

SECTION 01 51 05

TEMPORARY UTILITIES

PART 1 – GENERAL

1.1 DESCRIPTION

A. Scope:

1. General CONTRACTOR shall provide all temporary utilities and temporary facilities required for the Project, including the following:
 - a. Electricity.
 - b. Lighting.
 - c. Telephone and communications.
 - d. Heating, cooling, ventilating, and temporary enclosures.
 - e. Water.
 - f. Sanitary facilities.
 - g. First-aid facilities.
 - h. Fire protection.
2. Make all arrangements with utility owners for temporary utilities and with others as appropriate for temporary facilities. Obtain required permits and approvals for temporary utilities and temporary facilities.
3. Pay all service costs for utilities and facilities indicated in this Section as General CONTRACTOR's responsibility, including cost of electricity, water, fuel, and other utility services and temporary facilities required for the Work.
4. Continuously maintain adequate temporary utilities and temporary facilities for all purposes for the Project, until removal of temporary utilities and temporary facilities. At minimum, provide and maintain temporary utilities and temporary facilities through Substantial Completion and removal of temporary field offices and sheds unless otherwise approved in writing by ENGINEER.
5. Should OWNER occupy part of the Work prior to Substantial Completion of the entire Work, cost of utilities consumed via temporary utilities serving the portion occupied by OWNER will be shared proportionately by OWNER and CONTRACTOR as mutually agreed to by the parties.
6. Maintain, including cleaning, temporary utilities and temporary facilities, and continuously provide consumables as required.
7. Temporary utilities and temporary facilities shall be adequate for personnel using the Site and the needs of the Project.
8. Provide temporary utilities and temporary facilities in compliance with Laws and Regulations and, when applicable, requirements of utility owners.

1.2 REQUIREMENTS FOR TEMPORARY UTILITIES AND TEMPORARY FACILITIES

A. Electrical:

1. Provide temporary electrical service required for the Work, including continuous power for temporary field offices and sheds. Provide temporary outlets with circuit breaker protection and ground fault protection.
- B. Lighting.
1. Provide lighting at the Site of not less than five foot-candles for open areas and not less than ten foot-candles for stairs and shops. Provide not less than one, 300-watt lamp every 15 feet in indoor work areas. Provide night security lighting of not less than five foot-candles within 50 feet of all parts of the Site during hours of darkness, controlled by photocell.
 2. Do not work in areas with insufficient lighting. Where lighting is insufficient for the work activities to be performed, provide additional temporary lighting.
 3. Provide temporary lighting sufficient for observation of the Work by ENGINEER and inspection by CONTRACTOR and authorities having jurisdiction. Where required by ENGINEER, provide additional temporary lighting.
- C. Telephone and Communications.
1. Provide temporary telephone and communications required for CONTRACTOR's operations at the Site and for summoning emergency medical assistance.
 2. Provide temporary telephone and communications for ENGINEER's field office in accordance with Section 01 52 11, Engineer's Field Office.
- D. Heating, Ventilating, and Enclosures.
1. Provide sufficient temporary heating, cooling, ventilating, and enclosures to ensure safe working conditions and prevent damage to existing facilities and the Work.
 2. Except where otherwise specified, temporary heating shall maintain temperature of the space served between 50 degrees F and maximum design temperature of building or facility and its contents.
 3. Maintain temperature of areas occupied by OWNER's personnel or electronic equipment, including offices, lunch rooms, locker rooms, toilet rooms, and rooms containing computers, microprocessors, and control equipment, between 65 degrees F and 80 degrees F with relative humidity less than 75 percent.
 4. Required temperature range for storage areas and certain elements of the Work, including preparation of materials and surfaces, installation or application, and curing as applicable, shall be in accordance with the Contract Documents for the associated Work and the Supplier's recommended temperature range for storage, application, or installation, as appropriate.
 5. Provide temporary ventilation sufficient to prevent accumulation in construction areas and areas occupied by OWNER of hazardous and nuisance levels or concentrations of dust and particulates, mist, fumes or vapors, odors, and gases, associated with construction.
 6. Provide temporary enclosures and partitions required to maintain required temperature and humidity.

- E. Water:
 - 1. General:
 - a. Provide temporary water facilities including piping, valves, meters if not provided by owner of existing waterline, backflow preventers, pressure regulators, and other appurtenances. Provide freeze-protection as required.
 - b. Continuously maintain adequate water flow and pressure for all purposes during the Project, until removal of temporary water systems.
 - 2. Water for Construction Purposes:
 - a. Provide water for Site maintenance and cleaning and, water necessary for construction activities, and water for disinfecting and testing of systems.
 - b. CONTRACTOR may use existing hose bibbs for short-term wash-downs and intermittent use of water for work areas in the existing building. Obtain consent of ENGINEER and OWNER if connections to existing hose bibbs and similar existing connections will be used for more than one day at a time.
 - 3. Water for Human Consumption and Sanitation:
 - a. Provide potable water in accordance with Laws and Regulations for consumption by personnel at the Site, for field offices, and for sanitary facilities.
 - b. When necessary, provide bottled, potable water for use and consumption by personnel at the Site, including CONTRACTOR, ENGINEER, and visitors to the Site.
 - c. Provide temporary water for ENGINEER's field office in accordance with Section 01 52 11, Engineer's Field Office.
- F. Sanitary Facilities.
 - 1. Provide suitably-enclosed chemical or self-contained toilets for CONTRACTOR's employees, Subcontractors, Suppliers, ENGINEER, and visitors to the Site. Location of temporary toilets shall be acceptable to OWNER and ENGINEER.
 - 2. Refer to Paragraph 1.2.E of this Section for requirements for water intended for human consumption during construction.
 - 3. Provide suitable temporary washing facilities for employees and visitors.
 - 4. Provide temporary sanitary facilities for ENGINEER's field office in accordance with Section 01 52 11, Engineer's Field Office.
- G. First-aid Facilities.
 - 1. Provide temporary first-aid stations at or immediately adjacent to the Site's work areas, and inside CONTRACTOR's temporary field office. Locations of first-aid stations shall be determined by CONTRACTOR's safety representative. Replenish supplies in first-aid stations as items are used, prior to expiration of items, and as necessary. Monitor and log inventory of supplies in first-aid stations in accordance with requirements for monitoring and logging safety equipment as indicated in Section 01 35 23, Safety Requirements.

2. Provide list of emergency telephone numbers at each hardwired telephone at the Site. List shall be in accordance with the list of emergency contact information required in Section 01 35 23, Safety Requirements.
3. Provide temporary first-aid facilities for ENGINEER's field office in accordance with Section 01 52 11, Engineer's Field Office.

H. Fire Protection.

1. Provide temporary fire protection, including portable fire extinguishers rated not less than 2A or 5B in accordance with NFPA 10, Portable Fire Extinguishers, for each temporary building and for every 3,000 square feet of floor area under construction.
2. Provide Class A (ordinary combustibles), Class B (combustible liquids and gases), and Class C (electrical equipment) fire extinguishers as necessary.
3. Comply with NFPA 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations, and requirements of fire marshals and authorities having jurisdiction at the Site.
4. Provide temporary fire protection for ENGINEER's field office in accordance with Section 01 52 11, Engineer's Field Office.

1.3 USE OF OWNER'S SYSTEM

- A. Existing Utility Systems: Do not use systems in existing buildings or structures for temporary utilities without OWNER's written permission and mutually acceptable basis agreed upon by the parties for proportionate sharing of costs between OWNER and CONTRACTOR.
- B. Use of Permanent Utility Systems Provided Under the Project:
1. Permanent electrical, lighting, water, heating, ventilating, and fire protection systems and first-aid facilities may be used to provide temporary utilities and temporary facilities if the following are met:
 - a. Obtain OWNER's written permission to use permanent systems.
 - b. Permanent systems to be used for temporary utilities or temporary facilities shall be substantial complete, including complete functionality of all controls.
 - c. CONTRACTOR shall pay all costs while using permanent system, including operation, maintenance, replacement of consumables, and provide replacement parts.
 2. Do not use the following permanent facilities:
 - a. Telephone and communication facilities.
 - b. Sanitary facilities.

PART 2 – PRODUCTS

2.1 MATERIALS AND EQUIPMENT

- A. Materials and equipment for temporary utilities and temporary facilities may be new or used, but shall be adequate for purposes intended and shall not create unsafe conditions, and shall comply with Laws and Regulations.
- B. Provide required materials, equipment, and facilities, including piping, cabling, controls, and appurtenances.

PART 3 – EXECUTION

3.1 INSTALLATION

- A. Install temporary utilities and temporary facilities in neat, orderly, manner, and make structurally, mechanically, and electrically sound throughout.
- B. Location of Temporary Utilities and Temporary Facilities:
 - 1. Locate temporary systems for proper function and service.
 - 2. Temporary systems shall not interfere with or provide hazards or nuisances to: the Work under this and other contracts, movement of personnel, traffic areas, materials handling, hoisting systems, storage areas, finishes, and work of utility owners and others.
 - 3. Do not install temporary utilities on the ground, with the exception of temporary extension cords, hoses, and similar systems in place for short durations.
- C. Modify and extend temporary systems as required by progress of the Work.

3.2 USE

- A. Maintain temporary systems to provide safe, continuous service as required.
- B. Properly supervise operation of temporary systems:
 - 1. Enforce compliance with Laws and Regulations.
 - 2. Enforce safe practices.
 - 3. Prevent abuse of services.
 - 4. Prevent nuisances and hazards caused by temporary systems and their use.
 - 5. Prevent damage to finishes.
 - 6. Ensure that temporary systems and equipment do not interrupt continuous progress of construction.
- C. At end of each work day, check temporary systems and verify that sufficient consumables are available to maintain operation until work is resumed at the Site. Provide additional consumables if the supply on hand is insufficient.

3.3 REMOVAL

- A. Completely remove temporary utilities, temporary facilities, equipment, and

materials when no longer required. Repair damage caused by temporary systems and their removal and restore the Site to condition required by the Contract Documents; if restoration of damaged areas is not specified, restore to preconstruction condition.

- B. Where temporary utilities are disconnected from existing utility, provide suitable, watertight or gastight (as applicable) cap or blind flange, as applicable, on service line, in accordance with requirements of utility owner.
- C. Where permanent utilities and systems were used for temporary utilities, upon Substantial Completion replace all consumables such as filters and light bulbs and parts used during the Work.

++ END OF SECTION ++