

SECTION 015000  
TEMPORARY FACILITIES AND CONTROLS

PART 1 GENERAL

1.1 DESCRIPTION OF WORK

- A. This Section describes each Prime Contractor's construction facilities and services required for performance of the Work but not a permanent part of the finished construction. Included are temporary utilities, temporary construction and support facilities and security and protection services.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Applicable provisions of Bidding Requirements, Contract Requirements in Division 0 and all applicable Division 1 sections.
- B. Environmental Controls: Division 1.

1.3 SUBMITTALS

- A. Submit reports of tests, inspection, meter readings and similar procedures performed on temporary utilities.

1.4 INSPECTION

- A. Arrange for authorities having jurisdiction to inspect and test each temporary utility before use. Obtain required certificates and permits.

PART 2 PRODUCTS

2.1 TEMPORARY MATERIALS

- A. Materials may be new or used, but must be adequate in capacity for the required usage and must not violate requirements of applicable codes and standards. Generally, temporary materials shall comply with related specification sections for materials to be incorporated into final work.

PART 3 EXECUTION

3.1 TEMPORARY UTILITIES

- A. Provide temporary utilities including water, drainage, electrical power, communications, lighting, and steam where applicable.
- B. Contractor shall pay all costs associated with temporary utilities.

3.2 TEMPORARY ELECTRICITY

- A. Provide electrical service adequate for work of all trades, and terminate in fused safety switch and circuit breaker distribution panels.
- B. For welding at site or electrical requirements beyond the capacity of temporary system, supply generator, fuel, maintenance, and other incidentals required.

3.3 TEMPORARY LIGHTING

- A. Provide temporary lighting required for construction operations
  - B. Provide temporary lighting for exterior staging and storage areas for security purposes.
  - C. Provide temporary lighting in interior work areas after dark for security purposes.
  - D. Provide lighting at each landing of each stair or ladder run.
  - E. Permanent building lighting may [not] be utilized during construction.
- 3.4 HEATING AND VENTILATING
- A. Provide temporary heat as required for construction operations. Temporary sources of heat shall be direct vented and thermostatically controlled. Open flame devices or solid fuels are not allowed.
  - B. Provide forced ventilation by portions of the permanent system or by portable units, to cure materials, to disperse humidity, and to prevent accumulations of dust, fumes, vapors, or gases. Provide ductwork with temporary filters to prevent the broadcasting of dust and debris.
  - C. In occupied facilities, while performing operations that generate fumes or dust, provide both fresh air intake and fan powered ventilation to control spread of fumes or dust to occupied areas of the building.
- 3.5 TEMPORARY TELEPHONE
- A. City telephones on-site may not be used by Contractors.
- 3.6 TEMPORARY WATER SUPPLY
- A. Provide temporary water service of adequate size as required for fire protection and construction operations.
  - B. Provide drinking water, paper cups, and waste receptacles for personnel.
- 3.7 SANITARY FACILITIES
- A. Provide sanitary facilities according to law at locations approved by the City. Provide privacy enclosures, toilet paper, waste receptacles, and periodic janitorial services.
  - B. Enforce use of sanitary facilities. Evidence to the contrary shall require removal, disinfecting, and reconstruction of defaced work or landscape.
  - C. The use of the Owner's toilet facilities by construction personnel will not be permitted.
- 3.8 FIRE PROTECTION
- A. Provide temporary fire protection and portable fire extinguishers according to law.
- 3.9 CONSTRUCTION AIDS
- A. Provide construction aids required for execution of the work, including scaffolds, staging, ladders, stairs, ramps, runways, platforms, railings, hoists, cranes, chutes, and other facilities and equipment.
  - B. Provide and operate drainage and pumping equipment; maintain excavations and site free of standing water. Coordinate with Division 2.

### 3.10 STAIRS AND ELEVATORS

- A. Designated existing stairs may be used by Construction personnel.

### 3.11 BARRIERS

- A. Provide barriers to prevent unauthorized entry to construction areas to allow for City's use of site, and to protect existing facilities and adjacent properties from damage from construction and demolition operations.
- B. Protect non-owned vehicular traffic, stored materials, site, and structures from damage.

### 3.12 FENCING

- A. Construction - Commercial grade chain link fence.
- B. Provide 6 foot high (min.) fence around construction site; equip with vehicular gates with locks.

### 3.13 EXTERIOR ENCLOSURES

- A. Provide temporary 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.
- B. Provide temporary tarps or other protection to roofs made open to weather by construction operations.

### 3.14 INTERIOR ENCLOSURES

- A. Provide temporary partitions to separate work areas from City occupied areas, to prevent penetration of dust and moisture into City occupied areas, to prevent damage to existing materials and equipment and as indicated.
- B. Construction - Steel stud framing and gypsum board with closed joints and sealed edges at intersections with existing surfaces.

### 3.15 PROTECTION OF INSTALLED WORK

- A. Protect installed Work and provide special protection where specified in individual specification sections.
- B. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings.
- C. Protect finished floors, stairs, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects, by covering with durable sheet materials.
- D. Prohibit traffic or storage upon waterproofed or roofed surfaces. If traffic or activity is necessary, obtain recommendations for protection from waterproofing or roofing material manufacturer.
- E. Prohibit traffic from landscaped areas.

### 3.16 SITE SECURITY

- A. The City assumes no responsibility for loss, theft, or damage to the work, tools, equipment, and construction. In the instance of any such loss, theft, or damage, the Contractor shall be responsible to renew, restore, or remedy the work, tools,

equipment, and construction in accordance with requirements of the Contract Documents without additional cost to the City.

- B. The Contractor, at his own cost, may provide watchman services, and other means of site security.
- C. Site parked equipment, operable machinery, and hazardous parts of the new construction subject to mischief and accidental operation, shall be inaccessible, locked, or otherwise made inoperable when left unattended.
- D. Liability - The City is not responsible for damage, liability, theft, casualty, or other hazard to the automobiles or other vehicles, nor to injury including death to occupants of automobiles or other vehicles on the City's property. Provide signs to this effect in the designated parking area.

### 3.17 ACCESS ROADS AND PARKING AREAS

- A. Access Roads
  - 1. Use existing roads on Site for access. Protect roads from damage from extra heavy loading by use of timbers or other approved means.
- B. Parking Areas
  - 1. City will permit use of a designated area of the existing parking lot on the Site for exclusive parking of workmen's automobiles and of the automobiles of the Design Professional, Consultants, and other visitors having business at the Site.

### 3.18 PROJECT SIGN

- A Provide project identification sign, and temporary information and direction signs as required and approved. See Specification section 015800 for requirements.

### 3.19 TERMINATION AND REMOVAL

- A. Remove each temporary facility when the need has ended, or when replaced by authorized use of a permanent facility, but no later than Substantial Completion. Complete or 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.
- B. Materials and facilities that constitute temporary facilities are property of the Contractor
- C. Remove temporary paving that is not intended for or acceptable for integration into permanent paving. Where the area is intended for landscape development, remove soil and aggregate fill that does 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 which 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.

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