

SPECIAL CONDITIONS – OCCUPIED COURTHOUSE RENOVATION

Palmer Courthouse Expansion

Alaska Court System
April 24, 2026

PART 1 – GENERAL

1.1 OCCUPIED FACILITY CONDITIONS

A. The Work will be performed in an **actively occupied and fully operational courthouse facility**. The OWNER intends to maintain continuous use of courtrooms, judicial offices, secure circulation, and public spaces throughout the duration of construction.

B. The CONTRACTOR shall plan, coordinate, and execute all Work to ensure that courthouse operations, including scheduled court proceedings, are maintained without interruption except where specifically approved in writing by the OWNER.

C. The CONTRACTOR acknowledges that the constraints of working in an occupied courthouse are inherent in this Project and shall not constitute grounds for additional compensation or extension of Contract Time.

1.2 MAINTENANCE OF COURT OPERATIONS

A. Court operations, including hearings, trials, and daily judicial functions, shall take priority over construction activities.

B. The CONTRACTOR shall not obstruct or restrict access to:

- Courtrooms
- Jury areas
- Judicial chambers
- Public circulation routes
- Secure prisoner transport routes
- Emergency exits

without prior written approval from the OWNER.

C. Any Work requiring temporary loss of use of a courtroom or court-related space must be scheduled and approved a minimum of **14 calendar days in advance**.

1.3 PHASING AND WORK AREA SEPARATION

A. The CONTRACTOR shall submit a detailed **Phasing Plan** prior to mobilization. The plan shall indicate:

- Construction zones
- Occupied zones
- Temporary partitions
- Public access routes
- Secure access routes
- Staging and storage locations
- Path of Egress, how path of travel is maintained to exits
- Indicate how common path of travel and total exit access distance is maintained.
- Indicate no dead end corridors have been created.

B. The CONTRACTOR shall provide and maintain secure temporary separations between occupied areas and construction areas, including:

- Lockable barriers if access is impeding secure areas
- Dust partitions
- Safety signage
- Controlled access points
- Acoustic controls so spaces may remain functional

C. Construction personnel shall not enter restricted courthouse areas except as authorized.

1.4 WORK HOURS AND NOISE RESTRICTIONS

A. The CONTRACTOR shall comply with courthouse operational constraints.

B. No high-noise or vibration-producing activities, including but not limited to:

- Demolition
- Concrete cutting
- Jackhammering
- Core drilling
- Heavy impact work

shall be performed during active court proceedings unless approved in writing by the OWNER.

C. The OWNER may require disruptive work to be performed during:

- Evenings
- Weekends
- Court recess periods

at no additional cost to the OWNER.

1.5 DUST, AIR QUALITY, AND HOUSEKEEPING CONTROLS

A. The CONTRACTOR shall provide enhanced indoor air quality protection suitable for an occupied courthouse environment.

B. The CONTRACTOR shall implement, at minimum:

- Dust-tight temporary partitions
- Negative air containment where required
- HEPA filtration for renovation zones
- Daily cleanup of adjacent occupied areas
- Protection of HVAC systems from contamination

C. No uncontrolled dust migration into occupied court spaces will be permitted.

1.6 SAFETY AND PUBLIC PROTECTION

A. The CONTRACTOR shall maintain safe conditions for courthouse staff, judges, jurors, inmates, and the public at all times.

B. The CONTRACTOR shall provide:

- Clearly marked pedestrian detours
- Temporary lighting as needed
- Covered walkways where required
- Continuous emergency egress access

C. The CONTRACTOR shall immediately correct unsafe conditions at the direction of the OWNER.

1.7 SECURITY REQUIREMENTS

A. The CONTRACTOR acknowledges that this Project is within a secured judicial facility.

B. The CONTRACTOR shall comply with all courthouse security procedures, including:

- Contractor badging with a background check requirement
- Escort requirements
- Restricted work zones
- Delivery screening procedures

C. No tools, materials, or debris shall be left unsecured in public or judicial areas.

1.8 UTILITY INTERRUPTIONS AND SHUTDOWNS

A. The CONTRACTOR shall not interrupt, without prior written approval, any building systems including:

- Electrical service
- Fire alarm systems
- Fire Sprinkler systems
- HVAC systems
- Water or plumbing
- Security systems

B. Shutdown requests shall be submitted at least **72 hours in advance**, and must be coordinated around court schedules.

C. Emergency shutdowns shall be reported immediately to the OWNER.

1.9 COORDINATION MEETINGS AND COMMUNICATION

A. The CONTRACTOR shall participate in weekly coordination meetings with the OWNER and courthouse representatives.

B. The CONTRACTOR shall provide a rolling **two-week look-ahead schedule** identifying:

- Planned disruptive work
- Space impacts
- Shutdown requests
- Access restrictions

C. Daily communication may be required during sensitive phases of Work.

1.10 ENFORCEMENT

Failure to comply with these Occupied Courthouse Renovation Special Conditions shall be considered a material breach of Contract and may result in suspension of Work or other remedies available to the OWNER.

END OF SECTION
