. Healthy air quality goals shall be maintained during construction, and through building commissioning.
6. Use construction practices that achieve the most efficient use of resources and materials.
7. Energy Efficiency (Operations Throughout Project Life): Materials and systems are intended to maximize energy efficiency for operation of Project throughout service life (substantial completion to ultimate disposition).

#### **1.4 DEFINITIONS - OWNER, CONSTRUCTION MANAGER, AND ARCHITECT**

- A. Wherever the term "Owner" is used in this specification, it refers  
to: Digital Realty  
44274 Round Table Drive  
Ashburn, VA 20147
  1. All papers required to be delivered to the Owner shall, unless otherwise specified in writing to the contrary, be delivered to the office of the Architect:
- B. Wherever the term "Architect", or "Architect/Engineer", is used in the Contract Documents, it refers to:  
Integrated Design Group Inc.  
133 Federal Street  
Boston, MA 02110
- C. The terms "Construction Manager" and "Contractor" as used in the Project Manual have the same meaning and are interchangeable in Contract Documents both terms refer to:  
DPR Construction  
11109 Sunset Hills Road, Suite 200  
Reston, VA 20190

#### **1.5 WORK BY OWNER**

- A. Related work under separate agreements: The Owner will award a separate contract which will commence prior to or during the work of this Contract; which in general includes:
  1. Testing Laboratory Services.
- B. Owner Furnished Construction Manager Installed (OFCl) Products: The Construction Manager shall install the following Owner furnished items. Refer to individual specifications and drawings for detailed descriptions.
  1. Uninterrupted Power Supply (UPS).
  2. Power Distribution Units (PDU) with stands.
  3. Electric Room RTUs.
  4. Ventilation RTUs.
  5. DR6000 2MW skid design.
  6. Engine Generator, Enclosure, platforms.
  7. Battery cabinet with stands.
  8. DSE condenser skids.
  9. DSE CRAC units.

10. GCB/SWR outside switchboards.

C. Owner Furnished and Installed (OFI) Products: The Construction Manager has coordinating responsibility for the following work, provided by others under separate agreement(s) with the Owner:

1. Interior signage.

## **1.6 USE OF SITE**

A. Use of, and access to, site may be subject to special requirements of the Owner, as directed.

1. Prior to beginning the Work of this Contract, the Construction Manager shall meet with the Owner and the Architect to determine procedures regarding access and use of the site, locations and access to staging and storage areas, tree protection, temporary barriers and fencing, and any special site conditions or restrictions regarding the use of the site areas surrounding the construction.

2. Hours of construction, **7:30 AM to 4:30 PM** local time, Monday to Friday. Provisions for working hours other than those specified, must be pre- arranged with the Owner.

3. Use of existing elevators is prohibited.

4. Use of Owner's receiving/shipping areas and loading dock: Construction Manager is responsible to deliver and receive all materials and equipment. Construction Manager is not permitted to have supplies or equipment shipped directly to them in care of the Owner. Construction Manager's shipments of heavy or bulky equipment will be received at the Building loading dock only by prior arrangement. All other shipments will be refused.

5. Security: Owner's staff access must be permitted at all times in all construction areas, for purposes of security.

B. Confine operations to areas within Contract limits indicated on the Drawings. Portions of the site and building beyond areas in which construction operations are indicated are not to be disturbed.

1. Use of on-site areas outside of the contract limits for workers parking or storage of materials must be pre-arranged with Owner. Schedule deliveries to minimize requirements for storage of materials.

C. Construction Manager shall coordinate and permit uninhibited Owner's access to site prior to Substantial Completion as required for installation of equipment and furnishings performed under separate contracts outside of this Work.

## **1.7 ACCESS TO SITE**

A. The Owner intends to occupy parking areas and access roads during construction. Notify the Owner of work which will affect the use of these areas; coordinate work schedule with Owner. The Construction Manager shall consult with the Owner on the best ways to provide access and on changes to access areas as the work progresses.

B. Keep all public roads and walks, and access drive to facility clear of debris caused by this Work during building operations.

C. Interruption of services: Any major work entailing disruption to heating, lighting, life safety system utility connections or other similar major disruption to building functioning must be coordinated with the Owner, and temporary services, safety precautions, or connections provided. Do not shut down any service without approval of the Owner.

1. Provide both Owner and Architect with **1 week** notification for any disruption of service; provide notification for connecting, disconnecting, turning on or turning off any service which may affect Owner's operations.

2. Provide **1 week** notice to local fire department of disruptions in electrical services, fire alarm services and emergency power services.
3. Any action either planned or unplanned, by the Construction Manager, or subcontractors which impairs the operation of anyone or the activation of the fire alarm detection and or suppression system shall cause notification of the appropriate party. In case of unplanned, accidental, impairment, the Construction Manager will immediately notify the Owner. The Construction Manager should be prepared to provide assistance as required to correct the problem.

## **1.8 PROJECT MANUAL FORMATS AND CONVENTIONS**

- A. Project Manual Format: The Project Manual is organized into Divisions and subdivided into Sections and Documents using Construction Specification Institute (CSI) publication "MasterFormat, 2004 Edition" numbering system.
  1. Section Identification: Six digit Section numbers are utilized and cross- referenced throughout the Contract Documents. Sections in the Project Manual are in numeric sequence; however, the sequence is incomplete because only those Section numbers which are applicable to this Project are used.
  2. Division One of the Project Manual governs procedural and administrative requirements of the Work. Division One requirements are applicable to all Sections and Documents in the Project Manual.
- B. 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 as applicable to the context of the Contract Documents.
  2. Imperative mood and streamlined language is generally used in the Specifications. Requirements expressed in the imperative mood are to be performed by Construction Manager. Occasionally, the indicative or subjunctive mood may be used in the Section Text for clarity to describe responsibilities that must be fulfilled indirectly by Construction Manager or by others when so noted.
    - a. 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.

### **PART 2 - PRODUCTS (Not Used)**

### **PART 3 - EXECUTION (Not Used)**

### **END OF SECTION**