

SECTION 01010
CONDITIONS OF WORK

PART 1 GENERAL

1.1 CONTRACTOR USE OF SITE AND PREMISES

- A. Limit use of site and premises to allow Owner occupancy.
- B. Emergency Building Exits During Construction shall not be blocked
- C. Construction Operations: Limited to construction areas.
- D. Building toilet facilities may be used only as designated by the Owner
- E. Parking, lay-down and staging areas may be used only as designated by the Owner
- F. Smoking or use of tobacco products is allowed only in designated areas of the building

1.2 WORK SEQUENCE

- A. Construct Work to accommodate Owner's occupancy requirements during the construction period, coordinate construction schedule and operations with Owner
- B. Work AFFECTING UTILITY OR HVAC SERVICE TO THE BUILDINGS shall be scheduled in advance with the Owner and must follow the accepted Project Staging Plan.
- C. Work schedule must be coordinated with the owner to minimize disruption to owner's daily operations.

1.3 OWNER OCCUPANCY

- A. Owner will occupy all areas of the building during the entire period of construction
- B. Cooperate with Owner to minimize conflict to facilitate operations.
- C. Schedule the Work to accommodate use and occupancy.

1.4 PROJECT SCHEDULE AND LIQUIDATED DAMAGES

- A. Access to all sites will begin on a date established by the Owner. Limited access to the sites may be available prior to such date, with Owner's express written permission and if no work is performed that disturbs operation.
- B. Substantial completion shall be achieved on or before a date established in the construction contract. **LIQUIDATED DAMAGES OF \$250 (TWO HUNDRED fifty) PER DAY WILL BE CHARGED FOR EACH DAY FROM & INCLUDING SUCH DATE UNTIL ISSUANCE OF CERTIFICATE OF SUBSTANTIAL COMPLETION.**

1.5 BUILDING RULES & REGULATIONS

- A. On-site supervision by Contractor is required whenever work is performed in the building
- B. Anyone found tampering with any building operations system without authorization will be immediately removed from the building and the Contractor will be held liable for any damages or any operating costs associated with their action

- C. Any work involving paint, glue or odor causing activities must be scheduled with the Owner.
- D. The entry doors to Mechanical rooms and stairwells are to be kept closed at all times.
- E. Only radios used for communication are allowed. Entertainment radios, personal stereos and the like are specifically prohibited from use on the Property
- F. Materials containing volatile organic compounds (VOC's) are prohibited from use.
- G. Sawing, grinding, welding or torch cutting shall be limited to times designated by the Owner. All hammering, drilling or similar coring and / or concrete penetration activities shall be limited to times designated by the Owner
- H. Emergency work will be scheduled on a case-by-case basis to observe the rules listed above.
- I. Noise / Odor: Any complaint of noise or odor will constitute a basis to stop the project immediately to ascertain steps necessary to eliminate the noise or odor. Additional work may continue after hours, at the Contractor's expense and with no extension project schedule.

PART 2 PRODUCTS

Not Used.

PART 3 EXECUTION

Not Used.

END OF SECTION