

**SECTION 01 5000**  
**TEMPORARY FACILITIES AND CONTROLS**

**PART 1 GENERAL**

**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including School Facilities Management Contract Manual and Specifications and Division 1 Specification Sections, apply to this Section.
- B. In the event of discrepancies between the specifications and School Facilities Management Contract Manual and Specifications the School Facilities Management Contract Manual and Specifications shall prevail.

**1.2 SECTION INCLUDES**

- A. Temporary electric light.
- B. Temporary sanitary facilities.
- C. Temporary Controls: Barriers, enclosures, and fencing.
- D. Vehicular access and parking.
- E. Temporary enclosures.
- F. Hoists and temporary elevator use
- G. Waste removal facilities and services.
- H. Field offices.
- I. Rodent and pest control.
- J. Construction aids and miscellaneous services and facilities.
- K. Sidewalk bridge
- L. Snow Removal.

**1.3 RELATED REQUIREMENTS**

- A. Section 01 3000 - Administrative Requirements for submittals.
- B. Section 01 7000 - Execution progress cleaning.
- C. Section 01 3553 - Security and Site Safety Procedures.

**1.4 REFERENCES**

- A. Electrical Service: Comply with NEMA, NECA and UL standards and regulations for temporary electric service. Install service to comply with NFPA 70.
- B. Refer to guidelines for Bid Conditions for "Temporary Job Utilities and Services" as prepared jointly by AGC and ASC for recommendations.

**1.5 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: Each 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."

## 1.6 PROJECT CONDITIONS

- A. General: Each contractor shall provide each temporary service and facility ready for use at each location, when first needed to avoid delays in performance of work. Maintain, expand as required, and modify as needed throughout the progress of the work. Do not remove until services or facilities are no longer needed, or are replaced by the authorized use of completed permanent facilities.
- B. Temporary Use of Permanent Facilities: Regardless of previously assigned responsibilities for temporary services and facilities, the Installer of each permanent service or facility shall assume responsibility for its operation, maintenance and protection during use as a construction service or facility prior to the Owner's acceptance and operation of the facility.
- C. Conditions of Use: Operate temporary services and facilities in a safe and efficient manner. Do not overload, and do not permit temporary services and facilities to interfere with the progress of work, or occupancy of existing facility by owner. Do not allow unsanitary conditions, public nuisances or hazardous conditions to develop or persist on the site.
- D. Temporary Construction and Support Facilities: Maintain temporary facilities in a manner to prevent discomfort to users. Take necessary fire prevention measures. Maintain temporary facilities in a sanitary manner so as to avoid health problems.
- E. Security and Protection: Maintain site security and protection facilities in a safe, lawful, publicly acceptable manner. Take measures necessary to prevent site erosion.

## 1.7 TEMPORARY UTILITIES

- A. Yonkers Public Schools will provide the following:
  - 1. Electrical power , consisting of Contractor's connection to existing facilities.
  - 2. Water supply, consisting of Contractor's connection to existing facilities.
- B. Use trigger-operated nozzles, with back flow devices, for water hoses, to avoid waste of water.

## 1.8 DIVISION OF RESPONSIBILITIES

- A. 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, as well as the costs and use charges associated with each facility.
  - 2. Plug-in electric power cords and extension cords.
  - 3. Supplementary plug-in task lighting, and special lighting necessary exclusively for its own activities.
  - 4. Special power requirements for installation of its own work such as welding or temporary elevator power.
  - 5. Telephone service for its Personnel.
  - 6. Its own storage and fabrication sheds.
  - 7. All hoisting and scaffolding for its own work.
  - 8. Collection of general waste and debris and disposing into containers provided by the Contract 2 General Construction Building
  - 9. Contract 1 General Construction - Roofing Contractor shall collect and dispose off site, their own general waste and debris generated by their construction operations and dispose into containers provided by the roofing Contractor.
  - 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.
- B. Contract 2 General Construction - Building is responsible and pays all costs for the following:
  - 1. Temporary toilets, including disposable supplies.
  - 2. Temporary wash facilities, including disposable supplies.

3. First Aid Station and Supplies.
  4. Containers for non-hazardous waste and debris.
  5. Disposal of wastes containers.
  6. Barricades, warning signs, and lights.
  7. Sidewalk bridge and fence.
  8. Security enclosure and lockup.
  9. Temporary Protection for existing flooring, from altered areas to exits.
  10. Construction aids and miscellaneous services and facilities.
  11. Temporary dust control.
- C. Temporary Lighting: Contract 5 Electrical Contractor shall provide and pay all costs to provide locally switched temporary lighting, in all areas where existing ceilings and lighting fixtures are indicated to be removed.
1. Provide not less than one 200-watt lamp per 400 sq. ft. of floor area, uniformly distributed, for general construction lighting, or illumination of a similar nature.
- D. The Contractor shall maintain power and lighting during the normal work week during the hours established by Architect or Owner's Representative whether or not they fall within established working hours.

#### **1.9 SPECIAL ELECTRIC POWER**

- A. Separate Power Sources Required: Power for electric welders and for other loads larger than standard power cord sizes shall be taken from portable power sources provided, paid for and operated by the Contractor or Sub-Contractor requiring the use of such equipment. Remove such power sources when no longer needed.

#### **1.10 USE CHARGES**

- A. General: Cost or use charges for temporary facilities are not chargeable to the Owner or the Architect, Engineer or the Owner's Representative. The Owner and Architect will not accept a contractor's cost or use charges for temporary services or facilities as a basis of claim for an adjustment in the Contract Sum or the Contract Time.
1. Water Service Use Charges: Water from the Owner's existing water system may be used without metering, and without payment for use charges.
  2. Electric Power Service Use Charges: Electric power from the Owner's existing system may be used without payment of use charges. Contractor and Sub-Contractors shall exercise measures to conserve energy usage.

#### **1.11 TELECOMMUNICATIONS SERVICES**

- A. The contractor shall provide and pay for its own telephone service. Provide mobile phone service for all field superintendents and foreman.

#### **1.12 TEMPORARY SANITARY FACILITIES**

- A. Provide and maintain required facilities and enclosures. Provide at time of project mobilization.
- B. Use of existing facilities is not permitted.
- C. Maintain daily in clean and sanitary condition.
- D. Sanitary Facilities: Sanitary facilities include temporary toilets, wash facilities and drinking water fixtures. Comply with governing regulations including safety and health codes for the type, number, location, operation and maintenance of fixtures and facilities; provide not less than specified requirements. Install in locations which will best serve the project's needs.
1. Responsibilities: Contract 2 General Construction Building is responsible for temporary sanitary facilities and their maintenance, including supplies.
  2. Install self-contained toilets to the extent permitted by governing regulations.

3. Supply and maintain toilet tissue, paper towels, paper cups and other disposable materials as appropriate for each facility for full contract duration. Provide covered waste containers for used material.
4. Provide separate toilet facilities for male and female construction personnel where required by law.

#### **1.13 BARRIERS**

- A. Responsibility: General construction barriers required for the project shall be the responsibility of the each contractor
  1. Construction barriers required exclusively for each prime contractor are the responsibility of that contractor
- B. Barricades, Warning Signs and Lights: Comply with recognized standards and code requirements for erection of substantial, structurally adequate barricades where needed to prevent accidents and losses. Paint with appropriate colors, graphics and warning signs to inform personnel at the site and the public, of the hazard being protected against. Provide lighting where appropriate and needed for recognition of the facility, including flashing red lights where appropriate
- C. Provide barriers to prevent unauthorized entry to construction areas, to prevent access to areas that could be hazardous to workers or the public, to allow for owner's use of site and to protect existing facilities and adjacent properties from damage from construction operations and removals .
- D. Protect non-owned vehicular traffic, stored materials, site, and structures from damage.

#### **1.14 FENCING**

- A. Each contractor shall be responsible for its own fencing for any material stored on-site.
- B. Construction: Commercial grade chain link fence.
- C. Provide 6 foot high fence around any materials or equipment stored on-site.; equip with vehicular and pedestrian gates with locks.
- D. Locate where indicated, or if not indicated, as agreed with YPS Office of Facilities Management. Provide enclosed portions of the site determined to be sufficient to accommodate construction operations. Install in a manner that will prevent people, dogs and other animals from easily entering the site, except through entrance gates.

#### **1.15 EXTERIOR ENCLOSURES**

- A. Responsibilities: Contract 2 General Construction-Building is responsible for temporary enclosure.
- B. Provide temporary insulated weather tight closure of exterior openings to accommodate acceptable working conditions and protection for Products, to allow for temporary heating and maintenance of required ambient temperatures identified in individual specification sections, and to prevent entry of unauthorized persons. Provide access doors with self-closing hardware and locks.
- C. Close openings through floor and roof deck and other horizontal surfaces with substantial load-bearing metal framing or similar construction

#### **1.16 INTERIOR ENCLOSURES**

- A. Provide temporary dustproof partitions as indicated or required to separate work areas from Yonkers Public Schools-occupied areas, to prevent penetration of dust and moisture into Yonkers Public Schools-occupied areas, and to prevent damage to existing materials and equipment.
- B. Construction: Framing and gypsum board sheet materials with closed joints and sealed edges at intersections with existing surfaces:
- C. Paint surfaces exposed to view from Yonkers Public Schools-occupied areas.
- D. Temporary Dustproof Partitions: Contract 2 General Construction -Building Contractor shall provide dustproof partitions to separate work area from occupied sections of building. Partitions shall be full height metal stud surfaced with minimum 1/2" Type X gypsum board with 2 layers of poly sheathing, overlapped and edges caulked.

1. Where isolated work is being performed by a prime contractor the contractor performing the work shall be responsible for protecting the occupied areas from the work areas as directed by the Architect, including providing dust protection.
  2. Vertical Openings: Close openings of 25 sq. ft. (2.3sq. M) or less with plywood or similar materials.
  3. Horizontal Openings: Close openings in floor or roof decks and horizontal surfaces with load-bearing, wood-framed construction.
  4. Install tarpaulins securely using fire-retardant-treated wood framing and other materials.
  5. Where temporary wood or plywood enclosure exceeds 100sq. Ft. (9.2 sq. m) in area, use fire-retardant-treated material for framing and main sheathing.
- E. Contractor shall remove and reinstall any devices impacted by temporary partition installation. At conclusion of project electrician will again remove and reinstall these devices onto the permanent locations

**1.17 SITE SAFETY AND SECURITY PROCEDURES- See Section 01 3553**

**1.18 VEHICULAR ACCESS AND PARKING**

- A. Responsibilities: The Contractor is responsible for vehicular access and parking and all costs shall be included in their bid.
- B. Comply with regulations relating to use of streets and sidewalks, access to emergency facilities, and access for emergency vehicles.
- C. Coordinate access and haul routes with governing authorities and Yonkers Public Schools.
- D. Provide and maintain access to fire hydrants, free of obstructions.
- E. Provide means of removing mud from vehicle wheels before entering streets.
- F. Existing parking areas may not be used for construction parking unless designated and approved by the YPS Office of Facilities Management .

**1.19 WASTE REMOVAL**

- A. Contract 2 General Construction -Building Contractor shall provide containers, at grade, for all contractors except for Contract 1 General Construction - Roofing, who shall provide their own, sufficient for the depositing of non- hazardous/non-toxic waste materials, and shall remove such waste materials from project site as required or directed by the Owner's representative.
  1. Provide specific containers for separation and storage of materials for recycling, salvage, reuse, return, and trash disposal, for use by all contractors and installers.
  2. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
  3. Contractors shall not utilize the Owner's bins or dumpsters.
- B. Each Contractor shall broom clean the work area at the end of each work day of any debris generated by their work operations.
  1. If the contractor fails to clean areas at the end of each work day the YPS Office of Facilities Management shall perform the cleaning and back charge the contractor accordingly.
- C. Provide containers with lids. Remove trash from site periodically.
- D. Each prime contractor shall be responsible for daily cleaning up of spillage and debris resulting from its operations and from those of its subcontractors; and shall be responsible for complete removal and disposition of hazardous and toxic waste materials.
  1. Remove liquid spills promptly.
  2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.
- E. Burying or burning of waste materials on the site will not be permitted. Washing waste materials down sewers or into waterways will not be permitted.

- F. Provide rodent proof containers located on each floor level to encourage depositing of garbage and similar wastes by construction personnel.
- G. Site: Each Contractor shall maintain Project site free of waste materials and debris generated by it's own operations.
- H. Installed Work: Keep installed work clean. Each Contractor shall clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.
- I. Exposed Surfaces: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.
- J. Each Prime Contractor is responsible to provide dust protection for their construction-related activities.
- K. If daily cleaning and dust protection is not provided, the Contractor responsible will be back charged for cleanup performed by employees of the Owner or a separate contractor retained by the Owner.

#### **1.20 HOISTS**

- A. Each Contractor shall provide facilities for hoisting its own materials. Do not permit employees to ride hoists which comply only with requirements for hoisting materials. Selection of type, size and number of facilities is the Contractor's option. Truck cranes and similar devices used for hoisting are considered tools and equipment and not temporary facilities

#### **1.21 REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS**

- A. Clean and repair damage caused by installation or use of temporary work.
- B. Restore existing facilities used during construction to original condition.
- C. Restore new permanent facilities used during construction to specified condition.
- D. Unless the YPS Office of Facilities Management requests that it be maintained for a longer period of time, remove each temporary service and facility promptly when the need for it has ended, or when it has been replaced by authorized use of a permanent facility, or no later than the time of substantial completion. Complete or, if necessary, restore permanent work which may have been delayed because of interference with the temporary service or facility. Repair damaged work, clean exposed surfaces and replace work which cannot be satisfactorily repaired

### **PART 2 PRODUCTS - NOT USED**

### **PART 3 EXECUTION -**

#### **3.1 STORAGE FACILITIES**

- A. The Contractor and each subcontractor shall provide temporary storage facilities as required for his own use. Temporary structures shall be located at the fenced staging area, and shall be removed upon completion of the work or when directed.
- B. Materials delivered to the site shall be safely stored and adequately protected against loss or damage. Particular care shall be taken to protect and cover materials that are liable to be damaged by the elements.
- C. Due to limited on site storage space, the Contractor shall coordinate delivery of his materials with the YPS Office of Facilities Management who will determine when large deliveries shall be made and shall be designate storage locations on site for delivered materials. All stored materials must be stored in locked, watertight trailers, paid for by applicable contractor.

#### **3.2 SCAFFOLDING AND STAGING**

- A. All scaffold, staging and appurtenances thereto shall comply in total to the requirements of Safety and Health Regulations for Construction Chapter XVII of OSHA, Part 1926 and all related amendments.

**3.3 ROOF PROTECTION**

- A. The Contractor(s) shall provide temporary protection on any existing roof surface when it is necessary for work to take place on completed sections.

**3.4 FIRE PREVENTION AND CONTROL**

- A. Refer to Section 01 3553 - Site Safety and Security Procedures.

**3.5 DISCONTINUE, CHANGES AND REMOVAL**

- A. The Contractors shall:
  - 1. Discontinue all temporary services required by the Contract when so directed by the YPS Office of Facilities Management
  - 2. The discontinuance of any such temporary service prior to the completion of the work shall not render the Owner liable for any additional cost entailed thereby and the Contractor shall thereafter furnish, at no additional cost to the Owner, any and all temporary service required by such Contractors work.
  - 3. Remove and relocate such temporary facilities as directed by the YPS Office of Facilities Management without additional cost to the Owner, and shall restore the site and the work to a condition satisfactory to the Owner.

**3.6 ENVIRONMENTAL PROTECTION:**

- A. The Contractor shall provide protection, operate temporary facilities, and conduct construction in ways and by methods that 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 Project site.

**3.7 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 in good operating condition until removal. Protect from damage by freezing temperatures and similar elements.
  - 1. Protection: Prevent water-filled piping from freezing. Maintain markers for underground lines. Protect from damage during excavation operations.

**END OF SECTION**