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SECTION 01 50 00

TEMPORARY FACILITIES AND CONTROLS

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**PART 1 - GENERAL**

1.1 SUMMARY

- A. This section describes temporary construction facilities and temporary controls.
  - 1. Electricity and lighting.
  - 2. Heat and ventilation.
  - 3. Water and sanitary facilities.
  - 4. Construction aids.
  - 5. Temporary enclosures.
  - 6. Barriers.
  - 7. Cleaning during construction.
  - 8. Project identification.
  - 9. Field offices and telephone service.
  - 10. Storage.
  - 11. Site waste management.
- B. Related Requirements:
  - 1. Section 01 70 00: Progress cleaning and final cleaning.
- C. Provide temporary construction facilities and temporary controls as required to conform to applicable authorities and as required to complete Project in accordance with Contract Documents.
  - 1. Authorities: Contact governing authorities to establish extent of temporary facilities and temporary controls required by authorities.

1.2 ELECTRICITY AND LIGHTING

- A. Provide electrical service required for construction operations, with branch wiring and distribution boxes located to allow service and lighting by means of construction-type power cords.
  - 1. Connection to existing electrical service is permitted.
  - 2. Owner will pay costs of energy used from existing on-site services.
- B. Provide lighting for construction operations.
  - 1. Permanent lighting may be used during construction; maintain lighting and make routine repairs.

**1.3 HEAT AND VENTILATION**

- A. Provide heat and ventilation as required to maintain specified conditions for construction operation, to protect materials and finishes from damage due to temperature and humidity.
- B. Owner will pay costs of energy used from existing on-site services.

**1.4 WATER AND SANITARY FACILITIES**

- A. Provide water service required for construction operations; extend branch piping with outlets located so water is available by use of hoses.
  - 1. Connection to existing facilities is permitted.
  - 2. Owner will pay for water used from existing on-site services.
- B. Provide and maintain required sanitary facilities and enclosures.

**1.5 CONSTRUCTION AIDS**

- A. Noise, Dust and Pollution Control: Provide materials and equipment necessary to comply with local requirements for noise, dust and pollution control.
- B. Fire Protection: Maintain on-site fire protection facilities as required by applicable authorities and insurance requirements.
- C. Dewatering: Provide and operate drainage and pumping equipment; maintain excavations and site free of standing water.

**1.6 ENCLOSURES**

- A. Temporary Closures: Provide temporary weather-tight closures for exterior openings for acceptable working conditions, for protection for materials, to protect interior materials from dampness, for temporary heating, and to prevent unauthorized entry.
  - 1. Provide doors with self-closing hardware and locks.

**1.7 BARRIERS**

- A. Barriers: Provide barriers as required to prevent public entry to construction areas and to protect adjacent properties from damage from construction operations.
  - 1. Fence: Provide minimum 8-foot high commercial grade chain link or painted solid wood fence around construction site; equip with gates with locks.
  - 2. Covered Walkways: Provide lighted covered painted walkways as required by governing authorities for public rights-of-way and for public access to existing building.
- B. Barricades: Provide barricades as required by governing authorities.

**1.8 CLEANING DURING CONSTRUCTION**

- A. Control accumulation of waste materials and rubbish; recycle or dispose of off-site.
- B. Clean interior areas prior to start of finish work, maintain areas free of dust and other contaminants during finishing operations.

**1.9 PROJECT IDENTIFICATION**

- A. Signs: Subject to approval of Architect and Owner.

**1.10 FIELD OFFICES AND TELEPHONE SERVICE**

- A. Field Office: Provide weather-tight field office, with lighting, electrical outlets, data outlets, heating, and ventilating equipment, and equipped with furniture.
  - 1. Meeting Space: In addition, provide space for Project meetings with table and chairs to accommodate minimum six persons.
  - 2. Telephone Service: Provide telephone service to field office.
  - 3. Multi-Purpose Copier: Provide plain paper multi-purpose color and black-and-white copier with enlargement and reduction capability and with built-in printer, scanner, and facsimile capabilities.
  - 4. Computer: Provide desktop computer system at Project field office with e-mail capacity and software compatible with Architect word processing system; include separate e-mail line and internet capabilities.
    - a. Digital Camera: Maintain operational digital camera on-site during construction along with software allowing transmission of digital pictures taken on-site via e-mail to Owner and Architect.
- B. Cellular Telephone Service: Provide each on-site Project Manager with cellular telephone to allow Owner and Architect on-site contact at all times during construction operations.
  - 1. Schedules: Submit schedules of on-site Project Managers with individual cellular telephone numbers to Owner and Architect; maintain schedules and cell phone numbers up-to-date during Project on-site operations.

**1.11 STORAGE**

- A. Storage for Tools, Materials, and Equipment: Limit on-site storage to Project area; provide weather-tight storage, with heat and ventilation for products requiring controlled conditions.
  - 1. Maintain adequate space for organized storage and access.
  - 2. Provide lighting for inspection of stored materials.

**1.12 SITE WASTE MANAGEMENT**

- A. Site Waste Management: Comply with applicable regulations for diverting Project waste from landfill; aim for waste management goal of 65% or higher.
  - 1. CALGreen: Refer to Section 01 35 15 for specific CALGreen requirements related to construction waste.
  - 2. Effect optimum control of solid wastes.
  - 3. Prevent environmental pollution and damage.
- B. Reports: Provide as required by applicable authorities.
- C. Recycling: Implement recycling program that includes separate collection of waste materials of types as applicable to Project; recycling program to be applied by Contractors and subcontractors.
- D. Handling: Keep materials free of dirt, adhesives, solvents, petroleum contamination, and other substances deleterious to recycling process.
  - 1. Clean materials contaminated prior to placing in collection containers.
  - 2. Arrange for collection by or delivery to appropriate recycling center or transfer station that accepts construction and demolition waste for purpose of recycling.
- E. Participate in Re-Use Programs: Rebates, tax credits, and other savings obtained for recycled or re-used materials shall accrue to Contractor.

**1.13 REMOVAL**

- A. Remove temporary materials, equipment, services, and construction prior to Substantial Completion Inspection.
- B. Clean and repair damage caused by installation or use of temporary facilities.
- C. Restore existing facilities used during construction to specified or original condition.

**END OF SECTION**