

## SECTION 01 10 00 - SUMMARY

### PART 1 - GENERAL

#### 1.1 SUMMARY

A. This Section includes the following:

1. Work covered by the Contract Documents.
2. Work sequence.
3. Use of supported pipe scaffolds.
4. Use of premises.
5. Owner's occupancy requirements.
6. Specification formats and conventions.

#### 1.2 WORK COVERED BY CONTRACT DOCUMENTS

A. Project Identification: Restoration, Modifications & Site Improvements.

1. Project Location: The Renwick Lighthouse  
1 Lighthouse Park  
Roosevelt Island, New York, NY.

B. Owner: The Roosevelt Island Operating Corp. (RIOC).  
Attn. Shelton Haynes COO

1. Owner's Representatives: The LiRo Group  
680 Main Street  
Roosevelt Island, NY 10044  
Attn: Trevor Engblom, Project Manager  
Emma Kravitz, Project Engineer

C. Architect: Thomas A. Fenniman, Architect.  
One Union Square West, #501  
New York, NY 10003  
Attn. Samuel Harris, Project Architect

D. The Work consists of the following:

1. The Restoration of the Historic Lighthouse Tower including the following work areas:
  - a. Stucco removal and Brick Restoration.
  - b. Stone Restoration.
  - c. Window Restoration.
  - d. Door Restoration.
2. The Modifications of the Lighthouse Lantern and Observation Deck including the following work areas:

- a. Removal of deteriorated concrete deck.
- b. Installation of a new concrete ring beam and fluid applied waterproofing.
- c. Installation of new stainless steel observation deck and railing.
- d. The installation of a new glass and structural steel lantern in historic configuration.
- e. The removal of wood stair and the installation of a new metal spiral stair.
- f. New electrical and accent lighting.

3. Site Improvements at the Lighthouse including the following work areas:

- a. The resetting and installation of new stone pavers and curb stones.
- b. The installation of a new concrete grade beam at curb.
- c. The installation of new recessed in ground lighting and controls.

E. Project will be constructed under a single prime contract.

#### 1.3 WORK SEQUENCE

- A. The Contractor shall submit for Owner's consideration both a written and a diagrammatic description of their proposed work sequence and schedule.
- B. Before commencing Work, submit a schedule showing the sequence, commencement and completion dates for all phases of the Work.

#### 1.4 CONTRACTORS USE OF PREMISES

- A. General: Contractor shall have limited use of premises for construction operations as indicated on Drawings by the Contract limits.
- B. Use of Site: Limit use of premises to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
  - 1. Owner Occupancy: The building is currently off limits to the public and will remain so throughout the project.
- C. Use of Existing Building: Maintain existing building in a weather tight condition throughout construction period. Repair damage caused by construction operations. Protect building and its contents during construction period.
- D. Work hours shall be as established by the Owner through the Owners Representative.
- E. Inform the Owners Representative of work area access requirements. The Owners Representative will coordinate and schedule the requirements with Facility staff to obtain and ensure timely availability of work areas.
- F. Comply with the Building's Visitor Identification Policy.
- G. The following items are not allowed on the Site or on the Buildings premises.

- a. Firearms, ammunition, weapons, and dangerous instruments (other than tools required for the Work).
- b. Alcoholic beverages and persons under the influence of same.
- c. Illegal controlled substances and persons under the influence of same.
- d. Smoking of any kind.

H. Be responsible and accountable for employees, suppliers, subcontractors and their employees, with regard to their use of the premises. Direct them to comply with the Building Regulations and with the security regulations.

I. Furnish Owner Representative with a telephone number or method to contact the supervisor for the Work in case of an emergency after work hours, including weekends and holidays.

J. Comply with applicable federal and State of New York Right-to-Know Law provisions and supply copies of the appropriate Material Safety Data Sheets (MSDS) to the Owner's Representative.

K. Direct employees to be watchful for people in or near the work area where safety hazards may be present.

L. Report fire and other emergency situations to the Owner Representative immediately.

#### 1.5 SPECIAL INSPECTIONS

- A. Special Inspections and tests are required by the Building Code of New York State. Inspections & Testing Services will be provided by the Owner unless otherwise noted.
- B. Contractors are responsible for notifying the Owners Representative regarding individual inspections listed in the Construction Documents. Contractors shall cooperate with the inspectors and testing agencies and sufficient notice and lead time (minimum 48 hours) must be allowed for inspection and testing to be performed.
- C. Where deficiencies are identified, the contractor must take corrective actions to comply with the contract documents or remedy the deficiencies in accordance with the General Conditions.

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

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

**END OF SECTION 01 10 00**