

## **APPENDIX C SPECIAL CONDITIONS**

### **1.1 General**

These Special Conditions are in addition to the requirements of the 2013 Uniform General and Supplementary General Conditions for University of Texas System Building Construction Contracts, and are a part of the contract documents. Special conditions are unique to UTHealth projects but shall not weaken the character or intent of the Uniform General Conditions

### **1.2 Definitions**

See 2013 Uniform General and Supplementary Conditions

### **1.3 Safety Plans /Briefings**

Contractor shall comply with OSHA requirements at all times. Contractor will submit a project specific safety plan to the ODR/SHERM prior to the preconstruction meeting. Contractor shall include in the safety plan any activities that present a potential risk to pedestrians, university occupants or property that includes appropriate fencing of the job site, signage and schedule of activities. If traffic or egress is altered the safety plan shall include a traffic control or egress plan. The Contractor is responsible for all associated cost to include engineering, obtaining required City and TMC permits, signage, construction tape, traffic cones, etc. If additional project specific risks are identified and/or requested from SHERM, the contractor will submit additional safety plans as requested.

Prime contractors shall attend and receive a copy of the UTHealth safety orientation administered by SHERM prior to mobilization. Prime contractors will review the presentation with sub-contractor superintendents, supervisors and lead men. This presentation is general requirements for UTHealth and does not serve as or substitute the contractors project specific safety plan. Safety training will be recorded in a log and will take place prior to the subcontractors performing work.

### **1.4 Safe Working Environment/Housekeeping**

Contractor is to provide a safe working environment to include storage of power tools/extension cords and disposal of rubbish, excess materials and other tripping hazards. Storage of trash in mechanical chases, stairwells, or rooms is strictly prohibited. Lunch breaks or other authorized breaks are to be taken in designated areas. Storage of construction materials will be coordinated with the ODR/PM.

### **1.5 Hot works and Shutdowns**

Hot works, utility shutdowns, system impairments or blocking of egress will be coordinated well in advance through the ODR/PM. Any smoke or dust that may result in activation of the fire alarm system will be considered a system shutdown so preventive measures can be taken.

### **1.6 Asbestos Abatement**

In the event the contractor encounters material reasonably believed to be asbestos at the project site, the contractor shall immediately stop work in the area affected and report the condition to

the owner. If in fact the material is asbestos and has not been abated, the contractor shall not resume the asbestos-related work in the affected area until the asbestos has been abated.

### **1.7 Disruptive Activities**

Proposals shall include whatever cost necessary to prevent disruptive activities (dust, noise and odors) from 7am to 6pm without written approval from the ODR/PM. Contractors will use designated routes to and from job sites and keep noise to a minimum. The use of any portable electronic devices, MP3 players, radios, etc, is strictly forbidden. Harassment, sleeping and smoking are forbidden. Harassment includes any action such as jeering, whistling, calling-out, staring, snickering, making rude or questionable comments, or similar behavior. If after hours work is required, the UT Police and Facilities Work Control must be notified.

### **1.8 ID Badges**

Contractors must obtain and wear UTHealth ID badges at all times. A consolidated list of ID badges will be requested through the ODR/PM who will submit a copy of the request to the school/bldg mgmt for approval. The badge request form will be emailed directly to the parking office. The contractor will be notified when their badges are ready for pick up on the 1st floor of the University Center Towers, 7000 Fannin Street. Contractors will be charged a \$15.00 fee for each badge.

ID badge requests will include which workers will be authorized ID badge access, the specific doors and duration. Normally only construction project managers, supervisors and design teams will be authorized ID badge access and then only to doors that are required to access the job site and only for the duration of the project. Perimeter access to the building should only be required if the work is scheduled after hours or a door that is normally locked must be used.

At completion of the project the ODR/PM will collect the ID badges and insure card reader access is de-activated. If no further work is anticipated the badges will be returned to the UTHealthID badge department by contractor.

### **1.9 Keys**

If a room key is required an email with authorization from the ODR/PM, School Administration and UTPD will be required. The PM will have the contractor sign for the key and collect/return the key to its place of origin, after the project is complete. **Doors will not be propped open at any time.**

Building master keys will normally not be issued to contractors. If a room is to be vacated for construction the Contractor will coordinate through the ODR/PM to have a temporary core installed for security. If the room is occupied, the ODR/PM will coordinate someone to allow access to the room for short duration projects. An inventory or digital pictures shall be taken by the PM before and after construction.

### **1.10 Entry and Exit Routes**

Only doors and routes identified at the pre-construction meeting will be used. Contractor shall schedule all necessary material stocking, demolition and trash removal through school corridors and elevators during non-peak hours, as approved by the ODR/PM. All materials will be brought

into the building through the loading dock and transported using the service elevator. The loading dock is only to be used for loading and unloading. The loading dock will not be used for parking. Vehicles left unattended will be towed at the expense of the owner.

### **1.11 Project Parking**

Free parking on campus/at the project site is not available unless otherwise specified by the ODR/PM. Arrange for parking with the UTHealth Parking Office, Texas Medical Center Parking or other parking facilities.

### **1.12 Security**

The contractor is responsible for security of the project and project materials. The contractor, at its own expense, may employ unarmed security personnel for the project. Security firms and personnel must be approved by The University of Texas Police Department.

### **1.13 Protection of Work**

The contractor and every sub-contractor shall properly and effectively protect all project materials and equipment, both during and after installation. Project products and the contractor's tools and equipment may be stored on the premises if adequate space is available but the placing shall be within areas approved by the owner. When any room in the building is used as a shop, store room, etc., the contractor shall be held responsible for any repairs, patching or cleaning arising from such use. All damaged landscape will be restored to the same conditions prior to mobilization.

The contractor shall protect and be responsible for any damage to its work or material, from the date of the agreement until the final payment is made, and shall make good without cost to the owner, any damage or loss that may occur during this period. All material affected by weather shall be covered and protected to keep free from damage while they are being transported to the site and while stored on the site.

During the execution of the work; open ends of all piping, duct work, conduit, and all openings in equipment shall be capped and sealed prior to completion of final connections, so as to prevent the entrance of foreign matter. All drains shall be covered until placed in service to prevent the entrance of foreign matter.

### **1.14 Minimum Wage Requirements**

Contractors shall use attachment A Prevailing Wage Determination Houston/Galveston Area Rates.

### **1.15 MEP Work**

Close coordination with the ODR/PM and the Facilities Maintenance Department will be made prior to conducting any MEP work. The contractor shall be responsible for providing qualified personnel to operate machinery, equipment or systems (HVAC, electrical, automatic sprinkler, etc.). Each system start up and shut down must be authorized by the ODR/PM and supervised by the Facilities Maintenance Department.

Contractors performing MEP repair work or new construction on machinery or building equipment are required to lock out and tag the starting switches and all energy isolation devices, i.e., valves with “DO NOT OPERATE” tags, (Including Contractor name and date), and to inform the ODR/PM that the power (or other utility) has temporarily been locked out.

Each contractor shall provide sleeves for all service lines, including piping and conduit, covered in their scope of work, which may pass through walls, roof or floors and consult with the ODR/PM and Architect or Engineer prior to commencement.

### **1.16 Welding**

The general contractor is responsible for the proper use of welding machines at all UTHealth facilities. Due to the potential electrical surges caused by electrical welding machines, the use of all electrical welding machines is banned from use on our campus. All welding machines are to be run with the use of an external generator.

### **1.17 Fluorescent or mercury containing lamps and ballasts**

The general contractor is responsible for the proper recycling, through a licensed universal waste handler, for all fluorescent and/or mercury containing lamps and ballasts. Documentation of this recycling shall be submitted to the ODR/PM.

### **1.18 Background Checks**

Each individual who is assigned to perform services under this contract will be an employee of Contractor or an employee of a subcontractor engaged by Contractor. Contractor is responsible for the performance of all individuals performing services under this contract. Prior to commencing services, Contractor will (1) provide University with a list ("List") of all individuals who will be assigned to perform services, and (2) have an appropriate criminal background screening performed on all the individuals. Contractor will determine on a case-by-case basis whether each individual assigned to perform services is qualified to provide the services. Contractor will not knowingly assign any individual to provide services on University's campus who has a history of criminal conduct unacceptable for a university campus or healthcare center, including violent or sexual offenses. Contractor will update the List each time there is a change in the individuals assigned to perform services. Prior to commencing performance of services under this contract, Contractor will provide University a letter signed by an authorized representative of Contractor certifying compliance with this Section. Contractor will provide University an updated certification letter each time there is a change in the individuals assigned to perform services.

### **1.19 Commissioning**

The general contractor is solely responsible for coordinating and demonstrating commissioning activities and will witness all commissioning and inspection activities. This responsibility shall not be delegated to subcontractors, but by necessity will require the participation of subcontractors. At a minimum adding or modification of the following systems will require documented commissioning and/or testing: fire alarm and suppression system, building controls, plumbing, HVAC, lighting, power delivery and security systems. Contractor will give the owner's team 5 days notice so the team can be available to witness and participate in commissioning activities.

Immediately after notice to proceed, the contractor will work with the owner to develop the commissioning plan. The owner will furnish templates with sample test/checklists for use by the contractor in development of the commission plan/book. The commission plan/book will be kept on site. The completed copy will be given to the owner at the end of the project.

### **1.20 Schedules and Record Documentation**

A project schedule shall be created and maintained in accordance with the UGSGC using MS Project.

Close-out Documents shall consist of 2 electronic PDF copies of: contractor marked-up “As-Built” or “As Constructed” drawings, approved submittals, shop drawings, commissioning and inspection forms, O&M manuals, general and extended warranties, final releases of claims and liens, affidavit of payment of debt and claims and consent of surety.

Additional instructions may be given in the division 1 specification however the omission of any of these items in the specification does not relieve the contractor of their responsibility to provide all of the above mentioned documents prior to final payment.

**1.21 Force Majeure** - The following Force Majeure clause replaces paragraph 9.6.2.2.4 of the Uniform General Conditions in its entirety.

Neither party hereto will be liable or responsible to the other for any loss or damage or for any delays or failure to perform due to causes beyond its reasonable control including acts of God, strikes, epidemics, war, riots, flood, fire, sabotage, or any other circumstances of like character (force majeure occurrence). Provided, however, in the event of a force majeure occurrence, Contractor agrees to use its best efforts to mitigate the impact of the occurrence so that University may continue to provide healthcare, research and other mission critical services during the occurrence.

# UTHealth Project Management Office

## Change in Work - Cost Analysis Form

(Prime Contractor to include, as backup, a completed form for each subcontractor(s) showing cost of work breakdown of labor, materials and equipment and bring forward all subcontractor(s) marked-up totals under the Subcontract heading along with costs of work for their own forces, if any, on this form)

Project No. & Name: 101 - 999: EXAMPLE PROJECT CHANGE  
 Contractor Name: \_\_\_\_\_ Change Proposal No. \_\_\_\_\_  
 Description of Change: \_\_\_\_\_

Means Code	Description	A Quantity	B Unit	C Unit Cost (A*C) = (D+E)	D Labor	E Material & Equipment	F Subcontract
03100-410-6500	Job built column forms (14' x 24" x 24" columns)	1,120	SFCA	\$ 5.99	\$ 5,903	\$ 806	\$ -
N/A	1/4" Chamfer Strips	1,120	Lft	\$ 0.28	\$ 200	\$ 115	\$ 960
N/A	Form release agent	1,120	SFCA	\$ 0.13	\$ 100	\$ 50	\$ 960
N/A	Reinforcing Steel Supplier (See attached back-up)	1	LS	\$ 1.00	\$ -	\$ -	\$ 960
03210-100-0502	Concrete accessories (galvanized bolsters)	11	CLft	\$ 38.00	\$ -	\$ 426	\$ -
N/A	Reinforcing Steel Installer (See attached back-up)	0	LS	\$ 1.00	\$ -	\$ -	\$ 325
03300-220-0300	4000 psi Concrete	42	CYd	\$ 76.00	\$ -	\$ 3,192	\$ -
03300-220-0300	Place 4000 psi Concrete	42	CYd	\$ 34.93	\$ 1,467	\$ -	\$ -
01300-700-0120	Filed Engineering Layout	0.2	Wk	\$ 920.00	\$ 234	\$ -	\$ -
		0		\$ -	\$ -	\$ -	\$ -
		0		\$ -	\$ -	\$ -	\$ -
		0		\$ -	\$ -	\$ -	\$ -
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<b>SUBTOTAL</b>					<b>\$ 7,904</b>	<b>\$ 4,589</b>	<b>\$ 3,205</b>

Work performed by the Contractor's own employees (per UGC)	SUBTOTAL	\$
Work up to \$10,000.00, add...	15.0%	\$ -
Work between \$10,000.01 and \$20,000.00, add...	10.0%	\$ 1,249
Work greater than \$20,000.00, add...	7.5%	\$ -

Managing subcontracted work (per UGC)	SUBTOTAL	\$
Work up to \$10,000.00, add...	10.0%	\$ 321
Work between \$10,000.01 and \$20,000.00, add...	7.5%	\$ -
Work greater than \$20,000.00, add...	5.0%	\$ -

**TOTAL FOR THIS CHANGE PROPOSAL \* \$ 17,268**

**EXHIBIT C - ATTACHMENT B  
PREVAILING WAGE DETERMINATION  
HOUSTON/GALVESTON AREA**

**The University of Texas System  
Office of Facilities Planning and Construction**

**Date: June 30, 2016**

**Construction Type:**

**Building Area: Houston-**

Building Construction Trade Classification	Prevailing Wage Rate
Carpenter	\$15.00
Concrete Finisher	\$15.75
Drywall/Ceiling Installer	\$14.50
Electrician	\$17.00
Elevator Mechanic	\$30.04
Fire Proofing Installer	\$15.00
Flooring Installer	\$20.00
Glazier	\$16.91
Heavy Equipment Operator	\$16.00
Ironworker	\$17.00
Laborer	\$10.50
Light Equip Operator/Driver	\$15.00
Mason/Bricklayer	\$18.00
Painter	\$14.25
Pipefitter	\$17.72
Piping/Ductwork Insulator	\$15.00
Plumber	\$19.99
Roofer	\$14.00
Sheetmetal Worker	\$18.00
Sprinkler Fitter	\$19.20
Tile Setter	\$15.00
Waterproofer	\$15.00

Notes:

1. Wages shown are for entry level, minimum wages for each classification and do not include fringe benefits.
2. Unlisted classifications needed for work not included within the scope of the classifications listed may not be added after award. The job classifications are not inclusive of all possible trades on the construction project.
3. It is the responsibility of the contractor to classify the worker in accordance with the published classifications and demonstrate that workers are paid commensurate with determined rates.