

**SECTION 015001
TEMPORARY FACILITIES & CONTROLS-MULTIPLE PRIME CONTRACTS**

PART 1 GENERAL

1.01 SUMMARY

- A. This Section includes requirements for temporary facilities and controls, including temporary utilities, support facilities, and security and protection for Multiple Prime Contract projects.
- B. Temporary utilities include, but are not limited to, the following:
 - 1. Water service and distribution.
 - 2. Temporary electric power and light.
 - 3. Ventilation and Humidity Control
 - 4. Telephone service.
 - 5. Sanitary facilities, including drinking water.
 - 6. Storm and sanitary sewer.
- C. Support facilities include, but are not limited to, the following:
 - 1. Field offices and storage containers.
 - 2. Temporary roads and paving.
 - 3. Dewatering facilities and drains.
 - 4. Temporary partitions and enclosures.
 - 5. Hoists and temporary elevator use.
 - 6. Temporary project identification sign and project signage.
 - 7. Waste disposal services and dumpsters.
 - 8. Construction aids and miscellaneous services and facilities.
- D. Security and protection facilities include, but are not limited to, the following:
 - 1. Temporary fire protection.
 - 2. Barricades, warning signs, and lights.
 - 3. Environmental protection.
 - 4. Tree and plant protection.
 - 5. Security enclosure and lockup.
 - 6. Temporary enclosures.
 - 7. Temporary partitions.
 - 8. Sidewalk Bridge for maintaining legal exits.
 - 9. Enclosure fence for the work site.
 - 10. Environmental Protection
- E. Related Sections:
 - 1. Division 01 Section "Summary" for work restrictions and limitations on utility interruptions.

1.02 INFORMATIONAL SUBMITTALS

- A. Temporary Utilities: Each prime contractor shall submit reports of tests, inspections, meter readings, and similar procedures performed on temporary utilities.
- B. Implementation and Termination Schedule: Within 15 days of the date established for submittal of the Contractor's Construction Schedule, each prime contractor shall submit a schedule indicating implementation and termination of each temporary utility for which the Contractor is responsible.

- C. Site Plan: Show temporary facilities, utility hookups, staging areas, and parking areas for construction personnel.
- D. Erosion- and Sedimentation-Control Plan: Show compliance with requirements of EPA Construction General Permit or authorities having jurisdiction, whichever is more stringent
- E. Fire-Safety Program: Show compliance with requirements of NFPA 241 and authorities having jurisdiction. Indicate Contractor personnel responsible for management of fire-prevention program.
- F. Moisture-Protection Plan: Describe procedures and controls for protecting materials and construction from water absorption and damage, including delivery, handling, and storage provisions for materials subject to water absorption or water damage, discarding water-damaged materials, protocols for mitigating water intrusion into completed Work, and replacing water damaged Work.
 - 1. Describe delivery, handling, and storage provisions for materials subject to water absorption or water damage.
 - 2. Indicate procedures for discarding water-damaged materials, protocols for mitigating water intrusion into completed Work, and replacing water-damaged Work.
 - 3. Indicate sequencing of work that requires water, such as sprayed fire-resistive materials, plastering, and terrazzo grinding, and describe plans for dealing with water from these operations. Show procedures for verifying that wet construction has dried sufficiently to permit installation of finish materials.
- G. Dust-Control and HVAC-Control Plan: Submit coordination drawing and narrative that indicates the dust-control and HVAC-control measures proposed for use, proposed locations, and proposed time frame for their operation. Identify further options if proposed measures are later determined to be inadequate. Include the following:
 - 1. Locations of dust-control partitions at each phase of the work.
 - 2. HVAC system isolation schematic drawing.
 - 3. Location of proposed air filtration system discharge.
 - 4. Other dust-control measures.
 - 5. Waste management plan.
- H. Accessible Temporary Egress: Comply with applicable provisions in the U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines and ICC/ANSI A117.1.

1.03 DEFINITIONS

- A. Temporary Enclosure: As determined by Architect, temporary roofing is complete, insulated, all exterior wall openings are closed with temporary closures.
- B. Permanent Enclosure: As determined by Architect, permanent roofing is complete, insulated, and weather tight; exterior walls are insulated and weather tight; and all openings are closed with permanent construction or substantial temporary closures.
- C. Temporary Facilities: Construction, fixtures, fittings, and other built items required to accomplish the work but which are not incorporated into the finished work.
- D. Temporary Utilities: A type of temporary facility, primary sources of electric power, water, natural gas supply, etc., obtained from public utilities, other main distribution systems, or temporary sources constructed for the project, but not including the fixtures and equipment served.

- E. Temporary Services: Activities required during construction, which do not directly accomplish the work.

1.04 QUALITY ASSURANCE

- A. Regulations: The contractor shall comply with industry standards and with applicable laws and regulations of authorities having jurisdiction including, but not limited to, the following:
1. Building code requirements.
 2. Health and safety regulations.
 3. Utility company regulations.
 4. Police, fire department and rescue squad rules.
 5. Environmental protection regulations.
- B. Standards: The Contractor shall comply with NFPA 241 "Standard for Safeguarding Construction, Alterations, and Demolition Operations," ANSI-A10 Series standards for "Safety Requirements for Construction and Demolition," and NECA Electrical Design Library "Temporary Electrical Facilities."
- C. Trade Jurisdictions: Assigned responsibilities for installation and operation of temporary utilities are not intended to interfere with the normal application of trade regulations and union jurisdictions.
- D. Tests and Inspections: Arrange for authorities having jurisdiction to test and inspect each temporary utility before use. Obtain required certifications and permits.

1.05 USE CHARGES

- A. General: Installation and removal of and use charges for temporary facilities shall be included in the Contract Sum unless otherwise indicated. Allow other entities to use temporary services and facilities without cost, including, but not limited to, Architect, testing agencies, and authorities having jurisdiction.
1. Water and Sewer Service from Existing System: Water from Owner's existing water system is available for use without metering and without payment of use charges. Provide connections and extensions of services as required for construction operations.
 2. Electric Power Service from Existing System: Electric power from Owner's existing system is available for use without metering and without payment of use charges. Provide connections and extensions of services as required for construction operations.
 3. Gas Service from Existing System: Gas Service from Owner's existing system is available for use without metering and without payment of use charges. Provide connections and extensions of services as required for construction operations.
- B. Other entities using temporary services and facilities include, but are not limited to, the following:
1. Other nonprime contractors.
 2. The Owner's work forces.
 3. Occupants of the Project.
 4. The Architect.
 5. Testing agencies.
 6. Personnel of government agencies.

1.06 PROJECT CONDITIONS

- A. Temporary Utilities: Each prime contractor shall prepare a schedule indicating dates for implementation and termination of each temporary utility for which the Contractor is responsible. At the earliest feasible time, when acceptable to the Owner, change over from use of temporary service to use of permanent service.
- B. Conditions of Use: Keep temporary services and facilities clean and neat in appearance. Operate in a safe and efficient manner. Relocate temporary services and facilities as the Work progresses. Do not overload facilities or permit them to interfere with progress. Take necessary fire-prevention measures. Do not allow hazardous, dangerous, or unsanitary conditions, or public nuisances to develop or persist on-site.
- C. Temporary Use of Permanent Facilities: If the Owner permits temporary use of the permanent facilities the Installer of each permanent service shall assume responsibility for its operation, maintenance, and protection during use as a construction facility prior to the Owner's acceptance, regardless of previously assigned responsibilities.

1.07 DIVISION OF RESPONSIBILITIES

- A. General: These Specifications assign each prime contractor specific responsibilities for providing certain temporary facilities used by other prime contractors and other entities at the site. The Contractor for General Construction is responsible for providing temporary facilities and controls that are not normal construction activities of other prime contractors and are not specifically assigned otherwise by this specification.
- B. EACH PRIME CONTRACTOR is responsible for the following:
 - 1. Installation, operation, maintenance, and removal of each temporary facility usually considered as its own normal construction activity, as well as the 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 containers for tools and storage of materials not incorporated into the building construction.
 - 5. Dewatering for their own construction operations.
 - 6. Temporary heat, ventilation, humidity control, and enclosure of the building prior to "Permanent Enclosure" where these facilities are necessary for its construction activity to protect the work, but have not yet been completed by the responsible prime contractor.
 - a. Temporary ventilation to control temperature and humidity is required by the Contractor responsible for installing the specified finish and equipment as these finishes may be damaged by excessive humidity or promote the growth of mold. The permanent HVAC system shall not be relied upon to provide the necessary ventilation or conditioning of the humidity in the building. Each Contractor is required to protect their work in place and provide the necessary ventilation and or humidity control.
 - 7. Temporary Generator if electrical power is not been installed to the site.
 - 8. Collection and disposal of its own hazardous, dangerous, unsanitary, or other harmful waste material.
 - 9. Collection of its waste material and transporting to a dumpster.
 - 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.
- C. The **Contractor for General Construction** is responsible for the following:
1. Barricades, warning signs, and lights.
 2. General disposal of wastes and spoil from the site areas.
 3. Site Enclosure fence as indicated on logistics plan provided by GC.
 4. Snow and ice removal from all site construction areas.
 5. Containerized tap dispenser drinking-water with paper cup supply
 6. Barricades, warning signs, and lights related to the building work
 7. Temporary safety railings and stairs.
 8. Temporary toilets, including disposable supplies.
 9. Temporary wash facilities, including disposable supplies.
 10. Temporary enclosure of the building's roof windows and doors. Prior to "Permanent Enclosure"
 11. Temporary Ventilation and Humidity Control: Provide temporary ventilation in areas of confined space. Provide Dehumidification units where required upon building enclosure to protect installed finishes and moisture sensitive building materials.
 12. Temporary partitions indicated on drawings or specifically called for in specifications, required for project phasing or necessary to perform the work.
 13. General disposal of wastes for all prime contracts from the new and renovated building areas including costs for dumpsters.
 14. Building exit bridges and fences.
 15. Security enclosure and lockup.
 16. Directional signage and safety signage.
 17. GC to provide a site logistics plan to the construction manager for approval.
- D. The **Plumbing Contractor** is responsible for the following:
1. Piped temporary water service from 5" ft. outside the building to a point inside the building
 2. Temporary gas service to building heating units after temporary or permanent enclosure.
 3. Temporary piping for roof drains not permanently connected
 4. Temporary sewers and drainage from 5" ft. outside the building to a point inside the building
- E. The **Mechanical/ HVAC Contractor** is responsible for the following:
1. Temporary Heat after "Permanent Enclosure" where the permanent heating system is not ready for use or cannot be used.
- F. The **Electrical Contractor** is responsible for the following:
1. Temporary electric power service and branch distribution.
 2. Temporary generator. To keep portions of the building in service during power shutdowns or replacement of main services.
 3. Temporary lighting.
 4. Electric Power Service: With the exception of the project office trailers at the Site, use electric power from the Owner's existing system without metering and without payment of use charges.

PART 2 PRODUCTS**2.01 MATERIALS**

- A. General: Each prime contractor shall provide new materials. If acceptable to the Architect, undamaged, previously used materials in serviceable condition may be used. Provide materials suitable for use intended.
- B. Lumber and Plywood: Comply with requirements in Division 6 Section "Rough Carpentry."
 - 1. For job-built sheds within the construction area, provide UL-labeled, fire-treated lumber and plywood for framing, sheathing, and siding.
 - 2. For safety barriers, sidewalk bridges, and similar uses, provide minimum 5/8-inch- thick exterior plywood.
- C. Gypsum Wallboard: Provide 5/8 type x gypsum wallboard on interior walls of temporary offices or temporary partitions.
- D. Roofing Materials: Provide UL Class A standard-weight asphalt shingles or UL Class C mineral-surfaced roll roofing on roofs of job-built temporary offices, shops, and sheds.
- E. Tarpaulins: Provide waterproof, fire-resistant, UL-labeled tarpaulins with flame-spread rating of 15 or less. For temporary enclosures, provide translucent, nylon-reinforced, laminated polyethylene or polyvinyl chloride, fire-retardant tarpaulins.
- F. Polyethylene Sheet: Reinforced, fire-resistive sheet, 10-mil minimum thickness, with flame-spread rating of 15 or less per ASTM E 84 and passing NFPA 701 Test Method 2.
- G. Dust-Control Adhesive-Surface Walk-off Mats: Provide mats minimum 36 by 60 inches.
- H. Insulation: Unfaced mineral-fiber blanket, manufactured from glass, slag wool, or rock wool; with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively.
- I. Water: Provide potable water approved by local health authorities.
- J. Portable Chain-Link Fencing: Minimum 2-inch, 0.148-inch- thick, galvanized-steel, chain-link fabric fencing; minimum 6 feet high with galvanized-steel pipe posts; minimum 2-3/8-inch- OD line posts and 2-7/8-inch- OD corner and pull posts, with 1-5/8-inch- OD top and bottom rails. Provide galvanized steel bases for supporting posts.

2.02 EQUIPMENT

- A. General: Each prime contractor shall provide new equipment. If acceptable to the Architect, undamaged, previously used equipment in serviceable condition may be used. Provide equipment suitable for use intended.
- B. Water Hoses: Provide 3/4-inch heavy-duty, abrasion-resistant, flexible rubber hoses 100 feet long, with pressure rating greater than the maximum pressure of the water distribution system. Provide adjustable shutoff nozzles at hose discharge.
- C. Electrical Outlets: Provide properly configured, NEMA-polarized outlets to prevent insertion of 110- to 120-V plugs into higher voltage outlets. Provide receptacle outlets equipped with ground-fault circuit interrupters, reset button, and pilot light for connection of power tools and equipment.
- D. Electrical Power Cords: Provide grounded extension cords. Use hard-service cords where exposed to abrasion and traffic. Provide waterproof connectors to connect separate lengths of electric cords if single lengths will not reach areas where construction activities are in progress. Do not exceed safe length-voltage ratio.

- E. Lamps and Light Fixtures: Provide general service incandescent lamps of wattage required for adequate illumination. Provide guard cages or tempered-glass enclosures, where exposed to breakage. Provide exterior fixtures where exposed to moisture.
- F. Temporary Toilet Units: The General Contractor shall provide self-contained, single-occupant toilet units of the chemical, aerated recirculation, or combustion type. Provide units properly vented and fully enclosed with a glass-fiber-reinforced polyester shell or similar nonabsorbent material.
- G. Fire Extinguishers: Each prime contractor will provide hand-carried, portable, UL-rated; Class A fire extinguishers for temporary offices and similar spaces. In other locations, provide hand-carried, portable, UL-rated, Class ABC, dry-chemical extinguishers or a combination of extinguishers of NFPA-recommended classes for the exposures.
 - 1. Comply with NFPA 10 and NFPA 241 for classification, extinguishing agent, and size required by location and class of fire exposure.

2.03 TEMPORARY SUPPORT FACILITIES

- A. Field Offices, General: Prefabricated or mobile units with serviceable finishes, temperature controls, and foundations adequate for normal loading.
- B. Temporary Field Offices: Each prime contractor shall provide its own prefabricated or mobile units or similar job-built construction with lockable entrances, operable windows, and serviceable finishes. Provide heated and air-conditioned units on foundations adequate for normal loading.
- C. Storage and Fabrication Sheds: Provide sheds sized, furnished, and equipped to accommodate materials and equipment for construction operations.
 - 1. Store combustible materials apart from building.

2.04 TEMPORARY UTILITIES

- A. Temporary Sewer Service: The Contract for General Construction work is responsible for temporary sewer service until the permanent services are installed.
 - 1. This work includes but is not limited to excavation and backfill, holding tanks, freeze protection, disinfection and coordination with the sewer purveyor.]
- B. Temporary Water Service: The Contract for Plumbing work is responsible for temporary water service to the building until the permanent services are installed.
 - 1. This work includes but is not limited to excavation and backfill, tapping sleeves, temporary metering, freeze protection, disinfection and coordination with the water purveyor.
- C. Temporary Gas Service: The Contract for Plumbing work is responsible for temporary gas service to the building until the permanent services are installed.
 - 1. This work includes but is not limited to excavation and backfill, temporary metering, and coordination with the gas purveyor.
- D. Temporary Electric Service: The Contract for Electric work is responsible for temporary electric service to the building until the permanent services are installed.
 - 1. This work includes but is not limited to temporary utility poles, temporary metering, weather protected temporary panel with disconnect and coordination with the electric purveyor.
- E. Telephone Service: Each contractor is responsible for his or her own telephone service.
 - 1. Provide at least one telephone at each site with answering machine.

- a. Display construction-related phone numbers at each phone.
 - 1) Fire emergency number.
 - 2) Rescue emergency number.
 - 3) Physician.
 - 4) Prime Contractors' home offices.
 - 5) Owner's representative.
 - 6) Architect's representative
2. Equip each project superintendent/ foremen with a cellular telephone. This person shall be able to receive emergency calls 24 hrs. a day, 7 days a week.

PART 3 EXECUTION**3.01 INSTALLATION**

- A. Use qualified personnel for installation of temporary facilities. Locate facilities where they will serve the Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required.
- B. Each prime contractor shall provide each facility ready for use when needed to avoid delay. Maintain and modify as required. Do not remove until facilities are no longer needed or are replaced by authorized use of completed permanent facilities.

3.02 TEMPORARY UTILITY INSTALLATION

- A. General: Engage the appropriate local utility company to install temporary service or connect to existing service. Where the company provides only part of the service, provide the remainder with matching, compatible materials and equipment. Comply with company recommendations.
 1. Arrange with the company and existing users for a time when service can be interrupted, if necessary, to make connections for temporary services.
 2. Provide adequate capacity at each stage of construction. Prior to temporary utility availability, provide trucked-in services.
 3. Obtain easements to bring temporary utilities to the site where the Owner's easements cannot be used for that purpose.
 - B. Use qualified personnel for installation of temporary facilities. Locate facilities where they will serve the Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required.
 - C. The contractor shall provide each facility ready for use when needed to avoid delay. Maintain and modify as required. Do not remove until facilities are no longer needed or are replaced by authorized use of completed permanent facilities.
 - D. Sewers and Drainage: Provide temporary utilities to remove effluent lawfully.
 1. Connect temporary sewers to municipal system as directed by authorities having jurisdiction.
 - E. Sewers and Drainage: If sewers are available, provide temporary connections to remove effluent that can be discharged.
 1. Filter out excessive amounts of soil, construction debris, chemicals, oils, and similar contaminants that might clog sewers or pollute waterways before discharge.
 2. Connect temporary sewers to the municipal system as directed by sewer department officials.
 3. Maintain temporary sewers and drainage facilities in a clean, sanitary condition. Following heavy use, restore normal conditions promptly.
-

- F. Sanitary Facilities: The General Contractor will provide temporary toilets for use of construction personnel. Comply with requirements of authorities having jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities.
 - 1. Toilets: Install self-contained toilet units. Shield toilets to ensure privacy. Use of pit-type privies will not be permitted.
 - 2. Provide toilet tissue, paper towels, paper cups, and similar disposable materials for each facility. Provide covered waste containers for used material.
- G. Water Service: Connect to Owner's existing water service facilities. Clean and maintain water service facilities in a condition acceptable to Owner. At Substantial Completion, restore these facilities to condition existing before initial use.
- H. Water Service: The Plumbing Contractor will install water service and distribution piping of sizes and pressures adequate for construction to the building until permanent water service is in use.
 - 1. Install water service and distribution piping of sizes and pressures adequate for construction and hose bibs on site as to provide service to all areas of construction activities as directed by the Architect, as required throughout the construction period.
 - 2. Sterilization: Sterilize temporary water piping prior to use.
- I. Drinking-Water Facilities: Each Contractor shall provide containerized, tap-dispenser, drinking-water units, including paper cup supply.
- J. Temporary Electric Power Service: Connect to Owner's existing electric power service. Maintain equipment in a condition acceptable to Owner.
 - 1. Connect temporary service to Owner's existing power source, as directed by Owner.
- K. Temporary Electric Power Service: The Electrical Contractor will provide weatherproof, grounded electric power service and distribution system of sufficient size, capacity, and power characteristics at each building addition and maintain them during construction period. Include overload-protected disconnects, automatic ground-fault interrupters.
 - 1. Provide electric power service and distribution system of sufficient size, capacity, and power characteristics required for construction operations.
 - 2. Install electric power service underground, except where overhead service must be used.
 - 3. Power Distribution System: Install wiring overhead and rise vertically where least exposed to damage. Where permitted, wiring circuits not exceeding 125 V, ac 20 ampere rating, and lighting circuits may be nonmetallic-sheathed cable where overhead and exposed for surveillance.
 - 4. The Electrical Contractor will provide temporary power in the areas of renovation where the existing receptacles have been removed and the proximity to power source exceeds 50'.
 - 5. The Electrical Contractor will provide temporary engine generator sufficient to meet the demands of the construction work in progress when power has been temporarily disconnected or is required to keep existing building in operation during main electrical service work.
 - 6. Temporary Lighting: The Electrical Contractor will install and operate temporary lighting that will fulfill security and protection requirements without operating the entire system. Provide temporary lighting that will provide adequate illumination for construction operations and traffic conditions.
 - a. When an overhead floor or roof deck has been installed, The Electrical Contractor will provide temporary lighting with local switching.

- b. Security lighting for building exteriors shall be continuously operational and maintained.
 - c. Temporary lighting shall be maintained in accordance with OSHA standards for power and foot candle levels in all areas while workers occupy the space
 - d. The Electrical Contractor will provide temporary lighting in the areas of renovation where the existing fixtures have been removed and the new lighting has not been installed
- 7. Temporary heat provided shall be sufficient to maintain all areas of new, fully enclosed construction (and renovated areas of existing construction that, due to construction, are temporarily without permanent heat), including concealed ceiling or chase spaces, to a minimum 50 degrees F, 24 hours a day, in winter weather as cold as 15 degrees F outside.
- 8. Temporary heat must be installed, operated, maintained, and dismantled in a safe, legal manner.
- 9. Provide adequate ventilation as required by Codes and labor laws in all areas of Project limits as part of the work of this Section.
- L. Ventilation and Humidity Control: The General Contractor will provide temporary ventilation required by construction activities for curing or drying of completed installations or for protecting installed construction from adverse effects of high humidity. Select equipment that will not have a harmful effect on completed installations or elements being installed. Coordinate ventilation requirements to produce ambient condition required and minimize energy consumption.
 - 1. Provide dehumidification systems when required to reduce substrate moisture levels to level required to allow installation or application of finishes.
- M. Temporary Telephones: Each prime contractor will provide temporary telephone service with answering machine or require Project Superintendents / Forman to carry cellular phones. The telephones shall be provided throughout the construction period for all personnel engaged in construction activities.
- N. Isolation of Work Areas in Occupied Facilities: Prevent dust, fumes, and odors from entering occupied areas.
 - 1. Prior to commencing work, The Mechanical/ HVAC Contractor will isolate the HVAC system in area where work is to be performed in accordance with approved coordination drawings.
 - a. Disconnect supply and return ductwork in work area from HVAC systems servicing occupied areas.
 - b. The General Contractor will maintain negative air pressure within work area using HEPA-equipped air filtration units, starting with commencement of temporary partition construction, and continuing until removal of temporary partitions is complete.
 - 2. The General Contractor will maintain dust partitions during the Work. Use vacuum collection attachments on dust-producing equipment. Isolate limited work within occupied areas using portable dust containment devices.
 - 3. Each Contractor will perform daily construction cleanup and final cleanup using approved, HEPA-filter-equipped vacuum equipment.

3.03 SUPPORT FACILITIES INSTALLATION

- A. Each prime contractor will locate field offices, storage trailers, sanitary facilities, and other temporary construction and support facilities for easy access.

1. Maintain support facilities until near Substantial Completion. Remove prior to Substantial Completion. Personnel remaining after Substantial Completion will be permitted to use permanent facilities, under conditions acceptable to the Owner.
2. Plan for locations of storage trailers shall be provided by the GC. Plan must be coordinated and approved with the District before staging area is set up.
- B. Storage trailers/ containers: Each prime contractor will install storage containers equipped to accommodate materials and equipment involved. Storage trailers are to be located at each site in the designated staging areas located on the phasing plans.
- C. Temporary Roads and Parking areas: Unless otherwise noted on the drawings, the General Contractor will construct and maintain temporary roads and parking areas to support the indicated loading adequately and to withstand exposure to traffic during the construction period. Locate temporary roads, storage areas, as indicated on the Phasing Plans.
 1. Temporary Roads and Paved Areas: Construct and maintain temporary roads and paved areas adequate for construction operations. Locate temporary roads and paved areas in same location as permanent roads and paved areas. Extend temporary roads and paved areas, within construction limits indicated, as necessary for construction operations.
 2. Temporary Roads and Parking areas: Use granular materials that will support the intended loading and traffic and maintain the areas throughout the construction period.
 3. Install temporary paving to minimize the need to rework the installations and result in permanent roads and paved areas without damage or deterioration when occupied by the Owner.
 4. Extend temporary roads in and around the construction area as necessary to accommodate delivery and storage of materials, equipment usage, administration, and supervision.
- D. Traffic Controls: Comply with requirements of authorities having jurisdiction.
 1. Protect existing site improvements to remain including curbs, pavement, and utilities.
 2. Maintain access for fire-fighting equipment and access to fire hydrants.
- E. Temporary Parking: Parking at most sites is limited to the staging areas and the areas adjacent the new building. Parking on the street or in owners designated lots is prohibited.
- F. Temporary Parking/Staging and Access Roads
 1. Construction parking will not be allowed adjacent to the construction site.
 - a. See site plan for construction parking
 2. The General Contractor will provide access for suitable parking areas. Re-grade and re-seed store any areas disturbed by parking/ staging.
 - a. Parking Areas: Includes contractors' employees and construction vehicle parking. Minimum of 6-inch reference Item. #304.3 course.
 - b. Access Roads: Includes access roads for delivery through staging area to building work areas, and to equipment and storage areas and sheds. Minimum of 10-feet wide, 9-inch reference Item. #304.3 course.
 - c. Temporary parking by construction personnel shall be allowed only in areas so designated. Owner does not have space for construction parking in existing parking lots or roadways and will subsequently have vehicles in violation of parking prohibitions towed from site and back-charged with all fees to the Contractor.
 3. Traffic Regulations:
 - a. Access through Owner's entrances shall be limited
 - b. Utilize only entrances/temporary roads as designated

- c. Maintain all site traffic regulations.
- G. Dewatering Facilities and Drains: Each Contractor will comply with requirements of authorities having jurisdiction. Maintain Project site, excavations, and construction free of water.
 - 1. The General Contractor will dispose of rainwater in a lawful manner that will not result in flooding Project or adjoining properties nor endanger permanent Work or temporary facilities.
 - 2. The General Contractor will remove snow and ice as required to minimize accumulations.
- H. Collection and Disposal of Waste: Each prime contractor will collect waste from their construction areas and elsewhere daily. Comply with requirements of NFPA 241 for removal of combustible waste material and debris. The owner will enforce requirements strictly. Do not hold materials more than 7 days during normal weather or 3 days when the temperature is expected to rise above 80 deg F. Handle hazardous, dangerous, or unsanitary waste materials separately from other waste by containerizing properly.
- I. The General Construction Contractor will provide waste-collection containers in sizes adequate to handle waste from construction operations. The General Construction Contractor will provide dumpsters at the site for use by all other prime and subcontracts.
 - 1. Exceptions:
 - a. Civil/Site Contractor
 - b. Asbestos Contractor
 - c. Roofing Contractor
 - 2. Comply with requirements of authorities having jurisdiction. Comply with Division 01 Section "Execution" for progress cleaning requirements.
- J. Stairs: General Construction Contractor will provide temporary stairs in areas of new construction until permanent stairs are available. Provide temporary stairs where ladders are not adequate. Cover finished permanent stairs with a protective covering of plywood or similar material so finishes will be undamaged at the time of acceptance.
- K. Existing Stair Usage: Use of Owner's existing stairs will be permitted, as long as stairs are cleaned and maintained in a condition acceptable to Owner. At Substantial Completion, restore stairs to condition existing before initial use.
 - 1. Provide protective coverings, barriers, devices, signs, or other procedures to protect stairs and to maintain means of egress. If, despite such protection, stairs become damaged, restore damaged areas so no evidence remains of correction work.
- L. Temporary Lifts and Hoists: Each prime contractor will provide facilities for hoisting materials.
- M. Existing Elevator Use: Use of Owner's existing elevators will be permitted, provided elevators are cleaned and maintained in a condition acceptable to Owner. At Substantial Completion, restore elevators to condition existing before initial use, including replacing worn cables, guide shoes, and similar items of limited life.
 - 1. Do not load elevators beyond their rated weight capacity.
 - 2. Provide protective coverings, barriers, devices, signs, or other procedures to protect elevator car and entrance doors and frame. If, despite such protection, elevators become damaged, engage elevator Installer to restore damaged work so no evidence remains of correction work. Return items that cannot be refinished in field to the shop, make required repairs and refinish entire unit, or provide new units as required.

3.04 SECURITY AND PROTECTION FACILITIES INSTALLATION

- A. Temporary Facility Changeover: Except for using permanent fire protection as soon as available, do not change over from using temporary security and protection facilities to permanent facilities until Substantial Completion, or longer, as requested by the Architect.
- B. Protection of Existing Facilities: Each contractor will protect existing vegetation, equipment, structures, utilities, and other improvements at Project site and on adjacent properties, except those indicated to be removed or altered. Repair damage to existing facilities.
- C. Environmental Protection: Each contractor will provide protection, operate temporary facilities, and conduct construction as required to comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.. Avoid using tools and equipment that produce harmful noise. Restrict use of noise-making tools and equipment to hours that will minimize complaints from persons or firms near the site.
 - 1. Comply with work restrictions specified in Division 01 Section "Summary."
- D. Temporary Erosion and Sedimentation Control: The General and Electrical Contractor will provide measures to prevent soil erosion and discharge of soil-bearing water runoff and airborne dust to undisturbed areas and to adjacent properties and walkways, according to authorities having jurisdiction .
 - 1. Verify that flows of water redirected from construction areas or generated by construction activity do not enter or cross tree- or plant- protection zones.
 - 2. Inspect, repair, and maintain erosion- and sedimentation-control measures during construction until permanent vegetation has been established.
 - 3. Clean, repair, and restore adjoining properties and roads affected by erosion and sedimentation from the project site during the course of the project.
 - 4. Remove erosion and sedimentation controls and restore and stabilize areas disturbed during removal.
- E. Stormwater Control: The General Contractor will comply with requirements of authorities having jurisdiction. Provide barriers in and around excavations and subgrade construction to prevent flooding by runoff of stormwater from heavy rains.
- F. Temporary Site Lighting: The Electrical Contractor Install exterior yard and sign lights so signs are visible when Work is being performed.
- G. Enclosure Fence: The General Construction Contractor when excavation begins will install an enclosure fence with lockable entrance gates. Install in a manner that will prevent the public and animals from easily entering the site, except by the entrance gates.
 - 1. Provide open-mesh, 6' high chain link fence with posts.
 - 2. Extent of Fence:
 - a. GC to provide logistics plan to construction manager for approval.
 - 3. Provide min. 2 double swing access gates and man gates. Each gate is to have a chain and padlock.
 - 4. Provide (2) keys for each lock to the District Representative .
 - 5. Remove fence upon completion of all exterior activities or sooner if directed by District Representative

- H. Pest Control: The General Contractor shall engage pest-control service to recommend practices to minimize attraction and harboring of rodents, roaches, and other pests and to perform extermination and control procedures at regular intervals so Project will be free of pests and their residues at Substantial Completion. Obtain extended warranty for Owner. Perform control operations lawfully, using environmentally safe materials.
- I. Barricades, Warning Signs, and Lights: The General Contractor will comply with standards and code requirements for erecting structurally adequate barricades. Paint with appropriate colors, graphics, and warning signs to inform personnel and the public of the hazard being protected against. Where appropriate and needed, provide lighting, including flashing red or amber lights.
- J. Project Identification and Temporary Signs : The General Contractor will prepare signs in sizes indicated. Install signs where indicated to inform public and persons seeking entrance to Project. Do not permit installation of unauthorized signs.
 - 1. Engage an experienced sign painter to apply graphics for Project identification signs. Comply with details indicated.
 - 2. Prepare temporary signs to provide directional information to construction personnel and visitors.
 - 3. Construct signs of exterior-type Grade B-B high-density concrete form overlay plywood. Support on posts or framing of preservative-treated wood or steel.
 - a. Size: 4-feet by 8-feet by 3/4-inch thick.
 - 4. Paint sign panel and applied graphics with exterior-grade alkyd gloss enamel over exterior primer.
 - 5. See sample sign following this section.
- K. Temporary Signs: The General Contractor will prepare signs to provide directional information to construction personnel and visitors for each site. Unauthorized signs are not permitted.
 - 1. For construction traffic control/flow at entrances/exits, as designated by the Owner.
 - 2. For warning signs as required
 - 3. Per OSHA standards as necessary
 - 4. For trailer identification
 - 5. For "No Smoking" safe work site at multiple locations.
- L. Temporary Egress: The General Contractor will maintain temporary egress from existing occupied facilities as indicated and as required by authorities having jurisdiction.
- M. Temporary Enclosures: Each prime contractor will provide temporary enclosure for protection of construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities.
 - 1. Where heat is needed and the "Permanent Enclosure" is not complete, the contractor responsible for the work will provide temporary enclosures where there is no other provision for containment of heat. Coordinate enclosure with ventilating and material drying or curing requirements to avoid dangerous conditions and effects.
 - 2. Install tarpaulins securely, with incombustible wood framing and other materials. Close openings of 25 sq. ft. or less with plywood or similar materials.
 - 3. Close openings through floor or roof decks and horizontal surfaces with load-bearing, wood-framed construction.
 - 4. Where temporary wood or plywood enclosure exceeds 100 sq. ft. in area, use UL labeled, fire-retardant-treated material for framing and main sheathing.

5. Temporary closures for specific openings for the contractor to perform their work are the responsibility of Contractor creating the opening and shall be installed to protect building from exterior elements.
- N. Temporary Partitions: General Construction Contractor will provide floor-to-ceiling dustproof partitions to limit dust, dirt migration, fumes and noise to separate areas occupied by the Owner.
 1. Construct dustproof partitions with gypsum wallboard with joints taped on occupied side, and fire-retardant plywood on construction operations side.
 2. Construct dustproof partitions with 2 layers of 3-mil polyethylene sheet on each side. Cover floor with 2 layers of 3-mil polyethylene sheet, extending sheets 18 inches up the sidewalls. Overlap and tape full length of joints. Cover floor with fire-retardant plywood.
 - a. Construct vestibule and airlock at each entrance through temporary partition with not less than 48 inches between doors. Maintain water-dampened foot mats in vestibule.
 3. Insulate partitions to provide noise protection to occupied areas.
 4. Seal joints and perimeter. Equip partitions with dustproof doors and security locks.
 5. Protect air-handling equipment.
 6. Weather strip openings.
 7. Provide walk-off mats at each entrance through temporary partition.
- O. Temporary Fire Protection: Each prime contractor until fire-protection needs are supplied by permanent facilities, install and maintain temporary fire-protection facilities of the types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 10, "Standard for Portable Fire Extinguishers," and NFPA 241, "Standard for Safeguarding Construction, Alterations, and Demolition Operations."
 1. Develop and supervise an overall fire-prevention and -protection program for personnel at Project site. Review needs with local fire department and establish procedures to be followed. Instruct personnel in methods and procedures. Post warnings and information.
 2. Prohibit smoking in construction areas.
 3. Locate fire extinguishers where convenient and effective for their intended purpose, but not less than one extinguisher on each floor at or near each usable stairwell.
 4. Maintain unobstructed access to fire extinguishers, fire hydrants, temporary fire-protection facilities, stairways, and other access routes for fighting fires. Prohibit smoking in hazardous fire-exposure areas.
 5. Store combustible materials in containers in fire-safe locations
 6. Provide supervision of welding operations, combustion-type temporary heating units, and similar sources of fire ignition.
- P. Security Enclosure and Lockup: The General Construction Contractor will install substantial temporary enclosure of partially completed areas of construction. Provide temporary doors and locking entrances to prevent unauthorized entrance, vandalism, theft and similar violations of security.
 1. Storage: Each prime contractor is responsible at for their materials and equipment to be stored, and are of value or attractive for theft, provide a secure lockup. Coordinate work in connection with the installation and control release of material to minimize the opportunity for theft and vandalism.

3.05 MOISTURE AND MOLD CONTROL

- A. Contractor's Moisture-Protection Plan: Each Contractor is to avoid trapping water in finished work. Document visible signs of mold that may appear during construction.

- B. Exposed Construction Phase: Before installation of weather barriers, when materials are subject to wetting and exposure and to airborne mold spores, protect as follows:
 - 1. Protect porous materials from water damage.
 - 2. Protect stored and installed material from flowing or standing water.
 - 3. Keep porous and organic materials from coming into prolonged contact with concrete.
 - 4. Remove standing water from decks.
 - 5. Keep deck openings covered or dammed.
- C. Partially Enclosed Construction Phase: After installation of weather barriers but before Permanent Enclosure and conditioning of building, when installed materials are still subject to infiltration of moisture and ambient mold spores, protect as follows:
 - 1. Do not load or install drywall or other porous materials or components, or items with high organic content, into partially enclosed building.
 - 2. Keep interior spaces reasonably clean and protected from water damage.
 - 3. Periodically collect and remove waste containing cellulose or other organic matter.
 - 4. Discard or replace water-damaged material.
 - 5. Do not install material that is wet.
 - 6. Discard, replace or clean stored or installed material that begins to grow mold.
 - 7. Perform work in a sequence that allows any wet materials adequate time to dry before enclosing the material in drywall or other interior finishes.
- D. Controlled Construction Phase of Construction: After completing and sealing of the permanent building enclosure but prior to the full operation of permanent HVAC systems, maintain as follows:
 - 1. Control moisture and humidity inside building by maintaining effective dry-in conditions.
 - 2. Use permanent HVAC system to control humidity.
 - 3. HVAC/Mechanical Contractor is to provide temporary dehumidification and ventilation until the building systems are operational and the spaces are substantially completed.
 - 4. Comply with manufacturer's written instructions for temperature, relative humidity, and exposure to water limits.
 - a. Hygroscopic materials that may support mold growth, including wood and gypsum-based products, that become wet during the course of construction and remain wet for 48 hours are considered defective.
 - b. Measure moisture content of materials that have been exposed to moisture during construction operations or after installation. Record daily readings over a forty-eight hour period. Identify materials containing moisture levels higher than allowed. Report findings in writing to Architect.
 - c. Remove materials that can not be completely restored to their manufactured moisture level in 48 hours.

3.06 OPERATION, TERMINATION, AND REMOVAL

- A. Supervision: Enforce strict discipline in use of temporary facilities. Limit availability of temporary facilities to essential and intended uses to minimize waste and abuse.
- B. Maintenance: Maintain facilities and good operating condition until removal. Protect from damage by freezing temperatures and similar elements.
 - 1. Maintain operation of temporary enclosures, heating, cooling, humidity control, ventilation, and similar facilities on a 24-hour basis where required to achieve indicated results and to avoid possibility of damage.

2. Protection: Prevent water-filled piping from freezing. Maintain markers for underground lines. Protect from damage during excavation operations.
- C. Operate Project-identification-sign lighting daily from dusk until 12:00 midnight.
- D. Temporary Facility Changeover: Do not change over from using temporary security and protection facilities to permanent facilities until Substantial Completion.
- E. Termination and Removal: Unless the Architect requests that it be maintained longer each prime contractor will remove each temporary facility when the need has ended, when replaced by authorized use of a permanent facility, or no later than Substantial Completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference with the temporary facility. Repair damaged Work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.
 1. Materials and facilities that constitute temporary facilities are the property of each prime contractor.
 2. The **General** Contractor will remove temporary paving not intended for or acceptable for integration into permanent paving. Where the area is intended for landscape development, remove soil and aggregate fill that do not comply with requirements for fill or subsoil in the area. Remove materials contaminated with road oil, asphalt and other petrochemical compounds, and other substances that might impair growth of plant materials or lawns. Repair or replace street paving, curbs, and sidewalks at the temporary entrances, as required by the governing authority. The General Construction Contractor will remove any temporary paving that was noted as General Contractor on the phasing drawings or installed to execute the work.
- F. At Substantial Completion: Each prime contractor shall repair, renovate, and clean permanent facilities related to their contract used during construction period. Comply with final cleaning requirements specified in Division 01 Section "Closeout Procedures."

END OF SECTION 015001