

**BROOKS CITY BASE
FACILITY DISPOSITION PLAN
For
Inner Circle Area
Demolition of Six Buildings
Sidney Brooks & Lindberg Landing
(Bldgs. #537, #558, #559, #578, #615
and #618)**

San Antonio, Texas 78235

EDA Award #08-79-05035



DHR Project # 16-006

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Durand-Hollis Rupe Architects, Inc.
14603 Huebner Road, Building 18, San Antonio, Texas 78230
Telephone: 210.308.0080, Fax: 210.697.3309

SECTION 024116 - STRUCTURE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Demolition and removal of buildings, foundations and site improvements.
2. Removing below-grade construction.
3. Disconnecting, capping or sealing, and abandoning in-place site utilities.

1.2 MATERIALS OWNERSHIP

- A. Unless otherwise indicated, demolition waste and building contents becomes property of Contractor.**

1.3 PREINSTALLATION MEETINGS

- A. PreDemolition Conference: Conduct conference at Project site.**

1.4 INFORMATIONAL SUBMITTALS

- A. Proposed Protection Measures: Submit report that indicates the measures proposed for protecting designated trees and adjacent property from damage, for environmental protection and for dust control. Indicate proposed locations and construction of barriers.**
- B. Schedule of building demolition activities with starting and ending dates for each activity.**
- C. Statement of Refrigerant Recovery if required: Signed by refrigerant recovery technician.**

1.5 CLOSEOUT SUBMITTALS

- A. Inventory of items that have been removed.**

1.6 QUALITY ASSURANCE

- A. Refrigerant Recovery Technician Qualifications: Certified by EPA-approved certification program.**

1.7 FIELD CONDITIONS

- A. Marked Trees will be surrounded with protection barriers before start of the Demolition Work.**

- B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
- C. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
 - 1. Hazardous materials have been removed by Owner before start of the Work.
 - 2. However, if materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Owner. If necessary, hazardous materials will be removed by Owner under a separate contract.
- D. Arrange demolition schedule so as to minimize vehicular traffic at exit road from site.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with ASSE A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped before starting demolition operations.
- B. Prepare a Site Demolition Plan listing order of demolishing buildings and foundations an engineering survey of condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during building demolition operations.

3.2 PREPARATION

- A. Refrigerant: Verify that all refrigerant has been removed from mechanical equipment according to 40 CFR 82 and regulations of authorities having jurisdiction.

3.3 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

- A. Existing Utilities have been previously disconnected: Verify for each building location to be demolished.
 - 1. Cut off pipe or conduit a minimum of 24 inches below grade. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing according to requirements of authorities having jurisdiction.

2. Do not start demolition work until utility disconnecting and sealing have been completed and verified in writing.

3.4 PROTECTION

- A. Temporary Shoring: Provide and maintain interior and exterior shoring, bracing, or structural support to preserve stability and prevent unexpected movement or collapse of construction being demolished.
- B. Remove temporary barriers and protections where hazards no longer exist. Where open excavations or other hazardous conditions remain, leave temporary barriers and protections in place.

3.5 DEMOLITION

- A. General: Demolish indicated buildings, foundations and site improvements completely. Use methods required to complete the Work within limitations of governing regulations and as follows:
 1. Do not use cutting torches until work area is cleared of flammable materials. Maintain portable fire-suppression devices during flame-cutting operations.
 2. Maintain fire watch during and for at least four (4) hours after flame-cutting operations.
 3. Maintain adequate ventilation when using cutting torches.
 4. Locate building demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
- B. Site Access and Temporary Controls: Conduct building demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
 1. Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by authorities having jurisdiction.
 2. Use water mist and other suitable methods to limit spread of dust and dirt. Comply with governing environmental-protection regulations.
- C. Explosives: Use of explosives is not permitted.
- D. Proceed with demolition of structural framing members systematically, from higher to lower level. Complete building demolition operations above each floor or tier before disturbing supporting members on the next lower level.
- E. Remove debris from elevated portions of the building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
- F. Existing Buildings and Foundations
 1. Remove below-grade construction, including foundation walls, piers and footings, to at least 36 inches below grade
- G. Alternates (Include costs in Bid Form)

1. Alternate #1 – In lieu of hauling demolished concrete material to a land fill, provide cost for an on-site (Brooks City Base) mobile concrete crushing and screening plant to produce and stockpile recycled crushed concrete aggregate.
 2. Alternate #2 – In lieu of bringing off-site fill material, provide cost for clean fill material from on-site (Brooks City Base).
- H. Existing Utilities: Demolish existing utilities and below-grade utility structures that are within 5 feet outside footprint indicated. Abandon utilities outside this area.
- I. Below-Grade Areas: Completely fill below-grade areas and voids resulting from building demolition operations with satisfactory soil materials.

If imported materials are needed for backfill and site leveling, the material should be unaffected soil, free from environmental issues. This material is subject to testing by Brooks City Base and if found to be contaminated; removal and replacement will be at the contractor's expense.

1. Satisfactory Soils: Soil Classification Groups GW, GP, GM, SW, SP, and SM according to ASTM D 2487, or a combination of these groups; free of rock or gravel larger than 3 inches in any dimension, debris, waste, frozen materials, vegetation, and other deleterious matter.
- J. Site Grading: Uniformly rough grade area of demolished construction to a smooth surface, free from irregular surface changes. Provide a smooth transition between adjacent existing grades and new grades.

3.6 CLEANING

- A. Remove demolition waste materials from Project site and dispose of them in an EPA-approved construction and demolition waste landfill acceptable to authorities having jurisdiction.
- B. Do not burn demolished materials.
- C. Clean adjacent structures and improvements of dust, dirt, and debris caused by building demolition operations. Return adjacent areas to condition existing before building demolition operations began.

END OF SECTION 024116