

ALABAMA STATE PORT AUTHORITY



INTERNATIONAL TRADE CENTER HVAC RENOVATIONS PROJECT

KAY IVEY, GOVERNOR OF ALABAMA

JAMES K. LYONS, DIRECTOR

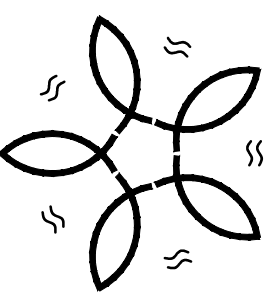
WORK SCHEDULE NOTES .

- BUILDING IS AN OFFICE BUILDING WHICH WILL BE OCCUPIED 7 AM - 6 PM MONDAY THROUGH FRIDAY. THE WORK MUST BE PERFORMED IN A VERY TIMELY MANNER TO AVOID INCONVENIENCING THE OCCUPANTS DUE TO LACK OF HVAC AND OFFICE AREAS SHALL BE CLEAN PRIOR TO NORMAL BUILDING WORK HOURS.
- EXISTING OPERATING EQUIPMENT IN PENTHOUSE AND ON ROOF SHALL REMAIN FUNCTIONING UNTIL GENERAL AND MECHANICAL CONTRACTORS HAVE SCHEDULED AN HVAC OUTAGE FOR EQUIPMENT REPLACEMENT AND NEW EQUIPMENT SHALL BE INSTALLED AND FULLY FUNCTIONAL IN PENTHOUSE AND ON ROOF DURING A THREE DAY WEEKEND WITH NO EXCEPTIONS.
- CONTRACTOR SHALL COORDINATE WITH MECHANICAL, CONTROLS, AND ELECTRICAL CONTRACTORS IN ORDER TO DO AS MUCH NEW AND DEMOLITION WORK AS POSSIBLE PRIOR TO THE HVAC OUTAGE FOR REPLACEMENT OF CHILLERS, PUMPS, CONTROLS, BOILER, ETC. IN THE PENTHOUSE AND ON THE ROOF.
- LIQUIDATED DAMAGES FOR HVAC OUTAGE DURING OCCUPIED HOURS WILL BE \$2000 PER DAY WHICH WILL BE IMPOSED IF THE HVAC WORK IS NOT COMPLETED AS SCHEDULED AND FUNCTIONAL BY 5:00 AM DAY OF OFFICE OPENING TO ALLOW FOR THE HVAC TO CONDITION THE BUILDING. INCLUDE DETAILED SCHEDULE IN BID PACKAGE BASED UPON NOTICE TO PROCEED DATE BEING ISSUED 1 WEEK AFTER BID OPENING. SCHEDULE START DATE TO BE ADJUSTED BASED UPON NOTICE TO PROCEED BEING ISSUED AND TO ALLOW WORK TO BE DONE DURING DAYS WITH MILD TEMPERATURES (50-75 DEGREES F) DURING NORMAL BUILDING OCCUPIED TIMES DUE TO POSSIBLE LACK OF HVAC.
- BASE BID WORK TAKES PRIORITY OVER ADDITIVE ALTERNATE AND SHALL BE DONE FIRST.
- ASBESTOS REMEDIATION OF DUCTWORK IN PENTHOUSE MECH ROOM AND IN BOILER ROOM WILL BE DONE UNDER SEPARATE CONTRACT AND PRIOR TO BASE BID WORK. REPLACEMENT OF DUCTWORK INSULATION BY THIS PROJECT'S CONTRACTOR SHALL BE DONE IMMEDIATELY AFTER DUCTWORK IS REMEDIATED AND ACCESSIBLE. COORDINATE WITH ASPA PROJECT MANAGER AND REMEDIATION CONTRACTOR.
- ALL DEMOLISHED AND NONFUNCTIONAL EQUIPMENT IN PENTHOUSE AND ON ROOF SHALL BE REMOVED DURING TO SCHEDULED HVAC OUTAGE.
- ADDITIVE ALTERNATES #1 AND #2 WORK SHALL BE PRE-SCHEDULED TO BE DONE AFTER BUILDING WORK HOURS AND ON WEEKENDS TO AVOID INCONVENIENCING OCCUPANTS. WORK IN EACH OFFICE AREA THAT WORK IS BEING PERFORMED SHALL BE FUNCTIONALLY COMPLETE AND CLEANED PRIOR TO 6:00 AM ON NORMAL BUILDING OFFICE WORK DAYS WITH NO EXCEPTIONS.
- COORDINATE WITH ASPA PROJECT MANAGER AND ALL TRADES TO FOLLOW THE WORK SCHEDULE REQUIREMENTS WHICH ARE CRITICAL DUE TO BEING AN OCCUPIED BUILDING.

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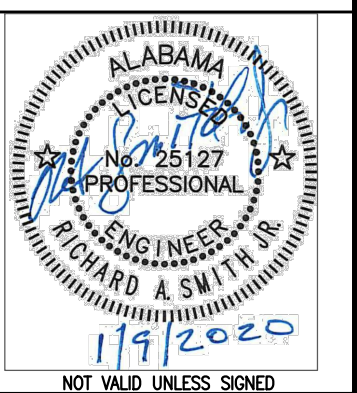
HVAC RENOVATIONS
FOR THE
INTERNATIONAL TRADE CENTER
250 NORTH WATER STREET
MOBILE, ALABAMA 36602

PROJECT NO: 19-053

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUE DATE: 1-7-20

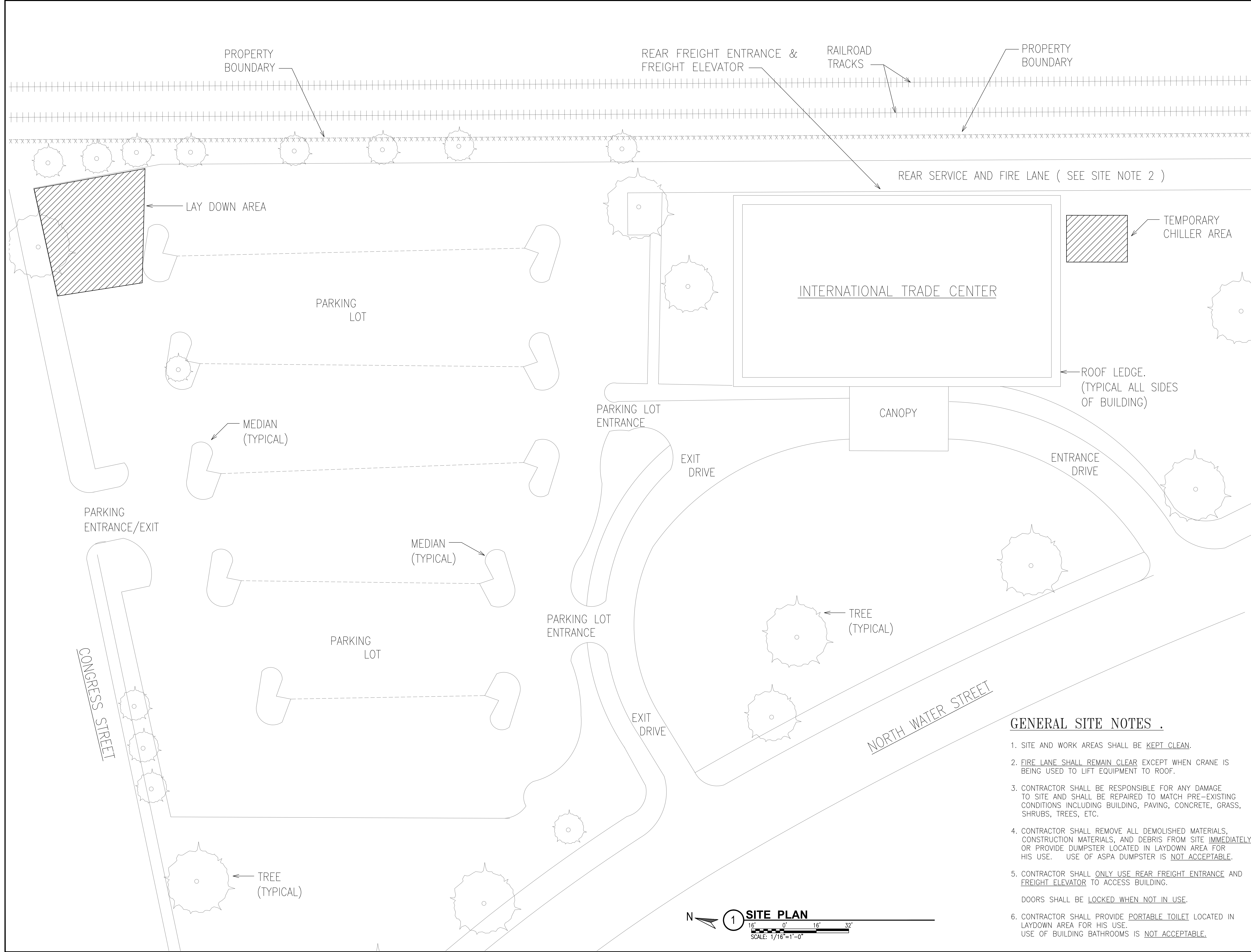


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SHEET TITLE:
COVER SHEET
& DRAWING INDEX

SHEET NUMBER:

G1.0



PROPERTY BOUNDARY

REAR FREIGHT ENTRANCE & FREIGHT ELEVATOR

RAILROAD TRACKS

PROPERTY BOUNDARY

REAR SERVICE AND FIRE LANE (SEE SITE NOTE 2)

LAY DOWN AREA

PARKING LOT

INTERNATIONAL TRADE CENTER

TEMPORARY CHILLER AREA

ROOF LEDGE.
(TYPICAL ALL SIDES OF BUILDING)

CANOPY

PARKING LOT ENTRANCE

EXIT DRIVE

ENTRANCE DRIVE

MEDIAN
(TYPICAL)

PARKING ENTRANCE/EXIT

MEDIAN
(TYPICAL)

PARKING LOT ENTRANCE

TREE
(TYPICAL)

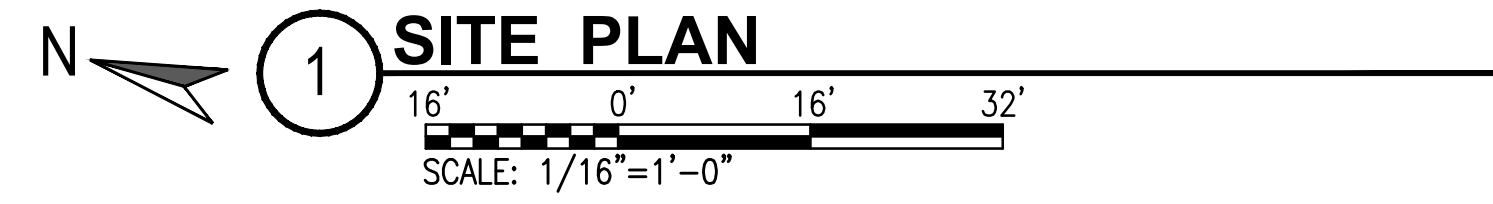
CONGRESS STREET

PARKING LOT

EXIT DRIVE

NORTH WATER STREET

TREE
(TYPICAL)



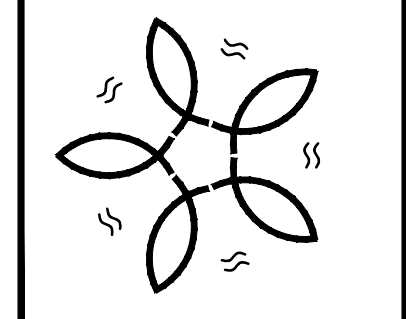
1 SITE PLAN

GENERAL SITE NOTES .

1. SITE AND WORK AREAS SHALL BE KEPT CLEAN.
2. FIRE LANE SHALL REMAIN CLEAR EXCEPT WHEN CRANE IS BEING USED TO LIFT EQUIPMENT TO ROOF.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SITE AND SHALL BE REPAIRED TO MATCH PRE-EXISTING CONDITIONS INCLUDING BUILDING, PAVING, CONCRETE, GRASS, SHRUBS, TREES, ETC.
4. CONTRACTOR SHALL REMOVE ALL DEMOLISHED MATERIALS, CONSTRUCTION MATERIALS, AND DEBRIS FROM SITE IMMEDIATELY OR PROVIDE DUMPSTER LOCATED IN LAYDOWN AREA FOR HIS USE. USE OF ASPA DUMPSTER IS NOT ACCEPTABLE.
5. CONTRACTOR SHALL ONLY USE REAR FREIGHT ENTRANCE AND FREIGHT ELEVATOR TO ACCESS BUILDING.

DOORS SHALL BE LOCKED WHEN NOT IN USE.
6. CONTRACTOR SHALL PROVIDE PORTABLE TOILET LOCATED IN LAYDOWN AREA FOR HIS USE.
USE OF BUILDING BATHROOMS IS NOT ACCEPTABLE.

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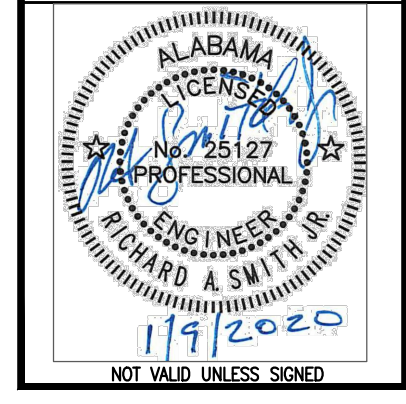
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SHEET TITLE:
PROJECT
SITE PLAN

SHEET NUMBER:
G2.0