

SUPPLEMENTAL CONDITIONS

GUHSD: HCHS Storage & RR

The following are supplemental conditions for the project. These supplemental conditions are part of the project's requirements to stipulate and clarify inclusions, exclusions, and other information. These requirements are in addition to the requirements found elsewhere in the project documents.

I. GENERAL REQUIREMENTS: The following general requirements apply to all work included in this contract:

1. The project consists of a new storage building and new restroom building with miscellaneous site and ADA improvements.
2. By submitting a bid, the Prime Contractor is acknowledging that they have reviewed the existing site conditions and have included sufficient resources to accomplish the scope of the work given the known and visible constraints of the site.
3. Comply with all City, County and State requirements.
4. Maintain fire department access requirements, emergency access for District personnel and construction personnel.
5. Continuously clean all on and off-site roadways during earthwork, demolition and hauling operations that result in dirt and debris collecting on roadways and access paths. The only acceptable street cleaning equipment is equipment that will not create dust.
6. Obtain and comply with all AQMD and APCD permits (if required) and CAL/OSHA safety requirements. This specifically includes complying with all COVID-19 safety protocols.
7. Provide all necessary railings, barricades, fall protection, and safety devices related to all work. Remove all temporary items when no longer required.
8. Provide protection of existing finishes to remain including installation and maintenance of dust and weather barriers for existing buildings. Special attention to protect existing hydrants, backflow preventers, meters, etc. shall be made.
9. Provide flagmen as required. It is understood that the work will take place within an operating campus and that the Prime Contractor is solely responsible to protect the public and maintain uninterrupted access to the campus by the public. Provide all barricades, etc as required to achieve this. Perform work during off- hours as required to avoid disruption to campus operations.
10. Prime Contractor will be responsible for collateral damage to areas or finishes not scheduled for demolition because of their operations.
11. Prime Contractor must provide a construction schedule within ten (10) calendar days of Preliminary Notice of Award (PNOA) for District and Construction Manager review. The construction schedule shall meet all requirements and dates of the Project master Schedule provided in the bid documents.
12. The Prime Contractor has included the costs for off-site storage of project materials

should insufficient area be available at the job site.

13. Prime Contractor shall furnish, install, protect, maintain, and adjust SWPPP measures as required by all applicable laws and regulations. The Prime contractor shall develop a SWPPP plan for this project and submit it to the Construction Manager and District within 10 days of receipt of the PNOA
14. Prime Contractor may use the electrical services on site. Prime Contractors shall provide temporary power systems to support construction activities, as required by project and site conditions.
15. Prime Contractor shall walk the site and provide the Construction Manager a video of existing conditions (i.e. damaged curbs, raveling, etc.) prior to commencing work. Prime Contractor shall remedy any damage resulting from Prime Contractor's work.
16. Clean-out of concrete trucks shall be into concrete wash-out containers provided and maintained by the Prime Contractor.
17. Testing and inspection services will be provided by the District. In the event that the prime contractor's performance results in repeat inspections or standby inspection time, those costs will be the responsibility of the Prime Contractor.
18. At the conclusion of all work power wash all paving surfaces and clean all buildings and other surfaces that exhibit dirt, dust, or debris from work in this Contract.
19. Include all labeling of new mechanical, electrical and plumbing systems.
20. It is understood that the supplemental conditions contained in the Contract Documents are a material element of this Contract and scope of work. It is specifically noted that the Prime Contractor shall be responsible for all requirements and clauses contained in the Supplemental Conditions.
21. The execution of the work in this contractor will impact existing landscape and hardscape areas. It is the responsibility of the Prime Contractor to restore all existing landscape and hardscape areas to their preconstruction condition. This specifically includes, but is not limited to, repairing and adjusting irrigation, providing additional asphalt patching, replacing damaged concrete, providing sod at grass panels, replacing damaged trees, etc. This site will not accept ancillary damaged or deterioration of adjacent buildings, finishes and landscaping as a result of construction activities. It is Prime Contractor's responsibility to ensure that all existing systems are restored to their preconstruction condition.
22. Give proper written notice to the Inspector of Record and Testing Laboratory prior to initial start of fabrication and fieldwork.
23. Include cost of preparation and printing of all shop drawings for all contract work items including all revisions to shop drawings during the approval process and up until payment of retention.
24. Prime Contractor shall notify the Construction Manager and Architect, in writing, of all inconsistencies in the project drawings/specifications and subsequent shop drawings

prior to fabrication.

25. Prime Contractor shall utilize e-Builder contract management software program for project communication/documentation. This specifically includes all RFI's, Submittals, Schedule of Values, Payment Applications, Daily reports, safety reports, observation reports, etc. Prime Contractor shall direct all communication to the construction manager, per the general conditions.
26. Coordinate all shop fabrication / field inspection (for costs relating to inspection see Project Specific Provisions.) Become completely familiar with testing requirements and coordination of mill certificates, labeling, tagging, and stamping of steel during the fabrication process, shipment to jobsite and erection. No unidentified steel shall be used. All steel will have mill certifications and be properly identified (source, heat or melt number, etc.). If required, the Inspection Firm will take steel samples and will perform destructive tests. Accordingly, purchase steel in such quantity, length, size, etc. to allow steel samples to be taken from the actual elements to be used in construction. Coordinate this and provide the samples required by the Testing Laboratory. Provide adequate access for Inspectors to all elements of work. Means of access include ladders, lifts, scaffolds, etc. Costs for re-inspection of any work as a result of previous failed inspection will be the responsibility of this Prime Contractor.
27. A safety job hazard analysis and a complete fall protection plan shall be submitted to the Construction Manager for review prior to the start of work activities.
28. Prime Contractor shall provide sufficient on-site bathrooms/restrooms/hand-wash stations, as required to meet CalOSHA regulations. No on-site bathrooms/restrooms or facilities shall be used by the Prime Contractor or their tiered subPrime Contractors.
29. The District may remove all materials they wish salvage prior to the start of work. All items/materials left within the project site at the start of work that are not specifically noted to be demolished are to be protected by this Prime Contractor.
30. Prime Contractor is required to attend the weekly Owner/Architect/Contractor meeting as required by the Construction Manager.
31. Upon return receipt of approved shop drawings, Prime Contractor is responsible to notify the Construction Manager, in writing, of any questions that are unresolved on reviewed shop drawings that will delay delivery. Unless the Project Manager receives notice, all claims for delays shall be invalid.
32. If an item or system is not clearly defined on the drawings or in the specifications, then Prime Contractor shall include a reasonable item, which could be considered "standard" for the product or system.
33. All mechanical, electrical, and plumbing plans are schematic in nature only and actual routing of ductwork, piping, raceways, etc. will vary due to actual job conditions. Include all necessary relocations and re-routing as required for a complete and functional system. System components (ductwork, piping, raceways, etc.) should be expected to be relocated up to 10' in order to avoid obstructions. Prime Contractor shall bear all costs to relocate M/E/P/FS components to alleviate conflicts and clashes between

- systems. Prime Contractor shall conduct weekly M/E/P/FS coordination meetings to ensure that conflicts and clashes are detected and rectified prior to actual installation.
34. All required utility shut downs shall be closely coordinated with the Construction Manager and the District. Provide a minimum of 14 days' notice prior to each shutdown that will affect an existing system or facility. It is understood that the operations of a functioning campus shall not be interrupted. Prime Contractor shall include resources to perform shutdowns or tie-ins during off-hours. The contract amount shall include any overtime work and temporary facilities necessary for such work. All off-hour work shall be coordinated with the Construction Manager.
 35. Include all provisions to maintain utilities, mechanical, electrical, plumbing and fire protection services to occupied buildings or other buildings on campus that are outside the limits of work. These services are to fully functional throughout the entire course of the project. This specifically includes but is not limited to performing work out of sequence, installing temporary piping/systems, temporarily cutting/capping piping to assist in other demo operations, etc.
 36. Protect all existing underground vaults that are in the areas of work, repair all damage caused by this Prime Contractor at no additional cost to the Owner. Coordinate with the Construction Manager prior to starting work in any areas where underground vaults exist. Confirm the existing condition of each vault prior to starting the work.
 37. Prime Contractor has reviewed the available as-built drawings and information available via site visits and has included all work needed to work over, around and under existing below grade utilities including all "wet" and "dry" systems.
 38. All surfaces of existing building and site components shall be inspected and accepted by the Prime Contractor prior to start of any work. Application of Prime Contractor's work shall constitute acceptance of these components.
 39. At the Construction Manager's discretion, Prime Contractor shall allow any new underground utility line to be moved up to 20' in a horizontal direction, prior to installation, to avoid other obstructions at no extra cost to the District.
 40. Pothole all utility points of connection prior to installation of any below grade pipes or systems. Costs associated with relocating below grade utilities because the point of connection was not verified first will be borne by the Prime Contractor. Prior to any underground work, utilize below grade utility locator service to identify all existing below grade utilities. Prime Contractor includes potholing for identifying the bottom of existing wall footings/structures to identify extent of existing building zone of influences. Immediately upon the start of work, the Prime Contractor shall pothole for the sewer and water connections at the new restroom building and report to the project team the exact locations of the points of connection. Include trench plates and shoring, as needed, to leave the pothole excavation accessible (but protected) for one (1) month.
 41. Construction parking: All construction parking shall be confined within the limits of work or street. Prime Contractors may not be allowed to use student, Staff or public parking spaces on campus. Costs associated with parking are the responsibility of the

Prime Contractor.

42. Project Signage is to be determined by the District and Construction Manager. No company signs shall be placed on the project without expressed written consent from the District. Prime Contractor will provide all project signage.
43. Temporary site fencing will be constructed of properly secured six foot (6') tall chain-link fence with windscreen fabric. Ensure construction areas are separated from existing site/public areas. Fences along paths of pedestrian travel shall have their stands protected to prevent people from cutting their legs/feet.
44. Any fire hydrants located on site shall remain active and accessible.
45. Prime contractor shall hire a survey company and verify all existing grades and report any discrepancies for tying in the new hardscape to the Construction Manager. There are no civil CAD files to be provided on this project. Verification of grades and compliance with ADA requirement is the responsibility of the Prime Contractor.
46. Prime Contractor shall comply with all District labor requirements including the use of LCP Tracker.
47. Prime Contractor to remove, protect and/or reinstall all existing items as required to install new work. This work may not be specifically noted on the contract documents. It is the Prime Contractor's option whether to protect items in place or remove and reinstall them.
48. Prime Contractor shall provide means and methods to protect finishes and systems to remain from the elements and from construction operations.
49. Prime Contractor is solely responsible for means and methods of demolition, including any temporary shoring, if needed.
50. Flush and clean storm drains upon completion of the project. Camera all new below grade storm and sewer drain lines and provide a copy of the video to the Construction Manager with the close-out documentation.
51. Prime Contractor is responsible for maintaining any existing irrigation that may be impacted by this project to ensure that the existing plants remain healthy. Any damaged areas are to be replaced with sod and new fully-grown plants to match pre-construction conditions. Prior to commencement of work, confirm operation of all existing sprinklers.
52. Provide all cutting and patching to install new work. All concrete cutting shall extend to the nearest existing joint line and all patch back shall be in complete panels. At areas of new work, and specifically at the ADA walk path between the storage building and existing building 1100, include asphalt grinding and overlay to either side of the new work to achieve less than a 2% slope on either side of the ADA path. The depth of the grinding could be as much as 4". The height of the overlay could be as much as 6"

53. Prime Contractor shall clear and grub at both building locations. Existing soil shall be over-excavated to a depth of 18", scarified and then recompact to 95% compaction. At the backside of the storage building, step and bench the existing slope so that there is sufficient space to install the tall curbs along the back wall and properly install the positive side drainage board and waterproofing membrane. The existing material can be used as backfill and shall be sloped to promote drainage around the storage building as indicated in the contract drawings.
54. Prime Contractor includes cutting, capping and removal of ALL abandoned utilities shown in the contract drawings and are located within foundation limits of the new buildings.
55. Prime Contractor includes means of access to remove underground wiring from existing underground conduits, which includes, but is not limited to pumping out stormwater from underground conduits.
56. Prime Contractor shall provide daily cleaning while installing the new pathways through the existing administration building. The building will be occupied and in use during normal business hours. The Prime Contractor should expect slow production working through this occupied space. Any damaged ceiling tiles or hard lid ceilings shall be replaced at no additional cost to the District. Any connections to the Fire Alarm or Communication systems that will impact the existing systems functionality must be coordinated with the Construction Manager and performed during off hours when the site will not be impacted.
57. The truncated domes required by detail 5 on AS-01 extend across the entire side of building 1100.
58. All exported materials must be legally disposed of.
59. It is the intent of the documents that the interior finishes and exterior finishes extend from the stud walls past the concrete stem walls and curbs. All shimming and furring required to achieve this design intent is hereby included in this contract.
60. All roof top mechanical equipment shall either be provided with a sloped curb or a wood curb must be framed to provide a flat attachment point for the equipment. Coordinate actual framing and installation requirements with the roofing manufacturer and installer. All miscellaneous framing and sheathing required to provide a warrantable condition is included in the scope of this work.
61. All blocking and backing required by all accessories and appurtenances indicated in the contract documents is included in the scope of this work. For example, there may not be a detail for backing at the attachment points of the restroom grabrail but is required by this clause of the contract. Contractor should assume backing and blocking at all accessory or system attachment location.

- 62. All roof cavities and wall cavities shall receive insulation.
- 63. All conduits shall be concealed from view unless specifically noted otherwise in the contract documents.
- 64. There is a specification requirement that the bottoms of all door frames receive grout pack up to the height of the top of the concrete curb. This is a critical requirement that must be achieved.