
SECTION 01 12 00
MULTIPLE CONTRACT SUMMARY

PART 1 GENERAL

1.1 SUMMARY

- A. Section includes a summary of each contract, including responsibilities for coordination and temporary facilities and controls.
- B. Specific requirements for Work of each contract are also indicated in individual Specification Sections and on Drawings.
- C. Related Requirements:
 - 1. Section 01 10 00 - Summary for the Work covered by the Contract Documents, restrictions on use of Project site and work restrictions.
 - 2. Section 01 31 00 - Project Management and Coordination for general coordination requirements.

1.2 DEFINITIONS

- A. Permanent Enclosure: As determined by Architect, the condition at which roofing is insulated and weathertight; exterior walls are insulated and weathertight; and openings are closed with permanent construction or substantial temporary closures equivalent in weather protection to permanent construction.
- B. Project Coordinator: The General Contractor.

1.3 PROJECT COORDINATOR

- A. Project coordinator shall be responsible for coordination between the contracts. Responsibilities shall include but not be limited to:
 - 1. Organizing meetings, bi-weekly minimum for coordination.
 - 2. Submitting meeting minutes from coordination meetings with issues and resolutions.
 - 3. Documenting RFIs for unresolved issues, include proposed solutions and applicable costs for solution.
- B. Project coordinator shall be responsible for coordination between the Plumbing, HVAC, and Electrical systems.
- C. HVAC Contractor shall act as coordinator for coordination drawings.
- D. Electrical Contractor shall act as the coordinator for the ceiling coordination. Electrical Contractor shall be licensed to practice as a professional engineer in location of Project.
- E. Coordination Drawings
 - 1. Coordination Drawings: Plans, drawn to scale, on which the following items are shown and coordinated with each other, using input from installers of the items involved:
 - a. Products installed in spaces, indicating coordination with general construction, building components, structural elements, architectural features and other building services. include the following:
 - 1) Ductwork.
 - 2) Piping greater than 1 inch.
 - 3) Electrical conduit greater than 2 inches.
 - 4) Structural bracing and supports.
 - 5) Equipment

-
- 6) Fixtures
 - b. Ceiling components.
 - c. Structural members.
 - 1) Foundations.
 - 2) Footings.
 - 3) Piers.
 - d. Size and location of access panels.
 - e. Penetrations of smoke barriers and fire-rated construction.
 - f. Items penetrating finished ceiling including the following:
 - 1) Lighting fixtures.
 - 2) Air outlets and inlets.
 - 3) Speakers.
 - 4) Grilles, registers and diffusers.
 - 5) Access panels.
 - 6) Perimeter moldings.
 - 7) Fire Sprinklers.
 2. Show timing or phasing, if any, and how the work will be coordinated with other work.
 3. Show clearance for installing, servicing and maintaining equipment.
 4. Include copies of all cross-referenced drawings and documents.
 5. Prepare drawings specifically for this project; marked up or over-drawn plumbing, electrical, HVAC, or other drawings are not acceptable, except for floor plans.
 6. Use drawing scale of 1/4 inch to 1 foot or larger.
 7. Include a complete equipment list, identifying manufacturer's model numbers and quantities, cross-referenced to product data submittal.
 8. Include wiring diagrams for control panels and all electrical equipment, showing terminations and termination identifications.
 9. Drawings shall be submitted in both PDF format and paper copy on sheet size that matches the construction bid documents. Drawings shall be submitted as both a submittal for the Architect to review and a final copy given to the owner with the PDF files burned onto a CD or hard drive / USB accessible memory stick. Hard drive / USB accessible memory stick and/or CD provided by Contractor.

1.4 PROJECT COORDINATOR RESPONSIBILITIES

- A. Project coordinator shall perform Project coordination activities for the multiple contracts, including, but not limited to, the following:
 1. Provide typical overall coordination of the Work.
 2. Coordinate shared access to workspaces.
 3. Coordinate product selections for compatibility.
 4. Provide overall coordination of temporary facilities and controls.
 5. Coordinate, schedule, and approve interruptions of permanent and temporary utilities, including those necessary to make connections for temporary services.
 6. Coordinate construction and operations of the Work with work performed by each Contract and Owner's construction forces.
 7. Coordinate sequencing and scheduling of the Work. Include the following:

-
- a. Initial Coordination Meeting: At earliest possible date, arrange and conduct a meeting with contractors for sequencing and coordinating the Work; negotiate reasonable adjustments to schedules.
 - b. Prepare combined Contractors' Construction Schedule for entire Project. Base schedule on preliminary construction schedule. Secure time commitments for performing critical construction activities from contractors. Show activities of each contract on a separate sheet. Prepare a simplified summary sheet indicating combined construction activities of contracts.
 - 1) Submit schedules for approval.
 - 2) Distribute copies of approved schedules to contractors.
8. Provide quality-assurance and quality-control services specified in Section 014000 "Quality Requirements."
 9. Coordinate sequence of activities to accommodate tests and inspections, and coordinate schedule of tests and inspections.
 10. Provide information necessary to adjust, move, or relocate existing utility structures affected by construction.
 11. Provide progress cleaning of common areas and coordinate progress cleaning of areas or pieces of equipment where more than one contractor has worked.
 12. Coordinate protection of the Work.
 13. Coordinate firestopping.
 14. Coordinate completion of interrelated punch list items.
 15. Coordinate preparation of Project Record Documents if information from more than one contractor is to be integrated with information from other contractors to form one combined record.
 16. Print and submit Record Documents if installations by more than one contractor are indicated on the same Contract Drawing or Shop Drawing.
 17. Collect record Specification Sections from contractors, collate Sections into numeric order, and submit complete set.
 18. Coordinate preparation of operation and maintenance manuals if information from more than one contractor is to be integrated with information from other contractors to form one combined record.
 19. Coordinate tests and inspections for plumbing, HVAC and electrical work.
 20. Coordinate plumbing, HVAC and electrical temporary services and facilities.
- B. Responsibilities of Project coordinator for temporary facilities and controls include, but are not limited to, the following:
1. Provide common-use field office for use by all personnel engaged in construction activities.

1.5 GENERAL REQUIREMENTS OF CONTRACTS

- A. Extent of Contract: Unless the Agreement contains a more specific description of the Work of each Contract, requirements indicated on Drawings and in Specification Sections determine which contract includes a specific element of Project.
1. Unless otherwise indicated, the work described in this Section for each contract shall be complete systems and assemblies, including products, components, accessories, and installation required by the Contract Documents.

-
2. Blocking, backing panels, sleeves, and metal fabrication supports for the work of each contract shall be the work of the General Construction Contract.
 3. Furnishing of access panels for the work of each contract shall be the work of each contract for its own work unless noted otherwise and except for access panels specifically shown and noted on the Architectural drawings which shall be furnished by the General Construction Contract. Installation of all access panels shall be the work of the General Construction Contract.
 4. Equipment pads for the work of each contract shall be the work of the General Construction Contract.
 5. Roof-mounted equipment curbs for the work of each contract shall be furnished by the respective prime contractor, installing shall be the work of the General Construction Contract.
 6. Painting for the work of each contract shall be the work of the General Construction Contract.
 7. Cutting and Patching: Each contract shall perform its own cutting and patching; final finish in locations of cutting and patching shall be under the General Construction Contract.
 8. Through-penetration firestopping for the work of each contract shall be provided by the General Construction Contract.
- B. Substitutions: Each contractor shall cooperate with other contractors involved to coordinate approved substitutions with remainder of the work.
1. The General Construction Contract shall coordinate substitutions.
- C. Temporary Facilities and Controls: In addition to specific responsibilities for temporary facilities and controls indicated in this Section and in Section 015000 "Temporary Facilities and Controls," each contractor is responsible for the following:
1. Plug-in electric power cords and extension cords, supplementary plug-in task lighting, and special lighting necessary exclusively for its own activities.
 2. Job trailers are not required except for the General Contractor's common use field office, but will be allowed at each contractor's option and cost including temporary utility connection and cost.
 3. Its own storage sheds.
 4. Temporary enclosures for its own construction activities.
 5. Staging and scaffolding for its own construction activities.
 6. General hoisting facilities for its own construction activities.
 7. Progress cleaning of work areas affected by its operations on a daily basis.
 8. Secure lockup of its own tools, materials, and equipment.
 9. Construction aids and miscellaneous services and facilities necessary exclusively for its own construction activities.
- D. Temporary Heating, Cooling, and Ventilation: The General Construction Contract is responsible for temporary heating, cooling, and ventilation before weathertight enclosure of building is complete. The General Construction Contract is responsible for temporary heating, cooling, and ventilation after permanent enclosure of building is complete.
1. Provide temporary heat to maintain minimum 50 degrees Fahrenheit from once building is enclosed until Owner occupancy.
 2. Provide temporary cooling to maintain maximum 70 degrees Fahrenheit from once building is enclosed until Owner occupancy.
 3. Provide temporary ventilation to maintain four air changes per hour for spaces where volatile chemicals or off gassing occurs.

1.6 GENERAL CONSTRUCTION CONTRACT

-
- A. Work of the General Construction Contract includes, but is not limited to, the following:
1. Remaining work not identified as work under other contracts.
 2. Site preparation, including clearing, demolition and relocations, and earthwork.
 3. Site improvements, including limited new vehicle and pedestrian paving and extension of existing security fencing.
 4. Foundations, including footings, and foundation walls.
 5. Slabs-on-grade, including earthwork and insulation.
 6. Below-grade building construction, including excavation, backfill, and insulation, waterproofing, foundation drain, and dampproofing.
 7. Superstructure, including floor and roof construction.
 8. Civil/site work with footprint of new building addition.
 9. Exterior closure, including walls, doors, windows, and louvers.
 10. Roofing, including roof insulation, coverings, flashings roof specialties, and roof accessories.
 11. Interior construction, including partitions, doors, interior glazed openings, and fittings.
 12. Fire-protection specialties.
 13. Stairs and ramps, including railings and finishes.
 14. Interior finishes finish carpentry, architectural woodwork, interior specialties, and floor and ceiling finishes.
 15. Miscellaneous items, including concrete equipment bases and painting of exposed plumbing, HVAC and electrical work.
 16. Exterior pipe bollards with covers.
- B. Temporary facilities and controls in the General Construction Contract include, but are not limited to, the following:
1. Temporary facilities and controls that are not otherwise specifically assigned to Plumbing Contract, HVAC Contract, or Electrical Contract.
 2. Sediment and erosion control.
 3. Stormwater control.
 4. Unpiped temporary toilet fixtures, wash facilities, and drinking water facilities, including disposable supplies. Contractors may not use toilet facilities in the building.
 5. Temporary enclosure for building exterior, except as indicated.
 6. Temporary roads and paved areas.
 7. Dewatering facilities and drains.
 8. Excavation support and protection, unless required solely for the Work of another contract.
 9. Project identification and temporary signs.
 10. General waste disposal facilities. Dumpster for construction waste for use by all primes.
 11. Pest control.
 12. Temporary fire-protection facilities.
 13. Barricades, warning signs, and lights.
 14. Security enclosure and lockup.
 15. Environmental protection.
 16. Site storm drainage.

1.7 PLUMBING CONTRACT

- A. Work of the Plumbing Contract includes, but is not limited to, the following:
-

1. Plumbing fixtures.
2. Domestic water distribution.
3. Sanitary waste.
4. Trench drains.
5. Gas regulators, gas piping within the building with new gas service and meter by the gas company.
6. Plumbing connections to equipment furnished by the General Construction Contract.
7. Fire suppression

1.8 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC) CONTRACT

- A. Work of the HVAC Contract includes, but is not limited to, the following:
1. HVAC systems and equipment.
 2. HVAC instrumentation and controls.
 3. HVAC testing, adjusting, and balancing.
 4. Modification to the existing building automation system.
 5. Mechanical connections to equipment furnished by the General Construction Contract.

1.9 ELECTRICAL CONTRACT

- A. Work of the Electrical Contract includes, but is not limited to, the following:
1. Electrical service and distribution.
 2. Interior lighting.
 3. Communication and Security.
 4. Data communication
 5. Fire alarm system additions
 6. Electrical connections to equipment furnished by the General Construction Contract.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION 01 12 00