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General Construction Project Standards

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Abstract:

This specification establishes a standard of quality for the construction of Customer facilities.

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REVISION LOG

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PART 1.0 GENERAL

1.1 RELATED DOCUMENTS

Procurement documents and general provisions of the Contract
General and Supplementary Conditions and Specifications

1.2 SUMMARY

Work includes procurement procedures, work covered by Contract Documents, work restrictions and use of premises.

See Environmental Protection Standards

See Temporary Facilities and Control Standards

1.3 LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED)

See Sustainable Design Standards.

1.4 CODES AND ORDINANCES

The Company shall comply with all currently adopted codes, ordinances, laws and regulations applicable to the work. The Company shall be fully responsible for any results of carelessness or violations in this respect, and shall hold the Customer harmless from any damage. Nothing in the specifications and drawings shall be construed to permit work not in complete conformance with any national, state or local codes or ordinances.

1.5 REFERENCES

General:

The Company shall comply with the applicable provisions of the referenced standards except as modified by governing codes and the Contract Documents. Where a recommendation occurs in the referenced standards, it shall be considered mandatory. In the event of conflict, the more stringent standard or requirement shall govern.

1.6 SAFETY AND HEALTH STANDARDS

The Company shall comply with the Federal safety orders as set forth in OSHA and comply with all applicable procedures as outlined in Environmental Protection Standards.

1.7 FIRE SAFETY

Existing building sites:

The Company shall do all things reasonably necessary to preserve the capability of protecting interior building areas from perils of fire. Disturbance of existing fire protection must be minimized; sprinkler systems in adjacent areas shall remain intact and functioning as much as possible. Those systems in adjacent areas that are supplied by a source common to the shutdown system in the construction site shall be restored to service as quickly as possible and shall not remain out of service beyond the end of the work shift period.

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- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

New building sites:

The Company shall do all things reasonably necessary to ensure delivery of an adequate and reliable water supply to the construction site for fire protection. Prior to the time exterior walls and roofs are erected, make available for use [Redacted]

Notify the Project Manager 48 hours in advance of any connections.

The Company shall do the following and all other things reasonably necessary to protect the work from the hazards of fire and wind.

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

Notification:

The Company shall provide the Customer prior notification of work that will be performed on fire protection systems. Only Company personnel may take out of service and restore to service [Redacted]

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1.8 FURNISHED PRODUCTS

The Company will furnish products indicated - the Work includes [REDACTED]

1.9 SYSTEM DESCRIPTION

See applicable contract design requirements and performance requirements

1.10 SUBMITTALS

Product Data: Submit for action.

The Company shall review manufacturer's literature and installation instructions for [REDACTED]

Shop Drawings: Submit for action.

The Company shall prepare shop drawings for the fabrication and installation of the Work. Details shall be not less than [REDACTED]

Samples: Submit for action.

The Company shall review sufficient samples to establish [REDACTED]

Calculations: Submit for information.

Quality Assurance/Quality Control Submittals: Submit for information, as required:

[REDACTED]

Document Review:

The Company shall prepare a written statement signed by the Project Manager that the Contract Documents, shop drawings and product data have [REDACTED]

Closeout Submittals: Submit for Owner's documentation, as required:

[REDACTED]

1.11 QUALITY ASSURANCE

Definition of Qualified Installer:

5 years experience in the installation of [REDACTED]

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Regulatory Requirements:

The Company shall comply with applicable requirements of the laws, codes, and regulations of Responsible Authorities (RA). Obtain necessary approvals from RA's.

Pre-Installation Meetings:

Before the start of Work, Company representatives shall meet at the Project site to review [REDACTED]

1.12 DELIVERY, STORAGE AND HANDLING

Packaging, Shipping, Handling and Unloading: As required

Storage and Protection: As required

1.13 WARRANTY

Submit in Customer's documentation.

Warranty shall be [REDACTED]

1.14 MAINTENANCE

As required to include required Extra Materials.

1.15 EMERGENCY POINT OF CONTACT

The Company shall provide at the time of award of contract an emergency telephone number where the Company can be contacted 24 hours a day.

PART 2.0 PRODUCTS

2.1 MANUFACTURERS

All articles, material, and equipment shall [REDACTED]

2.2 MATERIALS

The Company shall provide all new materials required for a complete and operable facility. No materials will be supplied unless [REDACTED]

2.3 SURPLUS MATERIALS AND EQUIPMENT

Existing materials and equipment that have been removed and are in reusable condition shall [REDACTED]

Salvageable materials include, but are not limited to, [REDACTED]

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Company owned construction materials and/or equipment or construction declared surplus but not in reusable condition, as determined by the Project Manager, shall [REDACTED]

The Company is responsible for loading and unloading all materials. Only Company personnel shall [REDACTED]

Refer to Environmental Protection Standards for any construction materials or equipment suspected to contain [REDACTED]

2.4 FIXED ASSET EQUIPMENT

Fixed asset items are identified by Company tags or labels.

Fixed asset equipment include, but are not limited to, [REDACTED]

Fixed asset equipment shall [REDACTED]

Refer to Environmental Protection Standards for any construction materials or equipment suspected to contain [REDACTED]

2.5 FINISHES

Whether or not specifically required by other construction documents, [REDACTED]

2.6 SOURCE QUALITY CONTROL

Add requirements as necessary.

2.7 MONITORING ACTIVITIES

The Company will furnish Customer personnel with access to the Work, materials and facilities required to monitor the Work and provide [REDACTED]

PART 3: EXECUTION

3.1 GENERAL

Edit the following as required.

Manufacturer's Instructions:

Prepare substrates, apply primers and install (erect, apply) the work, including (equipment, components, and) accessories according to [REDACTED]

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The Company shall not allow the use of non-company equipment such as [REDACTED]
[REDACTED]

The Company shall furnish all equipment necessary for [REDACTED]
[REDACTED]

Coordination of Work:
The Company shall determine peculiarities and limitations of the area of work. Exercise due care to ensure [REDACTED]
[REDACTED]

Refer to architectural drawings and industrial engineering layouts for [REDACTED]

Coordinate work with that of others to produce [REDACTED]
[REDACTED]

Maintain minimum 3 ft. 6 in. of clear space in front of [REDACTED]
[REDACTED]

Coordinate among trades to achieve required clearances and locations. Make changes to the work as required. Required changes shall be submitted to the Customer for concurrence.

Remove and reinstall work that interferes with [REDACTED]
[REDACTED]

The Company shall plan work to avoid potential delays. Furnish a CPM schedule and update weekly with [REDACTED]
[REDACTED]

Modification of New and Existing Construction:
Do all cutting, fitting and patching required to adapt to site conditions and as required to [REDACTED]
[REDACTED]

Lead-based paints have been used on buildings and metal structures because of their durability and corrosion resistance. Buildings and metal structures may be coated with lead-based paint. Any demolition work of painted surfaces must be performed in conformance to OSHA Lead in Construction Standard,

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Title 8, CCR Section 1523.1

Equipment and Operations Noise:

Adequately muffle construction equipment to prevent excessive noise. Conduct construction operations to avoid [REDACTED] Where the use of any of the following tools is required, limit operation of such tools in occupied buildings to other than regular working hours.

[REDACTED]

Prior to start of any work in the affected area, clear with Project Manager as to when the area will be available and at what time the work may be accomplished.

Gasoline or propane powered equipment shall not [REDACTED]

Dust Control:

During construction, keep dust to a minimum and under control. Refer to Environmental Protection Standards. Where walls or floors (non-hazardous materials) are removed, cut or installed, [REDACTED]

Existing Services:

Where existing utility, electrical or other services are temporarily disconnected because of demolition or other construction activity, they shall [REDACTED]

3.2 USE AND CARE OF PREMISES

General

The Company shall be responsible, as far as the operations are concerned, for the care and preservation of [REDACTED]

Protection of equipment:

The Company and each subcontractor identified with the contract that may have work to perform in any part of the premises in which mechanical apparatus and equipment of fixtures of any sort are installed, or in the process of being installed, shall [REDACTED]

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Welding and open flame operations:

Take special precaution at all times against fire. Advise the Project Manager 48 hours prior to start of any

Sewers and drains:

The Company is responsible for preventing hazardous or non-sewerable materials from spills or getting into sewers, drains, and catch basins at all times during construction. This includes

Existing utilities:

Utility and/or service lines shall not

Temporary loadings of floors and roofs:

Temporary floor or roof loadings for the storage of materials, equipment, lifting devices, and like items, or transporting of material or equipment across a floor or roof shall not

For transporting of heavy materials or equipment across the floor or roof, the Company shall

This shall include

3.3 INSTALLATION

Anchors and Fastenings:

The Company shall determine the location and depth of existing underfloor cells of electrical and communications systems before drilling holes or installing powder-actuated fasteners in concrete floors. Check as-built drawings and perform a field survey of the area. The headers and ducts of such systems have shallow embedment in the concrete and must not

Attention is specifically directed to the following operations where violations to the above may occur.

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

Drilling or other penetrations of flutes in metal decking from the underside is

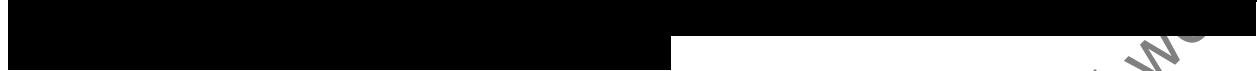
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3.4 FIELD QUALITY CONTROL

Inspection:

The Company shall make a close inspection of materials delivered to the project and promptly



3.5 MONITORING ACTIVITIES

The Company will furnish Customer personnel with access to the Work, materials and facilities required to monitor the Work and provide



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