

## SECTION 01125 - SUMMARY OF MULTIPLE CONTRACTS

## PART 1 - GENERAL

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

## 1.2 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 1 Section "Summary" for the Work covered by Contract Documents and for work sequence.
  - 2. Division 1 Section "Work Restrictions" for use of the Project site and for requirements for continued Owner occupancy of premises.
  - 3. Division 1 Section "Project Management and Coordination" for general coordination requirements.
  - 4. Division 1 Section "Temporary Facilities and Controls" for specific requirements for temporary facilities and controls.

## 1.3 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.

## 1.4 COORDINATION

- A. Project Coordinator shall be responsible for coordination between the **[General Construction Contract]** **[Plumbing Contract]** **[Mechanical Contract]** **[Electrical Contract]** **[and]** **<Insert name of other contracts>**.
  - 1. **[General Construction Contractor]** **[Construction Manager]** **[Owner]** **<Insert other entity>** shall act as Project Coordinator.
- B. Mechanical/Electrical Coordinator, who shall be subordinate to Project Coordinator, shall be responsible for coordination between the **[Plumbing Contract]** **[Mechanical Contract]** **[Electrical Contract]** **[and]** **<Insert name of other contracts>**.

1. **[Mechanical Contractor] [Electrical Contractor] [Construction Manager] <Insert other entity>** shall act as Mechanical/Electrical Coordinator.

#### 1.5 PROJECT COORDINATOR

- A. Project Coordinator: Full-time Project Coordinator shall be experienced in administration and supervision of building construction, including mechanical and electrical work.

1. Coordination activities of Project Coordinator include, but are not limited to, the following:

- a. Provide overall coordination of the Work.
- b. Coordinate shared access to work spaces.
- c. Coordinate product selections for compatibility.
- d. Provide overall coordination of temporary facilities and controls.
- e. Coordinate, schedule, and approve interruptions of permanent and temporary utilities, including those necessary to make connections for temporary services.
- f. Coordinate construction and operations of the Work with work performed by each contract [**and Owner's construction forces**].
- g. Prepare Coordination Drawings to coordinate work by more than one contract.
- h. Coordinate sequencing and scheduling of the Work. Include the following:
  - 1) Initial Coordination Meeting: At earliest possible date, arrange and conduct a meeting with separate contractors for sequencing and coordinating the Work; negotiate reasonable adjustments to schedules.
  - 2) Prepare a combined Contractor's Construction Schedule for entire Project. Base schedule on Preliminary Construction Schedule. Secure time commitments for performing critical construction activities from separate contractors. Show activities of each contract on a separate sheet. Prepare a simplified summary sheet indicating combined construction activities of contracts.
  - 3) Distribute copies of schedules to Architect, Owner, and separate contractors.
- i. Provide construction photography.
- j. Provide quality-assurance and quality-control services specified in Division 1 Section "Quality Requirements."
- k. Coordinate sequence of activities to accommodate tests and inspections, and coordinate schedule of tests and inspections.
- l. Provide information necessary to adjust, move, or relocate existing utility structures affected by construction.
- m. Locate existing permanent benchmarks, control points, and similar reference points, and establish permanent benchmarks on Project site.
- n. Provide field surveys of in-progress construction and site work [**and final property survey**].
- o. Provide progress cleaning of common areas and coordinate progress cleaning of areas or pieces of equipment where more than one contractor has worked.
- p. Coordinate cutting and patching.
- q. Coordinate protection of the Work.
- r. Coordinate firestopping.

- s. 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.
  - t. Print and submit [**Record Transparencies**] [**Record CAD Drawings**] if installations by more than one contractor are indicated on the same Contract Drawing or Shop Drawing.
  - u. Collect Record Specification Sections from other contractors, collate Sections into numeric order, and submit complete set.
  - v. 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.
  - w. <**Insert other coordination activities.**>
2. Responsibilities of Project Coordinator for temporary facilities and controls include, but are not limited to, the following:
- a. Provide common-use field office for use by all personnel engaged in construction activities.
  - b. Provide telephone service for common-use facilities.
  - c. <**Insert other temporary facilities and controls.**>
- B. Mechanical/Electrical Coordinator: Full-time Mechanical/Electrical Coordinator shall be experienced in coordination of mechanical and electrical construction, including coordination of type of operations required for this Project[, **and shall be licensed to practice as a professional engineer in location of Project**].
1. Coordination activities of Mechanical/Electrical Coordinator include, but are not limited to, the following:
- a. Schedule and sequence mechanical and electrical activities.
  - b. Coordinate sharing access to work spaces by mechanical and electrical contractors.
  - c. Coordinate integration of mechanical and electrical work into limited spaces.
  - d. Coordinate protection of mechanical and electrical contractors' work.
  - e. Coordinate cutting and patching for mechanical and electrical work.
  - f. Prepare mechanical and electrical Coordination Drawings.
  - g. Coordinate tests and inspections for mechanical and electrical work.
  - h. Coordinate mechanical and electrical temporary services and facilities.

## 1.6 CONTRACTS, GENERAL

- A. Extent of Contract: Unless the Contract Documents contain 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. 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.
3. Trenches for the Work of each contract shall be provided by [**the General Construction Contract**] [**each contract for its own Work**].
  4. Cutting and patching for the Work of each contract shall be provided by [**the General Construction Contract**] [**each contract for its own Work**].
  5. Firestopping for the Work of each contract shall be provided by [**the General Construction Contract**] [**each contract for its own Work**].
  6. Within [**five**] <Insert number> 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.
- B. Substitutions: Each contractor shall cooperate with other contractors involved to coordinate approved substitutions with remainder of the Work.
- C. Temporary Facilities and Controls: In addition to specific responsibilities for temporary facilities and controls indicated in this Section and in Division 1 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. Temporary enclosures for its own construction activities.
  6. Special or unusual hoisting requirements for its own 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.
  7. Waste disposal facilities, including collection and legal disposal of its own hazardous, dangerous, unsanitary, or other harmful waste materials.
  8. Progress cleaning of its own areas 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, and Ventilation: [**The General Construction Contract**] [**The Mechanical Contract**] [**Project Coordinator**] is responsible for temporary heating, cooling, and ventilation, including utility-use charges.
- E. Temporary Heating, Cooling, and Ventilation: [**The General Construction Contract**] [**The Mechanical Contract**] [**Project Coordinator**] is responsible for temporary heating, cooling, and ventilation before permanent enclosure of building is complete. [**The General Construction Contract**] [**The Mechanical 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: Divide cost of providing and using common-use temporary services and facilities, including use charges, among the [**General Construction Contract**] [**Plumbing**

**Contract] [Mechanical Contract] [Electrical Contract] [and] <Insert name of other contracts>**. The Contract Sum of each contract shall include cost of providing and using temporary services and facilities, including use charges.

G. 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 Contract] [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 Contract] [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 Contract] [Electrical Contract]**.

## 1.7 GENERAL CONSTRUCTION CONTRACT

A. Work in the General Construction Contract includes, but is not limited to, the following:

1. Site preparation, including clearing, building demolition and relocations, and earthwork.
2. Site improvements, including roadways, parking lots, pedestrian paving, site development furnishings and equipment, and landscaping.
3. Tunnels for site utilities.
4. Selective demolition.
5. Foundations, including footings, foundation walls[, **and piles**].
6. Slabs-on-grade, including earthwork, subdrainage systems, and insulation.
7. Below-grade building construction, including excavation, backfill, and thermal and moisture protection.
8. Superstructure, including floor and roof construction [**and fireproofing**].
9. Exterior closure, including walls, [**parapets**,] doors, windows [**and louvers**].
10. Roofing, including coverings, flashings [**roof specialties**] [**and**] [**openings**].
11. Interior construction, including partitions, doors, [**interior windows**,] and fittings.
12. Fire-protection specialties.
13. Stairs, including railings and finishes.
14. Interior finishes.
15. Conveying systems, including [**elevators**] [**wheelchair lifts**] [**escalators**] [**and**] [**cranes**].
16. Equipment, including [**stage equipment**] [**projection screens**] [**loading dock equipment**] [**waste compactors**] [**food-service equipment**] [**residential appliances**] [**and**] [**laboratory fume hoods**] <Insert type of equipment>.
17. Furnishings, including [**casework**] [**window treatments**] [**floor grilles and mats**] [**and**] [**seating**] <Insert type of furnishing>.
18. Special construction, including the following:
  - a. Preengineered structures.
  - b. Special-purpose rooms.
  - c. Radiation protection.
19. <Insert other 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] [Mechanical Contract] [Electrical Contract] [and] <Insert name of other contracts>**.
  2. Unpiped sewers and drainage, including drainage ditches, dry wells, stabilization ponds, and containers.
  3. Stormwater control.
  4. Unpiped temporary toilet fixtures, wash facilities, and drinking water facilities, including disposable supplies.
  5. Temporary enclosure for building exterior, except as indicated.
  6. Temporary roads and paved areas.
  7. Dewatering facilities and drains.
  8. General hoisting facilities for materials and personnel, up to **2 tons (2000 kg)**.
  9. Project identification and temporary signs.
  10. General waste disposal facilities.
  11. Pest control.
  12. Temporary stairs.
  13. Temporary fire-protection equipment.
  14. Barricades, warning signs, and lights.
  15. Site enclosure fence.
  16. Covered walkways.
  17. Security enclosure and lockup.
  18. Environmental protection.
  19. Restoration of Owner's existing facilities used as temporary facilities.
  20. **<Insert other 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 sewer.
  3. Site storm sewer.
  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-protection sprinklers.
  12. Standpipes.
  13. Special fire-protection systems, including the following:
    - a. Fire-suppression and supervisory systems.
    - b. Clean-agent extinguishing systems.
  14. Plumbing connections to equipment furnished by the **[General Construction Contract] [Plumbing Contract] [Mechanical Contract] [Electrical Contract] [and] <Insert name of other contracts>**.
  15. **<Insert other descriptions of the Work.>**
- B. Temporary facilities and controls in the Plumbing Contract include, but are not limited to, the following:
  1. Piped sewers 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] [Mechanical Contract] [Electrical Contract] [and] <Insert name of other contracts>**.
  6. **<Insert other temporary facilities and controls.>**

## 1.9 MECHANICAL CONTRACT

- A. Work in the Mechanical 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. Heat generation.
  5. Refrigeration.
  6. HVAC distribution.
  7. Terminal and packaged units.
  8. HVAC instrumentation and controls.
  9. HVAC testing, adjusting, and balancing.
  10. Building automation system.
  11. Mechanical connections to equipment furnished by the **[General Construction Contract] [Plumbing Contract] [Mechanical Contract] [Electrical Contract] [and] <Insert name of other contracts>**.
  12. **<Insert other descriptions of the Work.>**
- B. Temporary facilities and controls in the Mechanical 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. Lighting and branch wiring.
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]** **[Mechanical Contract]** **[Electrical Contract]** **[and]** **<Insert name of other contracts>**.
9. **<Insert other 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]** **[Mechanical Contract]** **[Electrical Contract]** **[and]** **<Insert name of other contracts>**.
4. **<Insert other 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 01125