

DIVISION 1 GENERAL REQUIREMENTS

SECTION 01 5000

**TEMPORARY FACILITIES AND CONTROLS**

**Project Site and Offsite Construction Manager / Bridging Architect Field Office**

**PART 1 - GENERAL**

**1.01 Summary**

A. Section Includes:

1. Construction Manager/Bridging Architect Field Office
2. Temporary Electricity.
3. Temporary Communications.
4. Temporary Water.
5. Fences.
6. Protection of Public and Private Property.
7. Temporary Sanitary Facilities.
8. Temporary Barriers and Enclosures.
9. Water Control.
10. Pollution Control.
11. Construction Aids.
12. Erosion Control.
13. Noise Control.
14. Traffic Control.
15. Removal of Temporary Facilities and Controls.
16. Construction Manager's Field Office – Detailed Requirements

**1.02 Construction Manager/Bridging Architect Field Office**

- A. Design-Build Team shall provide a separate field office, and related equipment, furniture, furnishings, and services, for exclusive use by Owner, Owner's Construction Manager, Bridging Architect and other consultants specified by Owner, during the entire time of Project construction beginning at the commencement date stated in the Notice to Proceed for Construction until Owner's notice of acceptance of the Project. Field office shall be located onsite or at a location within one mile from the project site on City owned property as approved by Owner, and as otherwise provided in the Bridging Documents.

**1.03 Temporary Electricity**

- A. Design-Build Team shall provide, maintain, and pay for electrical power at the Site for construction purposes and for Design-Build Team's trailers and any other site offices or trailers required by Owner herein or in accordance with the Bridging Documents. Power may be obtained from Owner in accordance with the Bridging Documents, but Design-Build Team must provide all necessary wiring and appurtenances for connection to Owner's system.

#### **1.04 Temporary Communications**

- A. Provide, maintain, and pay for all applicable communications and data services to field office and any other site offices or trailers required by Owner herein or as required by the Bridging Documents, commencing at time of Project mobilization, including all installation and connection charges.

#### **1.05 Temporary Water**

- A. Provide, maintain, and pay for suitable quality water service required for construction operations.
- B. All water required for and in connection with the Work, including without limitation for dust control, shall be furnished by and at the expense of the Design-Build Team. Design-Build Team shall be allowed to utilize water from the Owner for domestic uses. Water shall not be provided for dust control or street cleaning. However, Owner does not guarantee availability of this water. There will be no charge to Contractor for water used. Contractor shall furnish all necessary pipes, hoses, nozzles, meters, and tools and perform all necessary labor to use Owner's water. Unnecessary waste of water will not be permitted. Special hydrant wrenches shall be used for opening and closing fire hydrants, in no case shall pipe wrenches be used for this purpose.

#### **1.06 Fences**

- A. All existing fences affected by the Work shall be maintained by Design-Build Team until Final Completion. Fences which interfere with construction operations shall not be relocated or dismantled until Owner gives written permission to do so, and the period the fence may be left relocated or dismantled has been agreed upon. Where fences must be maintained across the construction easement, adequate gates shall be installed. Gates shall be kept closed and locked at all times when not in use.
- B. On completion of the Work across any tract of land, Design-Build Team shall restore all fences to their original or to a better condition and to their original locations.

#### **1.07 Protection of Public and Private Property**

- A. Design-Build Team shall protect, shore, brace, support, and maintain all underground pipes, conduits, drains, and other underground construction uncovered or otherwise affected by its construction operations. All pavement, surfacing, driveways, curbs, walks, buildings, utility poles, guy wires, fences, and other surface structures affected by construction operations, together with all sod and shrubs in yards, parkways, and medians, shall be restored to their original condition, whether within or outside the easement. All replacements shall be made with new materials.
- B. Design-Build Team shall be responsible for all damage to streets, roads, highways, shoulders, ditches, embankments, culverts, bridges, and other public or private property, regardless of location or character, which may be caused by transporting equipment, materials, or workers to or from the Work, Site or any part thereof, whether by Design-Build Team or Subcontractors. Design-Build Team shall make satisfactory and acceptable arrangements with the Owner, or the agency or authority having jurisdiction over the damaged property, concerning its repair or replacement or payment of costs incurred in connection with the damage.

- C. All fire hydrants and water control valves shall be kept free from obstruction and available for use at all times.

#### **1.08 Temporary Sanitary Facilities**

- A. Provide and maintain required temporary buildings with sanitary toilets for use of all workers. At a minimum, sanitary facilities shall be located at trailer site, staging area, and adjacent to work area.
- B. Provide Owner Site trailer and conference room sanitary facilities. Provide connection to the sanitary sewer system and potable water.
- C. Sanitary facilities shall be of reasonable capacity, properly maintained throughout the construction period, and obscured from public view to the greatest practical extent. If toilets of the chemically treated type are used, at least one toilet will be furnished for each 20 persons. Design-Build Team shall enforce the use of such sanitary facilities by all personnel at the Site.
- D. Comply with all minimum requirements of the Health Department or other public agency having jurisdiction; maintain in a sanitary condition at all times.
- E. Design-Build Team shall keep sanitary facilities free from graffiti.

#### **1.09 Temporary Barriers And Enclosures**

- A. Provide barriers to prevent unauthorized entry to construction areas to allow for Owner's use of Site, and to protect existing facilities and adjacent properties from damage from construction operations.
- B. Provide barricades required by governing authorities for public access to existing buildings.
- C. Protect vehicular traffic, stored materials, Site, and structures from damage.

#### **1.10 Storm Water Control**

- A. Grade Site to drain.
- B. Maintain excavations free of water.
- C. Protect Site from puddling or running water.
- D. Provide water barriers as required to protect Site from soil erosion.
- E. Provide for drainage of storm water and such water as may be applied or discharged on the Site in performance of the Work. Drainage facilities shall be adequate to prevent damage to the Work, the Site, and adjacent property.
- F. Clean, enlarge, and/or supplement existing drainage channels and conduit as necessary to carry all increased runoff attributable to Contractor's operations. Provide sediment tanks and other features to avoid increased runoff, to protect Owner's facilities and the Work, and to direct water to drainage channels or conduits. Provide ponding as necessary to prevent downstream flooding.

### **1.11 Pollution Control**

- A. Design-Build Team shall prevent the pollution of drains and watercourses by sanitary wastes, sediment, debris, and other substances resulting from construction activities. No sanitary wastes shall be permitted to enter any drain or watercourse other than sanitary sewers. No sediment, debris, or other substance shall be permitted to enter sanitary sewers without authorization of the receiving sanitary sewer service, and all possible Best Management Practices (BMPs) shall be taken to prevent such materials from entering any drain to watercourse. Rate of discharge for storm water may not be increased by the Project during or following construction.
- B. Design-Build Team shall comply with required storm water pollution control requirements. The Design-Build Team shall implement BMPs during construction activities as specified in the applicable governing requirements for California Storm Water Best Management Practices Handbook and/or the Manual of Standards for Erosion and Sediment Control Measures (ABAG, 1995). Erosion and sedimentation control practices shall include installation of silt fences, straw wattle, soil stabilization, re-vegetation, and runoff control to limit increases in sediment in storm water runoff, including but not limited to, retention basins, straw bales, silt fences, check dams, geo-fabrics, drainage swales, and sand bag dikes.
- C. In the event that dewatering of excavations is required, Design-Build Team shall obtain the necessary approval and permits for discharge of the dewatering effluent from the local jurisdiction. Design-Build Team shall be responsible for assuring that water quality of such discharge meets the appropriate permit requirements prior to any discharge.

### **1.12 Construction Aids**

- A. Design-Build Team shall furnish, install, maintain, and operate all construction aids required by it and its Subcontractors in the performance of the Work, except as otherwise provided herein. Such construction aids shall include elevators and hoists, cranes, temporary enclosures, swing staging, scaffolding and temporary stairs. Construction aids shall be furnished without charge to the Subcontractors, and all necessary erection, maintenance, and operating personnel shall be included. In the event of conflict, Design-Build Team furnishing the equipment shall determine priorities in the best interest of the Project.

### **1.13 Erosion Control**

- A. Design-Build Team shall prevent soil erosion on the Site and adjacent property resulting from its construction activities to the maximum extent practical, including implementation of Best Management practices. Effective measures shall be initiated prior to the commencement of clearing, grading, excavation, or other operations that will disturb the natural protection.
- B. Work shall be scheduled to expose areas subject to erosion for the shortest possible time, and natural vegetation shall be preserved to the greatest extent practicable. Temporary storage and construction buildings shall be located, and construction traffic routed, to minimize erosion. Temporary fast-growing vegetation or other suitable ground cover shall be provided as necessary to control runoff.

#### **1.14 Noise Control**

- A. When required by OSHA Standards, construction workers shall be provided with ear protection to operate equipment.
- B. Design-Build Team shall take reasonable measures to avoid unnecessary noise. Such measures shall be appropriate for the normal ambient sound levels in the area during working hours. All construction machinery and vehicles shall be equipped with practical sound-muffling devices, and operated in a manner to cause the least noise consistent with efficient performance of the Work. During construction activities on or adjacent to occupied buildings, and when appropriate, Design-Build Team shall erect screens or barriers effective in reducing noise in the building and shall conduct its operations to avoid unnecessary noise which might interfere with the activities of building occupants.
- C. Ensure and provide certification to Owner that all construction equipment and vehicles used for the Work are:
  - 1. Maintained in good mechanical condition
  - 2. Equipped with properly installed engine mufflers

#### **1.15 Traffic Control**

- A. All traffic associated with the construction, including without limitation delivery and mail trucks, shall enter the Design-Build Team's access gate and shall use the route indicated in 01 1100 - Summary of Work. Sign types and locations shall be reviewed by the Owner's Representative. Design-Build Team shall provide signs directing construction and delivery traffic to this gate. Construction truck traffic shall be limited to off-peak traffic hours, between the hours of 10:00 a.m. and 4:00 p.m., Monday through Friday, unless other arrangements are made at least 24 hours in advance with Owner's Representative.

#### **1.16 Temporary Project Signage.** See Section 01 5813.

#### **1.17 Removal of Temporary Facilities And Controls**

- A. Remove temporary utilities, equipment, facilities, and materials after final completion.
- B. Remove underground installations.
- C. Clean and repair damage caused by installation or use of temporary work.
- D. Restore existing facilities used during construction to original condition. Restore permanent facilities used during construction to specified condition.

#### **PART 2 – PRODUCTS – NOT USED**

#### **PART 3 – EXECUTION – NOT USED**

**END OF SECTION**