

GENERAL REQUIREMENTS for CONSTRUCTION

SECTION 011200 - CONTRACT SUMMARY OF WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. The Contract Documents, including but not limited to, the Drawings and Individual Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes a summary of each contract for the Project, including responsibilities for coordination and temporary facilities and controls.
- B. Specific requirements for the work of each contract are also indicated in individual Specification Sections and on Drawings for each contract.
- C. Related Sections:
 - 1. Section 013100 - Project Management and Coordination.
 - 2. Section 013200 - Construction Progress Documentation.
 - 3. Section 015000 - Temporary Facilities and Controls.

1.3 DEFINITIONS

- A. Permanent Enclosure: As determined by the Owner, 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 CONTRACTOR'S PROJECT MANAGER

- A. Contractor and each Sub-contractor shall identify a project manager who shall be responsible for coordination between and among each and all contractors and subcontractors for the Project and the Owner.
- B. Project Scheduler: The **[Owner has retained] [Contractor shall Provide]** a project scheduler to coordinate the scheduling activities of the Contract, to prepare an overall CPM schedule, and to monitor and update the CPM schedule periodically:

1.5 COORDINATION ACTIVITIES

- A. Coordination activities of Contractor's project manager include, but are not limited to, the following:

GENERAL REQUIREMENTS for CONSTRUCTION

1. Provide overall coordination of the Work.
2. Coordinate use of access shared with other contractors to workspaces and workspaces shared with other contractors.
3. Coordinate product selections for compatibility with either product selected under this Contract and under other contracts for the Project. Identify to Owner and Design Professional incompatibilities between products selected under this Contract and products selected under other contracts for the Project.
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 other separate Contract for the Project and the Owner's construction forces.
7. Prepare Coordinated Composite Drawings, in collaboration with each other contractor for the Project, to coordinate the work of the contracts for the Project.
8. Coordinate sequencing and scheduling of the Work. Include the following:
 - a. Initial Coordination Meeting: At earliest possible date, the Owner will arrange and conduct a meeting with all contractors for the Project for sequencing and coordinating the work of the Project.
9. Provide quality assurance and quality control services specified in Section 014000 – Quality and Code Requirements.
10. Coordinate sequence of activities to accommodate tests and inspections, and coordinate schedule of tests and inspections.
11. Provide information necessary to adjust, move, or relocate existing utility structures affected by construction.
12. Provide progress cleaning of all Contract work areas and coordinate progress cleaning of areas or pieces of equipment where more than one contractor has worked.
13. Coordinate cutting and patching.
14. Coordinate protection of the Work.
15. Coordinate firestopping.
16. Coordinate completion of punch list items.
17. Coordinate preparation of As-built drawings and specifications.
18. Print and submit all required project turnover documents.
19. Coordinate preparation of operation and maintenance manuals.

B. Responsibilities of project manager for construction contract includes coordination 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.
2. Provide telephone service for common-use facilities.

1.6 GENERAL REQUIREMENTS OF CONTRACTS

A. Extent of Contract: Requirements indicated on drawings and in specification sections determine which Contract includes a specific element of the Work of the Contract.

GENERAL REQUIREMENTS for CONSTRUCTION

1. The work described in this section for each contract shall be complete systems and assemblies, including products, components, accessories, and installation required by the respective contract documents.
 2. Trenches and other excavation for the work of each contract shall be the work of such contract.
 3. Blocking, backing panels, sleeves, and metal fabrication supports for the work of each contract shall be the work of such Contract.
 4. Furnishing of access panels for the work of each contract shall be the work of such Contract. Installation of access panels located in the substrate of ceilings, walls and floors shall be the work of the construction contract.
 5. Equipment pads for the work of each contract shall be the work of such contract.
 6. Roof-mounted equipment curbs for the work of each contract shall be the work of the construction contract.
 7. Painting for the work of each contract shall be the work of such contract.
 8. Cutting and Patching: Each contract shall perform its own cutting and patching.
 9. Firestopping for the work of each contract shall be provided by such contract.
 10. Contractors' Preliminary CPM Schedule: Within seven working days after preliminary CPM schedule submittal has been received from the scheduling consultant, submit a matching schedule showing construction operations sequenced and coordinated with overall construction.
- B. Substitutions: Each contractor's project manager shall cooperate with all other contractor's project managers involved to coordinate approved substitutions with remainder of the work of the Project.
- 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, 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 011200.
 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.
 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.

1.7 [GENERAL] CONSTRUCTION [CONTRACT] [WORK]

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

GENERAL REQUIREMENTS for CONSTRUCTION

1. Remaining work not identified as work under other contracts.
 2. Site preparation, including clearing, building demolition and relocations, and earthwork.
 3. Site improvements, including roadways, parking lots, pedestrian paving, site development furnishings and equipment, and landscaping.
 4. Site water supply and distribution.
 5. Site sanitary sewerage.
 6. Site storm drainage.
 7. Site fuel distribution.
 8. Tunnels for site utilities.
 9. Selective demolition.
 10. Foundations, including footings, foundation walls[, **and piles**].
 11. Slabs-on-grade, including earthwork, subdrainage systems, and insulation.
 12. Below-grade building construction, including excavation, backfill, and thermal and moisture protection.
 13. Superstructure, including floor and roof construction [**and**] [**sprayed fire-resistive materials**] [**and**] [**board fire protection**].
 14. Exterior closure, including walls,[**parapets**,] doors, windows[, **and louvers**].
 15. Roofing, including coverings, flashings [**roof specialties**] [**and**] [**glazed openings**].
 16. Interior construction, including partitions, doors,[**interior glazed openings**,] and fittings.
 17. Fire-protection specialties.
 18. Stairs, including railings and finishes.
 19. Interior finishes [**finish carpentry**] [**architectural woodwork**] and built-in casework.
 20. Conveying systems, including [**elevators**] [**wheelchair lifts**] [**escalators**] [**and**] [**cranes**].
 21. Equipment, including the following:
 - a. Stage equipment.
 - b. Projection screens.
 - c. Loading dock equipment.
 - d. Waste compactors.
 - e. Foodservice equipment.
 - f. Residential appliances.
 - g. Laboratory fume hoods.
 22. Furnishings, including [**casework**] [**window treatments**] [**floor grilles and mats**] [**and**] [**seating**] <Insert type of furnishing>.
 23. Special construction, including the following:
 - a. Preengineered structures.
 - b. Special-purpose rooms.
 - c. Radiation protection.
- 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 other contracts.
 2. Sediment and erosion control.
 3. Unpiped sewers and drainage, including drainage ditches, dry wells, stabilization ponds, and containers.
 4. Stormwater control.

GENERAL REQUIREMENTS for CONSTRUCTION

5. Unpiped temporary toilet fixtures, wash facilities, and drinking water facilities, including disposable supplies.
6. Temporary enclosure for building exterior.
7. Temporary roads and paved areas.
8. Dewatering facilities and drains.
9. Excavation support and protection for the Work of the contract.
10. Project identification and temporary signs.
11. General waste disposal facilities.
12. Pest control.
13. Temporary stairs.
14. Temporary fire-protection facilities.
15. Barricades, warning signs, and lights.
16. Site enclosure fence.
17. Covered walkways.
18. Security enclosure and lockup.
19. Environmental protection.
20. Restoration of Owner's existing facilities used as temporary facilities.
21. Temporary heating, cooling, and ventilation for **[General]** Construction Contract Work before weathertight enclosure of building is complete.
22. Temporary heating, cooling, and ventilation after permanent enclosure of building is complete.

1.8 PLUMBING **[CONTRACT]** **[WORK]**

A. Work in the Plumbing **[Contract]** **[Work]** includes, but is not limited to, the following:

1. Site special plumbing systems.
2. Plumbing fixtures.
3. Domestic water distribution.
4. Sanitary waste.
5. Storm water drainage.
6. 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.
7. Fire protection systems.
8. Special fire suppression systems, including the following:
 - a. Foam fire-extinguishing systems.
 - b. Clean-agent extinguishing systems.
9. Plumbing connections to equipment furnished by all other contracts.

GENERAL REQUIREMENTS for CONSTRUCTION

- B. Temporary facilities and controls in the Plumbing Contract include, but are not limited to, the following:
1. Piped sewerage and drainage.
 2. Piped gas service.
 3. Piped water service.
 4. Piped temporary toilet fixtures, wash facilities, and drinking water facilities.
 5. Temporary standpipe for Fire Department use.
 6. Plumbing connections to existing systems and temporary facilities and controls furnished by other contracts.
 7. Temporary heating, cooling, and ventilation for Plumbing Contract Work before weathertight enclosure of building is complete.

1.9 HVAC [CONTRACT] [WORK]

- A. Work in the HVAC [Contract] [Work] 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. HVAC systems and equipment.
 5. HVAC instrumentation and controls.
 6. HVAC testing, adjusting, and balancing.
 7. Building automation system.
 8. Mechanical connections to equipment furnished by all other contracts.
- B. Temporary facilities and controls in the HVAC Contract include, but are not limited to, the following:
1. Temporary heating, cooling, and ventilation for HVAC Contract Work before weathertight enclosure of building are complete.

1.10 ELECTRICAL [CONTRACT] [WORK]

- A. Work in the Electrical [Contract] [Work] 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. Exterior and interior lighting and light pole bases.
 6. Communication and security.
 7. Fire alarm and detection systems.
 8. Special electrical systems, including the following:
 - a. Uninterruptible power supply systems.
 - b. Packaged engine generator systems.
 - c. Battery power systems.
 - d. Cathodic protection.

GENERAL REQUIREMENTS for CONSTRUCTION

- e. Electromagnetic shielding systems.
 - f. Lightning protection systems.
 - g. Unit power conditioners.
 - h. Power generation systems.
9. Electrical connections to equipment furnished by all other contracts.
- 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. Fire alarm and detection systems.
 - 4. Electrical connections to existing systems and temporary facilities and controls furnished by other contracts.
 - 5. Temporary heating, cooling, and ventilation for Electrical Contract Work before weathertight enclosure of building is complete.

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 011200