

## Division 01 - General Requirements

01 10 00	Summary
01 21 00	Allowances
01 22 00	Unit Prices
01 23 00	Alternates
01 25 00	Substitution Procedures
01 26 00	Contract Modification Procedures
01 29 00	Payment Procedures
01 31 00	Project Management and Coordination
01 32 00	Construction Progress Documentation
01 32 33	Photographic Documentation
01 33 00	Submittal Procedures
01 40 00	Quality Requirements
01 42 00	References
01 50 00	Temporary Facilities and Controls
01 60 00	Product Requirements
01 73 00	Execution
01 74 19	Construction Waste Management and Disposal
01 77 00	Closeout Procedures
01 78 23	Operation and Maintenance Data
01 78 39	Project Record Documents
01 79 00	Demonstration and Training
01 91 13	General Commissioning Requirements

## Division 02 - Existing Conditions

02 41 19	Selective Structure Demolition
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## Division 03 - Concrete

03 35 43	Polished Concrete Finishing
03 49 00	Glass-Fiber-Reinforced Concrete (GFRC)
03 54 16	Hydraulic Cement Underlayment

## Division 04 - Masonry

Not Used

## Division 05 - Metals

05 40 00	Cold-Formed Metal Framing
05 45 00	Metal Support Assemblies
05 50 00	Metal Fabrications
05 70 00	Decorative Metal
05 75 00	Decorative Formed Metal

## Division 06 - Wood, Plastics, and Composites

06 10 00	Rough Carpentry
06 20 23	Interior Finish Carpentry
06 41 16	Plastic-Laminate-Faced Architectural Cabinets
06 46 00	Wood Trim

## Division 07 - Thermal and Moisture Protection

07 21 00	Thermal Insulation
07 84 13	Penetration Firestopping
07 84 43	Joint Firestopping
07 92 00	Joint Sealants
07 92 19	Acoustical Joint Sealants
07 95 00	Expansion Control

## Division 08 - Openings

08 12 13	Hollow Metal Frames
08 12 16	Aluminum Frames
08 14 16	Flush Wood Doors
08 31 13	Access Doors and Frames
08 41 26	All-Glass Entrances
08 71 00	Door Hardware
08 80 00	Glazing
08 83 00	Mirrors

## Division 09 - Finishes

09 22 16	Non-Structural Metal Framing
09 29 00	Gypsum Board
09 30 13	Ceramic Tiling
09 51 13	Acoustical Panel Ceilings
09 54 46	Fabric-Wrapped Ceiling Panels
09 64 00	Wood Flooring
09 65 13	Resilient Base and Accessories
09 68 13	Tile Carpeting
09 77 13	Stretched-Fabric Wall Systems
09 77 23	Fabric-Wrapped Panels
09 84 36	Sound-Absorbing Ceiling Units
09 91 23	Interior Painting
09 93 00	Staining and Transparent Finishing

## Division 10 - Specialties

10 22 19	Demountable Partitions
10 22 39	Folding Panel Partitions
10 28 00	Toilet, Bath, and Laundry Accessories
10 44 13	Fire Extinguisher Cabinets
10 44 16	Fire Extinguishers

## Division 11 - Equipment

11 31 00	Residential Appliances
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## Division 12 - Furnishings

12 36 23.13	Plastic-Laminate-Clad Countertops
12 36 61	Simulated Stone Countertops

## Division 13 - Special Construction

Not Used

## Division 14 - Conveying Equipment

Not Used

## Division 21 - Fire Suppression

21 05 00	Common Work Results for Fire Suppression
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## Division 22 - Plumbing

01 00 00	General Requirements
01 10 00	Scope Of Work
01 31 10	Coordination With Building Management
01 33 30	Shop Drawings
01 63 30	Substitutions
01 73 10	Demolition, Removal, And Relocations
01 73 50	Connections To Existing Work
01 78 10	As-Built Drawings
01 78 20	Maintenance Manuals
01 78 50	Service And Warranty (Maintenance Contract)
22 06 00	Hangers And Supports
22 08 30	Pipe Insulation
22 11 00	Valves
22 14 00	Domestic Water Piping
22 15 00	Sanitary Drainage And Vent
22 41 00	Plumbing Fixtures
22 95 00	Testing, Adjusting, And Balancing

## Division 23 - Heating Ventilating and Air Conditioning

01 00 00	General Requirements
01 10 00	Scope of Work
01 31 00	Coordination with Building Management
01 33 00	Shop Drawings
01 60 00	Access Doors in General Construction
01 63 30	Substitutions
01 73 29	Chasing, Chopping or Core Drilling
01 73 50	Connections to Existing Work
01 78 23	Maintenance Manuals
01 78 39	As-Built Drawings
01 78 50	Service and Warranty (Maintenance Contract)
01 81 33	Sustainable Design Requirements (LEED Certification Requirements)
02 41 19	Demolition, Removal, and Relocation
23 01 00	Mechanical Equipment
23 05 23	Valves
23 05 29	Hangers and Supports
23 05 48.01	Vibration Isolation
23 07 00.00	Insulation
23 07 00.01	Duct Insulation
23 07 00.02	Equipment Insulation
23 07 00.03	Pipe Insulation
23 21 13	Hydronic Piping
23 31 13	Ductwork
23 33 00	Ductwork Accessories
23 37 13	Diffusers, Grilles and Registers
23 09 00	Automatic Temperature Controls
23 09 93	Sequence of Operations
23 05 93	Testing and Balancing
23 36 00	Air Terminal Units
23 63 53	Computer Room Air-Conditioners

## Division 25 - Integrated Automation

Not Used

## Division 26 - Electrical

26 00 00	General requirements
26 12 00	Wire and cable
26 13 00	Raceway
26 13 00	Pull boxes, junction boxes and outlet boxes.
26 13 00	Telephone and data empty conduit system
26 14 00	Wiring devices
26 41 00	Switches, fuses and circuit breakers
26 51 10	Lighting fixtures and lamps
26 60 00	Fire alarm system

Division 27 - Communications

Not Used

Division 28 - Electronic Safety and Security

Not Used

Division 31 - Earthwork

Not Used

Division 32 - Exterior Improvements

Not Used

Division 33 - Utilities

Not Used

Division 34 – Transportation

Not Used

END OF TOC

SECTION 01 10 00 - SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Phased construction.
4. Work under separate contracts.
5. Access to site.
6. Coordination with occupants.
7. Work restrictions.
8. Specification and drawing conventions.
9. Miscellaneous provisions.

B. Related Requirements:

1. Section 01 50 00 "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.2 PROJECT INFORMATION

A. Project Identification: Foulger- Pratt Headquarters.

1. Project Location: 12435 Park Potomac Ave., Potomac, MD.

B. Owner: Foulger-Pratt Development, LLC, 9600 Blackwell Road, Suite 200, Rockville, MD 20850.

1. Owner's Representative: Joshua M. Etter, Development Associate, Foulger-Pratt Development, LLC. 9600 Blackwell Road, Suite 200, Rockville, MD 20850.

C. Architect: Perkins+Will, Inc., 1250 24<sup>th</sup> Street NW, Suite 800, Washington, DC 20037.

D. Project Web Site: A project Web site administered by the Architect will be used for purposes of managing communication and documents during the construction stage.

1. See Section 01 31 00 "Project Management and Coordination." for requirements for using Project Web site.

### 1.3 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of Project is defined by the Contract Documents and consists of the following:
  - 1. Fit-out Level 02 of a newly constructed office building excluding work in the building core. Work to include new partitions, finishes, lighting, mechanical, electrical, fire protection, and plumbing.
- B. Type of Contract.
  - 1. Project will be constructed under a single prime contract.

### 1.4 ACCESS TO SITE

- A. General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.
- B. Use of Site: Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
  - 1. Limits: Confine construction operations to Level 02 of the building.
  - 2. Driveways, Walkways and Entrances: Keep driveways parking garage, loading areas, 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 storage of materials unless approved by the owner.
    - a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
    - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
- C. 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.

### 1.5 COORDINATION WITH OCCUPANTS

### 1.6 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
  - 1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- B. On-Site Work Hours: Limit work in the existing building to normal business working hours of 7 a.m. to 5 p.m., Monday through Friday, unless otherwise indicated.

1. Restrictions on times permitted for work coordinate with sound ordinances in Montgomery County.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:
  1. Notify Owner not less than two days in advance of proposed utility interruptions.
  2. Obtain Owner's written permission before proceeding with utility interruptions.
- D. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.
  1. Notify Owner not less than two days in advance of proposed disruptive operations.
  2. Obtain Owner's written permission before proceeding with disruptive operations.
- E. Nonsmoking Building: Smoking is not permitted within the building or within 25 feet (8 m) of entrances, operable windows, or outdoor-air intakes.
- F. Controlled Substances: Use of tobacco products and other controlled substances on Project site is not permitted.

## 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. 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.
  2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
  1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
  2. Abbreviations: Materials and products are identified by abbreviations published as part of the U.S. National CAD Standard and scheduled on Drawings.



3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this Project Manual.

## 1.8 MISCELLANEOUS PROVISIONS

- A. Not used.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION