

SECTION 02 01 00 - MAINTENANCE OF EXISTING CONDITIONS

PART I - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Protection of existing buildings, facilities, utilities and site improvements to remain.
2. Verification of existing utilities, site improvements and site conditions.

B. Related Sections:

1. Division 02 Section "Selective Site Demolition".

1.2 SUBMITTALS

A. Shop Drawings: submit drawings showing details of any proposed construction which is necessary to protect existing construction and utilities.

B. Engineering Design:

1. If required by job conditions, Contractor shall retain the services of a licensed Professional Engineer registered in the state in which the project is located to design temporary and permanent installations as required to protect existing improvements and conditions.
2. All information required for the design shall be the Contractor's responsibility to obtain.
3. Submit design drawings and calculations to the Architect/Engineer for review. Review by the Architect/Engineer shall not relieve Contractor of full responsibility for design or work. The purpose of the Architect/Engineer review shall be only to protect the Owner from inadequate or insufficient protection for existing improvements and conditions. By reviewing the design, the Architect/Engineer assumes no responsibility for the design or adequacy thereof.
4. Underpinning calculations, if required, shall be reviewed by the Geotechnical Engineer.
5. All design drawings and calculations submitted shall be signed and sealed by the Contractor's Engineer.

1.3 PROJECT CONDITIONS

A. Existing Site Conditions:

1. The Drawings do not propose to show all existing improvements on the site.
2. Information shown on the Drawings was obtained from drawings of previous construction projects and/or a site survey provided by the Owner.
3. Recorded information concerning existing construction is available for examination in the Architect/Engineer office.
4. Existing structures:
  - a. Bottom of existing footing elevations are unknown.
  - b. Loads on existing footings and foundations are unknown.

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- c. Dimensions of existing foundations are unknown.
  - 5. Information regarding existing subsurface conditions is unconfirmed. See Division 00 Section "Geotechnical Data" for available information regarding Geotechnical Data and soils information.
  - 6. Information concerning the approximate locations of known existing underground utilities is shown on the Drawings. Depths and locations of existing utilities are unconfirmed.
  - 7. Utilities include all underground and above ground piping, conduits, cables and related structures and appurtenances. Utilities also include sewers.
- B. Contractor is responsible for verifying all existing site conditions.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. General:
- 1. Contractor may use materials and systems recognized as suitable for protection of existing improvements and conditions.
  - 2. Untreated wood may only be used for temporary protection, bracing, supports, shores, etc.
  - 3. The Owner or Architect/Engineer may prohibit certain materials and systems if they interfere with the Owner's operations.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Pre-Bid Site Inspection:
- 1. Bidders shall examine the site, inspect existing buildings, review existing plans and become familiar with all conditions under which the contract work will be performed.
  - 2. This shall be completed during the bidding phase in order that bids include all costs for protection of existing improvements and conditions.
  - 3. Contractor shall notify the Architect/Engineer during the bidding phase of any discrepancies in bidding documents, existing conditions documents and field conditions.
  - 4. No later claim for extra compensation will be allowed, unless it is determined by the Owner and Architect/Engineer to be unforeseen conditions.
- B. Pre-Construction Verification of Existing Conditions:
- 1. Contractor shall verify all existing site conditions and improvements prior to construction, which include field verifying locations of existing utilities and all other existing above grade and below grade improvements which may affect proposed construction activities.
  - 2. Contractor shall notify the Architect/Engineer immediately with conflicts or discrepancies from existing field conditions, existing conditions documentation and proposed new construction.
  - 3. These verifications are to be done well in advance of construction activities in order to allow time for revising design if required.

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3.2 GENERAL

- A. Contractor shall have underground utilities marked prior to beginning any excavation or other underground work around proposed activity.
- B. Provide all permanent and temporary construction necessary to protect existing improvements and conditions as required by construction activities.
- C. Install all protection in a manner which will not interfere with the Owner's operations or adjacent work.
- D. If at any time movement or other failure is observed in existing improvements or conditions, cease operations, provide all additional protection necessary to stabilize and retain said existing installations and notify Owner immediately.

3.3 JOB COMPLETION

- A. Upon completion of construction activities, leave the site in a neat and orderly condition.
- B. Restore all areas disrupted by construction activities, which were to remain and not be altered, to their original condition at no additional cost to Owner.

END OF SECTION 02 01 00