

SECTION 01 12 00 - MULTIPLE CONTRACT SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General 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.
 - 1. Stipulation: The General Conditions of the Contract and Division 01 Sections apply to the Work as a whole and have the same force and effect upon, and be equally applicable to, each Contractor with whom the Owner shall have entered into a Contract to perform a part or parts of the Project. Any subcontractor employed in the Work shall likewise be bound by the aforesaid stipulation insofar as it may be applicable to their subcontract.
- B. Specific requirements for Work of each contract are also indicated in individual Specification Sections and on Drawings.
- C. The Work will be accomplished by 4 Prime Contractors. The Owner may contract with additional entities for elements to be provided by Owner. Prime Contractors shall coordinate and cooperate with the other Prime Contractors as well as the other entities with which the Owner may elect to contract.
- D. Related Requirements:
 - 1. Division 01 Section "Summary" for the Work covered by the Contract Documents, restrictions on use of Project site, phased construction, coordination with occupants, and work restrictions.
 - 2. Division 01 Section "Project Management and Coordination" for general coordination requirements.
 - 3. Division 01 Section "Temporary Facilities and Controls" for responsibilities as they relate to temporary facilities and controls.
 - 4. Division 01 Section "Construction Progress Documentation" for project schedule requirements.
- E. Conflicts: If a conflict between the Contract Documents and this Section is realized, the requirements of this Section shall govern. If an item is indicated in the Contract Documents but not specifically referenced in this Section, the Contractor who is assigned responsibility for the Contract Documents that indicates the item shall provide the item.
- F. Means and Methods: Contractors shall supervise their Work, using their best skills and attention. The Contractor shall be solely responsible for construction means, methods, techniques, sequences, dimensions, procedures, and/or coordinating all portions of their Work with all Work to be performed under separate contracts and/or other Prime Contracts.

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.
- B. "General Construction Contractor": This term comprises all variations used in the Contract Documents, including other terms and abbreviations such as "General Contractor," "G.C.," "G.T.," "Steel Contractor" or "Masonry Contractor," to denote the contractor responsible for Work that is part of the General Construction Contract as defined elsewhere in this Section. The term "Site Contractor" comprises all variations used in the Contract Documents, including other terms and abbreviations such as "Site Work Contractor", S.C. and all such work is the responsibility of the General Construction Contract, except as otherwise noted.
- C. "Plumbing Contractor": This term comprises all variations used in the Contract Documents, including abbreviations such as "P.C." to denote the contractor responsible for Work that is part of the Plumbing Construction Contract as defined elsewhere in this Section.
- D. "HVAC Construction Contractor": This term comprises all variations used in the Contract Documents, including other terms and abbreviations such as "Mechanical Contractor", "Heating Contractor", "Heating, Ventilating and Air Conditioning Contractor", "M.C.", "H.C.", "HVAC.C.", or "ATC Contractor", to denote the contractor responsible for Work that is part of the HVAC Construction Contract as defined elsewhere in this Section.
- E. "Electrical Construction Contractor": This term comprises all variations used in the Contract Documents, including abbreviations such as "E.C." to denote the contractor responsible for Work that is part of the Electrical Construction Contract as defined elsewhere in this Section.

1.4 CONTRACTS IN THE WORK

- A. The Work covered by the Contract Documents shall be executed under the following multiple prime Contracts. Refer to the following Article, "Work Required," for the summary of work for each Contract.
 - 1. Contract No. 1: General Construction Contract
 - 2. Contract No. 2: Plumbing Construction Contract
 - 3. Contract No. 3: HVAC Construction Contract
 - 4. Contract No. 4: Electrical Construction Contract
- B. Each Contract includes furnishing all plant, labor, materials, equipment, appurtenances, and cutting and patching necessary to complete the Work under the respective contract category as called for in the Contract Documents or reasonably inferable therefrom.
- C. The award of separate contracts shall in no way imply the omission of any work, services, or coordination/ cooperation among trades that is normally required in the award of a single contract for work.
- D. While generally divided or arranged in a manner that illustrates, describes or otherwise indicates the work required under a particular contract category, the Specifications and Drawings contain information that is pertinent or related to more than one contract or trade. Each Contractor is responsible to review the information contained in these documents and determine the extent to which their contract must be performed to properly fit or connect with the work of other contracts. The arranging of Specifications and Drawings into divisions, sections, or series shall in no way prohibit or inhibit the Contractor from ascertaining their complete scope of work.

- E. The Architect will determine which Contractor is responsible for any part or parts of the Work where the contract responsibility may be obscure or in conflict.
- F. In lieu of directions to the contrary, each Contractor shall assume that their work shall connect with the work of other Contracts wherever such work terminates.
- G. Additional separate contracts may be awarded by the Owner for other work related to this Project.

1.5 COORDINATION ACTIVITIES

- A. It is the mutual responsibility of the Contractors to coordinate their work with each other in accordance with the Construction Project Schedule.
- B. Pre-Planning: Each Contractor shall coordinate its activities in advance of their implementation with those of the other Contractors and other entities involved in the Project, to assure efficient and orderly installation of each part of the work, especially where dependent upon each other for proper installation, connection and operation. Each Contractor shall be aware of the work of other Contractors and the impact or relationship of that work to his scope of work. Such administrative activities include, but are not limited to, the following:
 - 1. Where installation of one part of the Work is dependent on installation of other components, either before or after its own installation, schedule construction activities in the sequence required to obtain the best results.
 - 2. Where availability of space is limited, coordinate installation of different components to assure maximum accessibility for required maintenance, service and repair.
 - 3. Make adequate provisions to accommodate items scheduled for later installation.
 - 4. Where necessary, prepare a memorandum for distribution to each entity involved outlining special procedures required for coordination. Include such items as required notices, reports and attendance at meetings.
 - 5. Prepare similar memoranda for the Architect, Owner and separate Contractors, where coordination of their work or activities is required.
 - 6. Coordination requirements apply to changes in the work resulting from clarifications, field directives, change orders, etc.
 - 7. Take all other actions to coordinate work of other Contractors.
- C. Contractors shall coordinate scheduling and time of required administrative procedures with construction activities of the other Contractors to avoid conflicts and ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:
 - 1. Preparation of schedules.
 - 2. Installation and removal of temporary facilities.
 - 3. Delivery and processing of submittals.
 - 4. Progress meetings.
 - 5. Project closeout activities.
- D. Coordination Drawings: Coordination drawings among the Contractors are required, in accordance with Division 01 Section "Coordination Drawings". Contractors shall then prepare and provide additions/modifications for final layout and coordination drawings illustrating work by all trades on one set of coordination drawings for the project as a part of their Contract price.
- E. Project coordination activities of General Contractor include, but are not limited to, the following:
 - 1. Provide overall coordination of the Work.

2. Prepare and provide Contractors construction schedule and maintain and regularly update the schedule in accordance with Division 01 Section "Construction Progress Documentation."
3. Coordinate shared access to workspaces.
4. Coordinate product selections for compatibility.
5. Provide overall coordination of temporary facilities and controls.
6. Coordinate and approve interruptions of permanent and temporary utilities, including those necessary to make connections for temporary services.
7. Coordinate construction and operations of the Work with work performed by each Contract and other Prime contracts.
8. Coordinate sequence of activities to accommodate tests and inspections, and coordinate schedule of tests and inspections.
9. Locate existing permanent benchmarks, control points, and similar reference points, and establish permanent benchmarks on Project site.
10. Provide field surveys of in-progress construction and site work.
11. Provide progress cleaning of common areas and coordinate progress cleaning of areas or pieces of equipment where more than one contractor has worked.

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. Demolition: Reference Division 02 Sections. Plumbing, HVAC, and Electrical Contractors shall disconnect and remove all existing equipment and work associated with their respective trades as indicated or as required in the areas to be demolished whether specifically referenced or not.
3. All site excavation for the work of each Contract shall be the work of the General Construction Contract, unless noted otherwise.
4. Providing blocking, backing panels, sleeves, and metal fabrication supports shall be the work of each Contractor for its own work unless noted otherwise.
5. Furnishing and installing access panels shall be the work of each Contractor for its own work.
6. Equipment pads for the Work shall be the work of each Contractor for its own work unless noted otherwise.
7. Curbs, curb rails, etc. for rooftop equipment shall be furnished and installed by the Contractor providing the equipment. The HVAC Contractor shall provide curbs for mechanical equipment, including all cutting and patching (excluding roof system). The Carlisle certified roofing subcontractor for the General Contractor shall provide all cutting and patching of existing roofing to ensure work is completed to maintain existing warranties.
8. Painting for the work of each Contract shall be the work of the General Construction Contract unless noted otherwise.
9. Each Contractor shall coordinate construction activities to ensure that operations are carried out with consideration given to conservation of energy, water, and materials.
10. Cutting and Patching: Provided by each Contractor for its own work unless noted otherwise. All trenching inside the building is considered cutting and patching.
11. Through-penetration firestopping shall be provided by each Contractor for its own work unless noted otherwise.
12. Sealing Penetrations: Penetrations shall be sealed by the Contractor whose work requires the penetration.
13. Supplemental Structural Steel Framing: Supplemental steel framing shall be provided by the General Contractor for all wall, floor and roof openings indicated on the Structural Drawings.

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- Layout for this supplemental steel framing for Plumbing, HVAC and Electrical work shall be provided by Contractor whose work requires framing.
14. Reinforcement of Structural Framing for HVAC, Plumbing and Electrical Work: Furnished and installed by the Contractor whose work is loading new or existing framing, and work is not indicated on Structural Drawings. Contractor requiring the same shall verify that reinforcement has been provided accordingly and report deficiencies to Architect.
 15. Sinks: Sinks and fixtures scheduled by the Plumbing Contractor in countertops shall be installed by the Plumbing Contractor. Sinks and fixtures provided by other Contractors shall have all supply, waste and final connections including escutcheons furnished and installed by the Plumbing Contractor. The Plumbing Contractor is responsible for providing a completely operational sink at all sink locations.
 16. Electrified Door Hardware shall be furnished and installed by General Contractor and wired, connected, and energized by the Electrical Contractor.
- B. Product Submittals: Each contractor shall provide the other contractors approved submittals that affect other Contractors' work.
1. Where an Acceptable Manufacturer or Alternate Bid Manufacturer is provided in lieu of the Basis of Design Manufacturer, Contractor shall highlight all product deviations from the Basis of Design Manufacturer that will affect the work of other Prime Contractors. Additional costs to incorporate the product of an Acceptable Manufacturer or Alternate Bid Manufacturer into the work shall be the responsibility of the Contractor providing the product.
- C. Temporary Facilities and Controls: In addition to specific responsibilities for temporary facilities and controls indicated in this Section and in Division 01 Section "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 storage and fabrication 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. Waste disposal facilities, including collection and legal disposal of its own hazardous, dangerous, unsanitary, or other harmful waste materials.
 8. Progress cleaning of work areas affected by its operations on a daily basis.
 9. Secure lockup of its own tools, materials, and equipment.
 10. Construction aids and miscellaneous services and facilities necessary exclusively for its own construction activities.
- D. Temporary Heating, Cooling, Dehumidification, and Ventilation: The HVAC Construction Contract is responsible for temporary heating, cooling, and ventilation, including utility-use charges, temporary meters, and temporary connections and shall not use systems that remain or new systems being furnished for heating, cooling, or ventilation.
- E. Temporary Electrical and Lighting Service and Distribution: Electrical Construction Contract is responsible for temporary electrical and lighting service and distribution throughout the duration of the project including installation, maintenance, and removal charges, temporary connections, temporary meters, panels, feeders, utility poles, etc., necessary for a complete system adequate to support construction activities as required by the Project Schedule.

1.7 CONSTRUCTION CONTRACTS

- A. The Work of each Contract category is defined by, but not limited to, the descriptions of work (if any), the Divisions or Sections of the Specifications, and the Drawings indicated in the following paragraphs. Descriptions of work, if any, are abbreviated or cover miscellaneous items and are not intended to be comprehensive. Each Contract shall include all work that is required and called for in the description of work, in the referenced Divisions or Sections of the Specifications, and on the referenced Drawings, except where otherwise indicated.
- B. Contract No. 1 – General Construction Contract:
1. The work of this Bid Package consists of the Work detailed by the following Specification Sections and as shown and indicated on the Drawings. 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.
 2. Bidding and Contract Requirements.
 3. Specifications:
 - a. Division 01 Sections.
 - b. Divisions 02 through 14 and Divisions 31 through 33, except for Sections or portions of Sections indicated as the responsibility of other Contracts.
 - c. All other Sections indicating or referencing Work for this Contract.
 4. Drawings:
 - a. Cover Sheet.
 - b. A-Series Drawings.
 - c. C-Series Drawings.
 - d. S-Series Drawings.
 - e. All/any Drawings showing or referencing Work indicated for this Contract.
- C. Contract No. 2 – Plumbing Construction Contract
1. The work of this Bid Package consists of the Work detailed by the following Specification Sections and as shown and indicated on the Drawings. 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.
 2. Bidding and Contract Requirements.
 3. Specifications:
 - a. Division 01 Sections.
 - b. Division 02 Sections.
 - c. Sections 05 50 00, 07 84 13, 07 84 43, and 08 31 13 as applicable to Work of this Contract.
 - d. Division 31 Sections as applicable to Plumbing work. To the extent that excavation or trenching requirements are also indicated elsewhere, the more stringent shall apply at the discretion of the Architect.
 - e. Division 21 "Fire Protection" Sections
 - f. Division 22: "Plumbing" Sections.
 - g. All/any other Sections indicating or referencing Work for this Contract.

4. Drawings:
 - a. Cover Sheet.
 - b. Drawing as applicable to work of this Contract.
 - c. S-Series Drawings, for structural requirements pertaining to work for which this Contract is responsible, including supplemental framing, hanger positioning and reinforcement of framing.
 - d. P-Series Drawings.
 - e. FP-Series Drawings.
 - f. All/any Drawings showing or referencing Work indicated for this Contract.

D. Contract No. 3 – HVAC Construction Contract

1. The work of this Bid Package consists of the Work detailed by the following Specification Sections and as shown and indicated on the Drawings. 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.
2. Bidding and Contract Requirements.
3. Specifications:
 - a. Division 01 Sections.
 - b. Division 02 Sections.
 - c. Sections 05 50 00, 07 84 13, 07 84 43, and 08 31 13 as applicable to work of this Contract.
 - d. Division 31 Sections as applicable to HVAC work. To the extent that excavation requirements are also indicated elsewhere, the more stringent shall apply at the discretion of the Architect.
 - e. Division 23: "Mechanical" Sections.
 - f. All/any other Sections indicating or referencing Work for this Contract.
4. Drawings:
 - a. Cover Sheet.
 - b. Drawing as applicable to work of this Contract.
 - c. S-Series Drawings, for structural requirements pertaining to work for which this Contract is responsible, including lintels, supplemental framing, hanger positioning and reinforcement of framing.
 - d. H-Series Drawings.
 - e. All/any Drawings showing or referencing Work indicated for this Contract.

E. Contract No. 4 – Electrical Construction Contract:

1. The work of this Bid Package consists of the Work detailed by the following Specification Sections and as shown and indicated on the Drawings. 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.
2. Bidding and Contract Requirements
3. Specifications:
 - a. Division 01 Sections.
 - b. Division 02 Sections.
 - c. Sections 05 50 00, 07 84 13, 07 84 43, and 08 31 13 as applicable to work of this Contract.

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- d. Division 31 Section as applicable to Electrical work. To the extent that trenching and excavation requirements are also indicated elsewhere, the more stringent shall apply at the discretion of the Architect.
 - e. Divisions 26, 27 and 28: Electrical Sections.
 - f. All other Sections indicating or referencing Work for this Contract.
- 4. Drawings:
 - a. Cover Sheet.
 - b. Drawing as applicable to work of this Contract.
 - c. S-Series Drawings, for structural requirements pertaining to work for which this Contract is responsible, including supplemental framing, hanger positioning and reinforcement of framing.
 - d. E-Series Drawings.
 - e. All/any Drawings showing or referencing Work indicated for this Contract.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 12 00