

**SECTION 01 1200**  
**MULTIPLE CONTRACT SUMMARY**

**PART 1 GENERAL**

**1.01 SUMMARY**

- A. This Section includes a summary of each contract, including responsibilities for coordination and temporary facilities and controls.
- B. Specific requirements of each contract are also indicated in individual Specification Sections and on Drawings.
- C. Related Sections include the following:
  - 1. Division 01 Section "Summary" for the Work covered by the Contract Documents, restrictions on use of the premises, Owner-occupancy requirements, and work restrictions.
  - 2. Division 01 Section "Project Management and Coordination" for general coordination requirements.
  - 3. Division 01 Section "Temporary Facilities and Controls" for specific requirements for temporary facilities and controls.

**1.02 DEFINITIONS**

- A. Permanent Enclosure: As determined by Architect, permanent or temporary roofing is complete, insulated, and weathertight; exterior walls are insulated and weathertight; and all openings are closed with permanent construction or substantial temporary closures.

**1.03 PROJECT COORDINATOR**

- A. Project Coordinator shall be responsible for coordination between the General Construction Contract, Plumbing Contract, Mechanical Contract, and Electrical Contract, Abatement Contract, Casework Contract
  - 1. Construction Manager shall act as Project Coordinator.

**1.04 GENERAL REQUIREMENTS OF CONTRACTS**

- A. Extent of Contract: Unless the Agreement contains a more specific description of the Work, names and terminology 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. This project requires all contractors to work a SIX-day week, Monday through Saturday.
  - 3. Return upon request, all ID badges issued by SOCSO
  - 4. Local custom and trade-union jurisdictional settlements do not control the scope of the Work of each contract. When a potential jurisdictional dispute or similar interruption of work is first identified or threatened, affected contractors shall negotiate a reasonable settlement to avoid or minimize interruption and delays.
  - 5. All contractors are responsible for the removal and reinstallation of ceilings where work must be installed above a ceiling not scheduled for removal.
  - 6. Concrete floor cutting and removal is the work of the General Construction Contractor. Trenching and backfill for the Work of each contract shall be provided by each contract for its own Work unless otherwise called out.
  - 7. Cutting and Patching: Provided by each contract for its own Work, unless otherwise called out. Concrete floor patching is the work of the General Construction Contractor.
  - 8. Through-penetration firestopping for the Work of each contract shall be provided by each contract for its own Work.

9. Roof-mounted equipment curbs shall be provided by each contract for its own work. The General Construction Contract shall install.
  10. Within five working days after preliminary horizontal bar-chart-type construction schedule submittal has been received from Project Coordinator, submit a matching preliminary horizontal bar-chart schedule showing construction operations sequenced and coordinated with overall construction.
  11. Project closeout requirements.
  12. Each Contractor shall review the facility asbestos report to become familiar with any materials that may contain asbestos. If the contractor encounters materials that have not been tested for asbestos, he shall cease work and contact the Palombo Group, Inc. The Contractor will be held responsible for clean-up costs if they continue to remove materials that have not been tested for asbestos.
  13. The Owner has implemented an employee verification program. All contractors are required to submit a photo along with the name and address of each employee that will work on district property at least 3 days prior to commencing work.
- B. Substitutions: Each contractor shall cooperate with other contractors involved to coordinate approved substitutions with remainder of the Work.
1. The 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 Division 01 Section "Temporary Facilities and Controls," each contractor is responsible for the following:
1. Installation, operation, maintenance, and removal of each temporary facility usually considered as its own normal construction activity, and costs and use charges associated with each facility.
  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. Its own dust protection to control dust where dust partitions are not scheduled or shown on the drawings but are necessary to protect the building from dust contamination.
  6. Temporary enclosures for its own construction activities.
  7. Staging and scaffolding for its own construction activities.
  8. General hoisting facilities for its own construction activities, up to 2 tons.
  9. Waste disposal, including collection and legal disposal of its own hazardous, dangerous, unsanitary, or other harmful waste materials.
  10. Daily Progress Cleaning of its own areas and dust/debris daily. This includes daily sweeping.
  11. Secure lockup of its own tools, materials, and equipment.
  12. Construction aids and miscellaneous services and facilities necessary exclusively for its own construction activities.
  13. Temporary heat to protect to install and protect the work is place where scheduled temporary heat is not in place or not called for in the contract documents.
  14. Provide temporary electric generators where scheduled permanent power or temporary power is not in place.
- D. Temporary Heating, Cooling, and Ventilation: The General Construction Contract is responsible for temporary heating, cooling, and ventilation, including utility-use charges, temporary meters, and temporary connections.
- E. Temporary ventilation: Each Contractor is to control fumes from construction operations including interior painting and "off gassing" of new finish materials.

#### **1.05 GENERAL CONSTRUCTION CONTRACT**

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- 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. This includes excavation backfill and compaction for structures.
  3. Site improvements, including roadways, parking lots, pedestrian paving, seeding, and landscaping.  
Provide coordination drawings for approval prior to the commencement of work.
  4. Foundations, including footings, foundation and retaining walls for Site related components. All concrete walks, ramps, stairs including earthwork.
  5. Selective demolition as shown on the drawings.
  6. Shoring bracing and underpinning related to the General Construction work.
  7. Slabs-on-grade, including earthwork, subdrainage systems, and insulation.
  8. Below-grade building construction, including excavation, backfill, and thermal and moisture protection.
  9. Access Panels, submit, furnish, install
  10. Roofing, including blocking, insulation, coverings, portals, and flashings.
  11. Interior construction, including partitions, doors, hardware, interior glazed openings, and fittings. acoustic ceilings, soffits, and ceiling modifications. Provide an additional 15% by area of new acoustic ceiling tile to match.
  12. Exterior construction, including pavilions, walks, ramps, stairs, and railings.
  13. Fire-protection specialties.
  14. Interior finishes, finish carpentry and built-in casework.
  15. One final phased cleaning as requested by the CM includes cleaning, dusting, removing and disposing of minor debris, sweeping & mopping floors, vacuuming of carpets. Upon acceptance, provide dust barriers in phases to protect the cleaned areas.
- 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, Mechanical Contract or Electrical Contract.
  2. Sediment and erosion control.
  3. Unpiped sewers and drainage, including drainage ditches, dry wells, stabilization ponds, and containers.
  4. Storm water control.
  5. Unpiped temporary toilet fixtures, wash 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, hoisting material or equipment into spaces below grade, and hoisting requirements outside building enclosure.
  11. General waste disposal facilities.
  12. Temporary stairs.
  13. Temporary fire-protection equipment.
  14. Site enclosure fence, barricades, warning signs.
  15. Covered walkways.
  16. Security enclosure and lockup.
  17. Environmental protection.
  18. Restoration of Owner's existing facilities used as temporary facilities.

- C. Work in the General Construction Contract includes, but is not limited to, the work included in each of the following:
1. Division 00 "Procurement and Contracting Requirements" as it pertains to Work of this Contract.
  2. Division 01 "General Requirements" as it pertains to Work of this Contract.
  3. Division 2 "Existing Conditions"
  4. Division 3 "Concrete."
  5. Division 4 "Masonry."
  6. Division 5 "Metals."
  7. Division 6 "Wood, Plastics, and Composites."
  8. Division 7 "Thermal and Moisture Protection"
  9. Division 8 "Openings" Section 083113 "Access Doors and Frames" for furnishing and installing of access doors where required
  10. Division 9 "Finishes,"
  11. Division 10 "Specialties."
  12. Division 11 "Equipment."
  13. Division 12 "Furnishings."
- D. Work in the General Construction Contract includes, but is not limited to, the work included in each of the following Drawings.
1. **All Prefix "G" Drawings**
  2. **All Prefix "C" Drawings**
  3. **All Prefix "S" Drawings**
  4. **All Prefix "A" Drawings**
  5. All references to other drawings from drawings listed above.

#### 1.06 MECHANICAL CONTRACT

- A. Work of the HVAC Contract includes, but is not limited to, the following:
1. Removal and salvage of existing acoustic ceilings in areas outside of GC scope of work. Replacement of salvaged ceiling tiles in affected areas. Provide an additional 10 % by area of new acoustic ceiling tile to match.
  2. Provide coordination drawings for approval prior to the commencement of work.
  3. Demolition of existing systems as shown in the drawings.
  4. Site hydronic distribution.
  5. HVAC systems and equipment.
  6. HVAC instrumentation and controls.
  7. HVAC testing, adjusting, and balancing.
  8. Domestic water supply and distribution.
  9. Piped sanitary sewerage.
  10. Plumbing fixtures and drinking fountains
  11. Plumbing connections to existing systems and temporary facilities and controls furnished by the General Construction Contract.
  12. Access Panels, submit, furnish, install
- B. Work in the Mechanical Contract includes, but is not limited to, the following:
1. Division 00 "Procurement and Contracting Requirements" as it pertains to Work of this Contract.
  2. Division 01 "General Requirements" as it pertains to Work of this Contract.
  3. Section 024119 "Selective Structure Demolition" for shutoff of utilities or removal of equipment and fixtures where indicated.
  4. Section 078413 "Penetration Firestopping."
  5. Section 083113 "Access Doors and Frames" for furnishing and installing access doors where required.

6. Section 099123 "Interior Painting" for painting of pipes and ducts for identification where indicated.
  7. Division 22 "Plumbing"
  8. Division 23 "Heating Ventilating and Air Conditioning"
- C. Construction Contract includes, but is not limited to, the work included in each of the following Drawings.
1. **All Prefix "A" Drawings**
  2. **All Prefix "A" Roof Drawings**
  3. **All Prefix "G" Drawings**
  4. **All Prefix "H" Drawings**
  5. **All Prefix "P" Drawings**

#### 1.07 HAZARDOUS MATERIALS CONTRACT

- A. Work in the Hazardous Materials Contract includes, but is not limited to :
1. Division 00 "Procurement and Contracting Requirements as it pertains to the Work of this contract.
  2. Division 01 "General Requirements" as it pertains to the work of this contract.
  3. Division 02 "Existing Conditions" as it pertains to the work of this contract.
- B. Temporary facilities and controls in the Hazardous Materials contract include, but are not limited to:
1. Temporary hard wall and soft wall barriers required by AHJ. Multiple barriers and containment walls are to be installed and moved per the Phasing Plans at the direction of the CM
- C. Work in the Hazardous Materials Contract includes, but is not limited to the work included in each of the following Drawings:
1. **All Prefix "G" Drawings**
  2. **All Prefix "HZ" Drawings**

#### 1.08 ELECTRICAL CONTRACT

- A. Work in the Electrical Contract includes, but is not limited to, the following:
1. Removal and salvage of existing acoustic ceilings in areas outside of GC scope of work. Reinstall all salvaged tiles upon completion of work.
  2. Demolition of existing systems as shown in the drawings.
  3. Provide coordination drawings for approval prior to the commencement of work.
  4. All Sound and Lockdown work as shown in the drawings.
  5. All power, data, and fire alarm work as shown in the drawings.
  6. Powering all devices and equipment supplied by other Primes requiring power.
- B. Work in the Electrical Contract includes, but is not limited to the following:
1. Division 00 "Procurement and Contracting Requirements" as it pertains to Work of this Contract.
  2. Division 01 "General Requirements" as it pertains to Work of this Contract.
  3. Section 024119 "Selective Structure Demolition" for shutoff of utilities or removal of equipment and fixtures where indicated.
  4. Division 3 "Concrete." as it pertains to Work of this Contract.
  5. Division 9 specifically exterior painting as it pertains to this work.
  6. Division 26 "Electrical."
  7. Division 28 Conductors and Cables for Electronic Safety & Security
  8. Division 33 "Utilities" Sections as pertain to this work.
- C. 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, Mechanical, or Plumbing Contractor(s).
  4. Energizing and de-energizing temporary panels for the Hazardous Materials contractor, as needed.
- D. Work in the Electrical Construction Contract includes, but is not limited to, the work included in each of the following Drawings.
1. **All Prefix "A" Drawings**
  2. **All Prefix "G" Drawings**
  3. **All Prefix "E" Drawings**
  4. **All Prefix "T" Drawings**
- All references to other drawings from drawings listed above.

1.09

**PART 2 PRODUCTS (NOT USED)**

**PART 3 EXECUTION (NOT USED)**

**END OF SECTION**