DEMOLITION SPECIFICATIONS

TECHNICAL SPECIFICATIONS

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SUMMARY OF WORK
The building to be demolished is Marchman Hall. The building is located at the NE corner of Comanche and Luis J. Rodríguez on the main campus of Midwestern State University, 3410 Taft Blvd., Wichita Falls, TX 76308. The two-story building is a masonry and wood frame structure with a clay shingle roof on concrete slab foundation. There is a partial basement where the mechanical equipment is housed.

TECHNICAL SPECIFICATIONS FOR DEMOLITION PROJECTS

SCOPE OF PROJECT: The complete demolition, disposal of waste, backfill and grading of the structure and the complete removal of fences at the site as required by project specifications. The contractor is required as part of this contract to cooperate fully with the Owner, Owner’s Representative, and other contractors associated with this project. The following specifications are general in content and not all requirements may be applicable.

I. GENERAL - This work shall consist of the total demolition of all buildings and/or other structures designated and the subsequent removal of all materials and debris from the site.

The contractor shall confine all movements and operations to the limits of the designated property, and shall not deposit materials, junk, debris, and rubbish, or otherwise enter onto private property without first obtaining the written consent of the property owner or owners and filing a copy of the consent authorization with Midwestern State University.

The demolition of any building and/or other structure shall not proceed until a demolition permit or notice to proceed has been issued by the Midwestern State University.

The demolition of the designated buildings and/or other structures and the removal of all material and debris shall be executed in a workmanlike manner.

Midwestern State University does not assume any responsibility for the condition of the various buildings and/or loss of fixtures, equipment, materials, or other objects between the submittal of the proposal and the time of actual possession of the buildings by the contractor.

All materials of any kind removed from within the limits of the project, as well as debris and rubbish, shall become the property of the contractor and shall be removed from the limits of the project as it accumulates and not stored thereon.

No sale of materials shall be conducted within the limits of the project or University grounds.

Midwestern State University reserves the right to salvage any building component or system prior to the actual possession of the site by the contractor.
II. UTILITY DISCONNECTIONS - Prior to the commencement of operations, the contractor shall make all necessary arrangements with the proper authorities for the turning off and the disconnection of all public utilities required in connection with demolition operations, including electric, gas, telephone, sewer, water, and other facilities encountered, unless otherwise directed.

All storm and sanitary sewers leading from the structure to be demolished shall be securely sealed with a material equal to or greater than the strength of the item being sealed. Where special procedures for relocating, disconnection, and/or removal of meters, sealing and/or plugging of service pipes, etc., are required, the work shall be performed in accordance with the Midwestern State University specifications.

The electrical service is fed through a direct burial line to the building. This will have to be terminated at the transformer and the wiring pulled back to the building. If it is not possible to pull the wiring back to the building, the wiring will be terminated flush.

HVAC piping from the MSU system will need to be permanently capped at the location indicated by the Owner. The system has already been disconnected from the system in the tunnel system.

The water supply to the building shall be terminated at the location indicated by the Owner. The termination will be made on the feeder line close to the main supply line.

The sewer drain from the building will be terminated in the location indicated by the Owner. All terminations will be permanent and in compliance with MSU requirements and current plumbing standards and codes.

The contractor shall bear all costs, including fees to utility companies and/or other agencies, resulting from this incidental work, and shall furnish the Midwestern State University with receipts showing proof of payment.

III. SAFETY REGULATIONS - The contractor shall furnish, erect, and maintain barricades, steady burn lights, flashing warning lights, and warning "KEEP OUT" signs at places and locations where the placing of such protective devices are warranted, or as directed by the Consultant.

Suitable and acceptable barriers shall be erected and maintained by the contractor around all operations and all openings in the ground, so long as such operations and openings constitute a hazard or dangerous condition.

The contractor shall prevent or control to the satisfaction of the Midwestern State University, any dust which may result from any demolition operation, especially that which might result from the use of chutes.

Explosives shall not be used in the work except by prior written permission of the Owner of and after the contractor has obtained and exhibited all necessary permits thereof.
IV. DEMOLITION - Before beginning demolition operations, the contractor shall pump out and clean, in a sanitary manner, all wells, and cesspools, within the areas to be cleaned and after disinfecting them as may be required by the appropriate health authorities, shall be permanently capped/sealed and backfilled to the adjacent ground level. The contractor shall leave contiguous buildings in a safe condition, and shall not deface, mar, or jeopardize any of them, and any damage done to them shall be repaired or restored by the contractor to the satisfaction of the Midwestern State University, the owner of the damaged property, and at the expense of the contractor.

Existing fences and guard posts shall be removed, unless otherwise directed. However, existing curbs, sidewalks, and street paving shall not be disturbed.

A swinging ball will not be permitted immediately adjacent to any public thoroughfare, or in areas where its use may create a public hazard.

Under no circumstances shall any structure be set afire. Burning of debris or other matter shall not be permitted except by written permission of the Owner, and such burning to be in conformity with the regulations of the City of Wichita Falls and all regulating agencies.

No method of demolition will be permitted which will not ensure all phases of such demolition being strictly confined within the limits of the demolition areas, and without hazard to adjacent properties, or to the public. Walls, common to adjacent properties, are not to be demolished and shall not be disturbed other than to give them such support as necessary for their continued stability. Walls newly exposed to the exterior shall be covered in a manner acceptable to the Owner and the property owner.

All demolition shall be restricted to horizontal operations, one floor of each structure to be demolished at a time. The demolition of any structure or structures, except for the stripping of its fixtures, shall be progressive from top to bottom, one floor at a time. However, bay or sectional-type demolition will be considered, provided a detailed plan, including the structural framework of the building, is submitted to and approved by the Owner of prior to start of operations.

Walls above elevation of the first floor and located immediately adjacent and parallel to any street shall be barred loose and demolished piecemeal. All walls and foundations shall be removed entirely.

Floor construction over cellars shall be removed regardless of elevations. All basement partitions, furnaces, heating apparatus, piping, gasoline or oil tanks, miscellaneous fixtures, and stairways shall be removed from the area.
All basement floors or other paving below grade shall be thoroughly broken up. Where the ground floor is of "slab on the ground" construction, such slab shall be broken up and removed.

All structural beams under the building will be removed completely. Drawings indicate that the beams are approximately 2.5 feet wide and run in a grid under the building. The depth is not indicated on old drawings.

Masonry walls shall be demolished in small sections. Structural steel, cast iron and heavy timber framing members shall be removed individually and carefully lowered.

The basement and all components shall be removed in entirety. The basement shall not be filled until an authorized representative of the Owner of has approved the area is cleared of structure components as required by this specification. The contractor shall provide shoring as required for the basement area to be safely inspected once the basement has been removed.

The sidewalks approaching the building will be removed totally. The sidewalks adjacent to the streets will remain intact and protected from the contractor’s work.

The Contractor shall not close or obstruct any streets, sidewalks, alleys or passageways unless specifically authorized. No material whatever shall be placed or stored in streets, alleys, or passageways. The Contractor shall so conduct his operations as to interfere as little as possible with the use ordinarily made of any roads, streets, driveways, alleys, sidewalk facilities, etc., near enough to the work to be affected thereby.

The Contractor shall remove all debris and equipment and dispose of all material from the site of the work, and leave the ground clear of all materials, rubbish or debris, and in a clean and neat condition, as demolition of each structure is completed.

The contractor shall be responsible for protecting the existing trees around the facility. If it is determined that a tree needs to be removed so the contractor can complete his work, a written request must be made to the Owner with the Owner’s approval prior to the removal of the tree. The contractor will be responsible for the complete removal and disposal of said tree, stump and major roots over two inches in diameter.

V. BACKFILLING - All basements and cellars or other open areas below grade, shall be filled to grade only with sound compacted fill dirt which may not contain stone, brick, mortar, plaster or unreinforced concrete removed from the demolished structure. No decomposable organic material or wood, glass, paper, piping, steel or other metal work or material or any unstable or combustible material shall be used in making fills. Fills shall be made or completed of clean earth. Earth mounds where and as existing on the site may be used as a source of borrow with prior approval of the Owner. Borrow pits extending below grade will not be permitted.
The Contractor shall furnish, at his own expense, any materials required for backfilling subsurface areas. The quality, nature, and source of any additional material required for backfilling shall be approved before use.

No unstable material will be permitted in the backfill. Materials encountered in the demolition which the Contractor proposes to use as backfill shall be approved by the Owner.

Basements, cellars and all other subsurface spaces shall be carefully backfilled and leveled to the adjacent ground elevation, or as may be directed.

All fill material used for backfilling or leveling purposes shall be low P.I. fill with a plasticity index between 4 and 12, and shall be placed in 6 inch maximum compacted lifts.

The top or final 12 inches of fill material at excavations in open yard areas shall be prepared soil.

VI. ROUGH GRADING - All areas within the demolition project area disturbed by the demolition work shall be graded to eliminate any low areas, where water could accumulate, and to provide for proper drainage of the area. The Contractor will be responsible for implementing any soil erosion control measures deemed appropriate by the Owner.

VII. FINE GRADING
Following the rough grading, the entire area shall be loosened by discing or equivalent to the depth of 3" and then covered with a minimum of 4" topsoil. The Contractor shall furnish and spread the required amount of topsoil.

Topsoil shall consist of friable loam, reasonably free of subsoil, clay lumps, brush, roots, weeds, or other objectionable vegetation, stones or similar objects larger than 1" in any dimension, litter or other materials unsuitable or harmful to plant growth.

SPECIAL CONDITIONS
VIII. REGULATORY STANDARDS FOR DEMOLITION PROJECTS
The contractor shall comply with all applicable Federal and State requirements for the demolition of a commercial facility. The contractor will be responsible for all incurred fines and assessments incurred by the Owner or the contractor due to the contractor’s non-compliance with said rules and regulations. This requirement applies to the disposal of all debris from the site.

IX. DUMP SITE CERTIFICATION
All contractors prior to commencing work on any Midwestern State University demolition project must submit documentation from an approved dump site stating that the Contractor has approval to use its facility for waste from this project.
X. ONSITE DUMPING:
The contractor will not be allowed to dump concrete and other masonry products on property owned the Owner.

XI. SPECIAL REQUIREMENTS:
The structure to be demolished have asbestos containing materials present. These materials shall be handled and disposed of as required by Section 2000 of this specification, current Federal, State and local regulations. The contractor shall demolish the structures in accordance with §40 CFR 61 Subpart M “National Emission Standards for Hazardous Air Pollutants and applicable State regulations.

XII. STATE NOTIFICATIONS:
The Owner will file all notifications to the State of Texas Department of State Health Services and pay all appropriate fees. The contractor shall supply all required information as requested for the filing of said forms. The contractor is herein notified that a mandatory ten working day period will be enforced for as part of this contract from the date that the form is filed and the date that the contractor can start the actual demolition of the buildings. The contractor shall be able to start site work of the disconnection of utilities, removal of trees and the building of access roads as required once all contracts and insurance requirements have been made.

XIII. PROJECT SCHEDULES
The contractor shall coordinate work schedules with the Owner and the Consultant. This is an active University that may require the work to be conducted during breaks, weekends, and holidays so as not to impede the operations of the facility. At the award of contract, the contractor shall submit a proposed written schedule. The contractor shall coordinate any changes with the Owner and the Consultant on a as needed basis.

XIV. OWNER ITEMS TO BE DELIVERED BY CONTRACTOR
The contractor will remove and preserve intact as much as possible the name plaque over the center front door. The plaque will be placed on a structural sound pallet that will carry the weight and transported to the Facilities Maintenance shop located at the corner of Louis J Rodriguez and Hampstead at a designated location.

The contractor shall clean and stack 50 bricks from the building on a pallet and deliver to the Facilities Maintenance shop located at the corner of Louis J Rodriguez and Hampstead at a designated location.

The contractor will remove and transport the post and panel sign from the yard of the building to the Facilities Maintenance shop located at the corner of Louis J Rodriguez and Hampstead at a designated location.

END OF SECTION
NOTES BY SYMBOL

1. NOT USED.
2. NOT USED.
3. NOT USED.
4. FURNISH AND INSTALL NEW 2" DUCT FOR TELEPHONE, SECURITY, FIRE ALARM AND AUTOPROOF. TERMINATE DUCTS AT TELEPHONE ROOM FROM TELEPHONE HUB. INSTALL 2" DUCT TO FIRE ALARM, SECURITY, 3 & BOX AND 2" X 2" X 1 1/2" AUTOPROOF BOX IN RAISED.
5. EXISTING 2" X 2" X 1 1/2" DUCT TO BE REMOVED.
6. EXISTING VALVE BOX AND Valve TO REMOVAL.
7. FURNISH AND INSTALL NEW 1 1/2" DUCT BOX IN CONCRETE WALL AT POST THROUGH.
8. INSTALL 1" DUCT IN LEAD PIPE OF VALVE BOX.
9. FURNISH AND INSTALL 1" DUCT BOX IN CONCRETE WALL AT POST THROUGH.
10. INSTALL 1" DUCT IN LEAD PIPE OF VALVE BOX.

SITE PLAN - MECHANICAL & ELECTRICAL

SCALE: 1" = 20'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY EXACT LOCATION, SIZE, DEPTH, DIRECTION OF FLOOR PIPES AND WALL EXIST. UTILITIES BEFORE STARTING WORK.
4" water line (active). Do not damage during demo work.

Cap 6" sewer line here

Sewer

Water line feed to Marchman. Demo back to valve adjacent to building and cap.