

**DIVISION 1
REMODELING PROCEDURES**

01120-1

1. GENERAL REQUIREMENTS: It is the University's desire that all renovation and remodeling construction activity be carried out in a manner that minimizes the inconvenience and disruption to ongoing campus activities and to the building occupants. The Architect will work with the University's Project Manager to develop a comprehensive approach for the project and identify needs for specific documentation of construction limitations and requirements.

2. DESIGN REQUIREMENTS:
 - 2.1 Where the scope of renovation or remodeling has impact on life safety issues, the Architect and Design Consultant(s) will provide appropriate life safety plans that show the existing building's life safety provisions, including such things as rated walls, exiting, fire resistive construction (with ratings) and areas provided with automatic fire protection systems (sprinklers). Plans will then indicate additions and modifications created by the new construction and how they integrate with the original and the applicable current code requirements.
 - 2.2 Design Consultant shall work with the University's Project Manager, and Contractor (when brought onto the project team) to develop a construction sequence and/or phasing and project schedule that support the University's objectives. Include in this planning process: points of site access, hours of construction, construction delivery criteria, etc.
 - 2.3 The Architect, working through the University's Project Manager, shall review the performance and maintenance requirements of existing finishes in areas affected by the proposed construction. The Architect shall research and verify the availability and compatibility of new materials intended to match the existing.
 - 2.4 The Architect shall include in the contract documents specific guidelines for the contractor to coordinate any utility outages, change of building access or other actions with potential for disruption to normal campus activities.
 - 2.5 The Architect shall work closely with the University with regard to all accessibility and recommended changes for accommodation to verify the approach is consistent with University's policy.
 - 2.6 The University actively manages all activities that deal with materials classified as hazardous. The Architect and the University's Project Manager shall work with the Rice Environmental Health and Safety department to secure a hazardous materials survey for the subject area of the project.