

## **ATTACHMENT B - SPECIAL CONDITIONS**

The items listed represent the project and contract Special Conditions and shall be apply to the 610 S. Carlin Springs Road Phase 1 decoupling Project.

### **GENERAL PROJECT DESCRIPTION**

The Work consists of decoupling of the former Virginia Hospital building annex and a five (5) story doctors' condo office building, demolition, and re-construction of emergency stair tower located at 601 and 611 S. Carlin Springs Road, Arlington, Virginia.

### **PROJECT DESCRIPTION**

The former Virginia Hospital Center annex building is a two (2) story with connecting corridor to a five (5) story doctors' condo office building. The demolition project is divided in two (2) phases. For Phase 1, Contractor shall decouple the 2 buildings to create a 30' fire separation, demo the existing emergency tower that exits through the hospital building, and re-construct a new emergency stair tower to serve the 4<sup>th</sup> and 5<sup>th</sup> floors of the doctors' condo office building.

This Work includes Land Disturbance Area certification and includes extensive erosion control provisions.

### **PROJECT SUMMARY**

The work shall consist of Construction services for: (i) limited HAZMAT – Asbestos abatement (see attached HAZMAT Reports) (ii)demolition; (iii) construction; (iv) reconstruction of new emergency stair tower; (v) Land Disturbance; (vi) erosion control/stormwater management; (vii) new electrical wiring and lighting; (viii) new HVAC distribution; (ix) new sprinkler system; (x) addition to fire alarm (xi) site-work; and (xii) site work.

Removal of components or material containing Lead based paint must be disposed of as a lead hazardous waste. Similarly, mercury lamps should be considered a hazardous waste. All asbestos abatement will be monitored by the County certified Monitoring contractor.

The corridor connector to be demolished has fire alarms, sprinkler systems, and some electrical systems which are extensions and connected to the doctors' condo office building.

Electrical work shall include fire alarm in new emergency stair tower.

### **OTHER REQUIREMENTS:**

1. **PERMITS BY COUNTY:**  
The County will obtain and pay fees for the Building Construction Permit, Certificate of Occupancy. All other permits, including trade permits, shall be obtained and paid for by Contractor.
2. **WORK HOURS:**  
The Contractor shall limit exterior construction activities, except worker arrival at the site to hours between 7:00 AM and 9:00 PM on weekdays, and between 10:00 AM and 9:00 PM on weekends and County legal holidays.

Interior work shall be limited to weekdays (Mon-Fri) from 6:00 AM to 3:00 PM. Same work hours apply during weekends and County legal holidays. These work hours also apply to Contractor performing work in the construction staging areas.

3. **SECURITY:**  
The Contractor Project Manager, Superintendent, GC foremen and sub-contractors' foreman(s) shall apply and obtain County security clearance, and County Identification badge. The Project Officer will make arrangements for this with the Sheriff's Office after award.
4. **PROJECT RECORDS DOCUMENTATION:**  
The Contractor shall establish and maintain an electronic system for reporting status and distribution of Contractor-developed documents. The reporting system shall list submittals, requests for information (RFI's), proposed change orders (PCO's), construction schedules and approved change orders. The reporting system shall be revised to show current status and provided at each construction progress meeting, listing applicable details for each schedule change, submittal, RFI and PCO. The Contractor shall provide continuous access to the reporting system through an internet connection available to the County, Architect and other parties designated by the Project Officer.
5. **CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PARKING**  
There are on-site parking spaces allowed for vehicles belonging to the Contractor and their sub-Contractors. However, the Contractor and their subcontractors must park in the property in designated construction parking areas. The Contractor shall maintain and keep clean the parking lot.
6. **DELIVERY OF BUILDING MATERIAL AND REMOVAL OF TRASH**  
The Contractor shall not obstruct the main entry to S. 611 and 601 S. Carlin Springs Road, or obstruct the entrance and parking spaces to 611 S. Carlin Springs. All deliveries shall be made to 601 S. Carlin Springs Road. The Contractor shall remove from site all refuse, rubbish, scrap materials and debris. The Contractor shall use designated areas for loading, delivery and removal of debris/trash.
7. **STAGING OF BUILDING MATERIAL**  
The Contractor will be allowed to stage delivery of supplies and equipment and other material on existing parking spaces in rear of the building alongside S. Carlin Springs Road by the loading dock. The Contractor shall provide space for refuse container and shall not block access by County. The Contractor shall submit for approval a plan for material and supplies storage within 30 days after award and shall be responsible for securing the storage area. No material shall be staged on the sidewalks, other areas around the building and adjacent buildings or surface/garage parking (611 S. Carlin Spring) in the property.
8. **PERIMETER SECURITY PROTECTION**  
The Contractor shall provide chain link fence (outside) and barricades (inside) around work areas for protection and to prevent unauthorized personal in the construction area. Before leaving the site at the end of the day, the Contractor shall replace any/and all sections of the security fence or barricade moved or removed during work hours.

The Contractor shall provide continuous cleaning of the work areas, corridors,

building entrances, sidewalk and parking spaces to remove debris, other construction residue and to minimize dust and debris in the work area near or adjacent to the other County parking spaces and building 611 S. Carlin Springs.

The Contractor shall maintain the roadways, parking lot, parking lot aisles, and sidewalk they use to access the construction area in first-class condition. Contractor shall clean and repair damaged floors, roads and sidewalks caused by installation or by use of temporary protection. All damage to existing roadways, sidewalks and surface inside the building caused by the Contractor and their subcontractors shall be repaired by the Contractor at their expense.

9. CONSTRUCTION SCHEDULE:

The Contractor shall provide with their bid submission a construction schedule showing from Mobilization to Final Completion in Microsoft Projects format 11" x 17" size the Contractor shall provide their schedule for review and approval.

10. CONSTRUCTION PROGRAM MANAGEMENT SYSTEM

The contractor must utilize a web-based Construction Management Program System such as Primavera Submittal Exchange, Constructware by Autodesk, Prolog, Procure, Oracle, etc. with prior Project Officer approval. The web-based Construction Management Program will be used to distribute all project documents i.e. submittals, RFI, shop drawings, weekly reports, weekly photos, Application for payments, meeting agendas, meeting minutes, potential change orders, schedules and updated schedules etc. No project documents will be transmitted via email.

11. PROGRESS MEETING

Progress meetings shall be held bi-weekly and shall be attended by the Contractor and their sub-contractors when required. The Contractor shall provide schedule updates as well as discuss issues that will impact work and complete schedule. The Contractor shall be responsible for maintaining and distribution of the meeting minutes.

12. RESTROOMS

The former Virginia Hospital Center annex building interior is completely abandoned, and all utilities disconnected. There is no operational restroom in the building. Due to security, privacy and **COVID** concerns of owner of 611 S. Carlin Springs building, Contractor shall not use the office building restrooms. The Contractor shall provide their own outside portable toilets. The Contractor shall be responsible and provide daily cleaning and maintenance of their portable toilets including daily disinfection/sanitations. See specification section #015000 – Temporary Construction Facilities, Utilities and Controls.

1. PROJECT SIGN

Project sign is not required. However, if the contractor wants to install a temporary project sign, such signage shall conform to the signage policy  
The Contractor shall apply for signage permit and install the project sign per following Signage requirements.

Applicable for temporary Project sign that the Contractor may install.:

Project Sign Color and Imagery: BLACK or BLUE lettering on WHITE background.  
Imagery information, Content and Format will be given only to selected General Contractor, if needed.

Project Sign Size: 4' x 8'

Project Sign Material/Posting: Painted plywood sheet; sign shall not be illuminated

Location: Signs shall be posted during the general contractor's mobilization, close to the public site boundary as feasible. Signs shall be posted to face each of the public right of way forming the site boundary, centered within the site boundary.

Temporary project sign must be approved by the Project Officer. The Contractor will be responsible for maintaining the sign and removal at project completion.

13. SUBCONTRACTOR ACCEPTANCE

As required by General Conditions, Paragraph 15, the Contractor shall provide the names of proposed subcontractors for review by the Project Officer. The Project Officer may object for cause if a proposed subcontractor is deemed unfit or incompetent.

14. TRAFFIC CONTROL

The Contractor shall provide a traffic control plan and devices including qualified flagman during delivery of material and equipment or during performance of roof work and minor site work. Refer to Specifications.

15. SAFETY

The Contractor shall ensure that all personnel working and visiting any construction site and areas are issued and wear the appropriate safety equipment (hard hat, safety vest and harness when applicable), including mask or face covering.

16. CRANES

The Contractor shall secure all permitting and control of crane arrival, set up, operation, and departure from site. Crane size, number, and positions shall be determined as required to permit erection without damage to structures, roadways, and surroundings. The Contractor shall not swing the crane(s) over any occupied adjacent buildings nor playground areas/roads/streets that are not closed. Crane operation shall not impact the regular occupancy availability of the Recreation Center and the adjacent garage nor make streets impassable. Emergency vehicle access to all locations within the Recreation Center shall not be hindered.

17. POWER/WATER/HVAC OUTAGES (if and when occupied by owner)

The Contractor shall provide a plan and schedule for interruption of utilities including short power interruptions (**for building 611 S. Carlin Springs Road**). Connections and transfer of power shall be performed only when arrangements are made and approved in the evenings during weekdays or weekends. The Contractor must take all necessary steps to minimize interruption of utilities and services that will affect occupied adjacent buildings. Power (with advance written request and county written approval), service interruptions and/or switchover schedules must only be performed when adjacent affected buildings will be unoccupied. Contractor must obtain permission from 611 building property manager seventy-two (72) hours before scheduling power outage.

Unoccupied hours:

Weekdays from 8:30 PM - 4:00 AM

Saturdays from 8:30 PM - 4:00 AM

Sunday from 8:30 PM - 4:00 AM

18. POWER/WATER/SEWER BILLING

Upon issuance of the Notice to Proceed (NTP) and before the Contractor is allowed to officially access building, the Contractor shall apply to Dominion Power and to Arlington, Water, Sewer, Street to transfer the electric meter to their company name and shall be responsible for payments of the monthly utility invoices for duration of the project until substantial completion or when County takes beneficial occupancy of the building. In addition, in the event it is necessary and required to have a site Contractor Trailer as an Office, Contractor shall also apply for separate utility meter for the trailer as well as apply for Building Permit for the site trailer. The Contractor may use a generator to power its site trailer and power tools.

19. WORK BY COUNTY'S CONTRACTOR

Cooperate fully with Owner so work may be carried out smoothly, without interfering with or delaying work under this Contract or work by Owner. Coordinate the Work of this Contract with work performed by Owner's other contractor. Those operations conducted simultaneously with Work under this Contract. The General Contractor shall afford separate contractor access to the project

- Testing / Special Inspections Contractor - F & R