

Part 1 General

1.1 WORK SEQUENCE

- .1 Construct Work in stages to accommodate Owner's continued use of premises during construction.
- .2 Coordinate Progress Schedule and co-ordinate with Owner Occupancy during construction.
- .3 Maintain fire access/control at all times

1.2 SEQUENCE OF THE WORK

- .1 The project must be delivered in the following phases:
 - .1 The General Contractor to perform all work that will take place inside the Kitchen area during the month of July 2017. This includes building envelope components enclosing the Kitchen that affect the Kitchen operations. The Kitchen must be weathertight by the end of July 2017 so operations can resume on August 1st 2017. In general terms the work to be completed in July is as follows but is to be confirmed by the general Contractor:
 - .1 Removal of all sealed glazed units, spandrel glass, back-pan and associated insulation.
 - .2 Preparations of the existing curtain wall surfaces for re-installation of all existing and new curtain wall components.
 - .3 Re-installation of existing sealed glazed units, spandrel glass, back pan/insulation and all auxiliary curtain wall components.
 - .4 Remedial interior work associated with the existing interior gypsum board and interior window sill, along with all interior sealant work.
 - .2 Work that does not affect Kitchen operations may take place after the month of July 2017.
- .2 Sequencing Restrictions:
 - .1 Maintain access to the facility and parking lot entrances at all times. The existing parking can be utilized by the General Contractor and his Trades during the month of July 2017 only. As of August 2017, a maximum of ten (10) parking spaces will be available to the General Contractor. Should additional parking be required, the General Contractor is to provide additional parking off-site at his own cost.
 - .2 Maintain and protect all exit and egress routes at all times for entire duration of work
 - .3 Maintain all fire access / control at all times
 - .4 Do not disrupt building services. Provide for temporary services if interruptions are required

- .5 Exterior hoarding to be installed at grade level along each façade where work is being performed above. Refer to Section 01 56 00 Temporary Barriers and Enclosures.

1.3 CONTRACTOR USE OF PREMISES

- .1 Limit use of premises for Work, to allow:
 - .1 Owner occupancy.
- .2 Coordinate use of premises under direction of Departmental Representative.
- .3 Obtain and pay for use of additional storage or work areas needed for operations under this Contract.
- .4 Remove or alter existing work to prevent injury or damage to portions of existing work which is to remain.
- .5 Repair or replace portions of existing work which have been altered during construction operations to match existing or adjoining work, as directed by Departmental Representative.
- .6 At completion of operations condition of existing work: equal to or better than that which existed before new work started.
- .7 Generally, carry out work during "regular hours", Monday to Friday from 07:00 to 18:00 hours during the months of August to October. Within the month of July 2017, the work can be carried out during extended hours, coordinate with the City of Ottawa Bylaws.
- .8 Carry out noise generating work and other work disruptive to building use and occupants during "off hours", Monday to Friday from 17:00 to 23:00 hours, and on Saturdays, Sundays, and statutory holidays for work done beyond the month of July 2017.
- .9 Provide Departmental Representative minimum 48 hour notice for work to be carried out during "off hours"

1.4 OWNER OCCUPANCY

- .1 Owner will occupy premises during entire construction period for execution of normal operations, except for the month of July 2017 where the kitchen area will be un-occupied.
- .2 Building entrances and exits to remain safe and operational at all times. Provide Departmental Representative minimum 5 working day notice should any entrances or exits require interruption.
- .3 Co-operate with Owner in scheduling operations to minimize conflict and to facilitate Owner usage.

1.5 ALTERATIONS, ADDITIONS OR REPAIRS TO EXISTING BUILDING

- .1 Execute work with least possible interference or disturbance to occupants and normal use of premises. Arrange with Departmental Representative to facilitate execution of work.

1.6 EXISTING SERVICES

- .1 Establish location and extent of service lines in area of work before starting Work. Notify Departmental Representative of findings.
- .2 Where unknown services are encountered, immediately advise Departmental Representative and confirm findings in writing.
- .3 Provide independent temporary services for all project requirements. No building or site utilities are permitted to be used.
- .4 Construct barriers in accordance with Section 01 56 00 - Temporary Barriers and Enclosures.

1.7 EXISTING CONDITIONS

- .1 All existing surfaces and finishes, including roadways and landscaping, impacted or damaged by work must be repaired to match existing conditions.

Part 2 Products

2.1 NOT USED

Part 3 Execution

3.1 NOT USED

END OF SECTION