

IV. EXISTING REMODELING OF CAMPUS PROJECTS CONSTRUCTION STANDARDS

4.01 QUALITY STANDARDS

- A. The object of these STANDARDS is to achieve the best possible work products and working conditions in regards to contracted services for projects being administered by Office of Facilities Planning Design and Construction (FPDC) staff.
- B. Adherence to these STANDARDS for FPDC projects by contractors and those under their employ will result in quality products for Texas State University with intent to minimize, as much as possible, any inconveniences and negative impact on existing operations.
- C. It is important that prime contractors advise their superintendents, project managers and subcontractors of the contents of these Standards at the onset of any FPDC remodeling project.
- D. These included as part of CONTRACT DOCUMENTS in every FPDC administered remodeling project, unless specifically superceded in writing by individual project specifications.
- E. Contractor's adherence to applicable jobsite safety standards, statutes and regulations to include, but not be limited to, OSHA is required.

Division 01 - General Requirements

- A. Dust Protection:
 - 1. Adequately cover and protect all smoke alarms, communications, pull stations, and control panels in project area prior to commencing.
 - 2. Provide temporary filters at return air inlets serving project area.
 - 3. Seal off project area for dust protection. Accepted methods are four mil polyethylene plastic - clipped to ceiling grid and tape to the flooring
 - 4. When removing carpet, spray down with water
 - 5. Do whatever necessary to keep from tracking dust and debris outside project area. The use of disposable tack mats at project entry areas is encouraged.
 - 6. Do not use any university trash containers, including waste baskets or dumpsters to dispose of materials.
 - 7. Contractors may be held responsible for reimbursement of cost for lost labor due to false fire alarms when above enumerated protection is disregarded.
- B. Existing flooring protection – take whatever action necessary to protect existing flooring – Contractor shall be responsible for damage to existing flooring.

1. If elevators are used they shall be protected against damage and debris. Discuss means and methods with Project Manager.
- C. Utility Shutdown:
1. Unscheduled utility shutdowns are prohibited, except in Emergency situations. For locations of utility mains call 245-2148 and Project Representative.
 2. Any project task requiring shutdown of any utility, fire alarm, roadway or portion of roadway, high traffic pedestrian walkway, or communications shall be scheduled at least twenty-four hours in advance with the Project Representative. Some projects may require longer advance notice of utility shutdowns. This will be addressed at pre-construction meetings.
- D. Professional Worker Behavior and Appearance
1. All workers on the jobsite shall conduct themselves in a professional manner at all times. Only proper attire for work is acceptable, shirtless workers, sandals, ragged clothing, t-shirts deemed inappropriate by project representative, etc., is not acceptable. Loud music, catcalls, inappropriate gestures, smoking within buildings, use of a building's sanitary facilities without prior approval by project representative is prohibited.

Division 02 - Site Work

- A. Signs, barricades and erosion control measures may be needed. This will be addressed at pre-construction meetings.
 - 1. Excavation must be cleared in advance to avoid damage to underground system and/or landscaping.
 - 2. Contact Project Representative prior to any excavation.
 - 3. Contractor will be responsible for damage to areas due to parking and/or staging. Obtain approval in advance from Project Representative.
 - 4. Trenching, open pit, and fall protection in accordance with OSHA requirements is required.

Division 03 - Concrete

- A. No water added to concrete without Project Representative approval.
- B. Concrete truck and chute cleaning shall be done off University property unless arrangements by Project Representative.
- C. Contractor's responsibility to protect fresh concrete from vandalism. Graffiti laden or damaged concrete will not be accepted.
- D. Contractor shall contact Project Representative with reasonable sufficient advance notice to inspect subgrade compaction, reinforcing steel and framework prior to placing concrete.

Division 04 – Masonry

- A. Obtain approval for matching materials in advance via submittal process. Field samples may be required. This will be addressed at pre-construction meetings.

Division 05 – Metals

- A. Hot Work Permit may be required.

Division 06 - Wood and Plastics

- A. Rough Carpentry:
 - 1. No yellow pine wall framing members shall be used unless otherwise specified.
 - 2. Framing members shall be attached to bottom and top tracks by means of screws on each side of the track, shall have pre-punched utility holes in linear alignment.
 - 3. Interior partition walls (including gypsum board sheathing) are to extend 6" minimum above ceiling assemblies unless otherwise specified.
 - 4. Finish Carpentry:
 - a. Cabinets - no horizontal grains
 - b. No tool marks, open joints, or other defects
 - c. Use Plywood on countertops, no composites unless otherwise specified

Division 07- Thermal and Moisture Protection**Division 08- Doors and Windows**

- A. No gap greater than 1/8 " permitted on newly installed doors
- B. Pre-drill screw holes on door hinges, latches, and jambs
- C. Hardware screws shall be tight but not stripped. Screw heads shall not be worn or distorted.

Division 09- Finishes

- A. Gypsum Board: Installation of gypsum board in accordance with the American Gypsum Association
- B. Ceilings:
 - 1. Ceiling tile cut around perimeter of ceiling shall not have more than 1/4" play side to side
 - 2. Add #9 support wires at each corner of drop-in fixtures and a/c registers.

C. Flooring:

1. If pre-formed outside corner cove base is not used, cove base shall extend 1' minimum past corner.

Division 10- Specialties**Division 11- Equipment****Division 12- Furnishings****Division 13- Special Constructions**

Division 13- Project Staging and Accessibility:

- A. If parking spaces are designated to the Contractor by the Project Representative for tool wagons vehicles (Ref. Supplemental Conditions 1.12) (not for personal vehicles) the Contractor will be responsible for providing and maintaining barricades, fencing, and appropriate signage for those designated places.
- B. Area to be designated for access both inside and outside buildings and type of barricades allowed shall be addressed at the pre-construction meeting. Temporary controls and construction aids to include, but not be limited to, air hoses, water hoses, or any type of temporary wiring or cable shall be placed to avoid pedestrian or vehicular traffic. Any exceptions or deviations must be approved in advance with the Project Representative.
- C. Work hours in occupied Residence Halls are limited to 10:00 a.m. – 6:00 p.m. This includes work under the buildings, on exterior of buildings and in close proximity to the buildings. Exceptions must be in writing from Project Representative.

Division 14 -49 – (Refer to Divisions and Construction Standards Sections)