

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. Construction work shall be phased to only occur on one floor at a time. The circulation on the 10th floor and all other court rooms shall remain continuously accessible and functional throughout the renovation.

3. PROJECT RECORDS DOCUMENTATION:
The Contractor shall establish, administer and maintain an electronic Project website for purposes of hosting, managing project communication, distribution of project documentation and archiving of all documents until final completion. Project website shall include the following function.
Project Directory
Project Correspondence
Meeting minutes
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
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 website 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
There will be no on-grade or on-site parking spaces for vehicles belonging to the Contractor and his sub-Contractors. Paid parking spaces are available around the site and at the site in the parking garage at the levels below grade 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 shall not be utilized at any time by the contractor and sub-contractor's personnel. The contractor is responsible to provide an onsite temporary sanitary facility for use by the contractor and sub-contractor's personnel.
11. USE OF BUILDING ELEVATOR
The use of the elevator will be restricted to the facility elevator. The main building elevators shall not be utilized at any time by the Contractor and sub-contractor's personnel.
12. CORE DRILLING, CORE HAMMERING
The contractor must give 72 hours' notice to the County's representatives prior to doing any work involving core-drilling or core-hammering. No core-drilling or core-hammering shall take place during Courts/Police operation hours.
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.

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 one 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.