



Bulletin

Jobsite Coordination

Historically, job coordination has been one of the primary responsibilities of the general contractor, but today, with new methods of job management, i.e., "Construction Manager," this responsibility, in many cases, is passed along to all the contractors on the project. The construction manager can be architectural and engineering firms or organizations specializing in this form of job management.

The mechanical contractor is most likely to be burdened with much of this responsibility since his work will consume most of the space in the ceilings, shafts, and in the mechanical equipment rooms.

Many specifications have clauses that cover coordination, and as a mechanical contractor, you should analyze this cost impact at bidding time. One area that may have to be qualified at bidding time, or certainly before contract signing, is called Coordinated Drawings. With single-line duct layouts and some-times little or no engineering interface within the design team, coordinated drawings could be a costly item.

Some qualifications that have to be noted are:

- 1). Coordinated drawings are furnished to insure that no interferences will occur. It is imperative that all trades participate and sign off on the completed drawings, including but not limited to HVAC, plumbing, sprinkler, electrical and general construction.
- 2) The contractor has assumed that all the contract drawings have been coordinated during the design phase, and that there is adequate room in ceilings, shafts and mechanical equipment rooms to install the work shown.
- 3) The contractor will not be responsible for relocation of mechanical shafts.
- 4) Any and all costs incurred due to insufficient space will be the responsibility of the architect, engineer, construction manager, general contractor or owner.

Some contractors make it a practice to notify the architect, engineer, construction manager, general contractor or owner of these conditions, but in your work area, there may be other qualifications required.