

SECTION 011200 - 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,
 - 1. HVAC Contractor will act as Project Coordinator.

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.
- 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.

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 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 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.
 5. Equipment pads for the work of each contract shall be the work of each contract for its own work.
 6. Roof-mounted equipment curbs for the work of each contract shall be the work of each contract for its own work.

7. Painting for the work of each contract shall be the work of each contract for its own work.
 8. Cutting and Patching: 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 each contract for its own work.
 10. Contractors' Startup Construction Schedule: Within five 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. Project coordinator 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: Project coordinator] is responsible for temporary heating, cooling, and ventilation, including utility-use charges, temporary meters, and temporary connections.
- E. Use Charges: Comply with the following:
1. 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 Contract.
 2. 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 Contract.
- 1.7 GENERAL CONSTRUCTION CONTRACT
- A. Supply all necessary materials, labor, services, equipment, and tools required to perform the following site General Construction, work for the RTU, Unit Ventilator and Boiler replacement. All work to be installed in strict accordance with Specifications and Drawings.
- B. Supply all necessary materials, equipment, devices and labor for implementation and up-keep of site safety as it relates to this scope of work, to meet or exceed OSHA and / or safety agencies having jurisdiction on this project. Any and all costs resulting from OSHA sited violations will be the complete responsibility of this subcontractor.
- C. This project is a prevailing wage project, and it is the responsibility of this sub-contractor to ensure that all of the latest rules and regulations published by the NYS Department of Labor, Wage and Workplace

Standards Division, Public Contract Compliance Unit are strictly followed and adhered to. In the events of an audit conduct by the NYS Department of Labor, this sub-contractor will be responsible for any and all costs associated with the audit and the Departments' final decision.

- D. Work in the General Construction Contract includes, but is not limited to, the following:
1. Ceiling tile removal and installation. Provide replacement tiles and grid if damaged during removal.
 2. Supply all materials, labor, equipment, and tools for installation of metal stud partition to encase new ductwork in HS at unit ventilator 600C.
 3. Supply all materials, labor, equipment, and tools to install and finish gypsum at newly constructed metal stud wall. Finish and paint all new surfaces, and any damaged existing surfaces.
 4. Supply all materials, labor, equipment, and tools to install flash patch at ext'g concrete slab, install new VCT floor tile where existing unit ventilators have been installed. Color to be selected by architect.
 5. Supply and install all necessary blocking, anchors, and hangers to support and secure ductwork.
 6. File, pay for, and obtain all required permit, inspections and approvals.
 7. Schedule and perform all inspections required by this scope of work.
 8. Removal and disposal of daily generated debris. Upon completion of this contractor's work, all excess materials and debris in the building and site are to be removed and disposed of promptly.
 9. This is a prevailing wage project.

1.8 PLUMBING CONTRACT

- A. Supply all necessary materials, labor, services, equipment and tools required to perform the following site Plumbing work for the RTU, Unit Ventilator and Boiler replacement. All work to be installed in strict accordance with Specifications and Drawings.
- B. Supply all necessary materials, equipment, devices and labor for implementation and up-keep of site safety as it relates to this scope of work, to meet or exceed OSHA and / or safety agencies having jurisdiction on this project. Any and all costs resulting from OSHA sited violations will be the complete responsibility of this subcontractor
- C. This project is a prevailing wage project and it is the responsibility of this sub-contractor to ensure that all of the latest rules and regulations published by the NYS Department of Labor, Wage and Workplace Standards Division, Public Contract Compliance Unit are strictly followed and adhered to. In the events of an audit conduct by the NYS Department of Labor, this sub-contractor will be responsible for any and all costs associated with the audit and the Departments' final decision.
- D. Work in the Plumbing Contract includes, but is not limited to, the following:
1. Test water heaters as required by local/state code.
 2. Supply all materials, labor, equipment and tools for backflow prevention equipment.
 3. Supply all materials, labor, equipment, and tools to modify the existing water piping to the new boiler.
 4. Heat tape & insulate as required by local codes.
 5. Test domestic water and sanitary systems as required by local/state code.
 6. Install all gas piping from source and connect as required.
 7. Supply and install all necessary blocking, anchors, and hangers to support and secure gas piping.
 8. Make tie-in to gas source.
 9. Paint piping as required by local/state code.
 10. Gas piping contractor to coordinate tie-in location, pressure requirements, etc. with local gas provider.
 11. File, pay for, and obtain all required permit, inspections and approvals.
 12. Schedule and perform all inspections required by this scope of work.
 13. Removal and disposal of daily generated debris. Upon completion of this contractor's work, all excess materials and debris in the building and site are to be removed and disposed of promptly.

14. This is a prevailing wage project.

1.9 HVAC CONTRACT

- A. Supply all necessary materials, labor, services, equipment and tools required to perform the following site electrical work for the RTU, Unit Ventilator and Boiler replacement. All work to be installed in strict accordance with Specifications and Drawings.
- B. Supply all necessary materials, equipment, devices and labor for implementation and up-keep of site safety as it relates to this scope of work, to meet or exceed OSHA and / or safety agencies having jurisdiction on this project. Any and all costs resulting from OSHA sited violations will be the complete responsibility of this subcontractor
- C. This project is a prevailing wage project and it is the responsibility of this sub-contractor to ensure that all of the latest rules and regulations published by the NYS Department of Labor, Wage and Workplace Standards Division, Public Contract Compliance Unit are strictly followed and adhered to. In the events of an audit conduct by the NYS Department of Labor, this sub-contractor will be responsible for any and all costs associated with the audit and the Departments' final decision.
- D. Work in the HVAC Contract includes, but is not limited to, the following:
1. Remaining work not identified as work under other contracts.
 2. Curbs, RTUs/UV's, Boilers, and accessories to be hoisted onto the roof or required floor level.
 3. Assemble roof curbs, set in place, anchor and flash to roof structure.
 4. Assemble Boiler, set in place, anchor and make all pipe connections.
 5. Supply and install galvanized supply and return curb transitions.
 6. Install RTUs onto curbs and weather-tight.
 7. Install all RTU accessories, including filters.
 8. Install UV's and new cabinets, associated ductwork work and duct/pipe insulation.
 9. Install thermostats connect to BMS and make connections at RTUs and UV's.
 10. Program thermostats for heat, cooling and occupied & unoccupied times.
 11. Make all supply and return ductwork connections.
 12. Start up and test RTUs/UV's and Boiler for heat. Cooling and fresh air where applicable.
 13. Adjust all volume dampers and diffusers to provide proper air flow.
 14. Make all ductwork connections for fans.
 15. Test all fans.
 16. Balance system as per specifications.
 17. File, pay for, and obtain all required permit, inspections, and approvals.
 18. Schedule and perform all inspections required by this scope of work.
 19. Removal and disposal of daily generated debris.
 20. Demolition of existing system that are being replaced.
 21. Upon completion of this contractor's work, all excess materials and debris in the building and site are to be removed and disposed of promptly.
 22. This is an prevailing wage project.
- E. Temporary facilities and controls in the HVAC Contract include, but are not limited to, the following:
1. Temporary facilities and controls that are not otherwise specifically assigned to the Plumbing Contract, , Electrical Contract,.
 2. Unpipd temporary toilet fixtures, wash facilities, and drinking water facilities, including disposable supplies.
 3. Temporary enclosure for building exterior.
 4. Temporary roads and paved areas.
 5. Project identification and temporary signs.
 6. General waste disposal facilities.
 7. Temporary fire-protection facilities.
 8. Barricades, warning signs, and lights.

9. Site enclosure fence.
10. Security enclosure and lockup.
11. Environmental protection.
12. Restoration of Owner's existing facilities used as temporary facilities.

1.10 ELECTRICAL CONTRACT

- A. Supply all necessary materials, labor, services, equipment and tools required to perform the following site electrical work for the RTU, Unit Ventilator and Boiler replacement. All work to be installed in strict accordance with Specifications and Drawings.
- B. Supply all necessary materials, equipment, devices and labor for implementation and up-keep of site safety as it relates to this scope of work, to meet or exceed OSHA and / or safety agencies having jurisdiction on this project. Any and all costs resulting from OSHA sited violations will be the complete responsibility of this subcontractor
- C. This project is a prevailing wage project and it is the responsibility of this sub-contractor to ensure that all of the latest rules and regulations published by the NYS Department of Labor, Wage and Workplace Standards Division, Public Contract Compliance Unit are strictly followed and adhered to. In the events of an audit conduct by the NYS Department of Labor, this sub-contractor will be responsible for any and all costs associated with the audit and the Departments' final decision.
- D. Work in the Electrical Contract includes, but is not limited to, the following:
 1. Supply and install all electrical materials, devices, and equipment for the RTU, UV and Boiler replacement.
 2. Supply and install complete electrical service from source to new RTU's.
 3. Supply and install complete electrical service from source to new RTU Condenser units as an alternate
 4. Supply and install RTU disconnects and make electrical connections.
 5. Supply and install RTU maintenance receptacles and make electrical connections.
 6. Disconnect and reconnect electrical connection to UV's and Boiler.
 7. Test all site installed systems.
 8. Test all factory installed systems.
 9. File and obtain and pay for all required permits, inspections and approval.
 10. Schedule and perform all inspections required by this scope of work.
 11. Start up RTUs
 12. Supply and install fire alarm devices wire to existing panels
 13. Removal and disposal of daily generated debris.
 14. Upon completion of this contractor's work, all excess materials and debris in the building, connecting link and site are to be removed and disposed of promptly, and site restored to original condition.
 15. This is a prevailing wage project.
- E. Temporary facilities and controls in the Electrical Contract include, but are not limited to, the following:
 1. Electric power service and distribution.
 2. Electrical connections to existing systems and temporary facilities and controls furnished by the General Construction Contract, Plumbing Contract, HVAC Contract, Electrical Contract,.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011200