

Section 01145

USE OF PREMISES

1.01 SECTION INCLUDES

- A. General use of the site including properties inside and outside of rights-of-way, work affecting road, ramps, streets and driveways and notification to adjacent occupants.

1.02 RIGHTS-OF-WAY

- A. Confine access, and operations and storage areas to rights-of-way provided by the City as stipulated in Document 00700 - General Conditions; trespassing on abutting lands or other lands in the area is not allowed.
- B. Make arrangements, at no cost to the City, for temporary use of private properties. Contractor and Surety shall indemnify and hold harmless the City against claims or demands arising from such use of properties outside of rights-of-way. Submit a copy of agreements between private property owners and Contractor prior to use of the area. Agreements between private property owners and Contractor shall be notarized or bear the signatures of two witnesses.
- C. Obtain written permission from City of Houston Parks and Recreation Department for storage of materials on esplanades and other areas within rights-of-way under that department's jurisdiction. Submit copies of written permission prior to use of the area.
- D. Restrict total length of distributed materials along the route of construction to 1,000 linear feet unless otherwise approved in writing by City Engineer.

1.03 PROPERTIES OUTSIDE OF RIGHTS-OF-WAY

- A. Do not alter the condition of properties adjacent to and along rights-of-way.
- B. Do not use ways, means, methods, techniques, sequences, or procedures that result in damage to properties or improvements.
- C. Restore damaged properties outside of rights-of-ways at no cost to the city

1.04 USE OF SITE

- A. 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.

- B. Notify Project Manager and Public Works and Engineering Traffic Management Branch at least five working days prior to closing a street or street crossing. Obtain permits for street closures in advance.
- C. Maintain 10-foot-wide minimum access lanes for emergency vehicles including access to fire hydrants.
- D. Avoid obstructing drainage ditches or inlets. When obstruction is unavoidable due to requirements of the Work, provide grading and temporary drainage structures to maintain unimpeded flow.
- E. Locate and protect private lawn sprinkler systems that may exist within the site. Repair or replace damaged systems to condition existing at start of the Work, or better. Test irrigation system prior to construction.
- F. Conform to daily clean-up requirements of Article 3 of Document 00700 - General Conditions.
- G. Beware of overhead power lines existing in area and in close proximity of the Project. When 10 feet of clearance between energized overhead power line and construction-related activity cannot be maintained, request Center Point Energy (CPE) de-energize or move conflicting overhead power line. Contact CPE representatives at (713) 207-2222. Schedule, coordinate and pay costs associated with de-energizing or moving conflicting overhead power lines. When there is no separate pay item for this effort, include these costs in various items of bid that make such work necessary.

#### 1.05 NOTIFICATION TO ADJACENT OCCUPANTS

- A. Notify individual occupants in areas to be effected by the Work of proposed construction and time schedule. Notify not less than 72 hours or more than two weeks prior to work performed within 200 feet of homes or businesses. Follow form and content of sample door hanger provided by Project Manager.
- B. Include in notification nature of the Work, and names and telephone numbers of two company representatives for resident contact available on 24-hour call.
- C. Submit proposed notification to Project Manager for approval. Consider ethnicity of the neighborhood where English is not the dominant language. Provide notice in an understandable language.

#### 1.06 PUBLIC, TEMPORARY, AND CONSTRUCTION ROADS AND RAMPS

- A. Construct and maintain temporary detours, ramps, and roads to provide for normal public traffic flow when it is necessary to close public roads or streets.

- B. 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 the existing roadway surfaces.
- C. Construct and maintain access roads and parking areas as specified in Section 01504 - Temporary Facilities and Controls.

1.07 EXCAVATION IN STREETS AND DRIVEWAYS

- A. Avoid hindering or inconveniencing public travel on streets or intersecting alleys for more than two blocks at any one time, except by permission of City Engineer.
- B. Obtain Traffic Management Branch and City Engineer's approval when nature of the Work requires closure of an entire street. Permits required for street closure are Contractor's responsibility. Avoid unnecessary inconvenience to abutting property owners.
- C. Remove surplus materials and debris and open each block for public use, as work in that block is complete.
- D. Acceptance of any portion of the Work will not be based on return of street to public use.
- E. Avoid obstructing driveways or entrances to private property.
- F. Provide temporary crossings or complete excavation and backfill in one continuous operation to minimize duration of obstruction when excavation is required across drives or entrances.
- G. Provide barricades and signs in accordance with Section VI of the State of Texas Manual on Uniform Traffic Control Devices.

1.08 TRAFFIC CONTROL

- A. Comply with traffic regulation as specified in Section 01555 - Traffic Control and Regulation.

1.09 SURFACE RESTORATION

- A. Restore the site including landscaping to the condition existing before construction, or better.
- B. Repair paved areas per the requirements of Section 02951 - Pavement Repair and restoration.

**USE OF PREMISES****STANDARD GENERAL REQUIREMENT**

- C. Repair damaged turf areas, level with bank run sand conforming to Section 02317 - Excavation and Backfill for Utilities, or 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.

**1.10 LIMITS OF CONSTRUCTION**

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

**1.11 EQUIPMENT AND MATERIAL SALVAGE**

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

PART 2 P R O D U C T S - Not Used

PART 3 E X E C U T I O N - Not Used

END OF SECTION