

SECTION 011200 - MULTIPLE CONTRACT SUMMARY

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Description of Contracts.
- B. General Coordination and distribution of work between prime contracts.
- C. Refer to other Sections and Drawings for further descriptions of work and coordination.

1.2 RELATED SECTIONS

1.3 SAFETY

Each prime contractor is responsible for their own jobsite safety. Responsibilities and authority shall be as follows:

- A. Each Prime Contractor will maintain a "competent person" designated to serve as the designated representative in charge of safety during inspection by OSHA employees.
- B. The individual Prime Contractors will maintain primary responsibility for the safety of their workers.
- C. Each Prime Contractor shall provide a safety representative who is trained in first aid and CPR and maintain at least a 10-hour OSHA certification, while on site.

1.4 DESCRIPTION OF CONTRACTS

- A. The work of this project shall be performed under eleven (5) Prime Contracts as defined in this Section.
- B. The following is a list of the Prime Contracts to be bid for this project:

Contract 1 General Trades Construction
Contract 3 Mechanical Construction
Contract 4 Plumbing Construction
Contract 5 Electrical Construction

- C. The General Conditions and Division 1 - General Requirements shall apply to all Prime Contracts and Subcontracts for this Project. Each Prime Contract Package Description is to include all Work in accordance with the Contract Documents, except Work covered by other Prime Contract Package Descriptions. Collectively, these Prime Construction Contracts include all materials, labor, supervision, transportation, tools, equipment and services for the Project as shown or implied on the drawings and specified herein, or as may be required or necessary for a complete and satisfactory job.

- D. If there is a conflict on a specific item with regards to assignment of work to a specific Contractor between the Contract Documents and the Prime Contract Package Description as Stated herein, the Prime Contract Package Description will govern; however, if an item is covered in the Contract Documents, but not reiterated in the Prime Contract Package Description, the Bidder will be responsible for that item of work.

If an item is covered in two or more contract package descriptions, each Contractor shall include the item at the time of bid. After Contract award, a credit will be solicited for work in question.

- E. Each Contractor shall supervise his Work, using his best skills and attention. He shall be solely responsible for construction means, methods, techniques, sequences, dimensions and procedures and/or coordinating all portions of their Work, with all Work to be performed under separate contracts and/or other Bid Packages.
- F. All items of work listed under the Prime Contract Package Descriptions shall be provided by the Prime Contractor unless specifically noted as furnished or installed only.
- G. All Prime Contractors shall maintain site conduct in accordance with the rules and procedures specified under the General Conditions.
- H. All Prime Contractors shall maintain, contribute to and coordinate the schedule as required in the Construction Progress Documentation Specification Section.
- I. Contract Documents include all drawings, specifications, contract descriptions, etc. for the work of the Project. Each Prime Contractor shall review all Documents in their entirety.
- J. The General Trades Contractor will secure and the Owner will pay for the building permit. The Owner shall pay any utility tap-in fees for the permanent structure. All other fees, including utility connection fees for temporary facilities and all other permits are the responsibility of the appropriate Prime Contractors.
- K. The Owner will provide builder's risk insurance.
- L. The Installing Prime Contractors will provide testing services for all work as indicated in the technical specifications and in Quality Control Requirements.
- M. Each Prime Contractor shall be responsible to return all laydown, storage and work areas to their original condition. Confirmation of completion of this requirement shall be necessary prior to release of final payment.

- N. Definitions:

Coordinate: The term "coordinate" means "to cooperate with related trades to furnish and install all connections between the trades in correct sequence size and location to create a complete system ready for intended use."

Verify: The term "verify" means "to measure, investigate, review, test, check the accuracy or correctness of and prove by demonstration,

evidence, or testimony the location, size, dimension and condition of an item."

Furnish: The term "furnish" is used to mean "supply and deliver to the project site, ready for unloading, unpacking, assembly, installation and similar operations."

Install: The term "install" is used to describe operations at the project site including the actual "unloading, unpacking, assembly, erection, placing, anchoring, applying, working to dimension, finishing, curing, performing, coordinating with other trades, protecting, cleaning, and similar activities".

Provide: The term "provide" means "to furnish and install, complete and ready for the intended use."

O. The following items are to be included in each Prime Contractor's Scope of Work:

1. Coordinate all work with other Prime Contractors.
2. Submit shop drawings, samples, schedules, data, manuals, as-built drawings, etc., required by the Contract Documents. Update, on a weekly basis, a record set of drawings in the Architect's field office. A final set of drawings of this Contractor's work shall be submitted to the Architect upon the completion of the work.
3. Observe and comply with at all times all Federal and State laws and regulations, and Local bylaws, ordinances and regulations in any manner affecting the conduct of the work or applying to employees on the project, as well as all safety precautions and orders or decrees which have been promulgated or enacted, or which may be promulgated or enacted, by legal bodies or tribunals having authority or jurisdiction over the work, materials, equipment, employees, such observance and compliance shall be solely and without qualification the responsibility of this Trades Contractor without reliance on superintendence or direction by the Owner or their Representative. The duty of enforcement of all of said laws, ordinances, regulations, orders or decrees lies with the body of agency promulgating them, not with the Owner or their Representatives.
4. The General Trades Contractor will be responsible for generating the project schedule and updating the project schedule weekly.
5. The General Trades Contractor shall provide all engineering and layout for the building. In addition, the General Trades Contractor shall provide and maintain throughout the project all new building corners and new column centerlines. The General Trades Contractor shall provide new floor control lines for each new floor consisting of at least two perpendicular control lines per area and finish floor elevations. The General Trades Contractor will provide layout for all new walls and new partitions. Each Trade Contractor shall be responsible for all other survey, engineering, layout, etc. required to execute their work.

Each Trades Contractor, at his own expense is to provide all stakes,

templates and labor required in laying out their work and is responsible for proper execution of the work to the lines and grades shown on the drawings or as indicated by the Architect/Engineer.

6. Provide all scaffolding, hoisting, shoring, barricades, ramps, etc., as necessary to perform the work of this contract.
7. Provide safety and protection of persons and property per OSHA, Local and State requirements. Provide maintenance of all safety precautions throughout the work of this Contract. Each Contractor is to return the safety cables to an OSHA approved condition without slack. Provide protection at floor and roof penetrations not shown on the drawings, but required for work of this Contract. Provide all safety signage required by OSHA for the work of this Contract. Furnish Company Safety Plan, Hazard Communication Plan, MSDS information and other OSHA required documents to the Reynolds Construction prior to the start of work.
8. All contractor's personal working on or visiting the project site while construction activities are underway are required to wear safety glasses and hard hats at all times. Appropriate work shoes and clothing should be worn by all construction personal. The wearing of shorts or sleeveless shirts is not permitted. Clothing with offensive or politically incorrect wording / illustrations is not permitted.
9. If the applicable Contract Documents, laws, ordinances, rules, regulations or orders of any public authority having jurisdiction require any work to specifically be tested, inspected, or approved by someone other than this Trades Contractor, the Contractor will give the Owner and their Representative timely notice of readiness. The Contractor will then furnish the Owner the required certificates of inspection, testing or approval.
10. Inspection, tests, or approvals by the Owner or their Representative shall not relieve this Trades Contractor from his obligation to perform the work in accordance with the requirements of the Contract Documents.
11. Provide all fees, Federal, State and Local taxes, special permits, inspections, etc. as required to perform the work of this Contract unless item is specifically identified as being provided by the Owner.
12. All submittals, shop drawings and product samples must be received no later than thirty (30) days following the date of Notice to Proceed. Those submittals for critical schedule activities must be submitted and approved in time to make required deliveries. Contractors are responsible to make material deliveries to accomplish phase completions.
13. No guns, illegal drugs, tobacco products or alcoholic beverages will be allowed on this project or School property. The School District may require any individual employed on engaged in the project, either directly or indirectly, to submit to drug, and/or alcohol testing, on the basis of reasonable suspicion or if an individual has been involved in an accident. Random drug and/or alcohol testing is strongly encouraged. All testing shall be paid by the Prime Contractors. Any individual who refuses to

cooperate with or submit for testing or who test positive for alcohol or drugs shall be excluded from the job site at the direction of the School District.

14. The Owner and their Representatives will at all times have access to the work. In addition, authorized representatives and agents of any participating State, County or Local Municipal representative shall be permitted to inspect all work, materials, and other relevant data and records. This Trades Contractor will provide proper facilities for such access and observation of the work and also for any inspection or testing thereof.
15. Verify existing conditions prior to start of work and notify Architect of any discrepancies.
16. The General Trades Contractor shall provide for all temporary enclosures of building openings as required to maintain the schedule of the project. Should any Contractor have materials that are delayed on the project, which in turn delays the work of other Contractors, that Contractor shall be required to provide and/or maintain the temporary enclosures required to enclose the missing portions of that Contractor's Work.
17. Each Contractor shall provide holes in structural steel as required for the installation of their work with the approval of the Architect and Engineer. The structural reinforcing must be in accordance with the requirements of Structural Steel specification section.
18. Each Contractor shall provide sealants in accordance with Joint Sealant specification section in any and all conditions where materials installed by the Contractor abut dissimilar materials (vertical and horizontal joints). Each Contractor is also responsible for sealing penetrations required for the scope of that trade.
19. Pennsylvania Act 34 requires that all employees on the project site must have a valid criminal history report on file at the District Office. All Contractors must submit the original and one (1) copy of this report for each employee to the Owner for approval. The original report will be returned to the Contractor and the copy kept for record. As of April 1, 2007 Contractors shall submit FBI reports for all employees that will be on site. The original report will be returned to the Contractor and the copy kept for record. As of April 1, The Pennsylvania Legislature has changed the Background Checks requirements in the Public School Code, 24 P.S. sec. 1-111, effective April 1, 2007, to now require Consultants, Contractors, Subconsultants, Subcontractors and their employees, who have direct contact with children, to submit to the School District a current FBI Federal Criminal History Record, in addition to the current Pennsylvania State Police Criminal Record Check and the current Pennsylvania Child Abuse History Clearance.
20. All Contractors are responsible to clean their construction vehicle's wheels with the intent of keeping all mud off paved surfaces.
21. Each Prime Contractor is responsible for general clean-up and trash

removal resulting from the work or employees of that contract. The General Trades Contractor shall provide construction dumpster(s) as required for the purpose of trash removal for all Prime Contractors, except the Sitework, Masonry and Roofing and Sheet Metal Contractors who shall remove their own debris. Removal of demolition debris from site will be by the Contractor performing the demolition. Hazardous materials shall not be placed in the dumpster, but should be removed from site by Prime Contractor responsible for material. The General Trades Contractor will also periodically organize a project clean up by all Contractors.

Those Contractors on site shall provide labor to assist in this cleanup on a weekly basis. After the building is enclosed, the General Trades Contractor shall also provide a laborer a minimum of 4 hours a week to broom sweep the project's interior floor areas and courtyards with approved sweeping compound to control dust through the duration of the project. General Trades Contractor shall provide a separate line item on the schedule of values for this laborer to broom sweep these areas. Each Prime Contractor shall provide a line item on their initial schedule of values for ongoing project clean-up activities.

22. All Contractors are responsible to provide dust, toxic fume and noise control for their own work.
23. Identification badges must be worn by all Contractor Employees working on the Project site, as provided by the Owner.
24. Cutting and Patching:
 - a. Exposed finished materials, structural elements, watertight assemblies, HVAC, plumbing, and electrical equipment and systems.
 - i. Newly Installed Materials: A Contractor, requiring the cutting of openings in new work shall have such openings cut and patched by the trade which installed the work and such cutting and patching shall be at the expense of the Contractor, requiring the opening, unless specified otherwise.
 - ii. Approval to do such cutting and patching shall be received from the architect prior to proceeding with the work and shall include installation of such reinforcement of the work as the Architect may Direct.
 - b. Other locations: Cutting and sealing of penetrations in other locations including firestopping shall be by the Contractor requiring the cutting of such openings.
 - c. All blocking, bracing, reinforcement or structural enhancement required due to cutting and patching shall be provided at no additional cost to the Owner. All patching work shall match adjacent existing work unless otherwise noted.
25. Provide firesafing and firestopping at all locations that are required to

maintain a fire rating at floor and wall penetrations as a result of work of each prime contract. All new and/or existing penetrations at walls or ceilings related to a prime Contractor's scope of work shall be firestopped by that Contractor as per the specifications.

26. Provide Steel and Aluminum product certifications as required under the Steel Products Procurement and Trade Practice Acts otherwise known collectively as the "Buy American" requirements of all Public Works Construction Contracts funded in part by the State of Pennsylvania.
27. Visit site prior to submitting bid and thoroughly examine the site for existing conditions that may need to be modified or demolished in order to provide the work of this contract. Each Prime Contractor is to include the cost of those modifications or demolition cost within their base bid proposal. No claim for additional work will be permitted for modifications to existing conditions or demolition of existing items that are required to install new work of this contract that are apparent and should have been discovered during the prebid walkthrough.

PART II - SEPARATE CONTRACT DESCRIPTIONS

1.0 **CONTRACT No. 1 - GENERAL TRADES CONSTRUCTION**

- A. The work of this Prime Contract Package Description includes, but is not limited to, the Work detailed and shown or implied and indicated on the drawings and as described in the narrative contract description. The work is not restricted by division of drawings or specification. Unless otherwise specifically noted, all work to be performed shall consist of providing all labor, materials, equipment and whatever is necessary to complete the work in accordance with the Specifications and applicable Codes. The use of the wording "General Contractor" shall mean the same as the "General Trades Contractor".
- B. Narrative Description of Contract No. 1 - GENERAL TRADES CONSTRUCTION
The work of this Contract includes, but shall not be limited to the following items:
 1. Provide all fees, Federal, State and Local taxes, inspections, as required to perform the work of this contract.
 2. Provide all engineering and layout required to perform the work of this contract.
 3. Provide temporary railings and protection as required by OSHA. Protection for excavations shall become the sole responsibility of the Trade Contractor conducting the excavation.
 4. Provide temporary toilet facilities as per specification section 01 50 00.
 5. Perform all final cleaning except work specified to be by another trade.
 6. Perform all testing and inspections associated with this contract unless specifically indicated to be provided by the Owner. Provide welders

certificates as required.

7. Provide all necessary shop drawings, erection drawings and anchor bolt drawings as per the drawings and specifications.
8. Provide openings and framing in all new floor and roof decks for other trades with any dimension larger than 12". Contractor requiring opening shall provide the layout for the openings. Openings with both dimensions smaller than 12" shall be provided by the Contractor requiring the opening. Review architectural and MEP drawings for opening locations that may not be indicated on structural drawings. Provide all floor opening frames, cutting of openings in floors including structural supports and modifications to existing steel for new floor and roof openings shown on architectural or structural drawings in the existing structure. Provide steel needed for HVAC equipment and framed openings in new and existing structures.
9. Provide all miscellaneous metals.
10. Provide rough carpentry including but not limited to interior wood blocking - shown or required, wood blocking at windows.
11. Provide firestopping for work of this contract. Refer to remainder of Prime Contract Descriptions for work of the other prime contracts.
12. Provide all joint sealants related to the work.
13. Provide all hollow metal frames and doors.
14. Provide finish hardware for all doors provided as part of this contract as well as cylinders for all doors, glass and finish hardware for doors.
15. Provide painting, clear finish, etc. of all walls, doors, etc. as scheduled.
16. Provide extra stock of each color and type of paint.
17. Provide primer touch-up and paint finish for all hollow metal frames, doors, steel lintels or other metal surfaces indicating finish.
18. Provide surface preparation as specified or required.
19. Disposal of all materials shall be done in accordance with Federal, State, County and Local requirements. No hazardous materials shall be placed in the Owner's or other party's waste containers or dumpster.
20. Paint all site miscellaneous metals as required.
21. Provide all incidental caulking required for this contract.
22. Paint all structural and miscellaneous metals exposed to public view or scheduled to be finished.
23. Provide all adhesives, mastics, edgings, nails, binding, tape, floor filer, primers, cleaners, etc. for a complete finish flooring product.

24. Provide floor and/or wall preparation prior to installation of the materials of this contract, to include normal/reasonable flash patching, final scraping and sweeping.
25. Provide all wall base.
26. Provide all toilet accessories
27. Provide all new building signage
28. Core drill masonry or precast concrete units for installation of sleeves or embeds.
29. Furnish all loose metal lintels as noted and for masonry openings shown on architectural or structural drawings. All loose lintels required, but not clearly shown, scheduled or dimensioned on either architectural or structural drawings shall be furnished by the trade requiring the opening. Install loose steel lintels furnished by other trades. The prime Contractor requiring the opening shall provide lay out for lintel installations to the General Contractor in a timely manner.
30. Provide all masonry anchors and structural anchor straps including field welding to structural steel if required.
31. Provide grouting of hollow metal frames in masonry.
32. Install any access panels in masonry furnished by other Prime Contractors. Coordinate location and openings with Prime Contractors.
33. Provide joints sealant materials/joint accessories. (i.e. backer rod, etc.) at control and expansion joints in precast concrete and unit masonry.
34. Provide all incidental caulking required for work of this contract. Provide miscellaneous glass and glazing at doors.
35. Provide all accessories associated with this work as may be required for a completed project.
36. Provide all suspended ceiling systems including hanging wire, wall angle, main runner grid, T-grid, ceiling tiles, edge banding.
37. Provide all expansion joint covers and sealants in ceiling-to-ceiling and ceiling to wall applications as required in areas to receive new acoustical ceilings.
38. Provide all adhesives, mastics, edgings, nails, binding, tape, floor filer, primers, cleaners, etc. for a complete finish wall tile overlay product.
39. Provide all reducer strips and transition strips to dissimilar floor and wall finishes and floor and wall transitions.
40. Provide all floor, base and wall tile required.

41. Coordinate the demolition work with the General Trades Contractor, HVAC Contractor, Plumbing Contractor and the Electrical Contractor. Promptly seal roof openings to prevent possible damage to interior finishes.

2.0 CONTRACT No. 2 – MECHANICAL CONSTRUCTION

- A. The work of this Mechanical Contract Package Description includes, but is not limited to, the Work detailed and shown or implied and indicated on the drawings and as described in the narrative contract description. The work is not restricted by division of drawings or specification. Unless otherwise specifically noted, all work to be performed shall consist of providing all labor, materials, equipment and whatever is necessary to complete the work in accordance with the Specifications and applicable Codes. The use of the wording “General Contractor” shall mean the same as the “General Trades Contractor”.
- B. Narrative Description of Contract No. 2 - MECHANICAL CONSTRUCTION The work of this Contract includes, but shall not be limited to the following items:
 1. Installation of specified heating units
 2. Installation of exhaust and ventilation equipment and ductwork
 3. All cutting and patching to perform the work of this contract
 4. Attend all related pre-installation conferences, progress meetings, and coordination meetings.
 5. Related shop drawings, samples, schedules, data, etc., required for submission
 6. Daily cleanup and removal of all debris as generated by this work.
 7. Project closeout documents, including project record drawings and maintenance and operating manuals.
 8. All mechanical work indicated on the Contract Documents

3.0 CONTRACT No. 3 – PLUMBING & FIRE SUPPRESSION CONSTRUCTION

- A. The work of this Plumbing Contract Package Description includes, but is not limited to, the Work detailed and shown or implied and indicated on the drawings and as described in the narrative contract description. The work is not restricted by division of drawings or specification. Unless otherwise specifically noted, all work to be performed shall consist of providing all labor, materials, equipment and whatever is necessary to complete the work in accordance with the Specifications and applicable Codes. The use of the wording “General Contractor” shall mean the same as the “General Trades Contractor”.

B. Narrative Description of Contract No. 3 - PLUMBING CONSTRUCTION The work of this Contract includes, but shall not be limited to the following items:

1. Installation of plumbing fixtures.
2. Installation of water system and heaters
3. Sanitary and vent systems to 5 feet outside the building
4. Interconnection of existing plumbing systems
5. All plumbing construction material and work indicated on the Plumbing contract documents
6. All cutting and patching to perform the work of this contract
7. Attend all related pre-installation conferences, progress meetings, and coordination meetings.
8. Related shop drawings, samples, schedules, data, etc., required for submission
9. Daily cleanup and removal of all debris as generated by this work.
10. Project closeout documents, including project record drawings and maintenance and operating manuals.

5.0 **CONTRACT No. 4 – ELECTRICAL CONSTRUCTION**

A. The work of this Electrical Contract Package Description includes, but is not limited to, the Work detailed and shown or implied and indicated on the drawings and as described in the narrative contract description. The work is not restricted by division of drawings or specification. Unless otherwise specifically noted, all work to be performed shall consist of providing all labor, materials, equipment and whatever is necessary to complete the work in accordance with the Specifications and applicable Codes. The use of the wording "General Contractor" shall mean the same as the "General Trades Contractor".

B. Narrative Description of Contract No. 4 - ELECTRICAL CONSTRUCTION The work of this Contract includes, but shall not be limited to the following items:

1. Electrical demolition work
2. All cutting and patching to perform the work of this contract
3. Attend all related pre-installation conferences, progress meetings, and coordination meetings
4. Shop drawings, samples, schedules, data, etc., required for submission

5. Provide any and all temporary electric power panels, feeders, branch circuits and devices, lighting wiring and fixtures, fittings, connections, supports, equipment, controls, etc. necessary to accommodate the project phasing and schedule.
6. Daily cleanup and removal of all debris as generated by this Work
7. Project closeout documents, including project record drawings and maintenance and operating manuals
8. Work includes complete electrical installation for the project area including distribution system for power, lighting, and electrical subsystems
9. Secure final certificate of electrical inspection
10. Provide for utility rough-in and connection of mechanical equipment
11. Provide and install interior lighting
12. Installation of all code required electrical components
13. All electrical work indicated on the Contract Documents

END OF SECTION