SPEC NOTE: This Section is intended to include basic identification of work, type of Contract, work by others or Owner which affect this Contract, work sequence, pre-ordered Products and similar work not readily identifiable from Contract Documents. This section relies on provisions of CCDC2 2008 General Conditions. This section and highlighted parts in particular should be edited as applicable to each project.

1.0 GENERAL

1.1 SECTION INCLUDES

.1 General description of Work.
.2 Contract Method.
.3 Work by Owner or Other Contractors.
.4 Assigned Contracts
.5 Work sequence.
.6 Contractor use of premises.
.7 Owner occupancy.
.8 Partial Owner occupancy.
.9 Products ordered in advance.
.10 Owner furnished products.

1.2 RELATED SECTIONS

.1 Section 01 31 00 Project Management and Coordination
.2 Section 01 32 16 Construction Progress Schedule
.3 Section 01 35 16 Alteration Project Procedures
.4 Division 27 Communications
.5 Division 28 Electronic Safety and Security
.6 Appendix: - Additional information of work and products by others to be incorporated in Project.

1.3 WORK COVERED BY CONTRACT DOCUMENTS

.1 Work of this Contract consists of architectural, structural, plumbing, mechanical and electrical work to \( \text{(brief descriptive summary of Project)} \), and comprises in general:

.1 Construction of new \( \text{(brief description)} \)
.2 Addition to \( \text{(brief description)} \)
.3 Renovations of \( \text{(brief description)} \)
.4 Demolition of \( \text{(brief description)} \)

.2 The Work is more particularly described in the Contract Documents

1.4 CONTRACT METHOD / COMPLETION

.1 Construct the Work under a single lump sum fixed price contract.

.2 Complete the Work so as to be certifiable by the Consultant as having attained Substantial Performance on or before \( \text{(Date, or state: time proposed)} \).

.3 The Contractor shall work closely with the SFU Project Manager, Owner’s forces carrying out Owner’s work, as well as Other Contractors engaged by the Owner to carry out related work.
.4 The Contractor is required to take the leading role in the organizing, scheduling and coordinating all of the work for an efficient and speedy completion. Scheduling of the Work is the responsibility of the Contractor. Coordinate scheduling of the Work with the Project Manager.

.5 The contractor shall create a site plan for all projects including laydown, traffic flows and muster areas.

.6 Provide sufficient labor and materials to complete the Work within the time required for each construction phase, as well as to meet overall completion within the Contract Time. Any required overtime and similar costs to complete the project by the agreed completion date is included in the Contract Price.

.7 All parties shall cooperate and resolve disputes so as not to affect progress of the Work. The Contractor shall take remedial action to correct and make up any default, as the work progresses.

.8 Arrange and carry out the Work so as to maintain access and exits; avoid conditions of unacceptable noise, dust, and appearance; minimize disruption to SFU operations.

.9 The Owner's requirement to maintain SFU operations takes precedence over the Contractor's requirements.

1.5 WORK BY OWNER OR OTHER CONTRACTORS

.1 Refer to the General Conditions of the construction contract. All trades to confirm proper interface and coordination prior to proceeding with related work.

.2 WORK BY OWNER: Work of Project which is specifically excluded from this Contract and which will be carried out by the Owner simultaneously with the Work under this Contract:

   SFU will

   .1 supply and install required Utility Services to project site up to point of connection as designated by SFU Facilities, for connection by the Contractor and putting into service by SFU Facilities, as follows:

   .1 Domestic Water
   .2 Sanitary
   .3 Storm
   .4 Gas
   .5 Electrical

   .2 Campus Security Locksmiths will

   .1 remove construction cylinders and supply and install final keyed lock cylinders in hardware provided by this Contract.
.3 SFU Safety and Risk Services will

.1 supply and install the following Division 28 Electronic Safety and Security systems, including electronic devices and components and Division 28 Electronic Safety and Security wiring up to point of interface connection as designated by SFU Safety and Risk Services:

   .1 Burglary Alarm
   .2 Access Control
   .3 CCTV

.2 All related Division 26 power, pathway and rough-ins and Section 08 71 00, 2.1.3 Electrified Hardware installation are to be provided by other under this Contract.

.3 Division 28 Electronic Safety and Security wiring to be provided by others under this Contract.

.4 SFU IT Services will:

.1 supply and install the following, including system electrical devices and components and low voltage wiring and cabling:

   .1 Data Systems
   .2 Central RF Systems (This includes CCTV & CATV “cablevision” Systems)

.3 Central Demarcation connections, (Demarc Outlets), for centrally “other” centrally controlled and/or monitored systems up to point of interface connection as designated by the Contractor for connection and commissioning by the contractor and verification by SFU IT Services. These systems include:
   • Building Automation System (BAS)
   • Master Hydro Utility Meters
   • Fire Alarm System transponders
   • Bell System
   • Master Clock System
   • Elevators
   • Security & Access Control System panels

.2 However, all related pathways and rough-ins are to be provided under this Contract.

.3 WORK BY OTHER CONTRACTORS: Work of Project which is specifically excluded from this Contract, for which the Owner has awarded or will be awarding separate contracts and which will be carried out by Other Contractors simultaneously with the Work under this Contract. Regardless of scope of work by other contractors, the project General Contractor shall coordinate with other contractors, as well as SFU Project Managers to minimize disruption and maximize efficiency:

   .1 Items or work specifically shown or scheduled on Drawings, or specified to be supplied and/or installed by Others
.2 SEPARATE CONTRACT #1: A Signage Contractor(s) to supply and install interior and exterior signage. All required backing for mounting of signage, power supply, and final electrical connection required by the signage company shall be provided under this Contract.

.3 SEPARATE CONTRACT #2: A Furniture Contractor(s) to supply and install furniture and furniture accessories.

.4 SEPARATE CONTRACT #3: (description of work, name of firm, contacts, etc.)

.5 SEPARATE CONTRACT #XX: to be issued by Addendum if applicable.

.4 OWNER-SUPPLIED PRODUCTS: Work of this Project includes the coordination, as well as the installation unless otherwise noted, of products including Owner-supplied equipment shown, scheduled, specified or identified in Contract Documents as NIC (Not-in-Contract) or similar designation.

1.6 ASSIGNED CONTRACTS

.1 Owner has awarded the following pre-tendered Subcontractor contracts to expedite the Work or for other purposes in the Owner’s interests. General contractor will coordinate work with all subcontractors while working with SFU closely:

ASSIGNED SUBCONTRACT #1: (description of work and name of subcontract firm, contacts, etc., or delete this clause entirely)

ASSIGNED SUBCONTRACT #XX: to be issued by Addendum if applicable.

.1 The Contractor is to assume these pre-tendered contracts and incorporate all of this work and costs in the Base Bid Price, and execute a Subcontractor agreement with the designated subcontractor on execution of the Owner/Contractor Agreement.

.2 At the Contractor’s request, assigned Subcontractors to:

.1 Furnish to Contractor, bonds covering faithful performance of subcontracted work and payment of obligations thereunder.

.2 Purchase and maintain liability insurance to protect Contractor from claims for not less than limits of liability which Contractor is required to provide to Owner.

.2 Owner has awarded the following preorderred product contracts to expedite the Work or for other purposes in the Owner’s interests:

ASSIGNED PRE-ORDERED PRODUCT CONTRACT #1: (description of product/equipment and name of firm supplying, contacts, etc., or delete this clause entirely)

ASSIGNED PRE-ORDERED PRODUCT CONTRACT #XX: to be issued by Addendum if applicable.
3 On submitting the Bid Offer, the Bidder will have ascertained all conditions and complete details of the work included and to be carried out under these assigned contracts from the assigned firms.

4 The Total Contract Price includes any additional overhead and profit, and other work and costs required, to make the work of these assigned contracts fully compatible with the Work of these Contract Documents.

1.7 WORK SEQUENCE

1 It is intended that the construction work proceed in a phased and organized manner which minimizes disruption to SFU operations.

2 The Contractor shall prepare a preliminary and proposed sequence of construction and construction schedule, for presentation at a First Project Meeting (refer to Section 01 33 00 Submittal Procedures) for review and acceptance in principle by the SFU Project Manager. The Contractor shall revise the proposed sequence schedule as directed for final acceptance by the SFU Project Manager, before commencement of on-site construction work.

3 The finalized schedule shall clearly define:

   .1 the phasing of the work
   .2 the limit of construction work during each phase and sub-phase, including location of barriers, hoarding, and covered ways
   .3 the duration of each phase
   .4 the sequence of construction within each phase to co-ordinate the work of all trades, that of Owner, and that work under other contracts.
   .5 baseline start dates, finish dates, and task durations.
   .6 detail level of work shall be broken down so that no task noted on the schedule is greater than 2 weeks.

4 The Contractor shall provide monthly project schedule updates, both in hard copy and electronic form. Electronic format shall be Microsoft Project 98 or later. The schedule update shall detail:

   .1 task actual start, duration, and completion dates.
   .2 percent complete of each task.
   .3 critical tasks, task linkages, and order/delivery dates for major equipment components.
   .4 all approved change orders, linked to the approved tasks, with notes on schedule impacts, if any.

5 The Contractor, all subcontractors and suppliers of material required for the Work will expedite and proceed with the Work so as to conform to the agreed schedule and phases.
.6 Any float (also described as “slack” or “cushion”) that exists in the Construction Schedule (as to the overall Contract Time and as to parts of the Work) does not belong exclusively to the Owner or exclusively to the Contractor, but rather will:

.1 firstly, be used for and applied to obviate any delay or extension of time otherwise provided for in the Contract, including any delay or extension of time otherwise provided for or described in the schedule, or that would otherwise result from a Change Order or Change Directive / Site Work Order, or any other delay or extension of time that the Contractor would otherwise be entitled to, and despite any provision of the Contract allowing for delay or extension of time the Contract Time will not be delayed or extended to the extent that float is available at the time the matter, circumstance or event arose or occurred, and

.2 any remaining will, in the administration and interpretation of the Contract, be shared and applied equitably by and between the Owner and the Contractor.

.7 The phasing and sub-phasing of the work shall be as established and finalized by consultation between the Contractor and the SFU Project Manager, before commencement of the work, and as the work progresses.

SPEC NOTE: Use the following paragraphs for Project when a specific sequence of Work is required for Owner occupancy, for partial occupancy. Edit as appropriate. Coordinate with Articles ‘Contractor Use of Premises’, ‘Owner Occupancy’, ‘Progress Schedule’ and with Drawings.

.8 All work within an area or phase must be fully completed and operational, in order to be considered ready for Owner occupancy.

.9 For each phase, Mechanical and Electrical trades to provide all temporary hook-ups and services required, provide relocation and removal as required, and work required to keep all life safety, communications, and security systems fully operational.

.10 Required stages or phasing: as designated on Drawings, and as follows:

.1 [______]

.2 [______]

1.8 CONTRACTOR USE OF PREMISES

.1 Coordinate use of premises with SFU Facilities to allow:

.1 Owner occupancy.
.2 Partial Owner occupancy.
.3 Work by other contractors.
.4 Public usage.

.2 On handover and acceptance, Owner will provide for occupied areas:

.1 Operation of HVAC and electrical systems.
.2 Maintenance.
.3 Security.
1.9 OWNER RISK MITIGATION

.1 SFU has many special events that can cause significant operational risks. Coordinate with owner regarding any events or activities that may impact, contribute to, or be affected by the following:

.1 Convocation
.2 Exams
.3 Parking
.4 Weather
.5 Noisy Work Restrictions
.6 MEXX
.7 Shutdowns
.8 Odour
.9 Dust
.10 Pests
.11 Hazardous Materials
.12 SFU Internal Approval Processes (eg critical submissions, connections to existing and shutdowns of related systems)
.13 Union Requirements

***END OF SECTION***