

SECTION 01 1200 - MULTIPLE 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, [**phased construction**,] coordination with occupants, and work restrictions.
 - 2. Section 013100 "Project Management and Coordination" for general coordination requirements.

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 all 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 [**General Construction Contract**] [**Plumbing Contract**] [**HVAC Contract**] [**Electrical Contract**] [**and**] <Insert name of contract>.
- B. [**Mechanical/electrical**] <Insert name> coordinator, who shall be under the direction of Project coordinator, shall be responsible for coordination between the [**Plumbing Contract**] [**HVAC Contract**] [**Electrical Contract**] [**and**] <Insert name of contract>.
 - 1. [**HVAC Contractor**] [**Electrical Contractor**] [**Plumbing Contractor**] [**Construction Manager**] <Insert entity> shall act as mechanical/electrical coordinator. [**Mechanical/electrical coordinator shall be licensed to practice as a professional engineer in location of Project.**]

- C. Scheduling Consultant: Owner has retained the following scheduling consultant to coordinate the scheduling activities of the multiple contracts, to prepare an overall project schedule, and to monitor and update Project schedule periodically:

1. <Insert name and contact information for consultant>.

1.5 COORDINATION ACTIVITIES

- A. Coordination activities of Project coordinator include, but are not limited to, the following:

1. Provide 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**][**and separate contracts**].
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 a 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 specified in Section 014000 "Quality Requirements."
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 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.

21. Print and submit record documents if installations by more than one contractor are indicated on the same contract drawing or shop drawing.
22. Collect record Specification Sections from contractors, collate Sections into numeric order, and submit complete set.
23. 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.
24. **<Insert coordination activities>.**

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.
2. Provide telephone service for common-use facilities.
3. **<Insert temporary facilities and controls>.**

C. Mechanical/Electrical Coordinator: Coordination activities of mechanical/electrical coordinator include, but are not limited to, the following:

1. Schedule and sequence mechanical and electrical activities.
2. Coordinate sharing access to workspaces by mechanical and electrical contractors.
3. Coordinate integration of mechanical and electrical work into limited spaces.
4. Coordinate protection of mechanical and electrical contractors' work.
5. Coordinate cutting and patching for mechanical and electrical work.
6. Prepare mechanical and electrical coordination drawings.
7. Coordinate tests and inspections for mechanical and electrical work.
8. Coordinate mechanical and electrical temporary services and facilities.

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. Trenches and other excavation for the work of each contract shall be the work of **[the General Construction Contract] [each contract for its own work]**.
3. Blocking, backing panels, sleeves, and metal fabrication supports for the work of each contract shall be the work of **[the General Construction Contract] [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 of access panels shall be the work of **[the General Construction Contract] [each contract for its own work]**.
5. Equipment pads for the work of each contract shall be the work of **[the General Construction Contract] [each contract for its own work]**.
6. Roof-mounted equipment curbs for the work of each contract shall be the work of **[the General Construction Contract] [each contract for its own work]**.
7. Painting for the work of each contract shall be the work of **[the General Construction Contract] [each contract for its own work]**.

8. Cutting and Patching: **[Provided by the General Construction Contract] [Provided under each contract for its own work] [Each contract shall perform its own cutting; patching shall be under the General Construction Contract].**
 9. Through-penetration firestopping for the work of each contract shall be provided by **[the General Construction Contract] [each contract for its own work].**
 10. Contractors' Startup Construction Schedule: Within **[five]** <Insert number> working days after startup horizontal bar-chart-type construction schedule **[and preliminary network diagram]** submittal has been received from Project coordinator, submit a matching startup horizontal bar-chart schedule **[and startup network diagram]** 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. **[Project coordinator] [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.
 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 (2000 kg).
 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: **[The General Construction Contract] [The HVAC Contract] [Project coordinator]** is responsible for temporary heating, cooling, and ventilation, including utility-use charges, temporary meters, and temporary connections.
- E. Temporary Heating, Cooling, and Ventilation: **[The General Construction Contract] [The HVAC Contract] [Project coordinator]** is responsible for temporary heating, cooling, and ventilation before weathertight enclosure of building is complete. **[The General Construction Contract] [The HVAC Contract] [Project coordinator]** is responsible for temporary heating, cooling, and ventilation after permanent enclosure of building is complete **[and Owner will pay utility-use charges].**
- F. Use Charges: Comply with the following:
1. Sewer Service: Include the cost for sewer service use by all parties engaged in construction activities at Project site in the **[General Construction] [Plumbing]** Contract.

2. Water Service: Include the cost for water service, whether metered or otherwise, for water used by all entities engaged in construction activities at Project site in the [**General Construction**] [**Plumbing**] Contract.
3. Electric Power Service: Include the cost for electric power service, whether metered or otherwise, for electricity used by all entities engaged in construction activities at Project site in the [**General Construction**] [**Electrical**] Contract.

1.7 GENERAL CONSTRUCTION CONTRACT

A. 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, building demolition and relocations, and earthwork.
3. Site improvements, including roadways, parking lots, pedestrian paving, site development furnishings and equipment, and landscaping.
4. Tunnels for site utilities.
5. Selective demolition.
6. Foundations, including footings, foundation walls[, **and piles**].
7. Slabs-on-grade, including earthwork, subdrainage systems, and insulation.
8. Below-grade building construction, including excavation, backfill, and thermal and moisture protection.
9. Superstructure, including floor and roof construction [**and**] [**sprayed fire-resistive materials**] [**and**] [**board fire protection**].
10. Exterior closure, including walls[, **parapets**,] doors, windows[, **and louvers**].
11. Roofing, including coverings, flashings [**roof specialties**] [**and**] [**glazed openings**].
12. Interior construction, including partitions, doors[, **interior glazed openings**,] and fittings.
13. Fire-protection specialties.
14. Stairs, including railings and finishes.
15. Interior finishes [**finish carpentry**] [**architectural woodwork**] and built-in casework.
16. Miscellaneous items, including [**concrete equipment bases**] [**and**] [**painting of mechanical and electrical work**].
17. Conveying systems, including [**elevators**] [**wheelchair lifts**] [**escalators**] [**and**] [**cranes**].
18. Equipment, including the following:
 - a. Stage equipment.
 - b. Projection screens.
 - c. Loading dock equipment.
 - d. Waste compactors.
 - e. Foodservice equipment.
 - f. Residential appliances.
 - g. Laboratory fume hoods.
 - h. **<Insert type of equipment>**.
19. Furnishings, including [**casework**] [**window treatments**] [**floor grilles and mats**] [**and**] [**seating**] **<Insert type of furnishing>**.
20. Special construction, including the following:
 - a. Preengineered structures.
 - b. Special-purpose rooms.
 - c. Radiation protection.
21. **<Insert descriptions of the Work>**.

- 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] [Electrical Contract] [and] <Insert name of 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 (2000 kg), 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. Temporary stairs.
 15. Temporary fire-protection facilities.
 16. Barricades, warning signs, and lights.
 17. Site enclosure fence.
 18. Covered walkways.
 19. Security enclosure and lockup.
 20. Environmental protection.
 21. Restoration of Owner's existing facilities used as temporary facilities.
 22. **<Insert temporary facilities and controls>**.

1.8 PLUMBING CONTRACT

- A. Work in the Plumbing Contract includes, but is not limited to, the following:
1. Site water supply and distribution.
 2. Site sanitary sewerage.
 3. Site storm drainage.
 4. Site fuel distribution.
 5. Site special plumbing systems.
 6. Plumbing fixtures.
 7. Domestic water distribution.
 8. Sanitary waste.
 9. Stormwater drainage.
 10. Special plumbing systems, including the following:
 - a. Compressed air.
 - b. Deionized water.
 - c. Distilled water.
 - d. Fuel oil.
 - e. Natural gas.
 - f. Medical gas.

- g. Vacuum.
- h. Acid waste.
- i. Pools and fountains.

- 11. Fire-suppression systems.
- 12. Special fire-suppression systems, including the following:
 - a. Foam fire-extinguishing systems.
 - b. Clean-agent extinguishing systems.
- 13. Plumbing connections to equipment furnished by the **[General Construction Contract] [Plumbing Contract] [HVAC Contract] [Electrical Contract] [and] <Insert name of contract>**.
- 14. **<Insert descriptions of the Work>**.

- B. Temporary facilities and controls in the Plumbing Contract include, but are not limited to, the following:
 - 1. Piped sewerage and drainage.
 - 2. Piped gas service.
 - 3. Piped water service.
 - 4. Piped temporary toilet fixtures, wash facilities, and drinking water facilities.
 - 5. Plumbing connections to existing systems and temporary facilities and controls furnished by the **[General Construction Contract] [Plumbing Contract] [HVAC Contract] [Electrical Contract] [and] <Insert name of contract>**.
 - 6. **<Insert temporary facilities and controls>**.

1.9 HVAC CONTRACT

- A. Work in the HVAC Contract includes, but is not limited to, the following:
 - 1. Site steam distribution.
 - 2. Site hydronic distribution.
 - 3. Energy supply, including **[oil] [gas] [steam] [hot- and chilled-water]** supply systems.
 - 4. HVAC systems and equipment.
 - 5. HVAC instrumentation and controls.
 - 6. HVAC testing, adjusting, and balancing.
 - 7. Building automation system.
 - 8. Mechanical connections to equipment furnished by the **[General Construction Contract] [Plumbing Contract] [HVAC Contract] [Electrical Contract] [and] <Insert name of contract>**.
 - 9. **<Insert descriptions of the Work>**.
- B. Temporary facilities and controls in the HVAC Contract include, but are not limited to, the following:
 - 1. **<Insert temporary facilities and controls>**.

1.10 ELECTRICAL CONTRACT

- A. Work in the Electrical Contract includes, but is not limited to, the following:
 - 1. Site electrical distribution.

2. Site lighting.
 3. Site communications and security.
 4. Electrical service and distribution.
 5. Exterior and interior lighting[**and light pole bases**].
 6. Communication and security.
 7. Special electrical systems, including the following:
 - a. Uninterruptible power supply systems.
 - b. Packaged engine generator systems.
 - c. Battery power systems.
 - d. Cathodic protection.
 - e. Electromagnetic shielding systems.
 - f. Lightning protection systems.
 - g. Unit power conditioners.
 - h. Power generation systems.
 8. Electrical connections to equipment furnished by the [**General Construction Contract**] [**Plumbing Contract**] [**HVAC Contract**] [**Electrical Contract**] [and] <Insert name of contract>.
 9. <Insert descriptions of the Work>.
- B. Temporary facilities and controls in the Electrical Contract include, but are not limited to, the following:
1. Electric power service and distribution.
 2. Lighting, including site lighting.
 3. Electrical connections to existing systems and temporary facilities and controls furnished by the [**General Construction Contract**] [**Plumbing Contract**] [**HVAC Contract**] [**Electrical Contract**] [and] <Insert name of contract>.
 4. <Insert temporary facilities and controls>.

1.11 <INSERT NAME OF CONTRACT>

- A. Work in the <Insert name> Contract includes, but is not limited to, the following:
1. <Insert descriptions of the Work>.
- B. Temporary facilities and controls in the <Insert name> Contract include, but are not limited to, the following:
1. <Insert requirements for temporary facilities and controls>.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 1200