

SPECIAL CONDITIONS

The following items represent the Special Conditions of the contract and shall be applied to this Project.

1. PERMITS BY COUNTY:
The County will obtain and pay fees for the Building Construction Permit and Occupancy Permit. All other permits, including trade permits, shall be obtained and paid for by Contractor.

2. WORK HOURS:
The Contractor shall limit exterior construction activities, excepting worker arrival at the site, and indoor work, to times between 7:00 am and 6:30 pm on weekdays and to times between 10:00 am and 6:30 pm on weekends and County holidays. There are no restrictions for the start and end time for interior construction activities. Any loud work above normal construction activities must be scheduled after hours or weekend work. Coordinate with Project Officer.

3. PROJECT RECORDS DOCUMENTATION:
The Contractor shall establish, administer and maintain an electronic Project web-site for purposes of hosting, managing project communication, distribution of project documentation and archiving of all documents until final completion. Project web-site shall include the following function.
Project Directory
Project Correspondence
Meeting minutes
Contractor's Daily Reports
Contract modification forms and log
Change Orders
Shop Drawing submittals
Submittals forms and logs
ASI/CCD/RFI forms and logs
Task and issue management
Photo documentation management
Pre and post-construction survey
Payment application form
Drawing and Specification documents hosting, viewing, updating and distribution
Online document collaboration
Reminder and tracking functions
Archiving functions
Access for use of the Project website shall be made available to the Architect/ Engineer, A/E Consultants, Commissioning Agent, and the County's representative.
On completion of the project, provide one complete archive copy of project web-site files to the County in digital format acceptable to the County
The contract basis for the Project web-site is 'SUBMITTAL EXCHANGE'
www.submittalexchange.com provided by Oracle America, or approved other services that provide the same features, functionality and performance capabilities as the referenced basis service.

4. CONTRACTOR PARKING
The contractor will be entitled to two on-site parking spaces for vehicles belonging to the Contractor and his sub-Contractors. Paid parking spaces are available around the site for the contractor's and his sub-contractor's use.
5. DELIVERY OF BUILDING MATERIAL, REMOVAL OF TRASH
The contractor shall not obstruct the main entry to the building at any time for the delivery of building materials and the removal of all refuse, rubbish, scrap materials and debris. The contractor shall use the loading dock for these activities. Comply with requirements in Section 015000 Construction Facilities and Temporary Controls.
6. STAGING OF BUILDING MATERIAL
No material will be staged on the sidewalks or other areas around the building. Staging area shall be approved by the County representative.
8. PROTECTION OF EXISTING FINISHES
It is the responsibility of the contractor to protect the existing finish floor, walls, millwork and furnishings at all times until the completion of his construction. The contractor is responsible to replace any or all finishes that are damaged, chipped or scratched by the contractor or his sub-contractor. See also Section 015000 Construction Facilities and Temporary Controls.
9. USE OF BUILDING RESTROOM
The existing building restrooms may be utilized by the contractor and sub-contractor's personnel. The contractor is responsible to provide regular cleaning of the restrooms used and access may be removed if there is an issue with cleanliness. If so an onsite temporary sanitary facility will be provided by the contractor for use of the contractor and sub-contractor's personnel.
13. SITE UTILITIES
The County will allow the contractor to utilize the building power and water during construction. Any fixtures which are damaged due to their use shall be replaced by the contractor. The contractor will not leave any power equipment on or running after working hours.

The County will perform a pre-construction TV survey of the existing sanitary service line to the building and share results with the contractor.
14. SUBCONTRACTOR ACCEPTANCE:
As stated in General Conditions, article 13 a, 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. The County requires the HVAC subcontractor demonstrate competence for this Project by providing training certification and a statement of experience demonstrating a minimum of three year's experience and successful completion of startup and commissioning of HVAC system and components.
15. SUPPLEMENTAL CONDITIONS

The Contractor shall review and comply with the Supplementary Conditions in Project Specification section 010020.