01 50 00 TEMPORARY FACILITIES AND CONTROLS

1. GENERAL
	1. WORK INCLUDED
		1. Provide temporary facilities, including OPT’s field office and the Contractor’s field offices, storage sheds, and temporary utilities needed to complete the Work.
		2. Install and maintain temporary Project identification signs. Provide temporary on-site informational signs to identify key elements of the construction facilities. Do not allow other signs to be displayed.
	2. QUALITY ASSURANCE
		1. Provide a total electrical heating and cooling system for the OPT’s field office capable of maintaining the following conditions:
			1. Heating: Minimum 75 degrees ID temp at 10 degrees ambient.
			2. Cooling: Minimum 75 degrees ID temp at 105 degrees ambient.
			3. Relative humidity: 48 to 54 percent.
		2. Inspect and test each service before placing temporary utilities in use. Arrange for all required inspections and tests by regulatory agencies, and obtain required certifications and permits for use.
	3. DELIVERY AND STORAGE
		1. Arrange transportation, loading, and handling of temporary buildings and sheds.
	4. JOB CONDITIONS
		1. Locate buildings and sheds at the Site as indicated or as approved by the OPT.
		2. Prepare the Site by removing trees, brush, or debris and performing demolition or grubbing needed to clear a space adequate for the structures.
		3. Pay for the utilities used by temporary facilities during construction.
		4. Provide each temporary service and facility ready for use at each location when the service or facility is first needed to avoid delay in the performance of the Work. Provide OPT’s field office complete and ready for occupancy and use within 7 days of the Notice to Proceed.
		5. Maintain, expand as required, and modify temporary services and facilities as needed throughout the progress of the Work.
		6. Remove services and facilities when approved by the OAR.
		7. Operate temporary facilities in a safe and efficient manner.
			1. Restrict loads on temporary services or facilities to within their designed or designated capacities.
			2. Provide sanitary conditions. Prevent public nuisance or hazardous conditions from developing or existing at the Site.
			3. Prevent freezing of pipes, flooding, or the contamination of water.
			4. Maintain Site security and protection of the facilities.
	5. OPTIONS
		1. Construction offices may be prefabricated buildings on skids or mobile trailers.
		2. Storage sheds may be prefabricated buildings on skids or truck trailers.
2. PRODUCTS
	* 1. A Field Office is generally needed for most projects that are over $1M or over 6 months. If a Field Office is not required for this Project, do not delete Paragraph 2.01, but add “FIELD OFFICE NOT REQUIRED” next to the heading for 2.01.
	1. TEMPORARY FIELD OFFICES
		1. The Contractor must furnish the OPT with a field office at the Site. The field office must contain at least 120 square feet of useable space. The field office must be air-conditioned and heated and must be furnished with an inclined table that measures at least 30 inches by 60 inches and two chairs. The Contractor shall move the field office on the Site as required by the OAR. There is no separate pay item for the field office.
		2. Furnish a field office of adequate size for Contractor’s use. Provide conference room space for a minimum of 10 people.
		3. Other trades may provide their own offices only when space is available at the Site, and the OPT agrees to its size, condition, and location.
		4. No monthly partial payments will be processed until OPT’s field office facilities are completed and approved.
	2. TEMPORARY STORAGE BUILDINGS
		1. Furnish storage buildings of adequate size to store any materials or equipment delivered to the Site that might be affected by weather.
	3. TEMPORARY SANITARY FACILITIES
		1. Provide sanitary facilities at the Site from the commencement of the Project until Project conclusion. Maintain these facilities in a clean and sanitary condition at all times, and comply with the requirements of the local health authority. On large sites, provide portable toilets at such locations that no point in the Site shall be more than 600 feet from a toilet.
		2. Use these sanitary facilities. Do not use restrooms within existing or Owner-occupied buildings.
	4. TEMPORARY HEAT
		1. Provide heating devices needed to protect buildings during construction. Provide fuel needed to operate the heating devices and attend the heating devices at all times they are in operation, including overnight operations.
	5. TEMPORARY UTILITIES
		1. Provide the temporary utilities for administration, construction, testing, disinfection, and start-up of the Work, including electrical power, water, and telephone. Pay all costs associated with furnishing temporary utilities.
			1. Provide a source of temporary electrical power of adequate size for construction procedures.
				1. Use existing power systems where spare capacity is available. Provide temporary power connections that do not adversely affect the existing power supply. Submit connections to the OAR for approval prior to installation.
				2. Provide electrical pole and service connections that comply with Laws and Regulations and the requirements of the power company.
			2. Provide telephone service to the Site and install telephones inside the Contractor’s and the OPT’s field office.
		2. This needs to be revised to include references to any applicable City Codes and Ordinances.
	6. WATER FOR CONSTRUCTION
		1. Provide temporary water. Potable water may be purchased from the Owner by obtaining a water meter from the Owner and transporting water from a water hydrant. Non-potable water may be used for hydraulic testing of non-potable basins or pipelines. Include the cost of water in the Contract Price.
		2. Contractor must comply with the City of Corpus Christi’s Water Conservation and Drought Contingency Plan as amended (the “Plan”). This includes implementing water conservation measures established for changing conditions. The City Engineer will provide a copy of the Plan to Contractor at the pre-construction meeting. The Contractor will keep a copy of the Plan on the Site throughout construction.
3. EXECUTION
	1. LOCATION OF TEMPORARY FACILITIES
		1. Locate temporary facilities in areas approved by the OAR. Construct and install signs at locations approved by the OAR. Install informational signs so they are clearly visible.

**Note to Specifier: Verify with City whether signs are required for the Project. If signs are not required, add ‘NOT APPLICABLE’ to the heading.**

* 1. PROJECT IDENTIFICATION AND SIGNS
		1. The Owner will furnish two Project signs to be installed by the Contractor. The signs must be installed before construction begins and will be maintained throughout the Project period by the Contractor. The locations of the signs will be determined in the field by the OAR.
	2. TEMPORARY LIGHTING
		1. Provide temporary lighting inside buildings once buildings are weatherproof.
		2. Provide lighting that is adequate to perform Work within any space. Temporary lights may be removed once the permanent lighting is in service.
		3. Provide portable flood lights at any time that Work will be performed outside the structure at night. Provide adequate lighting at any location Work is being performed.
	3. DRINKING WATER
		1. Provide all field offices with potable water. Provide a dispenser and cooling apparatus if bottled drinking water is provided.
		2. Pay for water services and maintain daily.
	4. CONSTRUCTION FENCE
		1. Install and maintain a construction fence around the Site and off-site storage yards. Fence must be a minimum 6 feet high chain link construction unless shown otherwise. Provide gates with padlocks.
	5. REMOVAL OF TEMPORARY FACILITIES
		1. Remove temporary buildings, sheds, and utilities at the conclusion of the Project and restore the Site to original condition or finished in accordance with the Drawings.
		2. Remove informational signs upon completion of construction.
		3. Remove Project identification signs, framing, supports, and foundations upon completion of the Project.
	6. MAINTENANCE AND JANITORIAL SERVICE
		1. Provide janitorial service (sweeping/mopping) for the OPT’s field office on a weekly basis or as requested. Empty trash receptacles daily or as needed.
		2. Maintain signs and supports in a neat, clean condition. Repair damage to structures, framings, or signs.
		3. Repair any damage to Work caused by placement or removal of temporary signage.
		4. Service, maintain, and replace, if necessary, the OPT’s field office computer equipment throughout the Project as required by the OPT including replacement cartridges for all office equipment.

END OF SECTION