

**LSU Health – New Orleans
Seton Building Canopy
New Orleans, Louisiana**

Outline Specifications

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DIVISION 1 - GENERAL REQUIREMENTS

01000 - Summary

Quote your price to furnish all labor, materials, equipment, and expertise necessary for this construction project. The successful bidder will furnish all necessary components and devices as required by the plans and specifications and as required to meet the intent of the specifications for a complete and finished space acceptable for occupancy. This work is to be performed at the **LSU Health – New Orleans Seton Building at 2025 Gravier St., New Orleans, LA 70112.** The Contractors price must be firm and not subject to change for a period of thirty days (30) from the date of the bid opening. The University reserves the right to reject any and all bids at its discretion. After the job has been awarded, no changes will be made to any part of the job without written approval from the Construction Coordinator.

01001 – Approved Manufacturers, Materials, Products and Service Representatives

Approved manufacturers, materials, products, and service representatives are not meant to exclude other manufacturers, materials, products, and service representatives. It is meant to set a standard for acceptance. Cited throughout the specifications and on the drawings are approved manufacturers, materials, products and service representatives. This list is not meant to be exhaustive of all manufacturers, materials, products and service representatives required to complete this project.

Manufacturers, materials, products or service representatives not listed as approved or mentioned in the specifications or on drawings as being equal must be submitted for approval, prior to bid. Substitution of a non-approved manufacturer or service company will disqualify the contractor's bid.

01010 – Scope of Work

BASE BID

It is the intent to provide a 100% turnkey project ready for occupancy upon completion. Items not mentioned in the specifications, nor shown on the drawings but clearly necessary for a complete and usable space, must be provided in good working order and 100% operational. Provide all labor, material, equipment and expertise necessary to build-out the designated areas in accordance with the attached drawings and specifications herein.

1. Scope include the attached specification manual and drawing package.

Notice to Successful Bidder: This Project is expected to be completed exactly 180 days after the issuance of the notice to proceed.

01020 - Intent

1. In all areas, the intent of this specification is to provide modified spaces that have a neat,

finished appearance. All trim, transitions, caulking, patching, and similar work shall be included unless specifically excluded from this specification.

2. All drawings provided by LSU Health indicating the location and dimensions of spaces and equipment are meant as a guide to the contractor. It is the responsibility of the contractor to verify all dimensions and job site conditions that may affect the cost of the project. Verification of job conditions and dimensions prior to bid is the responsibility of the contractor.
3. The intended designated representative of the University for this Project is Kirk Deslatte. Any changes to the scope of work, type or quality of materials, or scheduling must be submitted to the designated representative of the University. Kirk Deslatte may be contacted via phone at 504-654-7576

Mail should be addressed to:
Kirk Deslatte, Director of Planning and Construction
LSU Health – New Orleans
Department of Property and Facilities,
433 Bolivar Street, Suite 803
New Orleans, LA 70112

4. Drawings and specifications are intended to provide the basis for the proper completion of the project suitable for the intended use of LSU Health New Orleans.
5. Items not expressly set forth but which are reasonably implied or necessary for the proper performance of this work shall be included.
6. All items specified as needing to be “installed”, or “new”, shall be supplied by the contractor unless otherwise specified.
7. The use and/or inclusion of any hazardous materials, including, but not limited to, asbestos, PCB, or any other hazardous substance which is forbidden by state or federal regulations, laws, or codes is expressly forbidden. If these materials are found to be present as part of the material or equipment supplied, or if existing hazardous materials were disturbed as part of the work done, all remedial actions, fines, and expenditures shall be borne by the contractor.
8. All workmanship and materials required to complete this project shall be guaranteed free from defects for a period of one (1) year from date of acceptance of the Project.

01030 – Termination by the Owner for Convenience

1. The owner may, at any time, terminate the Contract for the Owner’s convenience and without cause.
2. Upon receipt of written notice from the Owner of such termination for the Owner’s convenience, the Contractor shall: cease operations as directed by the Owner in the notice; take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.
3. In case of such termination for the Owner’s convenience, the Contractor shall be entitled to receive payment for Work executed along with reasonable overhead and profit.
4. Owner shall not be responsible or otherwise liable for any demobilization costs or incidental

or consequential damages resulting from such termination.

01035 – Termination for Noncompliance

LSU Health may terminate this Contract for cause based upon the failure of the Contractor to comply with the terms and/or conditions of the Contract; provided that LSU Health shall give the Contractor written notice specifying the Contractor's failure. If within thirty (30) days after receipt of such notice, the Contractor shall not have either corrected such failure or, in the case which cannot be corrected in thirty (30) days, begun in good faith to correct said failure and thereafter proceeded diligently to complete such correction, then LSU Health may, at its option, place the Contractor in default and the Contract shall terminate on the date specified in such notice. The Contractor may exercise any rights available to it under Louisiana law to terminate for cause upon the failure of LSU Health to comply with the terms and conditions of this contract; provided that the Contractor shall give LSU Health written notice specifying LSU Health's failure and a reasonable opportunity for LSU Health to cure the defect.

01040 - Coordination of work

1. Coordinate the work of all trades.
2. Work performed outside of the designated project area, or work in the area that will impact adjacent areas, i.e. floor above, floor below, etc., must be scheduled before or after normal working hours (8:00 am- 4:30 PM) or on weekends; must be submitted in writing seventy-two (72) hours in advance and coordinated with the Construction Coordinator.
3. LSU Health is a twenty-four (24) hour a day, three hundred and sixty-five (365) days a year operation. The Construction Coordinator and the Associate Director of Planning and Construction must approve any utility outage and any demolition or renovation work that will interfere with the normal operation of the facility or its personnel.
4. All requests for outages must be submitted in writing seventy-two (72) hours in advance of any planned utility outage. Utility outages may have to be scheduled before or after normal working hours (8:00 am- 4:30 PM) or on weekends. The Construction Coordinator, based on the length and scope of the outage required, will determine the time and date of the requested outage.
5. Prepare coordination drawings for areas where close tolerances are required between building elements and new installations.
6. Verify location of all utilities i.e. gas, vacuum, air, water, drains, electric, etc and existing conditions. Notify the Construction Coordinator of conditions that may require any deviation from the specified locations shown on the drawings.
7. Verify dimensions on drawings with dimensions at the project site. Do not scale drawings.
8. The University shall give the successful bidder access to the area to be renovated in such a manner that the work will be completed in a timely fashion with a minimum of disruption to the normal flow of business. The timing and sequence of the work will be coordinated by the Construction Coordinator and discussed during the pre-bid and/or pre-construction meeting.
9. The Construction Coordinator will be notified before any work is done which will create noise, smoke and/or dust, or involve soldering, welding, or other heat or flame-producing process. The Contractor will file a Hot Work Permit with LSU Health seventy-two (72) hours prior to beginning any of the work mentioned in this paragraph. A fine of \$500 per incident

will be due from the contractor for each incident where the work performed in the execution of his contract, causes a false alarm on the fire and smoke detection system in the building because the above-mentioned people were not notified before starting the work, and a Hot Work Permit was not filed before starting the work.

10. All work must be performed in accordance with all applicable state, and federal codes, laws, regulations and ordinances. Knowledge of existing codes, laws, regulations and ordinances pertaining to the above work is the responsibility of the contractor.

01060 - Special Project Information

1. The successful bidder warrants to the LSU Health that the workmen used on the job are regularly employed by his company or his subcontractor's company or companies. Further, the successful bidder warrants that craftsmen skilled in the trades necessary to complete the work will perform all skilled work on the job. Laborers and unskilled workmen will not be used under any circumstances to perform tasks requiring a skill such as carpentry, roofing, or plumbing. The foregoing examples of skilled trades are intended as examples only, and do not constitute a complete list of skilled trades.
2. The University reserves the right to examine the contractor's past payroll records and those of any subcontractor to determine whether the employees being used on the contract are regularly employed. The University also reserves the right to question the use of an employee whom it feels is unskilled or untrained on a task that requires a skill. If the bidder intends to use laborers or unskilled workmen on any aspect of the contract, the bidder must furnish a list of the tasks to be performed by said laborers and unskilled workmen with their bid.
3. If the contractor or subcontractor(s) are required to replace any employees because of their failure to comply with these requirements, any time lost on the job shall be the responsibility of the contractor and shall not be an acceptable reason for requesting extensions of any completion deadlines or waiver of any liquidated damages specified elsewhere in the bid specifications.
4. All equipment, fixtures, and other salvageable materials removed are the property of the University and must be turned over to the University, unless otherwise stated in the bid documents.
5. Where equipment is furnished as part of the bid, the contractor must be equipped to provide prompt factory authorized and qualified local service. Service manuals for all furnished equipment must be supplied as part of the project. These manuals must include blueprints and schematics of the equipment supplied. The job will not be considered complete until the required manuals and schematics have been supplied to the University.
6. The University reserves the right to reject any and all bids at its discretion.
7. After the job has been awarded, no changes will be made to any part of the job without written approval from the Director of Facility Services. The proposed change will be submitted in writing, with a complete breakdown of all material and hours, and the individual cost of each.
8. No notice of completion, delivery memo, invoice, or other document will be signed, or approvals of any type given for any part of the job or delivery of any equipment or materials, except by the Associate Director of Planning and Construction, or his designee, such designation to be made in writing and signed by the Associate Director of Planning and

Construction. All work will be done during normal working hours unless the Associate Director of Planning and Construction grants prior written approval or Section 01010 requires that the work be performed after hours.

9. When a discrepancy or ambiguity arises between the written specifications and the drawings, the specifications, shall govern.

01080 - Cutting and Patching

1. Provide cutting and patching work to properly complete the project.
2. Do not remove or alter structural components without written approval.
3. Cut with tools appropriate for materials to be cut.
4. Employ skilled and experienced installers to perform cutting and patching for weather exposed and moisture resistant elements, and sight exposed surfaces.
5. Execute patching to complement adjacent structures/improvements.
6. Patch with materials and methods to produce patch, which is not visible from a distance of five feet.
7. Do not patch in a manner that would result in a failure of the work to perform as intended, decrease fire performance, decrease weather performance, decrease energy performance, decrease operational life, or decrease safety factors.
8. Refinish surfaces to match adjacent finish. For continuous surfaces, refinish to nearest intersection or natural break. For an assembly, refinish entire unit.

01100 - Field Engineering

1. **All drawings are for reference only. The contractor is responsible for field verification of all dimensions and job site conditions that may affect the cost of the project.**
2. Verify and locate utilities, existing facilities, and equipment.
3. Inspect, examine, and layout improvements, utilities, structures, and components.

01120 - Project Administration and Meetings

1. Arrange for a pre-construction conference prior to start of construction.
2. Owner, the Construction Coordinator, contractor and major sub-contractors shall attend meetings.
3. Arrange for progress meetings during construction prior to application for payment.
4. Record and distribute minutes promptly.
5. **A site visit is required to submit a bid.** All bidders must visit the site to determine the scope of the job. Failure to do so will be grounds for rejection of the bid. No allowances for previously existing site conditions will be made after the bid. It is the responsibility of the bidder to thoroughly inspect the site to determine any and all factors, which will affect the bid.

01130- Contractor's Construction Schedule

1. Gantt Chart Schedule: Prepare a fully developed bar-chart type contractor's construction schedule. Submit within seven (7) days of written request from the Construction Coordinator.

2. Provide a separate time bar for each significant construction activity. Provide a continuous vertical line to indicate the first working day of each week.
3. Schedule Updating: Revise the schedule after each meeting, event, or activity where schedule revisions have been recognized or made. Distribute updated schedule within seventy-two (72) hours to Construction Coordinator for review.

01140 –Shop Drawings and Submittals

1. Any proposed change order submittals must be submitted in writing, with a breakdown of materials and labor, and the individual cost of each task.
2. Submit a project schedule and update at least monthly.
3. Submit for review three (3) copies of the following:
 - a. Product samples where applicable
 - b. Test reports
 - c. Warranties
 - d. Other submittals as requested by the Construction Coordinator.
4. Clearly indicate any deviations from requirements of the contract documents.

01160 - Quality assurance

1. Comply with applicable codes, regulations, ordinances and requirements of authorities having jurisdiction, including accessibility guidelines where applicable.
2. Provide products of acceptable manufacturers that have been in satisfactory use in similar service for three years.
3. Submit copies of inspection reports, notices and similar documents to the Construction Coordinator.
 - a. Use experienced installers. Furnish evidence of experience if requested.
 - b. Deliver, handle, and store materials in strict accordance with manufacturer's instructions.
 - c. Use of any supplier or subcontractor is subject to owner's approval.
 - d. Engage and pay for testing agencies as required. Refer to individual sections for additional requirements.
 - e. All normal factory warranties will apply. In addition, the successful bidder will warrant all work performed for a year from the date of acceptance by the University. The contractor must have a service representative who will respond to warranty calls within twenty-four (24) hours of the time the call is placed.
 - f. Flammable chemicals are used in LSU Health's facilities. While the work is being done, especially cutting, welding, and painting, adequate ventilation must be provided to prevent the accumulation of smoke, fumes, or vapors, which could be annoying or hazardous. All normal precautions associated with cutting, welding, painting, and other work performed will also be taken to protect the safety of the building, its occupants and the contractor's workers.

01180 - Temporary facilities, utilities, and operations

1. Provide temporary facilities, connections and lighting as required for the proper completion of the project.

2. Provide temporary protection for adjacent areas to prevent contamination by construction dust and debris.
3. Should the area beyond the work area(s) become contaminated with dust or debris as a consequence of the work; the contractor will clean and decontaminate these areas at no additional cost, to the satisfaction of the Construction Coordinator.
4. The contractor will coordinate with LSU Health maintenance personnel the disconnection of power, water, gas, drain, air and /or other utilities and services in the work area.
5. Provide suitable waste disposal units and empty regularly. Do not permit accumulation of trash and waste materials.
6. Maintain egress within and around construction areas.
7. Maintain fire alarm systems in operation during construction.
8. Provide temporary protection for adjacent construction/utilities. Promptly repair any damage, at no additional cost to the owner.

01200 – Products and Substitutions

1. Requests for substitutions shall be in writing, including reasons. Submit sufficient information for the Construction Coordinator to evaluate proposed substitution.
2. Proposed substitutions shall include complete submittal data, as specified herein, clearly denoting any and all deviations and/or exceptions to the equipment specified.
3. Provide products and materials specified. Request the Construction Coordinator's selection of colors and accessories in sufficient time to avoid delaying progress of the work.
4. Remove and replace work that does not conform to the contract documents at no additional expense to the owner.
5. Where specific materials or equipment are specified, changes or substitutions must be equal or greater in quality and/or quantity, and must meet or exceed all specifications for the item specified. The Construction Coordinator will make the decisions on approvals.

01220 - Installation

1. Inspect substrates and report unsatisfactory conditions in writing.
2. Do not proceed until unsatisfactory conditions have been corrected.
3. Take field measurements prior to fabrication where practical. Form to the required shapes and sizes with true edges, lines and angles. Provide inserts and templates as needed for work of other trades.
4. Install materials in exact accordance with manufacturer's instructions and approved submittals.
5. Install materials in proper relation to adjacent construction and with proper appearance.
6. Restore items damaged during installation. Replace items that cannot be restored; at no additional expense to the owner.
7. Refer to additional installation requirements and tolerances specified under individual specification sections.
8. All debris, trash and packing materials resulting from the work described above must be removed from University property and disposed of properly by the successful bidder. The use of the University's trash compactors or trash containers is strictly forbidden. A \$100 fine per incident will be subtracted from the total cost of the job if debris generated by this

contract is found in the University's trash containers.

9. The work must be complete and ready to be used by the University.
10. University equipment, tools and personnel will not be used for any part of the job, unless such use and the conditions of use are stated in the contract documents.
11. All equipment installed and all other work done must be done in a way that will allow sufficient room for service and maintenance on all equipment, both that installed under this contract and existing. If there are questions and/or problems regarding available space for servicing equipment, they must be addressed to the Construction Coordinator prior to performing the work.

01600- Site Usage

1. Measures of Protection: Provide adequate barricades and other necessary measures to ensure the safety to all persons and property adjacent to the site throughout the life of the contract.
2. The contractor will follow all applicable federal, state and local regulations, including OSHA, in the course of all work. The contractor will also comply with the LSU Health New Orleans Contractor Safety Guidebook and the policies it references. The Guidebook can be found at <http://www.is.lsuhsf.edu/safety/pdf/csg.pdf>.
3. Store materials and construction equipment at the site in areas designated or in areas, which will not interfere with adjacent areas, construction operations, site access, or endanger LSU Health personnel, equipment or property.
4. Schedule delivery to minimize long-term storage at the site and to prevent overcrowding of construction space.
5. Schedule daily clean-up of the worksite to prevent safety hazards and the accumulation of dust and debris.
6. Access to site: Workers are to remain in designated work/staging area. Workers are not to wander about the site.
7. Parking: There is no parking provided to the contractor.

01940 – Project Closeout

1. Prepare punch-list of remaining work for review by the Construction Coordinator.
2. Complete punch-list items promptly at no additional expense to the owner.
3. Remove temporary facilities and provide final cleaning and touch-up.
4. The successful bidder shall be responsible for any alterations to the building, grounds, or property of LSU Health New Orleans. Alterations shall be made only when necessary for the completion of the work specified and will be discussed beforehand with the Construction Coordinator. The finished work shall match the look, style, color, and function of the building.
5. The job must be completed in 180 calendar days from the date of the notice to proceed, or the successful bidder will pay damages of five hundred dollars (\$500) per calendar day over the specified time.

DIVISION 2 – SITE WORK

02010 - Demolition General Conditions

The General Conditions, Amendments, associated drawings and Division 1 of the Specifications apply to all work under this Division.

02020 - Scope

Work required under this Section consists of all demolition required necessary to complete the work indicated on drawings and/or described in these Specifications.

Without restricting volume or generality of above, work to be performed under this section shall include, but is not limited to the following:

02050 - Demolition

1. Selective interior demolition work as called for on the drawings and which can be reasonable inferred from the Contract Documents as necessary for completion of the job.
2. Protect existing improvements, which are to remain. Repair any damage done to improvements, which are to remain.
3. Except for items or materials indicated to be reused, salvaged, or otherwise indicated to remain the property of LSU Health, demolished materials shall become the Contractor's property and shall be removed from the site with further disposition at the Contractor's option.
4. Submit proposed methods and operations of demolition to the Construction Coordinator for review prior to start of work.
5. It is the Contractor's responsibility to record, photograph, or videotape, sufficiently and in detail, any and all existing conditions of adjoining construction and site improvements that might otherwise be misconstrued as damage caused by demolition operations.

02060 - Quality Control

1. Engage an experienced firm that has successfully completed demolition Work similar to that indicated for this Project.
2. Comply with governing EPA notification regulations before starting demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
3. Attend a pre-demolition conference at the Project site before beginning demolition operations.

02062 - Job Conditions

1. Conduct demolition operations and the removal of debris to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Do not close or obstruct streets, walks or other occupied or used facilities without permission from authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic

ways if required by governing regulations.

2. Ensure safe passage of persons around area of work. Conduct operations to prevent injury to adjacent facilities, and persons. Erect plywood and visqueen barriers on wood framing as necessary to control the spread of dust and dirt, protect the existing improvements from damage, and to ensure the safety of persons around the area being demolished.
3. Promptly repair damages caused to adjacent facilities by demolition operations at no cost to the Owner.
4. Maintain existing utilities indicated to remain, keep in service, and protect against damage during demolition operations.
5. Do not interrupt existing utilities serving occupied or operating facilities, except when authorized in writing by the Construction Coordinator and authorities having jurisdiction. The interruption of utility services can be scheduled between 5 p.m. and 6 a.m. on weekdays, or may be scheduled on the weekends. Provide temporary services during interruptions to existing utilities, as acceptable to the Construction Coordinator and to governing authorities.
6. Provide not less than 72 hours notice to the Construction Coordinator if shutdown of utility service is required during changeover.
7. Clean adjacent improvements of dust, dirt, and debris caused by demolition operations, as directed by the Construction Coordinator. Return adjacent areas to condition of surrounding existing areas prior to the start of the work.
8. Use water sprinkling, temporary enclosures, and other suitable methods to limit dust and dirt rising and scattering in air to lowest practical level. Comply with governing regulations pertaining to environmental protection.
9. Do not use water when it may create hazardous or objectionable conditions such as ice, flooding, electrical shock, or pollution.
10. Remove from site any debris, rubbish, and other materials resulting from demolition operations. Burning of removed materials from demolished structures will not be permitted on site. Transport materials removed from demolished structures and dispose of offsite in accordance with governing regulations.
11. Each person on the jobsite will be issued a name badge with a badge number. The Construction Coordinator will supply these badges. The badges are to be returned at the end of the project or a \$100.00 fine will be deducted from the final contract price for each missing badge.
12. At the pre-construction meeting, a set of job rules will be issued by the Construction Coordinator. The job rules are available prior to the pre-construction meeting upon request.

02070 - Demolition- Special Instructions

1. Protect existing structures, which are to remain, completely remove existing concrete, flooring, and base, topping, finishes and other items in area to be renovated under the Contract, to the extent required to meet the intent of the specifications and drawings. Repair any damage caused to existing structures caused by over demolition.
2. Include incidental demolition as indicated on the drawings, or as necessary to complete the work, and as appropriate to meet the scope and intent of the contract.
3. The contractor shall inspect the complete demolition and layout to determine the nature and location of all conflicts between new and existing construction and correct accordingly.
4. Properly protect all pipes, conduit, wire, equipment and similar existing items, which, are not

- noted to be demolished or removed.
5. Maintain existing utilities and building services not slated for demolition: keep in service and protect against damage during demolition operations.
 6. Do not interrupt existing services serving occupied or used facilities except when authorized by the Construction Coordinator. Provide temporary services as necessary during interruption.
 7. Remove abandoned piping, conduit, and similar utility systems, which are uncovered in the course of demolition and removal. Cap and seal ends where systems extend outside the construction area.
 8. Seal as required by NFPA, Life Safety Codes all openings around pipes, ducts, conduits and similar utility systems, which extend through partitions, walls and floors to outside the construction area. Similarly seal openings in remaining walls, partitions, and floors, which result from removals.
 9. Demolish existing work to be removed completely and removed from site. Use such methods as required to complete within the limitations of governing specifications and requirements.
 10. Proceed to demolish in a systematic way.
 11. Proceed to demolish in accordance with the guidelines set per plans and specifications.
 12. All debris shall be removed from the site by the contractor and disposed of in a legal manner and in accordance with all regulating authorities.
 13. Conduct demolition operations and the removal of debris to ensure minimum interference with adjacent LSU Health operations and personnel.
 14. Ensure safe passage of persons around areas of demolition. Conduct operations to prevent damage or injury to adjacent structures, equipment, facilities, and persons.
 15. Provide interior and exterior shoring, bracing, or support to prevent movement or collapse of structures to be demolished and to adjacent structures that remain.
 16. Clean adjacent structures and equipment of dust, dirt, and debris caused by demolition operations to the satisfaction of the Construction Coordinator.
 17. Return adjacent areas to the condition that existed prior to the start of the work unless otherwise specified.
 18. Use water sprinkling, temporary enclosures, and other suitable methods to limit dust and dirt rising and scattering in the air to lowest practical level. Comply with governing regulations pertaining to environmental protection.
 19. LSU Health shall have priority for the selection of salvage equipment and materials. Any moveable surplus property not retained by LSU Health shall be transferred to the Surplus Property Section, Division of Administration as required by Property Control Regulations. Any such transfers will be the responsibility of LSU Health. Material not retained by LSU Health or transferred to the Surplus Property Division shall become the property of the Contractor and shall be removed from the site by the Contractor.
 20. No vending of material is permitted on the project site.

END OF SECTION

DIVISION 3 – CONCRETE (– Not included –)

DIVISION 4 – MASONRY (– Not included –)

DIVISION 5 - METALS (– Not included –)

DIVISION 6 - WOOD AND PLASTICS (– Not included –)

DIVISION 7 - THERMAL AND MOISTURE PROTECTION (– Not included –)

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DIVISION 14 - CONVEYING SYSTEMS (– Not included –)

DIVISION 15 – MECHANICAL (– Not included –)

DIVISION 16 – ELECTRICAL (– Not included –)

- End of technical specifications -