

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 Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. The Scope of Work related to the public-school building(s) in this Project includes but is not limited to; Athletic running track and baseball field reconstruction, including UG drainage, fencing replacement, and asphalt paving work. Storm water facilities and Sanitary lift station upgrades to support building renovations are also part of the Site Work scope. Renovations include interior classroom and support room renovations, extensive swimming pool reconstruction, select roofing replacement, exterior envelope reconstruction, hazardous materials abatement, removal and replacement of existing heating plant(s), infrastructure, terminal equipment and BMS temperature controls. Physical plant support work and electrical infrastructure upgrades are also part of the scope.
- B. This Section includes a summary of each Prime Contract, including general requirements for Work, coordination, and specific temporary facilities and controls responsibilities. One set of Construction Documents is issued covering the Work of multiple Prime Contracts.
- C. Specific requirements of Work of each Prime Contract are also indicated in individual paragraphs of this Section and may also be indicated in individual Specification Sections and on drawings. Each Prime Contractor is responsible to review all Construction Documents of the Project for specific requirements, and for a general understanding and knowledge of the Work of other Prime Contractors.
- D. Prime Contractors are responsible for all Work of their Contract, no matter on what drawing the Work appears. Should a conflict or contradiction in assignment of Work be indicated elsewhere in the Construction Documents, this Section shall take precedence over all other assignments of Work.

1.3 DEFINITIONS

- A. Project Identification: Project consists of all labor, materials, equipment, appliances, services, and incidentals necessary for layout, installing, and performing the cooling tower replacement at the Cornwall Central High School as shown on the Contract Drawings and described in the Specifications.
- B. Building Site(s): The Building Site(s) shall be defined in the Construction Documents, as the building(s) footprint, and all related construction within a five-foot (5'0") distance of the building's exterior face, unless noted or assigned otherwise.

1. Prime Contractors shall be aware of, and coordinate, specific exceptions to the 5'0" limit indicated within each Scope of Work outline.
- C. Permanent Enclosure: As determined by the Engineer, the condition at which roofing is installed and weather tight; exterior walls are weather tight and insulated; and all openings are closed with permanent construction or substantial temporary closures equivalent in weather protection to permanent construction.
 1. All costs associated with failure to provide and maintain described installations that result in any damage or contamination to the Owner's property, shall be borne by the Prime Contract responsible for the installation.

1.4 GENERAL REQUIREMENTS OF PRIME CONTRACTS

- A. Prime Contracts: The context used in this Section are separate Prime Contracts that represent significant elements of Work that is to be performed concurrently and in close coordination with the Work of other Prime Contracts for the benefit of the Owner. Each Prime Contract is recognized to be a significant, integrated part of the Work.
- B. Layout and Installation: Each Prime Contractor shall schedule, layout and install their Work in such manner as not to delay or interfere with, but to compliment the execution of the Work of other Prime Contractors, utility companies and Owner's operations.
- C. Extent of Contract: The Construction Documents, comprised of drawings and specifications, contain more specific descriptions of the Work, indicating which Prime Contract shall provide specific elements of the Project Work.
 1. Work provided by each Prime Contract shall mean complete and operable systems and assemblies, including products, components, accessories and installations required by the Construction Documents, respective manufactured product, or indicated otherwise.
 2. Prime Contractors shall exercise good judgment and perform all Work according to related industry standards.
 3. The Owner is exempt from payment of Federal, State and local taxes, including sales and compensating use taxes on all materials and supplies incorporated in completing the Work; these taxes are not to be included in the Bid. This exemption does not apply to tools, machinery, equipment or other property leased by, or to, the Prime Contractor or subcontractor, or to supplies and materials, which even though consumed are not permanently incorporated into the completed Work.
 - a. Prime Contractors, and their subcontractors, shall be responsible for paying all applicable taxes on said tools, machinery, equipment or property, and upon all said unincorporated supplies and materials, whether purchased or leased.
 4. Prime Contractors shall understand that time is of the essence and will adequately staff the Project by employing the appropriate trade's people to perform the Work; these people shall be experienced in their respective trades. A shortage of labor in the industry shall not be accepted as an excuse for not properly staffing the Project; all efforts shall be made to meet or exceed the schedule, including additional staff and/or labor hours necessary. All cost associated with this item shall be included within the Prime Contract's Bid.
 5. Local custom and trade union jurisdictional agreements or settlements will not control the scope of the Work of each Prime Contract.

- a. When a potential jurisdictional dispute or similar interruption of Work is first identified or threatened, the affected Prime Contractor(s) shall promptly negotiate a reasonable settlement to avoid or minimize the pending interruption and/or delays.
 - b. Contractor's trade-related issues shall not be grounds for modification or extension of scheduled completion date(s).
 6. The Work of all Prime Contractors requires close coordination with other Prime Contractors and construction personnel. Maintain flexibility and cooperation through the Project. "Out of Sequence" and "Delay" claims will only be considered when requirements of Division 01 "Project Management and Coordination" have been adhered to.
 - a. Delay claims must be in writing and forwarded to the Engineer per the requirements of the Conditions of the Contract. Claims not submitted per these requirements will be rejected and/or denied.
 7. The intention of the Work is to follow a logical sequence, however, a Prime Contractor may be required by the Engineer, to temporarily install, omit or leave out a section(s) of Work, out of sequence. All such out of sequence Work, and come back time, at these areas shall be performed at no additional cost to the Owner.
- D. Construction Sequencing: Prime Contractors shall understand that concurrent construction on multiple areas/sites of this Project are a requirement. Should an area of construction not be complete per incremental milestones of the schedule included in the Contract Documents, the responsible Prime Contractor shall immediately augment the labor force, whether self-performed or subcontracted, to recover such lost time.
- E. Existing Conditions: Each Prime Contractor shall verify existing conditions in the field and per the Conditions of the Contract, immediately report conditions to the Architect that are not represented correctly by the Construction Documents.
1. Each Prime Contractor is responsible for familiarizing himself with Project Site Logistics, whether represented in the Construction Documents, or in real time.
 2. Each Prime Contractor has been given ample opportunity to review existing conditions related to the Project. Existing conditions not noted in the Construction Documents that could be easily recognized during pre-bid review that interfere with the respective Prime Contractor's Work, shall be the responsibility of the respective Prime Contractor, including related costs associated with removal, patching, relocation or re-fabrication of installations.
 3. Owner shall be responsible for removing Owner's contents of spaces for construction during unoccupied periods. Prime Contractors shall be responsible for removing and/or protecting, and re-placing Owner's contents during occupied periods, where contractor needs to perform work (ie: second-shift). The contractor shall ensure that spaces worked in are clean, and as encountered when they entered the space, prior to the next business day.
- F. Protection of Installations: Each Prime Contractor is responsible for protecting their installations at all times. All costs incurred to repair, replace or clean insufficiently protected materials/installations shall be the responsibility of the installing Prime Contractor.
1. The Construction Site Representative(s) shall be notified, in writing, immediately upon material/installation being damaged. Notification shall support indication of the responsible party.
 2. The Owner will not be liable for damaged materials and/or installations by "others", when "others" cannot be identified.

3. Repair damaged Work, clean exposed surfaces or replace construction installations that cannot be repaired.
 4. Each Prime Contractor shall be responsible for removing all labels not required to remain, from their installations.
 5. Installations shall be wiped clean and proper protection then installed.
- G. Daily Cleaning: All Prime Contractors are responsible for any and all debris and refuse generated by their Work, including the Work of their subcontractors. A daily clean up and disposal is required by each Prime Contractor for the periods which that Prime Contractor, or its subcontractors, are performing Work on site(s).
1. All Prime Contractors shall be responsible for waste management (dumpsters, off-site disposal of demolished/removed materials, construction waste, etc.), for their own respective purposes, and for use by Mechanical, Electrical, and Plumbing Prime Contracts.
 2. Final Cleaning: Following Substantial Completion of each area of construction, each Prime Contractor shall wipe/vacuum clean all respective installations.

1.5 GENERAL TEMPORARY FACILITIES AND CONTROLS OF PRIME CONTRACTS

- A. Conditions of Use: Keep temporary services or conditions clean and neat in appearance. Operate in a safe and efficient manner. Relocate temporary facilities as required as Work progresses; do not overload facilities or permit them to interfere with progress. Take necessary fire prevention measures; do not allow hazardous, dangerous, or unsanitary conditions to develop or persist on the Project site(s).
1. Installation, operation, maintenance, and removal of each temporary service or condition are considered part of the respective Prime Contractor's own construction activity, as are costs and use charges associated with each facility.
 2. Locate service or condition where they will serve the Project adequately and with minimum interference of the Work, coordinate with the Construction Site Representative(s) and the other Prime Contractors prior to installation.
- B. Temporary Use of Permanent Facilities: Prime Contractor, as installer of each permanent service or condition, shall assume responsibility for its operation, maintenance and protection during use as a construction facility prior to the Owner's acceptance, regardless of previously assigned temporary facilities and controls responsibility.
- C. Owner's Facilities: Contractors are not allowed to use the Owner's facilities (toilets, telephones, food service, etc.) for their own benefit or convenience. Prime Contractor Superintendents shall enforce this policy with their respective Work forces.
1. Construction personnel parking will be restricted to an area(s) indicated on the Site Logistics Plans (if included), or otherwise requested by the Owner. The Owner reserves the right to remove from their property, unauthorized vehicles occupying unauthorized areas, at respective vehicle owner's expense.
- D. Storage on the Project Site: Each Prime Contractor shall provide sufficient secure weather-tight storage facilities for their materials and equipment. The Owner's facilities and the Project's building areas shall not be used for storage, unless agreed upon in advance via the Construction Site Representative(s).

1. Until permanently incorporated into the Work, all materials on the Project site(s) are the Prime Contractor's responsibility for protection, security and insuring thereof.
 2. Prime Contractors and their subcontractors shall coordinate deliveries with the Construction Site Representative(s) to ensure that disruptions and Owner inconvenience are avoided.
- E. Tools and Equipment: Each Prime Contractor shall provide all tools and equipment necessary for its own activities and shall be responsible for secure lock-up and storage for all items on the Project Site(s).
1. Each Prime Contractor shall provide all construction aids and miscellaneous services and facilities necessary, exclusively for its own construction activities including any additional supplementary power, ventilation, dehumidification, lighting requirements and weather protection.
- F. Welding: Any Prime Contractor performing welding, cutting or other activities with open flames or producing sparks shall at a minimum:
1. Coordinate interruption/shutdown of detection system(s) to avoid creating false alarms.
 2. Protect the area and surrounding areas from fire and damage.
 3. Maintain fire extinguishers, compatible with activity, at the location of the activity.
 4. Provide a continuous Fire Watch during the activity and one-half hour beyond the completion of the activity.
 5. Provide all necessary fans and ventilation required for the activity.

1.6 MECHANICAL CONSTRUCTION (MC) – CONTRACT NO. 1

- A. Project Site Superintendent: MC shall provide a full-time on-site Project Site Superintendent while any Work related to this Contract is being performed on site(s), including the activities of their subcontractors, while other Prime Contracts are installing Work, or require the coordination of Work related to this Contract, and/or as requested by the Construction Site Representative(s).
- B. Scope of Work: The Work of this Prime Contract includes but is not limited to, the following:
1. Work delineation between building and site(s) is at five feet (5') outside of the face of building, existing and new, unless noted or assigned otherwise.
 2. Prime Contract shall understand that renovation Work may require Work to proceed while existing systems are required to be maintained; all cost associated with this sequence shall be anticipated and incorporated into the Bid.
 3. The HVAC Drawings are schematic in nature, and the MC will make adequate provisions to accommodate the actual field conditions without additional cost to the Owner.
 4. Document on the Record Drawings all ductwork openings and penetrations larger than 2 1/2" in diameter.
 5. Provide all demolition of Mechanical Systems indicated in the Construction Documents, and/or required for Work of this Prime Contract.
 - a. Coordinate with all other Prime Contracts regarding all removals required for the Project.
 - b. Demolition of a system shall mean any and all components, removed in their entirety, to the point of origin or source.

6. Provide valves, whether permanent or temporary, to permit shutoff and/or cap systems to achieve the Work of this Prime Contract.
 7. Prime Contractor shall provide concrete housekeeping and structural pads for equipment provided under this Prime Contract.
 8. Prime Contractor shall provide all Work associated with creating structural openings or penetrations requiring lintels, whether for their own Work.
 9. Prime Contractor shall provide all cut & patch Work, related to that of their Prime Contract.
 10. Provide installation of new HVAC system(s), or modifications of existing system(s) as indicated in the Construction Documents, complete and fully operational.
 - a. MC shall furnish all related electrical disconnects, variable speed drives and motor starters (including related “heaters, fuses, and phase protection relays”) for all equipment provided under this Contract, for coordinated installation by EC.
 - b. Owner shall provide DDC Temperature Controls as a function of the Building Automation System, as referenced in the Construction Documents. MC shall install controls and instrumentation devices, including but not limited to control valves, control dampers, thermowells, pressure probes, flow switches, airflow metering stations, insertion flow meters, and ultrasonic flow meters, required for system operations and as indicated. Such devices will be furnished by vendor [Automated Logic] to the MC for coordinated installation in HVAC systems.
 - 1) Temperature Controls System vendor/installer shall provide line voltage power wiring to its own head-end, regionally located control panels, and line voltage valves, actuated dampers, motors, etc. that are not indicated in the E drawings.
 - 2) Temperature Controls System vendor/installer shall provide all low voltage wiring of controls, transformers, actuated dampers, motors, etc., as required for a complete operational system.
 11. Provide thermal insulation and identification of all HVAC system/components provided/installed by this Prime Contract.
 12. Provide all access doors/panels to access inaccessible installations (i.e. valves) provided by this Prime Contract, such as above hard ceilings or in walls.
 13. Provide sleeves required for piping penetrating walls, slabs and/or decks.
 14. Provide through-penetration fire stop systems at all penetrations made by this Prime Contract, maintaining listed ratings of indicated assemblies. Provide repair of existing through-penetration fire stopping damaged by Work of this Prime Contract.
 - a. Sleeves with fire stopping are to be installed in sequence with fire-rated construction. This Prime Contract shall be responsible for installing fire stopping material at intersection of sleeve and constructed materials.
 15. Provide coordination with, and notification to, the Construction Site Representative(s) for all specified testing, training, commissioning, etc., of the Work of this Prime Contract.
 16. Substantial Completion: Clean all MC installations and provided equipment at the time of Substantial Completion or as directed by Construction Site Representative(s).
 17. Coordinate all the preceding requirements, accordingly, with all applicable Alternates indicated in Division 01 Section “Alternates”.
- C. Applicable Specifications Sections: All specification Sections itemized are to be provided complete by this Prime Contract, unless noted otherwise as follows:
1. Division 00 – Procurement and Contracting Requirements
 2. Division 01 - General Requirements
 3. Division 07 Sections 078413, related to Work of this Prime Contract
 4. Division 23 – HVAC

5. Division 26, related to Work of this Prime Contract
 - D. Supplemental Temporary Facilities and Controls by MC include, but are not limited to, the following:
 1. Waste Disposal Facilities:
 - a. General debris/refuse/construction waste containers (dumpsters) shall be provided by each Prime Contractor.
 - b. It shall be the responsibility of this Prime Contract to recycle metals generated by its Work, and the Work of its subcontracts.
 - 1) Joint effort recycling by all Prime Contracts is encouraged.
 2. Indoor air quality management at all areas of Work by this Prime Contract.
 - a. Provide all necessary dust partitions, fans, temporary ducts, and barricades to properly contain and ventilate all Work area fumes and odors, created by demolition and new construction or alterations, directly to the outside. Ventilate to an area outside the building, sufficiently away from the building, as not to contaminate other areas. There will be no additional claims honored if the Construction Site Representative(s) requests additional ventilation or requirements.
 - b. Provide and exhaust air system for the project indoor areas that could produce fumes, VOC's, off gasses, dusts, mists, or other emissions.
 - E. Provide all shoring required for Work of this Contract, including but not limited to.
 - a. Cutting or altering of existing construction.
 - b. Provide protection of all new and existing surfaces during the Work. Do not stand, walk, or work off of any unprotected finished surface above the floor.
 - F. Maintain temporary fencing and barricading to keep unauthorized persons away from excavations and hazardous areas for which this Prime Contract is responsible.
 - G. Traffic Controls: Provide flagman while any operations of this Prime Contract interfere with traffic flow on adjacent roadways.
- 1.7 ELECTRICAL CONSTRUCTION (EC) – CONTRACT NO. 2
- A. Project Site Superintendent: EC shall provide a full-time on-site Project Site Superintendent while any Work related to this Contract is being performed on site(s), including the activities of their subcontractors, while other Prime Contracts are installing Work, or require the coordination of Work related to this Contract, and/or as requested by the Construction Site Representative(s).
 - B. Scope of Work: The Work of this Prime Contract includes but is not limited to, the following:
 1. Work delineation between building and site(s) is at five feet (5') outside of the face of building, existing and new, unless noted or assigned otherwise.
 2. Prime Contract shall understand that renovation Work may require Work to proceed while existing systems are required to be maintained; all cost associated with this sequence shall be anticipated and incorporated into the Bid.
 3. The Electrical Drawings are schematic in nature, and the EC will make adequate provisions to accommodate the actual field conditions without additional cost to the Owner.

- a. EC shall install Work in accordance with the National Electrical Code requirements. No additional compensation will be made for extra offsets in conduit or retro-fit Work due to improper component location, or lack of Prime Contractor's coordination.
4. Provide re-routing of existing power distribution as indicated in the Construction Documents, specifically to allow for progression of the Work sequence.
5. Provide all demolition of Electrical Systems indicated in the Construction Documents, and/or required for Work of this Prime Contract.
 - a. Coordinate with all other Prime Contracts regarding all removals required for the Project.
 - b. Demolition of a system shall mean any and all components, removed in their entirety, to the point of origin or source.
6. Provide all lighting, including fixtures, switching devices, circuits, etc.
 - a. Provide new fixtures as scheduled.
 - b. Provide removal and complete reinstallation of fixtures scheduled for salvage and re-use.
 - c. Contractor shall be responsible to tie-up and support existing fixtures and ceiling-mounted electrical devices to structure above Acoustic Panel Ceiling systems, when ceilings are to be removed as early-work, and the space is scheduled to remain occupied during continued Work.
7. Prime Contractor shall provide concrete housekeeping and structural pads for equipment provided under this Prime Contract.
8. Prime Contractor shall provide all Work associated with creating structural openings or penetrations requiring lintels, whether for their own Work.
9. Prime Contractor shall provide all cut & patch Work, related to that of their Prime Contract.
10. Provide complete electrical requirements, materials and methods including but not limited to:
 - a. Service and distribution including bus-way, switchgear, panel boards, and disconnect switches.
 - b. Provide grounding protection for all circuits and outlets and as required by applicable codes and authorities having jurisdiction. Properly ground building equipment provided by this project.
 - c. Coordinate any electrical switchover as to least impact the Project Schedule, and/or as indicated in the Construction Documents.
 - d. Immediately after installation, provide and maintain temporary ID of all circuit breakers and at all shut offs/disconnects until permanent ID is in place.
 - e. Interior and exterior lighting and lighting control equipment; provide occupancy sensors and/or timing devices as indicated.
 - f. Provide raceways, boxes, cabinets and sleeves through existing and new construction.
 - g. Provide wire, cable, conduit, boxes, and wiring devices.
 - h. Provide permanent electrical identification.
 - 1) Provide type written panel board schedules.
 - 2) Clearly label all panel boards, disconnects, relays, junction boxes, and other electrical devices and equipment.
11. Final connection of utilities, installations or equipment by others are by MC, EC and PC, unless noted or assigned otherwise.
 - a. MC shall furnish all disconnects, variable speed drives and motor starters (including related "heaters, fuses, and phase protection relays"), for all equipment provided under their respective Prime Contract, for coordinated installation by EC.

- b. Provide all line voltage circuits and connections to points of demarcation indicated and/or equipment provided by MC.
 - 12. Provide all access doors/panels to access inaccessible installations (i.e. junction boxes) provided by this Prime Contract, such as above hard ceilings or in walls.
 - 13. Provide sleeves required for piping penetrating walls, slabs and/or decks.
 - 14. Provide through-penetration fire stop systems at all penetrations made by this Prime Contract, maintaining listed ratings of indicated assemblies. Provide repair of existing through-penetration fire stopping damaged by Work of this Prime Contract.
 - a. Sleeves with fire stopping are to be installed in sequence with fire-rated construction. This Prime Contract shall be responsible for installing fire stopping material at intersection of sleeve and constructed materials.
 - 15. Provide coordination with, and notification to, the Construction Site Representative(s) for all specified testing, training, commissioning, etc., of the Work of this Prime Contract.
 - 16. Provide all testing and adjusting, instruction and guarantees for materials and equipment of this Prime Contract.
 - a. Substantial Completion: Clean all light fixtures and electrical equipment at the time of installation or at Substantial Completion, whichever is later, or as directed by Construction Site Representative(s).
 - 17. Coordinate all the preceding requirements, accordingly, with all applicable Alternates indicated in Division 01 Section "Alternates".
- C. Applicable Specifications Sections: All specification Sections itemized are to be provided complete by this Prime Contract, unless noted otherwise as follows:
 - 1. Division 00 – Procurement and Contracting Requirements
 - 2. Division 01 - General Requirements
 - 3. Division 07 Sections 078413, related to Work of this Prime Contract
 - 4. Division 23, related to Work of this Prime Contract
 - 5. Division 26 - Electrical
- D. Supplemental Temporary Facilities and Controls by EC include, but are not limited to, the following:
 - 1. Waste Disposal Facilities:
 - a. General debris/refuse/construction waste containers (dumpsters) shall be provided by each Prime Contractor.
 - b. It shall be the responsibility of this Prime Contract to recycle metals generated by its Work, and the Work of its subcontracts.
 - 1) Joint effort recycling by all Prime Contracts is encouraged.
 - 2. Indoor air quality management at all areas of Work by this Prime Contract.
 - a. Provide all necessary dust partitions, fans, temporary ducts, and barricades to properly contain and ventilate all Work area fumes and odors, created by demolition and new construction or alterations, directly to the outside. Ventilate to an area outside the building, sufficiently away from the building, as not to contaminate other areas. There will be no additional claims honored if the Construction Site Representative(s) requests additional ventilation or requirements.
 - b. Provide and exhaust air system for the project indoor areas that could produce fumes, VOC's, off gasses, dusts, mists, or other emissions.
- E. Provide all shoring required for Work of this Contract, including but not limited to.

- a. Cutting or altering of existing construction.
 - b. Provide protection of all new and existing surfaces during the Work. Do not stand, walk, or work off of any unprotected finished surface above the floor.
- F. Maintain temporary fencing and barricading to keep unauthorized persons away from excavations and hazardous areas for which this Prime Contract is responsible.
- G. Traffic Controls: Provide flagman while any operations of this Prime Contract interfere with traffic flow on adjacent roadways.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION 011200