

SECTION 015000B

TEMPORARY FACILITIES AND CONTROLS

*[---Section 015000B is for use with small projects/contracts;
alternate Section 015000A is for use with large projects/contracts---]*

*[---Section 015000B contains numerous edit requirements; in addition, the base 015000B may be edited
by the University to fit their requirements---]*

PART 1 - GENERAL

1.01 RESPONSIBILITIES

- A. The Lead Prime Contractor shall provide those temporary utilities, temporary construction and support facilities, and security and protection facilities which are common to the Work of all Separate Prime Contractors. Specific exceptions are noted throughout this Section.
- B. Each Separate Prime Contractor shall provide the remainder of his/her own temporary utilities, temporary construction and support facilities, and security and protection facilities required to perform his/her own Work.
- C. Unless the University requests that it be maintained longer, each temporary facility shall be removed when it is no longer required. Temporary facilities remaining after Substantial Completion shall only be allowed with the approval of the University.
- D. Any Contractor who fails to carry out his/her responsibilities as set forth in this Section shall be held responsible for such failure, and the University shall have the right to take such action as it deems proper for the protection of the Work, the Project site, and University property, and shall deduct the cost involved from the amount that Contractor is otherwise due.

1.02 DEFINITIONS

- A. Common temporary utilities may include but are not limited to the following, if required:
 - 1. Water service and distribution
 - 2. Electric power and light
 - 3. Telephone service
- B. Common temporary construction and support facilities may include but are not limited to the following, if required:
 - 1. Environmental conditioning (heat, cooling, humidity control, and/or ventilation) necessary to allow the Work to be carried out without interruption and under the correct conditions
 - 2. Environmental enclosure/protection of the building as a whole
 - 3. Sanitary facilities and sanitary waste disposal services
 - 4. General waste collection and disposal services
 - 5. Field office
 - 6. Storage area
 - 7. Construction aids and miscellaneous services and facilities
- C. Security and protection facilities may include but are not limited to the following, if required:
 - 1. Site barricades, warning signs, warning lights, and traffic control for the site
 - 2. Site enclosure fence
 - 3. Temporary fire protection
 - 4. Environmental and site protection

1.03 INSTALLATION

- A. The Lead Prime Contractor shall, in coordination with the other Separate Prime Contractors, prepare a site mobilization plan indicating the proposed number and location of office trailers, the location and dimensions of any storage trailers or storage area, the location and dimensions of any area to be fenced for use by the Contractors, and diagrams of routes of ingress/egress to the site and traffic control on the site. The site mobilization plan shall be submitted to the University for approval prior to mobilization on the site.
- B. Temporary utilities and facilities should be located where they will serve the Project and all Contractors adequately and result in minimum interference with performance of the Work. Temporary facilities and utilities should be relocated and modified as required as the Work progresses.
- C. Temporary utilities and facilities shall be installed and maintained in a manner acceptable to the University and in compliance with the appropriate code for such temporary installation and construction. Such codes and requirements may include requirements arising from building codes, safety and health regulations, utility company requirements, emergency services rules, and environmental protection regulations. Qualified people shall be used for the installation and maintenance of temporary facilities. Contractors shall arrange with the authorities having jurisdiction with respect to such codes and requirements for required inspections, certifications, and tests. The University may have requirements different from or in addition to those within this Section.

1.04 TEMPORARY UTILITIES *[---These paragraphs are to be edited to fit the University and contract specifics. Possible example and recommended subparagraphs and provisions included below.---]*

- A. The Lead Prime Contractor shall provide an adequate water supply for use by all Separate Prime Contractors in accomplishing the Work.
- B. The Electrical Contractor shall provide all common temporary electrical power and circuits and outlets, extended throughout the building, for use by all Separate Prime Contractors in accomplishing the Work. Service should not be less than 120/208 volts single phase. Each Separate Prime Contractor shall provide their own grounded electrical extension cords. If any Contractor requires multi-phase power, that Contractor shall be responsible for providing that power; but he/she shall coordinate his/her multi-phase power with the Electrical Contractor. The temporary electrical power system shall not be used for welding operations or for temporary heat.
- C. The Electrical Contractor shall provide all common temporary lighting for use by all Separate Prime Contractors in accomplishing the Work whenever overhead roof deck or flooring has been installed or is present, or when the work area otherwise has insufficient light to support proper construction operations.
- D. The responsible Contractor shall provide meters for and pay to the University for all costs for the consumption of temporary utilities. If any utilities are drawn directly off of the local provider's infrastructure, the responsible Contractor shall comply with the requirements of that provider and make payment directly to that provider.
- E. Any part or parts of permanent utility lines, grounds, and buildings, disturbed or damaged by the installation and/or removal of temporary utility lines shall be restored to their original condition.
- F. The Contractor shall coordinate with the University for a time when a utility can be interrupted, where necessary, to make connections for temporary services.

- G. The Contractor shall arrange for authorities having jurisdiction to inspect and test each temporary utility before use.
 - H. Telephone, data, and other telecommunications services for temporary office and storage trailers shall be the responsibility of each Contractor.
- 1.05 TEMPORARY ENVIRONMENTAL CONDITIONING *[---These paragraphs are to be edited to fit the University and contract specifics. Possible example and recommended subparagraphs and provisions included below.---]*
- A. Prior to closure of the building, each Separate Prime Contractor shall provide, operate, and maintain, including providing fuel, to supply temporary heat to protect their own portion of the Work.
 - B. Subsequent to closure of the building, the Lead Prime Contractor shall provide temporary heating and dehumidification required by construction activities inside the enclosed area.
 - C. Temporary heating units shall have a UL rating and label. Self-contained oil-fired portable heaters, if used, shall be vented to outside of the structure. Electric resistance heating and gasoline-burning space heaters, open flame, or salamander-type heating units are not permitted.
 - D. The permanent HVAC systems shall not be used to supply temporary heat and cooling except with approval of the University.
- 1.06 SANITARY FACILITIES *[---These paragraphs are to be edited to fit the University and contract specifics. Possible example and recommended subparagraphs and provisions included below.---]*
- A. The Lead Prime Contractor shall provide and maintain sanitary facilities.
 - B. Sanitary facilities include temporary toilets, wash facilities, and drinking water facilities, provided with toilet tissue and similar disposable materials for each facility. Wash facilities, with cleaning products, shall be supplied with potable water at convenient locations. Safety showers and/or eye-wash fountains shall be provided, as necessary. Drinking water shall consist of bottled-water type drinking water units, with paper cups.
- 1.07 GENERAL WASTE COLLECTION AND DISPOSAL *[---These paragraphs are to be edited to fit the University and contract specifics. Possible example and recommended subparagraphs and provisions included below.---]*
- A. Each Contractor shall provide their own dumpsters for demolition materials, construction debris, and other waste materials. Hazardous, dangerous, or unsanitary waste materials shall be handled separately from other waste by containerizing properly, and shall be disposed of in a lawful manner. Containers shall be marked appropriately.
 - B. Burying or burning waste materials on site is not permitted. Washing waste down sewers or into waterways is not permitted.
- 1.08 TEMPORARY OFFICES AND SHEDS *[---These paragraphs are to be edited to fit the University and contract specifics. Possible example and recommended subparagraphs and provisions included below. Certain projects may allow contractor or office space within existing University buildings.---]*

- A. The Lead Prime Contractor shall provide a prefabricated, mobile unit(s) or similar job-built construction office for his/her own use, and for the Project in general. The unit should provide adequate space for Periodic Project Progress Meetings and other project coordination meetings.
- B. Each Separate Prime Contractor shall provide, if required, his/her own prefabricated, mobile unit(s) or similar job-built construction office for his/her own use.
- C. The Lead Prime Contractor shall provide one or more open common storage areas. Open storage areas shall be enclosed by a temporary high chain link fence. Each Separate Prime Contractor shall provide his/her own enclosed storage trailers/facilities.
- D. Trailers, mobile units, and storage facilities shall present a clean and neat exterior appearance and shall be in a state of good repair.

1.09 CONSTRUCTION AIDS

- A. Each Separate Prime Contractor shall be responsible for any construction aids and facilities required to perform their own work.
- B. Contractors shall supply, erect, maintain, and operate scaffolding and hoisting facilities and equipment for their own use.
- C. Contractors shall supply, assemble, erect, and move into proper location, all derricks, hoists, lifting apparatus and similar equipment necessary for the execution and installation of their own work.
- D. Any Contractor requiring access to the roof shall erect a personnel elevator or ladders, external to the building, for access to the roof.
- E. The operators of all equipment shall be properly licensed for equipment in use and shall be fully experienced in the safe operation of the equipment in use.
- F. Contractors shall comply with the terms, regulations, and conditions contained in the latest edition of the Pennsylvania Department of Labor and Industry Regulations for Construction and Repairs. Contractors shall also comply with OSHA requirements for construction aids and facilities.

1.10 TEMPORARY SECURITY AND PROTECTION

- A. The Lead Prime Contractor shall provide, install, and maintain necessary and proper barricades, warning signs, and lights to limit public access to the Project area.
- B. Prior to any construction operations beginning, the Lead Prime Contractor shall install a site enclosure fence. The fence shall be maintained around the perimeter of the site, and shall meet the requirements of the University.
- C. Each Separate Prime Contractor performing excavation and trenching shall be responsible for protection for his/her excavation or trench. Excavations and trenches shall not be open overnight or on weekends without the University's permission.

1.11 TEMPORARY FIRE PROTECTION

- A. The Lead Prime Contractor shall install and maintain temporary fire extinguishers of the types needed to protect against reasonably predictable and controllable fire losses.

- B. Each Separate Prime Contractor shall provide additional fire extinguishers of the types needed for specific work or equipment requiring dedicated fire protection.

1.12 TEMPORARY ENVIRONMENTAL CONTROLS

- A. The General Construction Contractor, or the Lead Prime Contractor if there is no General Construction Contractor, shall be responsible for overall environmental protection of the Project site. All Separate Prime Contractors shall be responsive to the General or Lead Contractor for establishment and maintenance of environmental protection, and all Separate Prime Contractors shall be responsible for environmental protection relative to their own Work.
- B. Contractors shall be responsible for any fuel storage and dispensing operations, and any equipment storage and servicing operations, that they establish and operate. Fuel, lubricants, and oil and their related operations shall be managed in accordance with all Federal, Commonwealth, and local laws and regulations.
- C. Contractors shall provide protection for the construction in progress and completed construction. Protection shall be from exposure, foul weather, moisture, fumes, dust and dirt, and other conditions detrimental to the Work.
- D. Contractors shall provide, as required, protection for existing facilities. Protection shall protect ongoing University operations, personnel, and property from dust, dirt, noise, fumes, and danger from construction operations.
- E. Grass located within the boundaries of the construction site shall be mowed for the duration of the project.
- F. The General Prime Contractor shall, upon completion of the Work and after removal of trailers, materials, and equipments, restore the site to the original condition.

1.13 MISCELLANEOUS CONTROLS

- A. Immediately upon beginning of the Work, the Lead Prime Contractor shall provide a location, easily accessible to all employees and visitors, for displaying all required Equal Employment Opportunity, Labor & Industry, OSHA, and similar documents and posters.
- B. Contractors will be required to use the access and haul routes shown on the plans, unless otherwise permitted in writing by the University. When access or haul routes are not designated on the plans, Contractors must obtain approval from the University for any routes on campus that they intend to use.
- C. During construction the Lead Prime Contractor shall provide access and temporarily relocated roads and sidewalks as necessary to maintain vehicle and personnel traffic.
- D. The Lead Prime Contractor shall maintain the Project site free of waste materials and debris on a daily basis. The University reserves the right to require substantial clean-up of the project site, during the course of the work, for any scheduled special events at no additional increase in Contract cost or time.

PART 2 – PRODUCTS

(Not Used)

PART 3 – EXECUTION

(Not Used)

END OF SECTION 015000B