

**DOCUMENT 00 31 19
EXISTING CONDITION INFORMATION**

PART 1 - GENERAL

1.1 DESCRIPTION OF EXISTING SITE

- A. Located off East Avenue near the West Entrance to the facility, the building is flanked on three sides by parking lots and surrounded by landscaping and walkways. The area is fenced and access to materials loading is controlled at a gatehouse located on the West side of the building compound. The materials loading entry is on the South-West side of the building near the West stairway.

1.2 DESCRIPTION OF EXISTING BUILDINGS

- A. The building is a three story, cast-in-place concrete structure with floor and roof plates of pre-cast concrete tee section beams. The total building area is 86,540 square feet including ancillary and support structures. The building is about 225 feet long (East to West) and 88 feet wide (North to South) with stairways on the East and West ends. There is a mechanical screen penthouse on the roof covering less than half of the West end.
- B. The following risks are known to exist in or around the designated work area:
 1. **See Attachment A – Preliminary Risk Assessment**

1.3 PROPERTY SURVEY

- A. Prior to commencement of work, Contractor, and Sandia Delegated Representative (SDR) shall jointly survey the existing building areas, making permanent note and record of existing damage. This record shall serve as a basis for determination of subsequent damage to structures.
- B. The Contractor shall report in writing to the SDR conditions detrimental to work. Failure to examine and report makes the Contractor responsible for all corrections the SDR may require. Commencement of work constitutes acceptance.

PART 2 - PRODUCTS - Not Used

PART 3 - EXECUTION - Not Used

END OF DOCUMENT

Attachment A – Preliminary Risk Assessment

Project Leader	Kelly Keane		
Project Number	171788	Date Issued	11/4/2013
Contract Number	TBD	Expiration Date	9/30/2014

This Project has been evaluated for environmental, safety, and health concerns or conditions which pre-exist on the jobsite, and which may impact the Contractor or subcontractor methods and procedures in the performance of Work. This evaluation does not list every potential risk possible or is intended to be all-inclusive. It is the responsibility of the Contractor to identify all risks in the work place prior to performance of Work. This assessment does not include those risks that may be introduced by the Contractor or his subcontractors during the execution of the Work necessary to meet the Contract "Statement of Work." Risks introduced by the Contractor in the performance of Work are required to be evaluated and mitigated by the Contractor in accordance with 29 CFR 1926, 29 CFR 1910, 10 CFR 851 and the Contract Specifications Section 01 35 23, Owner Safety Requirements.

The following pre-existing conditions have been identified on the Project site.

Risk	Not Evaluated **	YES *	No	Risk	Not Evaluated **	YES *	NO
1. Flammable liquids	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Confined Spaces	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Lead paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Energized Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Chemicals	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Pressurized Gases	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Radiation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Emergency Egress	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Buried Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Vehicle Parking	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Explosives	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. Environmental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Asbestos Containing Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16. Facilities Work Permit Requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Traffic restrictions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17. Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Safety	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Building/Location	910/2nd Floor		

* If checked **yes**, please see the following corresponding restrictions or conditions for each risk identified. DO NOT PROCEED without full knowledge and understanding of these conditions. If a risk has been checked, and no corresponding description or identified paperwork/permit is attached, please contact the Sandia Delegated Representative (SDR) immediately.

** This item was not identified as a concern at the time of the risk evaluation. If this or any other risk is encountered during the performance of Work, contact the SDR for specific requirements prior to performing any work that may impact the condition or concern.

The Contractor is responsible for ensuring that the identified risks have been acknowledged in the Contractors' Pre-Task Risk Analysis, which includes a method for working within and around the identified risks.

Description of conditions or restrictions for each pre-existing hazard found at the jobsite:

Risk Number	Description
2	<p>Existing surfaces have been previously painted with lead-based paints. See Section 01 35 13 Special Project Procedures for allowable operations or tasks for these surfaces.</p> <p>Construction operations defined as a trigger task by 29 CFR 1926.62 are prohibited by SNL until the lead hazard is removed. With respect to 29 CFR 1926.62 and performing non-trigger task operations, each contractor is responsible for assessing the work methods and procedures to ensure that their employees are not being exposed above the PEL.</p> <p>If Lead Abatement is performed, a Lead Abatement safety program is required.</p> <p>SUBMITTALS FROM THE SUBCONTRACTOR (LEAD ABATEMENT CONTRACTOR) IF A TRIGGER TASK IS PERFORMED</p> <ul style="list-style-type: none"> • Respiratory Protection Program – must be submitted for review • Medical Release Forms of personnel performing the work – must be submitted for review • Current Respirator Fit Test for personnel performing the work – must be submitted for review • Current Lead Certifications (training) for personnel performing the work (Foreman and Worker Certs) – must be submitted for review
5	<p>Any penetration greater than 2 inches into any surface will require the area to be surveyed by Sandia and a permit issued prior to penetrations. Permits must be requested as specified in section 01 35 13 Special Projects Procedures.</p>
7	<p>If Asbestos Abatement is performed, an Asbestos Abatement safety program is required. The vinyl floor tile system and associated mastic, cove base mastic, lay-in ceiling tiles, and gypsum wallboard tested negative for asbestos content. All gasket material between flanges, valves, and tees were not tested and are assumed positive for Asbestos content.</p> <p>SUBMITTALS FROM THE SUBCONTRACTOR (ASBESTOS ABATEMENT CONTRACTOR)</p> <ul style="list-style-type: none"> • Respiratory Protection Program – must be submitted for review • Medical Release Forms of personnel performing the work – must be submitted for review • Current Respirator Fit Test for personnel performing the work – must be submitted for review <p>Current Asbestos Certifications (training) for personnel performing the work (Foreman and Worker Certs) – must be submitted for review.</p> <p>Only Qualified workers with Asbestos training will be allowed to remove material. See Section 00 31 19 Existing Condition Information and 01 35 43 Environmental</p>

	<p>Procedures.</p> <p>An Exposure Control Plan (ECP)/Occupational Exposure Assessment (OEA) will be required for review and approval</p>
8	<p>Written approval from the Project Manager must be obtained prior to re-routing or street closures. A 20 ft. clearance in front of all fire risers must be maintained at all times unless an alternative is approved by the Fire Marshal.</p> <p>Emergency egress from the building exit doors must remain clear unless an alternative is approved by Fire Marshal. See Section 01 55 26 Traffic Control for all traffic control devise requirements.</p>
9	<p>A routine risk analysis must be performed. Operations and procedures at the activity level should be analyzed and reviewed to identify potential worker protection, risks, and deficiencies. A Pre-Task Risk Analysis (PTRA) is one tool to identify risks associated with jobs at the activity level. The PTRA does not replace procedures set forth in a Contractor or Subcontractor's safety program, but reinforces particular aspects of safety pertaining to a specific days work. See Section 01 35 25 Work Process and Controls.</p> <p>An Occupational Exposure Assessment (OEA) will be required for any hazardous operation that identifies a potential worker health risk. Baseline surveys of the work area and the operation is required, and documented by a qualified person. This would include activities involving lead and asbestos exposures. OEA's must be completed by an Industrial Hygienist.</p>
10	<p>The Code of Federal Regulations defines a confined space as any space having a limited means of egress and spaces more than 4 feet in depth. The equipment chase 910/230 & 232B has a limited means of egress. When working in this space, an emergency egress plan must be in place. Welding or spark producing activities while in this space will require an OEA.</p>
11	<p>This project may require de-energizing of several energized systems. A permit is required for these activities. Permits must be requested as specified in section 01 35 13 Special Projects Procedures.</p>
13	<p>A written Emergency Action Plan must be available to workers on site. It shall include details of the emergency procedures while working on this site which include issues such as; how employees will evacuate the area during an emergency (roof, loft, interior of building, trenches), an earthquake, and how an employee will be evacuated in the event of an injury (roof, loft, interior of building, trench).</p>
14	<p>Contractor employee vehicles are allowed on site for the purpose of loading and unloading of tools and materials. Contractor employee vehicles are to be parked in Sandia provided vehicle parking lots, not around the jobsite unless authorized in advance by the Sandia Project Manager.</p>
15	<p>Sandia National Laboratories is a non-tobacco use facility. The use of Smoking/Tobacco products will be prohibited anywhere on site, which includes in company or personal vehicles.</p> <p>Any spark producing cutting will require a permit from the site Fire Marshal. Permits must be requested as specified in the Special Projects Procedures section of 01 35 13.</p> <p>The dumping of any solid or liquid on Sandia National Laboratories property is</p>

	<p>prohibited. Environmental Requirements can be found in Environmental Procedures section 01 35 43.</p> <p>SNL/CA is home to a variety of birds, reptiles, amphibians, and mammals. Usually, wildlife remains in the undeveloped portion of the site; however, in recent years there has been an increase in the variety and frequency of animals observed on our site. Foxes, skunks, feral cats, and other small mammals will bite, when provoked or threatened, to protect themselves or their young. While the bite itself may not be a significant injury, these animals can carry rabies, thus making it necessary for the bite victim to undergo a series of injections for rabies prevention. Wildlife can also carry other diseases that could be transmitted to humans. Further information can be found at http://www.ran.sandia.gov/div8000/wildlife/.</p>
16	<p>There are various permits that will be required throughout the project. Permits must be requested as specified in the Special Projects Procedures section of 01 35 13. Once this form is submitted the permit coordinator will generate an email, including all supporting documentation (drawings, maps, and/or description of impacts), to be distributed to SNL/CA personnel for approval (i.e. FMC's, permit issuer, construction manager, safety). Permit requests are to be submitted no more than 14 days and no less than six (6) days before the activity is scheduled. After submission, a notification regarding issuance of permit will be sent to the requestor. Permits are broadly categorized under the headings of Construction, Construction Safety, Environmental, and Fire Protection Operating. All Permit requests are subject to approval and availability by Sandia. If there are any questions or concerns, the permit coordinator will promptly notify requestor for clarifications. After all questions and concerns have been addressed, the requestor will be notified of approval and a meeting maker will be generated to confirm date and time with SNL/CA personnel listed above along with security, maintenance, and/or fire protection (if affected). Any permit-required activity which occurs without proper issuance of a permit shall be stopped immediately and non-compliance documentation issued in the name of the Contractor by the SDR. Work will not recommence until resolution has been reached to the satisfaction of the SDR. All costs and liabilities incurred as a result of this work stoppage shall be borne solely by the Contractor. Once compliance with appropriate codes, programs, and standards has been ascertained, the SDR's assigned delegate will issue a Sandia California Facility Work Permit for the work to occur. This permit will be issued just prior to the start of the activity and be valid through the expiration date specified on the permit. This permit shall be clearly posted at the work site and made readily available for review by SNL personnel.</p>