

SECTION 011200 - MULTIPLE CONTRACT SUMMARY *(revised per Addendum 3)*

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 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 011000 "Summary" for the Work covered by the Contract Documents, restrictions on use of Project site, coordination with occupants, and work restrictions.
 - 2. Section 013100 "Project Management and Coordination" for general coordination requirements.

1.3 PROJECT COORDINATOR

- A. Project coordinator shall be responsible for coordination between the General Construction Contract, Plumbing Contract, HVAC Contract, and Electrical Contract, (The Aquatics Contractor shall be a subcontractor to the General Contractor)
 - 1. The General Contractor shall be the full-time Project Coordinator and shall be experienced in administration and supervision of building construction activities, including HVAC, plumbing, electrical, fire protections, and Aquatics work.

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.
7. Prepare coordination drawings in collaboration with each contractor to coordinate work by more than one contract.
8. 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.
9. Provide photographic documentation.
10. Provide quality-assurance and quality-control services
11. Coordinate sequence of activities to accommodate tests and inspections, and coordinate schedule of tests and inspections.
12. Provide information necessary to adjust, move, or relocate existing utility structures affected by construction.
13. Locate existing permanent benchmarks, control points, and similar reference points, and establish permanent benchmarks on Project site.
14. Provide field surveys of in-progress construction and site work and final property survey.
15. Provide progress cleaning of common areas and coordinate progress cleaning of areas or pieces of equipment where more than one contractor has worked.
16. Coordinate cutting and patching.
17. Coordinate protection of the Work.
18. Coordinate firestopping.
19. Coordinate completion of interrelated punch list items.
20. Coordinate progress and final cleaning.
21. 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.
22. Print and submit Record Documents if installations by more than one contractor are indicated on the same Contract Drawing or Shop Drawing.
23. Collect record Specification Sections from contractors, collate Sections into numeric order, and submit complete set.
24. 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.

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. Trenches and other excavation for the work of each contract shall be by the General Contractor. Final grading and seeding shall be by General Contractor. All of the trenching/excavation for the aquatics scope is by the Aquatics contractor (who is a sub to the GC), as described in 13 1100-1.2.B.c. *Trenching and excavation required inside the Filter Building is by the PC. The PC shall trench/excavate and backfill to the subbase level for all site related work in their contract with final seeding or patching of the pool deck by the GC.*
 3. Blocking, backing panels, sleeves, and metal fabrication supports for the work of each contract shall be the work of each contract for its own work.
 4. Furnishing of access panels for the work of each contract shall be the work of each contract for its own work. Installation and finishing of access panels shall be the work of the General Construction Contract.
 5. *Each contractor is responsible for their own Ground-mounted / concrete equipment pads.*
 6. HVAC Contractor shall furnish mechanical curbs and General Contractor shall install mechanical curbs. General Contractor shall provide supplemental steel and blocking as required for each penetration.
 7. Painting for the work of each contract shall be the work of the General Construction Contract.
 8. Cutting and Patching: Provided under each contract for its own work. Exterior patching of penetrations shall be by General Contractor. *The General Contractor is responsible to patch all interior & exterior concrete and macadam that is cut and removed by other contractors. Cuts in the existing exterior concrete pool deck shall be from joint to joint. Interior concrete cuts can be limited to the amount required to perform the work. For Alternate GC-01, the GC is responsible for all cutting and patching (including those required by other contractors).*
 9. Through-penetration firestopping for the work of each contract shall be provided by each contract for its own work.
 10. Contractors' Startup Construction Schedule: Within ten working days after startup horizontal bar-chart-type construction schedule submittal has been received from Project coordinator, submit a matching startup horizontal bar-chart schedule showing construction operations sequenced and coordinated with overall construction.
- 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. Installation, operation, maintenance, and removal of each temporary facility necessary for its own normal construction activity, and costs and use charges associated with each facility, except as otherwise provided for in this Section.
2. Plug-in electric power cords and extension cords, supplementary plug-in task lighting, and special lighting necessary exclusively for its own activities.
3. Its own field office, complete with necessary furniture, utilities, and telephone service if required by Prime Contractor.
4. Its own storage and fabrication sheds.
5. Temporary enclosures for its own construction activities.
6. Staging and scaffolding for its own construction activities.
7. General hoisting facilities for its own construction activities, up to 2 tons.
8. Waste disposal facilities, including collection and legal disposal of its own hazardous, dangerous, unsanitary, or other harmful waste materials.
9. Progress cleaning of work areas affected by its operations on a daily basis.
10. Secure lockup of its own tools, materials, and equipment.
11. Construction aids and miscellaneous services and facilities necessary exclusively for its own construction activities.

- D. Temporary Heating, Cooling, and Ventilation: General Contractor is responsible for temporary heating, cooling, and ventilation including fuel/utility usage charges before Permanent Enclosure of building addition is complete. The Mechanical Contractor is responsible for temporary heating, cooling, and ventilation after permanent enclosure of building addition is complete and Owner will pay utility-use charges.

1.6 GENERAL CONSTRUCTION CONTRACT

- A. Work of the General Construction Contract includes site work, architectural construction, Aquatics Construction, and other activities traditionally recognized as general construction required by any of the Contract Documents including, but is not limited to, the architectural, aquatics, and structural drawings, and specifications except when specifically assigned to another Contract for construction. Work in 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 and earthwork.
 3. Site improvements, including roadways, parking lots, pedestrian paving, site development furnishings and equipment, and landscaping.
 4. Selective demolition as required.
 5. Foundations, including footings, foundation walls, and piles.
 6. Slabs-on-grade, including earthwork, subdrainage systems, and insulation. Coordinate underslab utilities with MEP Contracts.
 7. Below-grade building construction, including excavation, backfill, and insulation and waterproofing/dampproofing.
 8. Superstructure, including floor and roof construction. Include all supplemental steel and blocking that is required for installation of garage doors, roof curbs, and penetrations. Mechanical Contractor shall furnish mechanical curbs and General Contractor shall install mechanical curbs. General Contractor shall provide supplemental steel and block as required for each penetration.

9. Exterior closure, including walls, parapets, doors, windows, and louvers. Include caulking and sealing all penetrations, expansion joints and transitions between dissimilar materials.
10. Roofing, including roof insulation, coverings, flashings, roof specialties, and roof accessories.
11. Interior construction, including partitions, doors, interior glazed openings, and fittings.
12. Interior finishes, finish carpentry, architectural woodwork, interior specialties, and floor and ceiling finishes.
13. Miscellaneous items, including concrete equipment bases and painting of mechanical and electrical work.
14. Aquatics scope work shown on the AQ drawings.
15. Excavation and backfill of all site and utility trenches unless noted as responsibility of other contractors.

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 the Plumbing Contract, HVAC Contract, and Electrical Contract.
2. Sediment and erosion control.
3. Unpiped sewers and drainage, including drainage ditches, dry wells, stabilization ponds, and containers.
4. Stormwater control.
5. Unpiped temporary toilet fixtures, wash facilities, and drinking water facilities, including disposable supplies.
6. Temporary enclosure for building exterior, except as indicated.
7. Temporary roads and paved areas.
8. Dewatering facilities and drains.
9. Excavation support and protection, unless required solely for the Work of another contract.
10. Special or unusual hoisting requirements for construction activities, including hoisting loads in excess of 2 tons, hoisting material or equipment into spaces below grade, and hoisting requirements outside building enclosure.
11. Project identification and temporary signs.
12. General waste disposal facilities.
13. Pest control.
14. Barricades, warning signs, and lights.
15. Environmental protection.
16. Snow removal in the areas of Contractor parking and storage.

1.7 PLUMBING CONTRACT

A. The Work under the Plumbing Construction Contract includes all construction and other activities traditionally recognized as plumbing work required by any of the Contract Documents including, but is not limited to, the plumbing drawings, and specifications except when specifically assigned to another contract for construction.

Subparagraphs 1-4 below added in Addendum 3

1. *Selective demolition including removal of piping, fixtures, and equipment as noted on the contract documents.*
2. *Patch any voids remaining after removal of existing plumbing utilities. The patching material and methods of construction shall be the same as areas surrounding the void.*
3. *Site:*
 - a. *Connect to outlet of new pool deck drains (deck drain by pool consultant) and connected to existing storm piping as indicated on drawings.*
 - b. *Connect new 3" sanitary lateral from filter building to existing manhole as indicated on drawings.*
 - c. *Connect new 4" pumped discharge from filter building to existing sanitary lateral as indicated on drawings.*
 - d. *Extend new 4" sanitary lateral from family toilet room and connect to existing sanitary lateral.*
 - e. *Connect new 2-1/2" cold to existing cold lateral and extend to filter building as indicated on drawings.*
 - f. *Trench, excavate, and backfill to the subbase level for any site work within the plumbing contract scope.*
4. *Filter Building:*
 - a. *Responsible for all saw cutting and patching to install new below slab piping within filter building.*
 - b. *Provide new 2-1/2" cold with shut-off valve for pool equipment (final connection by pool consultant)*

1.8 HVAC CONTRACT

- A. The Work under the HVAC Construction Contract includes all construction and other activities traditionally recognized as HVAC/mechanical work required by any of the Contract Documents including, but is not limited to, the HVAC drawings and specifications except when specifically assigned to another contract for construction

Subparagraphs 1-11 below added in Addendum 3.

1. *Selective demolition including removal of piping, ductwork, and equipment as noted on the contract documents.*
2. *Patch any voids remaining after removal of existing HVAC utilities. The patching material and methods of construction shall be the same as areas surrounding the void.*
3. *All HVAC work as shown and specified.*
4. *Exhaust fan systems.*
5. *HVAC distribution including ductwork.*
6. *HVAC instrumentation and controls.*
7. *All insulation for HVAC systems.*
8. *All ductwork accessories including grilles, registers and diffusers.*
9. *Starting, commissioning, adjusting and training for all HVAC contract equipment.*
10. *All roof curbs and accessories for HVAC equipment including louvers.*
11. *Firestopping of HVAC Contractor Work.*

1.9 ELECTRICAL CONTRACT

- A. The Work under the Electrical Construction Contract includes all construction and other activities traditionally recognized as electrical work required by any of the Contract Documents including, but is not limited to, the electrical drawings and specifications except when specifically assigned to another contract for construction.

Subparagraphs 1-17 below added in Addendum 3

1. *Selective demolition including removal of wiring, lighting, devices, conduits, backboxes, and equipment as noted on the contract documents.*
2. *Patch any voids remaining after removal of existing electrical utilities. The patching material and methods of construction shall be the same as areas surrounding the void.*
3. *Electrical distribution.*
4. *Electrical grounding.*
5. *Lighting and power branch wiring.*
6. *Communication and systems.*
7. *Electrical connections to equipment furnished under other contracts.*
8. *Structural supports, hangers, sleeves and inserts.*
9. *Starting, commissioning, adjusting and training of all electrical systems and equipment.*
10. *Luminaires, lighting controls and all accessories.*
11. *Emergency lighting systems.*
12. *Coordinate work with all contractors including, but not limited to plumbing, general and HVAC contractors. Coordinate and confirm locations and rough-in for all work with all contractors. Make location adjustments as required.*
13. *All rough-in including conduit, pull wire in conduit, and back boxes for all work.*
14. *Floor and wall boxes for all work.*
15. *Furnish and install all accessories, hangers, Velcro wraps, etc.*
16. *Firestopping of Electrical Contractor Work.*
17. *Provide equipment and all necessary wiring for interfacing of the following systems:*
 - i. HVAC equipment*
 - ii. Temperature control*
 - iii. Plumbing equipment*
 - iv. Pool equipment*

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 1200