

## SECTION 01 12 00 - CONTRACT SUMMARY

### 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.

#### 1.3 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.

#### 1.4 PROJECT COORDINATOR

- A. Project Coordinator shall be responsible for coordination between the Prime Contractors.
  - 1. The Project Coordinator shall be the Architect of Record.
  - 2. As a single prime contract, the Prime General Contactor shall have the responsibility for securing any incidental trades necessary and required to complete the work tasks assigned for this Project.

#### 1.5 PRIME CONTRACTOR RESPONSIBILITIES

- A. The Prime Contractor shall perform Project coordination activities for the contract for pool construction, including, but not limited to, the following:
  - 1. Provide typical overall coordination of the Work.

2. Coordinate shared access to workspaces.
3. Provide overall coordination of temporary facilities and controls.
4. Coordinate and schedule interruptions of permanent and temporary utilities, including those necessary to make connections for temporary services.
5. Coordinate the work performed by each Contractor.
6. Coordinate sequencing and scheduling of the Work. Include the following:
  - a. Initial Coordination Meeting: At earliest possible date, arrange and conduct a meeting with the College, Architect, and contractors for sequencing and coordinating the Work; negotiate reasonable adjustments to schedules.
  - b. Assemble, using input from all Contractors and their subcontractors and vendors of major materials and equipment, a Preliminary Construction Schedule.
  - c. Assemble, using input from all Contractors and their subcontractors and vendors of major materials and equipment, a Construction Schedule for entire Project. Base schedule on preliminary construction schedule. Secure time commitments for performing critical construction activities from contractors.
    - 1) Submit schedule for acceptance by Prime Contractor and the College.
    - 2) Distribute copies of approved schedules to Prime Contractors.
7. Provide photographic documentation.
8. Coordinate Owner-provided quality-assurance and quality-control services specified in Section 014000 "Quality Requirements" and in the Technical Specifications.
9. Coordinate sequence of activities to accommodate Owner-provided tests and inspections, and coordinate schedule of Owner-provided tests and inspections.
10. Coordinate completion of interrelated punch list items.

## 1.6 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 each contract for its own work.
  3. Incidental painting for the work of each contract shall be the work of the Prime General Contactor, unless otherwise specified later in this Section.
  4. Cutting and Patching: Each Prime Contractor shall perform its own cutting and patching.

5. Contractors' Startup Construction Schedule: Within five (5) working days after startup the Prime Contractor shall provide the Start-Up Schedule information required under Section 013200.
- B. Substitutions: Each contractor shall cooperate with other contractors involved to coordinate approved substitutions with remainder of the work.
  1. The Prime General Contractor shall be responsible for identifying the work other Prime Contractors must perform as part of substitutions. The Prime General Contractor will coordinate with each Contractor to ensure that the other Contractors understand what work they need to perform as part of the substitution.
    - a. When the substitution is Substitution for Cause (ref. Section 012500), the cost for the substitution will be borne by the Owner.
    - b. In all other cases, the Prime General Contractor making the substitution shall be responsible for all costs related to the substitution, including those of other Prime Contractors.
- 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.
  4. Portable toilets and sanitary facilities.
  5. Its own storage and fabrication sheds.
  6. Temporary enclosures for its own construction activities.
  7. Staging and scaffolding for its own construction activities.
  8. Hoisting equipment and cranes for its own construction activities.
  9. Waste disposal facilities, including collection and legal disposal of its own hazardous, dangerous, unsanitary, or other harmful waste materials.
  10. Daily progress cleaning of work areas affected by its operations.
  11. Secure lockup of its own tools, materials, and equipment.
  12. Layout of its work from established reference points or existing construction.
  13. Construction aids and miscellaneous services and facilities necessary exclusively for its own construction activities.
- D. Temporary Heating, Cooling, and Ventilation: The Prime General Contractor shall provide temporary ventilation for the Project. The purpose of the temporary ventilation is to exchange exterior air with interior air, thereby providing some level of worker comfort.

1. When the work of a Contractor creates smoke (such as with cutting or welding), or fumes (such as coatings and solvents), the Prime General Contactor performing such work shall supplement the temporary ventilation to dissipate the smoke and fumes.
- E. Use Charges: Comply with the following:
  1. Sewer Service: Sewer service will be paid for by Owner.
  2. Water Service: Water service will be paid for by Owner.
  3. Electric Power Service: Electrical service will be paid for by Owner.

#### 1.7 GENERAL CONSTRUCTION CONTRACT

- A. Work of the Prime General Contactor includes, but is not limited to, the following:
  1. Remaining work not identified as work under other contracts.
  2. Site preparation, including establishing lay down areas, pool deck, gutter curb, and headwall demolition and deck preparation, and related deck removal is not performed by the College.
  3. No site improvements are anticipated.
  4. Selective demolition.
  5. Below-grade building construction, including filter demolition, piping removal, main drain cutting and plugging and pool wall underwater window infill.
  6. Interior swimming pool demolition, including filter, recirculation, and sanitation system demolition, related piping and fittings, and miscellaneous ceramic tile deck removal.
  7. Interior finishes and interior specialties acoustical wall treatment demolition, and limited floor (ceramic tile) finish demolition.
  8. Equipment, including the following:
    - a. Pool equipment demolition work, including filter elements, sanitizing distribution system and swimming pool chemical control system.
  9. All work indicated on the drawing and in the specifications.
- B. Temporary facilities and controls in the Prime General Construction Contract include, but are not limited to, the following:
  1. Temporary facilities and controls that are not otherwise specifically assigned to the swimming pool demolition work, and the Prime General Contact.
  2. Sediment and erosion control not required as no outside work is anticipated.
  3. Temporary enclosure for building exterior, limited except as indicated.
  4. Project identification and temporary signs.
  5. General waste disposal facilities.
  6. Pest control.
  7. Temporary stairs.
  8. Temporary fire-protection facilities.
  9. Barricades, warning signs, and lights.
  10. Site enclosure fence.
  11. Security enclosure and lockup.

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12. Environmental protection.
13. Maintenance and restoration of Owner's existing facilities used as temporary facilities.
14. HVAC testing, adjusting, and balancing. NA
15. Building automation system. NA
16. Mechanical connections to equipment furnished by the General Construction Contract, Plumbing Contract, Electrical Contract, and Swimming pool Contract. NA
17. All work indicated on the drawing and in the specifications.

1.8 Prime General contract

A. Work of the Prime General Contract includes, but is not limited to, the following:

1. All swimming pool related demolition and stabilization work indicated on the drawings in the specifications, including filtration and sanitation system removal, piping demolition and main drain capping, pool heating system demolition and capping, and all swimming pool horizontal deck surface demolition, identified pool accessories requiring demolition, and the installation of new structural concrete floor system suitable for architectural finishes determined by the College in a subsequent project.
2. All new concrete floor surfaces identified on the drawings to produce a finished space suitable for future renovations to be performed by the college.
3. Removal of all existing acoustical wall treatments including adhesive residue, producing a wall surface suitable for future architectural finishes.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

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