

Section 01145

USE OF PREMISES

PART 1 GENERAL

1.01 SUMMARY

This Section includes general use of site including properties inside and outside rights-of-way, work affecting road, ramps, streets and driveways and notification to adjacent occupants.

1.02 MEASUREMENT AND PAYMENT

No payment will be made for this item. Include cost of work activities specified in this section in overhead cost of this project.

1.03 REFERENCES

Texas Department of Transportation – “Texas Manual on Uniform Traffic Control Devices (TMUTCD)”.

1.04 SUBMITTALS (NOT USED)

1.05 RELATED REQUIREMENTS

- A. Document 00700 – “General Conditions”
- B. Section 01110 – “Summary of Work”
- C. Section 01504 – “Temporary Facilities and Controls”
- D. Section 01555 – “Traffic Control and Regulation”
- E. Section 02317 – “Excavation and Backfill for Utilities”
- F. Section 02911 – “Topsoil”
- G. Section 02922 – “Sodding”
- H. Section 02951 – “Pavement Repair and Resurfacing”

1.06 QUALITY ASSURANCE (NOT USED)

1.07 SYSTEM DESCRIPTION

A. Properties Within Rights-of-Way

1. Confine access, operations, and storage areas to rights-of-way provided by the Owner as stipulated in Document 00700 – “General Conditions”; trespassing on abutting lands or other lands in the area is not allowed.
2. Make arrangements, at no cost to the Owner, for temporary use of private properties. Contractor and Contractor’s surety shall indemnify and hold harmless the Owner and Project Manager against claims or demands arising from use of properties outside rights-of-way. Submit notarized copy(s) of agreement(s) between private property owner and Contractor prior to use of area.
3. Restrict total length of distributed materials along route of construction to 1,000 linear feet unless approved in writing by Project Manager.
4. Do not store material(s) in City and County Rights-Of-Way.

B. Properties Outside of Rights-of-Way

1. Do not alter condition of properties adjacent to and along rights-of-way.
2. Do not use ways, means, methods, techniques, sequences, and procedures that result in damage to properties or improvements.
3. Restore Contractor damaged properties outside of rights-of-ways at no cost to the Owner.

C. Use of Site

1. Obtain approvals from governing authorities prior to impeding or closing public roads and streets. Do not close more than two consecutive intersections at one time.
2. Notify Project Manager at least 48 hours prior to closing street or street crossing. Obtain permits for street closures in advance.
3. Maintain 10-foot-wide minimum access lane for emergency vehicles including access to fire hydrants.
4. Avoid obstructing drainage ditches or inlets; when obstruction is unavoidable due to requirements of Work, provide grading and temporary drainage structures to maintain unimpeded flow.

5. Locate and protect private lawn sprinkler systems which may exist within site. Test existing irrigation systems prior to construction. Repair or replace damaged systems to condition existing at start of Work, or better.
6. Perform daily clean up in affected construction areas in order to restore site to existing or better conditions. Areas should be free of debris, scrap material, dirt, mud, and other items identified by Project Manager. Do not leave buildings, roads, streets, and other construction areas unclean.
7. Restore damaged landscaping to condition existing at start of Work, or better.
8. Beware of overhead power lines existing in area and in close proximity of project. When 10 feet of clearance between energized overhead power line and construction-related activity cannot be maintained, request CenterPoint Energy de-energize or move conflicting overhead power line. Contact CenterPoint Energy representatives at (713) 207-2222. Schedule, coordinate and pay costs associated with de-energizing or moving conflicting overhead power lines. There is no separate pay item for this effort. Include these costs in various items of bid that make such work necessary.

D. Notification to Adjacent Occupants

1. Notify in writing individual occupants in areas to be affected by Work of proposed construction and time schedule. Notify not less than 72 hours or more than 2 weeks prior to work performed within 200 feet of homes or businesses.
2. Include in written notification names and telephone numbers of two company representatives for resident contact available on 24-hour call. Include precautions taken to protect private property and identify potential access, utility inconvenience, and disruption.
3. Submit proposed notification document to Project Manager for approval. Consider ethnicity of neighborhood where English is not dominant language. Provide notice in understandable language.

E. Public, Temporary, and Construction Roads and Ramps

1. Construct and maintain temporary detours, ramps, and roads to provide for normal public traffic flow when use of public roads or streets is closed by necessities of Work.
2. Provide mats or other means to prevent overloading or damage to existing roadways from tracked equipment, large tandem axle trucks or equipment that will damage existing roadway surface.

3. Construct and maintain access roads and parking areas as specified in Section 01504 – “Temporary Facilities and Controls”.

F. Excavation in Streets and Driveways

1. Avoid hindering or inconveniencing of public travel on streets or intersecting alleys for more than two blocks at one time, except by permission of Project Manager.
2. Obtain necessary permits and Project Manager’s approval when nature of Work requires closing entire street. Permits required for street closure are Contractor’s responsibility. Avoid unnecessary inconvenience to abutting property owners.
3. Remove surplus materials and debris and open each block for public use when work in that block is complete.
4. Acceptance of any portion of Work is not based on return of street to public use.
5. Avoid obstructing driveways or entrances to private property.
6. Provide temporary crossing or complete excavation and backfill in one continuous operation to minimize duration of obstruction when excavation is required across drives or entrances.
7. Provide barricades and signs in accordance with Part 6 of the Texas Manual on Uniform Traffic Control Devices.

G. Traffic Control

Comply with traffic regulation as specified in Section 01555 – “Traffic Control and Regulation”.

H. Surface Restoration

1. Restore site to condition existing before construction.
2. Repair paved area per requirements of Section 02951 – “Pavement Repair and Resurfacing”.
3. Repair damaged turf areas according to Section 02317 – “Excavation and Backfill for Utilities”, level with topsoil conforming to Section 02911 – “Topsoil”, and re-sod in accordance with Section 02922 – “Sodding”. Water and level newly sodded areas with adjoining turf using appropriate steel wheel rollers for sodding. Do not use spot sodding or sprigging. Upon completion of planting, continue watering until turf is established.

I. Limits of Construction

1. Confine operations to lands within construction work limits shown on Plans. Unless otherwise noted on Plans adhere to the following:
 - a. Where utility alignment is within esplanade, and construction limits are shown on Plans to extend to edge of esplanade, keep equipment, materials, stockpiles, a minimum of 5 feet from back of curb.
 - b. Where construction limits are shown on Plans to extend to property line, keep equipment, materials, stockpiles, a minimum of 5 feet away from sidewalks.

J. Equipment and Material Salvage

Upon completion of Work, carefully remove salvageable equipment and material. Deliver them as directed by Project Manager. Dispose of equipment offsite at no additional cost to Owner when Project Manager deems equipment unfit for further use.

1.0 8 – 1.13 NOT USED

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION