# General

## SECTION INCLUDES

### Keys and access.

### Temporary utilities.

### Salvaging products for reuse.

## RELATED SECTIONS

### Section 01 35 29 - Health, Safety, and Emergency Response Procedures.

### Section 01 41 00 - Regulatory Requirements.

## KEYS & ACCESS CONTROL

### Key access

#### Contractor shall inform the required access locations to the Project Coordinator.

#### Contractors will be notified by Access Services once the keys are ready for pick up (key desk located at the Bookstore).

#### A deposit per key will be stipulated by Access Services.

#### Keys might not be readily available, place the key request as early as possible to avoid delays.

### Card access

#### Contractor shall inform the required access locations to the Project Coordinator and number of cards required.

#### Contractor will be notified by the Project Coordinator once the cards are ready for pick up.

#### Contractor shall provide a $10 deposit per card

### Communications Rooms:

#### When access to a communications room is required, contact the UBC Project Coordinator for enhanced process necessary to request access to keys.

### Electrical Rooms:

#### When access to an electrical room is required, contact the UBC Project Coordinator for enhanced process necessary to request access to electrical room keys.

## SECURITY

### UBC does not provide any security service for the Contractor. Should the Contractor wish to have the site attended, it is the Contractor’s responsibility to provide this service at their own expense. Ensure that all openings to buildings are properly closed with secure barricades.

### Provide UBC with names and phone numbers to contact at night, in case of an emergency. This list should be provided on the Contractor's letterhead and include the name of the project.

## HOARDING

### Construct site hoarding, barricades and barriers in accordance with good practice and all applicable regulations. Refer to Section 01 35 29 Health, Safety, and Emergency Response Procedures.

## CONSTRUCTION ACCESS AND TRAFFIC MAINTENANCE

### Construction access to the work areas within existing building for workers and delivery of materials will be designated by the Owner. No other existing exits or entrances shall be used by workers for access or for delivery of materials.

### Conduct construction operations with minimum interference to adjacent roadways, sidewalks and access facilities in general and keep such areas free from materials, debris and equipment at all times. Closure or obstruction of existing roadways, sidewalks, parking areas or delivery points is not permitted. Placement or storage of materials is not permitted. Parking of cars on any of these areas is similarly not allowed.

### Obtain approval of proposed haul routes from UBC’s Transportation Engineer at UBC Campus & Community Planning. Keep haul routes clean and control dust. Refer to Section 01 41 00 Regulatory Requirements for the required damage deposits.

### Cooperate with the Owner in matters concerning necessary interference with normal operation of the UBC Campus facilities. Minimizing disruption of normal campus operation and vehicular movements on Campus is an essential requirement of the Contract.

### Include project phasing strategies in the construction schedule to minimize traffic disruption on Campus.

### Provide one (1) week minimum notice to the Owner, previous to any disruption or alteration of access to the Campus. Provide all signs, pylons and flag persons necessary to direct vehicular traffic around work in progress.

### Maintain access to existing fire hydrants and Siamese connections and shall keep entrances and exits to existing and adjacent buildings clear at all times.

### Provide a Traffic Management Plan prior to the start of construction and ensure that proper traffic control procedures are followed in locations where construction activity interfaces with campus streets. Within the Traffic Management Plan, detail truck routes to/from campus, street closures, traffic diversions, traffic control measures and communication of approved street closures to UBC through street postings and other direct means. For excavations on streets or fire access routes, for whatever reason, submit notice of excavation to UBC Campus and Community Planning and Vancouver Fire Rescue Service twenty-four (24) hours prior to the start of work.

## CONSTRUCTION PARKING CONTROL

### There is no free parking on the UBC Campus. Parking rates are posted at the parking entrances or on parking meters. Cars or trucks without permits will be towed away at the expense of the vehicle’s owner. Parking is not allowed on UBC Campus roadways unless so indicated. The Contractor’s representative can obtain monthly parking permits for workers from UBC Parking and Access Control Services at 6200 University Boulevard at the prevailing rates.

### No parking is allowed outside of the Contractor’s Hoarding unless the area has been designated on the drawings as being reserved for the Contractor. In most cases contractors working on renovations to existing UBC Buildings will not be provided with on-site parking and only time-limited loading permits will be issued.

### Vehicles to be parked on the Campus shall be governed by the UBC Traffic and Parking Regulations and shall be identified to the satisfaction of the UBC Director of Parking & Access Control Services.

## SCAFFOLDING & HOISTING

### Elevators in Existing Buildings may be used, with prior permission, for access and moving of construction materials and equipment. Coordinate the use of elevators in existing buildings with the UBC Project Manager. In most cases the Contractor's use of the elevator will be restricted to specified hours throughout the day. The contractor is responsible for the safe use of the elevator and protecting all finishes.

### Each sub-contractor shall provide all scaffolding necessary for execution of his work, unless alternative arrangements are made with the Prime Contractor in writing prior to tender.

## STORAGE SPACE

### Site storage space may not be obtainable. Note that there is no obligation on the part of the Owner to provide any storage space.

## DEWATERING

Delete the following paragraph if a separate section has been created for dewatering on this Project or is not required.

### Provide temporary drainage and pumping facilities to keep excavations and site free from standing water.

## TEMPORARY UTILITIES

### Installation and Removal

#### Provide temporary utilities and controls in order to execute work expeditiously.

#### Remove from site all such work after use.

### Temporary Power.

Review the following subparagraph. Edit or confirm as required.

#### [No charge will be made for] the cost of electrical energy for temporary power and lighting when drawn from UBC Energy and Water Services power system.

#### Provide and pay for temporary service wiring, transformers, receptacles, fixtures, connections, etc. conforming to Canadian Electrical Code and make such available to all trades throughout the project. Energize services only after Provincial Electrical Inspector's approval.

#### Submit a UBC Application for Service Connection, as referred to prior to making a temporary power connection.

#### Provide and pay for hook-up to existing power source at approved location, and provide temporary power outlets and/or panels for small tools only as necessary for himself and the various Subcontractors and wiring from temporary power source to these outlets and/or panels.

#### Provide and pay for disconnection and removal temporary services when no longer required.

#### Provide and maintain temporary lighting throughout the project. Ensure level of illumination on floors and stairs is not less than 162 lx.

#### Provide temporary lighting to areas that are usually supplied by lighting from within the site. Walkways, roadways and other areas adjacent to the site shall be adequately illuminated until occupancy is granted.

### Temporary Water

#### A temporary water service can be installed:

##### By UBC Energy and Water Services, the full cost of which will be paid for by the Contractor

##### By the Contractor at his own expense. The installation must include all piping valves, meter and backflow devices.

#### If a temporary service is installed by the Contractor, coordination with UBC Energy and Water Services is required. Installation must be inspected before activation of service and a Utility Service Activation Request form must be submitted.

### Temporary Heating and Ventilation

#### Provide and pay for necessary fuel, piping, connections, valves, hoses, etc. and make same available to trades throughout the project. Disconnect and remove temporary service when no longer required.

#### Provide temporary heat and ventilation in enclosed areas as required to:

##### Facilitate the progress of the Work.

##### Protect the Work against dampness and cold.

##### Prevent moisture condensation on all surfaces.

##### Provide ambient temperatures and humidity levels for storage, installation, and curing of materials.

##### Provide minimum temperature of 10°C in areas where construction is in progress.

##### Provide adequate ventilation to meet health regulations for a safe work environment.

#### Vent construction heaters used inside building to outside or be non-flameless type. Solid fuel salamanders are not permitted.

### Sanitary Facilities

#### For work in existing buildings an existing washroom will be available for use by the Contractor and workers. The Project Manager will designate the washroom to be used. Maintain this facility and keep clean during Project. The washing of paint brushes, mixing of grout etc. in the washroom is strictly prohibited.

#### For work on new buildings, provide temporary sanitary facilities and maintain in a clean condition.

### Fire Protection.

#### Provide and maintain temporary fire protection equipment during performance of the Work.

#### Burning of rubbish and construction waste materials is not permitted on site.

\*\*\*END OF SECTION\*\*\*