

# S C O P E O F W O R K

GENERAL	
<p>DESCRIPTION</p> <p>THESE DOCUMENTS COVER THE HVAC SCOPE OF WORK FOR THE MODIFICATION OF THE 61B APARTMENT PROJECT LOCATED ON THE 61ST FLOOR AT 432 PARK AVE, NEW YORK. THE BUILDING CONSISTS COMMERCIAL AND RESIDENTIAL SPACES.</p> <p>THE DESCRIPTIONS LISTED IN THIS SCOPE OF WORK IS NOT COMPLETE AND DOES NOT LIMIT THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL DOCUMENTATION IN ITS ENTIRETY.</p> <p>1. THE WORK INCLUDED IN DEMOLITION, BUT NOT LIMITED TO AS FOLLOWS:</p> <p>DEMOLITION SCOPE INCLUDES THE REMOVAL OF EXISTING DUCT WORK TILL POINT OF TERMINATION ELECTRIC HEATING MATS, REMOVAL AND RELOCATION OF EXISTING MECHANICAL PIPING, FAN COIL UNITS, AND ASSOCIATED CONTROLS WHERE INDICATED.</p> <p>2. THE WORK INCLUDED IN CONSTRUCTION, BUT NOT LIMITED TO AS FOLLOWS:</p> <p>NEW TOILET EXHAUST CONNECTIONS AND INLETS TO EXISTING TOILET EXHAUST RISERS, RELOCATION OF EXISTING FAN COIL UNITS WITH ASSOCIATED PIPING AND CONTROLS, INSTALLATION OF NEW FAN COIL UNIT WITH CONTROLS AND CONNECTION TO EXISTING CHILLED WATER/HOT WATER/CONDENSATE RISERS WITH ASSOCIATED VALVING, INSTALLATION OF NEW ELECTRIC HEATING MATS, INSTALLATION OF NEW DROP DOWN SUPPLY DUCTS, INSTALLATION OF NEW CEILING AND WALL MOUNTED RETURNS, AND RELOCATION OF EXISTING THERMOSTATS AS INDICATED ON THE MECHANICAL PLANS.</p> <p>3. PROVIDE BALANCING OF EXISTING BASE BUILDING SUPPLY, AND RETURN AS REQUIRED.</p> <p>4. CONTRACTOR SHALL PERFORM TRAVERSE AIR READINGS FOR ALL SUPPLY, RETURN AND EXHAUST CONNECTIONS TO THE BASE BUILDING INFRASTRUCTURE. PROVIDE REPORTS FOR APPROVAL FOR THE AVAILABLE AIR FLOW QUANTITIES AND THE ASSOCIATED STATIC PRESSURES.</p> <p>5. MECHANICAL CONTRACTOR SCOPE OF WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL ITEMS DESCRIBED IN THESE DOCUMENTS.</p> <p>6. PRIOR TO START OF WORK THE CONTRACTOR SHALL CAREFULLY INSPECT THE SITE AND VERIFY ALL CONDITIONS SHOWN ON THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL INCLUDE IN HIS BID PRICE AND INCORPORATE, COORDINATE, REVIEW AND PRESENT ALL PHASING RELATING MATTERS WITH THE CONSTRUCTION MANAGER/GENERAL CONTRACTOR AND THE OTHER TRADE CONTRACTORS.</p> <p>7. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, APPLIANCES, AUXILIARIES, SERVICES, HOISTING, SCAFFOLDING, SUPPORT, SUPERVISION, AND PROJECT RECORD DOCUMENTS, AND SHALL PERFORM ALL OPERATIONS FOR THE COMPLETION OF WORK, INCLUDING ALL WORK AS REQUIRED AS INDICATED HERE-IN.</p> <p>8. ALL WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE GOVERNING AUTHORITIES HAVING JURISDICTION, INCLUDING LOCAL BUILDING AUTHORITY ORDINANCES AND AMENDMENTS, OTHER REFERENCED CODES (SUCH AS NATIONAL ELECTRIC CODE), AND WITH THE AMERICANS WITH DISABILITIES ACT. ALL WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF NEW YORK STATE BUILDING CODE, FIRESAFETY CODE, UTILITY REQUIREMENTS AND THE BEST TRADE PRACTICES.</p> <p>9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND FOR ALL RIGGING OF HIS WORK</p> <p>10. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND NOTIFY THE PROPER AUTHORITIES HAVING JURISDICTION OVER THE WORK PRIOR TO STARTING.</p> <p>11. ALL EXISTING CONDITIONS TO REMAIN WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AS ACCEPTABLE TO THE CONSTRUCTION MANAGER AND/OR ENGINEER AT NO ADDITIONAL COST TO THE OWNER.</p> <p>12. THE MECHANICAL WORK SHOWN ON THE DRAWINGS INDICATES THE GENERAL SYSTEM ARRANGEMENT, THE COMPLETE SCOPE AND CONFIGURATION OF THE SYSTEMS. ROUTING WILL INCLUDE ALL REQUIRED OFFSETS, TRANSITIONS, ECT. AND WILL BE PART OF THE BASE BID.</p> <p>13. THE WORK OF THIS CONTRACTOR SHALL INCLUDE COORDINATION WITH THE WORK OF ALL OTHER CONTRACTORS AND ALL REQUIREMENTS OF THE SPECIFICATIONS AND THE DRAWINGS.</p> <p>14. THE WORK SHALL INCLUDE ALL NECESSARY COMPONENTS SO AS TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM CAPABLE OF BEING READILY OPERATED AND MAINTAINED.</p> <p>15. SHOULD THE CONTRACTOR, IN THE COURSE OF THE WORK FIND ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL PHYSICAL CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IMMEDIATELY, IN WRITING, FOR CLARIFICATION. WORK DONE AFTER SUCH DISCOVERY, UNLESS AUTHORIZED BY THE ENGINEER, SHALL BE DONE AT THE CONTRACTOR'S RISK.</p> <p>16. ALL DUCTWORK SHALL BE FABRICATED FOR SMACNA STANDARDS FOR LOW PRESSURE.</p> <p>17. PROVIDE DEMOLITION OF EXISTING DUCTWORK PER HVAC DEMOLITON DRAWING.</p> <p>18. PATCH ALL HOLES IN EXISTING DUCTWORK AND REPLACE ALL MISSING INSULATION IN SCOPE AREA.</p> <p>19. PROVIDE FOR THE TESTING AND BALANCING OF NEW SYSTEMS PER THE SPECIFICATIONS AS WELL AS THE SYSTEMS INDICATED BY KEYNOTES ON THE PLAN.</p> <p>20. DEMOLITION SCOPE WILL INCLUDE REMOVAL AND OR RELOCATION OF LINEAR RETURNS, INSULATION, FITTINGS AND HANGERS, AND ASSOCIATED DUCTWORK BACK TO POINT OF DISCONNECTION, AND MECHANICAL PIPING AS SHOWN ON DRAWINGS. CONTRACTOR SHALL DISCARD ALL EQUIPMENT AS INSTRUCTED BY THE BASE BUILDING AND TURN OVER ANY EQUIPMENT TO THE BASE BUILDING THAT THE BUILDING MAY WANT TO RETAIN.</p>	<p>21. CAP ALL EXISTING TO REMAIN DUCTWORK THAT IS NOT TO BE RE-USED AS PART OF THE NEW WORK. USE SHEETMETAL CAPS, SIZED TO MATCH DUCT AND INSULATE.</p> <p>22. CONTRACTOR TO COORDINATE WORK SCHEDULE WITH THE CLIENT SUCH THAT MINIMUM OR NO DISRUPTION TO CLIENTS DAILY OPERATION. CONTRACTOR TO INCLUDE AFTER OFFICE HOUR OR WEEKENDS WORK ON THE BUDGET.</p> <p>23. THESE PLANS ARE APPROVED ONLY FOR THE WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.</p> <p>24. CONTRACTOR SHALL FOLLOW ALL BUILDING RULES AND REGULATIONS.</p>

## DEMOLITION GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LOCATIONS PRIOR TO REMOVALS.
2. BEFORE COMMENCING WORK, EXAMINE ALL ADJOINING AREAS WHICH MAY BE AFFECTED BY REMOVALS. REPORT TO BUILDING OWNER AND CONSTRUCTION MANAGER ANY CONDITION WHICH MAY PREVENT COMPLETION OF DEMOLITION WORK.
3. CONTRACTOR TO BECOME THOROUGHLY FAMILIAR WITH ACTUAL EXISTING CONDITIONS IN THE AREA OF WORK. THE INTENT OF THE WORK TO BE COMPLETED IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN. NO CONSIDERATION WILL BE GRANTED BY REASON OF LACK OF FAMILIARITY ON THE PART OF THE CONTRACTOR WITH THE ACTUAL PHYSICAL CONDITIONS AT THE SITE. INSPECT EACH AND EVERY AREA AFFECTED BY DEMOLITION WORK SHOWN ON THESE PLANS PRIOR TO FINAL BID SUBMISSION.
4. WHEN CONFLICTS OCCUR IN THE SPECIFICATIONS OR IN THE DRAWINGS, OR BETWEEN EITHER, THE ITEMS OF GREATER QUANTITY AND/OR HIGHER COST SHALL BE PROVIDED.
5. ALL DUCTWORK IS SHOWN DIAGRAMMATICALLY AND DOES NOT SHOW ALL OFFSETS, DROPS, AND RISES OF RUNS. THE CONTRACTOR SHALL ALLOW IN HIS PRICE FOR THE REMOVAL AND REROUTING OF NEW AND EXISTING DUCTWORK AND PIPING TO AVOID OBSTRUCTIONS. EXACT LOCATIONS SUBJECT TO APPROVAL OF ARCHITECT. MAINTAIN MAXIMUM DUCT ELEVATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK, ITS COMPLETION AND FINAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL REPLACE ANY OF THE SAME WHICH MAY BE DAMAGED, LOST OR STOLEN, WITHOUT ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL SCHEDULE CONNECTION TO AND DISCONNECTION OF EXISTING SYSTEMS AT A TIME THAT WILL BE CONVENIENT FOR THE OWNER AND CAUSE A MINIMUM OF DISRUPTION TO ALL PARTIES INVOLVED. THE OWNER AND CONSTRUCTION MANAGER SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF THE DISCONNECTION OF EXISTING SYSTEMS. SIMILARLY, THE OWNER AND CONSTRUCTION MANAGER SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF CONNECTION TO EXISTING SYSTEMS.
8. THE CONTRACTOR SHALL PROVIDE FOR THE SUPPORT OF EXISTING TO REMAIN AND/OR ABANDONED IN PLACE PIPEWORK AND DUCTWORK. HANGERS AND SUPPORTS SHALL BE PROVIDED IN ACCORDANCE WITH THE HVAC PIPE AND DUCTWORK SUPPORT DETAILS SHOWN ON THE M-700 SERIES DRAWINGS.
9. ALL MATERIALS INDICATED TO BE REMOVED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED OR DIRECTED BY OWNER AND SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE OWNER, DISPOSAL OF ALL SUCH MATERIALS SHALL COMPLY WITH ALL RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK CITY ENERGY CONSERVATION CODE.

## GENERAL NOTES

1. NO PIPING SHALL BE SMALLER THAN 3/4" UNLESS OTHERWISE NOTED. NO CONDENSATE DRAIN RISERS TO BE LESS THAN 1 1/2"
2. FOR PIPING REQUIREMENTS NOT INDICATED ON PLANS, SEE RELATED CONNECTION DETAILS AND DIAGRAMS.
3. PROVIDE REDUCER FITTINGS FOR CHANGE IN PIPE SIZE AND FOR FINAL CONNECTION AT EQUIPMENT AND AS REQUIRED TO PERMIT DRAINAGE AND VENTING.
4. PROVIDE AS REQUIRED MANUAL AIR VENT, DRAINS AND RELIEF VALVES.
5. PROVIDE 1 1/4" OR SIZE NOTED, DRAINAGE PIPING WITH WATER SEAL FROM EACH COOLING COIL CONDENSATION DRAIN PAN TO CONNECT TO CONDENSATE RISER AS INDICATED ON THE MECHANICAL PLANS.
6. PROVIDE VALVED AND CAPPED CONNECTIONS FOR DRAINAGE AT ALL LOW POINTS IN PIPING.
7. MINIMUM PITCH SHALL BE SUFFICIENT TO INSURE ADEQUATE VENTING AND DRAINAGE.
8. CONTRACTOR SHALL PROVIDE DETAILS AND LOCATIONS OF SUPPORTS FOR ALL PIPING, EQUIPMENT AND DUCTWORK WITH LOAD CALCULATIONS FOR REVIEW BY THE STRUCTURAL ENGINEER.
9. FOR LOCATION OF MOTOR CONTROLS, SEE ELECTRICAL DRAWINGS.
10. ALL DUCTWORK AND PIPING IS SHOWN DIAGRAMMATIC AND DOES NOT SHOW ALL OFFSETS, DROPS AND RISES OF RUNS.
11. PROVIDE ACCESS DOORS IN DUCTWORK WHERE INDICATED OR REQUIRED FOR ACCESS TO SYSTEM COMPONENTS INCLUDING FOLLOWING:
  - A. AUTOMATIC DAMPERS, FIRE DAMPERS & FIRE SMOKE DAMPERS
  - B. SENSORS AND INSTRUMENTS
  - C. VOLUME DAMPERS
12. PROVIDE ACCESS DOORS IN INACCESSIBLE CEILING FOR ALL VALVING AND PIPING CONNECTIONS.
13. ALL DUCT DIMENSIONS ARE CLEAR INSIDE DUCT DIMENSIONS WITHOUT LINING, OR EXTERNAL INSULATION. IN THE EVENT THAT DUCT DIMENSIONS MUST BE MODIFIED DUE TO FIELD CONDITIONS, MAINTAIN THE STATED CROSS SECTIONAL AREA OF EACH DUCT.
14. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE BUILDING CODE REQUIREMENTS AND PROVIDE ALL REQUIRED CONTROLLED INSPECTIONS FOR HIS OR HER WORK.
15. PROVIDE ESCUTCHEONS AND SEALING OF ALL PENETRATIONS OF FIRE SEPARATIONS IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE.
16. REFER TO ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR THE NICHES, CHASES AND BEAM OPENINGS.
17. PROVIDE REMOTE CABLE OPERATED DAMPER OPERABLE AT THE FACE DIFFUSER FOR ALL DAMPERS LOCATED IN INACCESSIBLE CEILINGS.
18. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF DIFFUSERS, REGISTERS AND THERMOSTATS.
19. PROVIDE (COD) CORD OPERATED DAMPERS FOR ALL INACCESSIBLE LINEAR DIFFUSERS.
20. FABRICATE AND INSTALL ALL DUCTWORK IN ACCORDANCE WITH THE LATEST SMACNA HVAC DUCT CONSTRUCTION STANDARDS.
21. WHERE DUCTWORK IS DESIGNATED AS "EXISTING TO REMAIN" AND WILL BE RE-USED, CLEAN DUCTWORK IN ACCORDANCE WITH SPECIFICATIONS.
22. AT ALL EXISTING PARTITIONS NOT SCHEDULED FOR REMOVAL, PROVIDE WALL CUTTING AND PATCHING NECESSARY TO PROVIDE FOR PASSAGE OF PIPING, DUCTWORK AND ASSOCIATED DEVICES SUCH AS COMBINATION FIRE SMOKE DAMPERS AND FIRE DAMPERS. THE LOCATION OF ALL THE PENETRATIONS THROUGH NEW AND THROUGH EXISTING WALLS ARE TO BE INCLUDED IN THE SHEET METAL SHOP DRAWINGS AND THE CONTRACTOR'S COORDINATION DRAWINGS. REINFORCING OF THE DUCTS AND SEALING OF OPENINGS WHERE THEY PENETRATE SHALL BE INCLUDED AS PER DETAILS ON M-700.00 SERIES DRAWINGS.
23. "PROVIDE" SHALL BE THE EQUIVALENT OF "FURNISH AND INSTALL".
24. CONTRACTOR SHALL FIELD VERIFY THE SIZE OF ALL EXISTING DUCT SHAFTS PRIOR TO FABRICATION OF MATERIALS AND ADVISE THE CM/GC AS SOON AS POSSIBLE, OF ANY DISCREPENCIES WHICH MAY RESULT IN A DEFICIENCY OF THE REQUIRED SPACE.
25. CONTRACTOR SHALL COVER AND PROTECT BOTH NEW AND EXISTING DUCTWORK FROM DUST, DIRT AND CONSTRUCTION DEBRIS. IT IS OF PARTICULAR IMPORTANCE TO AVOID CONTAMINATION OF DUCTWORK INTERIORS SO AS TO PREVENT TRANSFER OF CONSTRUCTION DUST TO OTHER AREAS, AS WELL AS THE PREMATURE LOADING OF AIR HANDLING UNIT FILTERS.
26. PROVIDE COMBINATION FIRE SMOKE DAMPERS AND FIRE DAMPERS AND FIRE STOP MATERIALS FOR ALL PENETRATIONS IN RATED WALLS, PARTITIONS AND FLOOR SLABS IN ACCORDANCE WITH SPECIFICATIONS AND FLOOR PLANS.
27. REFER TO DRAWING M-000 FOR PROGRESS INSPECTION REQUIREMENTS. THE PROGRESS INSPECTOR SHALL PERFORM THE INSPECTIONS LISTED WITH THE ASSISTANCE OF THE CONTRACTOR. THE PROGRESS INSPECTOR SHALL BE INDEPENDANT OF THE MEP DESIGN ENGINEER.
28. MANUFACTURE / MODEL #'S SHALL BE MINIMUM DESIGN STANDARD FOR APPROVAL OF EQUAL PRODUCTS FROM ALTERNATE MANUFACTURE.
29. ALL EXISTING DUCTWORK MUST BE CLEANED FROM INSIDE.
30. NOT ALL BUILDING DETAILS AND CONSTRUCTION RESTRAINTS, (INCLUDING BUT NOT LIMITED TO DUCK WORK, PIPING, CONDUITS, CABLE RACKS ECT.) ARE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ROUTE THE DUCTWORK AND INCLUDE IN HIS BID, ALL NECESSARY DROPS, OFFSETS, RISERS, AND TRANSITIONS REQUIRED FR A COMPLETE INSTALLATION.
31. ALL INSULATION PROVIDED SHALL BE DESIGNATED "ASBESTOS FREE" AND HAVE SAME INDICATED ON LABEL.
32. CONNECT NEW WORK TO EXISTING WORK IN NEAT AND APPROVED MANNER, RESTORE EXISTING WORK DISTURBED WHILE INSTALLING NEW WORK TO ACCEPTABLE CONDITION.
33. REMOVAL AND RELOCATION OF CERTAIN EXISTING DUCT WORK MAY BE NECESSARY FOR THE PERFORMANCE OF THE GENERAL WORK. ALL CONDITIONS ARE NOT COMPLETELY DETAILED ON THE DRAWINGS.

PROJECT:

**HM 78 A-B**

ARCHITECT OF RECORD:

S.M. BERGER ARCHITECTURE, P.C.

P.O. BOX 222113  
GREAT NECK, NEW YORK 11022 TEL: 516-773-7363

EXECUTIVE ARCHITECT:

SLCE ARCHITECTS, LLP

1309 BROADWAY  
NEW YORK, NY 10018 TEL: 212-979-8400

STRUCTURAL ENGINEER:

WSP CANTOR SENUK

228 EAST 40TH STREET  
NEW YORK, NY 10017 TEL: 212-687-9888

M.E.P ENGINEER:

WSP FLACK + KURTZ

312 SEVENTH AVENUE  
NEW YORK, NY 10018 TEL: 212-532-9600

CODE CONSULTANT / EXPEDITING:

JEROME S. GILLMAN CONSULTING ARCHITECTS, P.C.

40 WORTH STREET  
NEW YORK, NY 10013 TEL: 212-349-9304

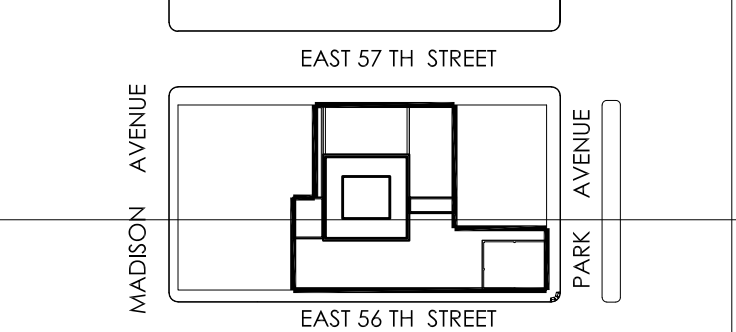
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