

Existing Conditions

Owner Provided Information | All Projects

DEFINITION

- One type of existing conditions are those that include information necessary to design and build the Project and made available for Bidders' and Contractor's convenience but not incorporated in the Contract Documents. The documents included as existing conditions are not a warranty of existing conditions. These are the most common types of documents describing existing conditions but other types can be included:
 - Drawings, Specifications, and Submittals: Information on existing conditions including previous construction at the Project site.
 - Geotechnical Report
 - Survey Information.
 - Photographic reports.
 - Other sources, like video, infrared inspections, and such.
- Another approach to existing conditions is the work included in the Contract Documents which relates to the alteration of existing conditions. These type of work includes selective demolition, structure demolition, cleaning of existing buildings, and remediation of haz mats. (with this last one, we never should have anything to do: when we start design we assume the site or existing building is clean or has been cleaned; if haz mats are found or suspected during construction, their removal or remediation is done by the Owner under separate contracts.)

The OWNER

The General Conditions of the Contract for Construction assign to the Owner the responsibility of providing *“surveys describing physical characteristics, legal limitations, and utility locations for the site of the Project, and a legal description of the site”*. They also state that the Contractor can rely on this information.

The AIA B101 identifies the following Project's physical characteristics as part of the Initial Information: Size, location, dimensions, geotechnical reports, site boundary, topographic surveys, traffic and utility studies, availability of public and private utilities and services, legal description of the site, etc. It also states that the Architect is entitled to rely on this information.

WORK related to EXISTING CONDITIONS

- Subsurface Investigation: Refer to Module E1-The “Soils Report”
- Demolition: Refer to Module E1-Demolition

Work under MasterFormat Div 2 Existing Conditions (PARTIAL LIST)

- **EXISTING CONDITIONS**
 - Maintenance of Existing Conditions
 - Common Work Results for Existing Conditions
 - Schedules for Existing Conditions
 - Commissioning of Existing Conditions
- **SUBSURFACE INVESTIGATION**
 - Geophysical Investigations
 - Geotechnical Investigations. (this is where the soils report lives)
- **DEMOLITION AND STRUCTURE MOVING**
 - Demolition
 - Removal and Salvage of Construction Materials
 - Structure Moving
- **SITE REMEDIATION**
- **CONTAMINATED SITE MATERIAL REMOVAL**
- **WATER REMEDIATION**
- **FACILITY REMEDIATION**