

**BROOKS CITY BASE
FACILITY DISPOSITION PLAN
For
Demolition of Building 640
2755 Sidney Brooks Dr.**

San Antonio, Texas 78235



**DHR Project # 16-054
August, 2016**

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



SCOPE OF WORK (8/18/2016)

This demolition project for the Brooks Development Authority (BDA) consists of demolishing one (1) vacant building (#640) and the rear metal building, both in their entirety, including foundations, adjacent concrete driveways, sidewalks and curbs and asphalt paving. Utility demolition and disconnects will also be required. The Buildings SF's are B640 – 6,196 SF and Metal - 720 SF, totaling 7,916 SF. Some buildings may contain miscellaneous furnishings and debris which is also required to be removal as part of the demolition. New installations includes new curbs to match existing along Sidney Brooks Dr. where the two concrete driveways are to be removed. Also hydro-mulching and temporary irrigation over areas removed (concrete foundations, driveways, sidewalks and asphalt paving).

BDA will provide a SWPPP Plan as part of the Demolition Documents for Permit.

Contractor is responsible for properly disconnecting and capping any remaining sewer, water, gas, and electric utility services and shall coordinate with BDA, CPS and SAWS as necessary.

Asbestos reports were done for the buildings and no known asbestos containing materials were found.

The associated construction documents identify each building by number and include a key map and related photographs for reference. Related specification documents include a Scope of Work, Bid Form and Structure Demolition Specification Notes.

Follow Brooks Development Authority's Invitation for Bid (IFB) instructions for submitting Bid Proposals.

City Permit Applications - Historic Preservation (OHP) Demo. Application Form and City Demolition Permit Form have been partially prepared. Upon Notice to Proceed or Contractor Award by BDA, the Demolition Contractor is to submit the City Permit Application along with the required fees.

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 (Not Applicable)

- 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.

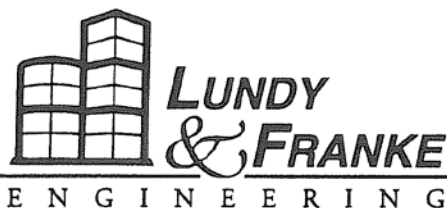
If imported materials are needed for backfill and site leveling, the material should be unaffected soil, free from environmental issues. This material is subject to testing by Brooks City Base and if found to be contaminated; removal and replacement will be at the contractor's expense.

- 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



August 15, 2016

Durand-Hollis Rupe Architects
14603 Huebner Road, Bldg. 18
San Antonio, TX 78230

Attn: Pete Campos, AIA

Re: Brooks City Base Facility Demolition
Building 640
2755 Sidney Brooks
San Antonio, TX 78235

The building referenced above is scheduled for complete demolition. Some existing drawings have been provided for our use. A qualified representative from our office has visited the site to observe the visible condition of the existing structure.

Based on our understanding, the building is framed as follows: One-story building with CMU walls on concrete slab-on-grade foundation and steel joists at roof level. The existing building has two lean-to buildings and one canopy area added to the existing structure. They are presumed to be bearing on slab-on-grade foundations as well. These foundations are most likely tied in to the main foundation. The lean-tos are steel and CMU wall framed with steel joists tying in at the roof level of the main building.

In addition to the main building there is a wooden one-story storage shed. Wood trusses span to wood stud walls bearing on a slab on grade foundation pad. Between the main building and the shed is a concrete slab with existing embeds for removed posts. This appears to have been the hose drying rack foundation for when the building was utilized as a Fire Station. A concrete sidewalk and driveway appear to be poured integral with the main building foundation.

It is our opinion, based on our observations of existing conditions, that the building may be demolished when the proposed work is performed by a specialty contractor experienced in this type of demolition, and that the framing should remain stable and should not require special bracing or reinforcement. Safety measures by the contractor shall be employed before, during, and after demolition to protect the public and adjacent properties. Safety during demolition remains the sole responsibility of the demolition contractor. All demolition activities are to be performed under the direct supervision of a qualified demolition contractor.

This letter is based on professional engineering judgment under the conditions and restrictions described in this document. Please be advised that this report is based on only one site observation. An exhaustive analysis was not made, and hidden or unforeseen conditions may exist which affect the stability of the framing.

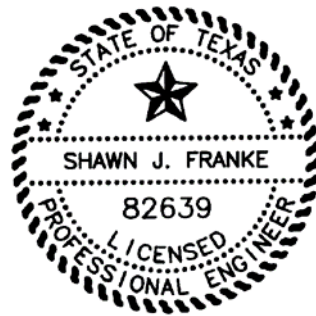
The opinions expressed in the report are limited to matters expressly stated herein and no opinions are implied, or should be inferred, beyond the matters stated. In the formulation of our opinions, we have made and relied upon the assumptions that all statements and representations made to us are true and correct.

Our professional services have been performed with a level of skill and expertise, which is usual and customary for professional engaged in this type of work and is consistent with generally, accepted engineering practice.

We appreciate this opportunity to be of service. Please call if you have any questions or if we can be of further assistance.

Sincerely,
LUNDY AND FRANKE
ENGINEERING, INC

Shawn J. Franke, P.E. SECB
sjf/SJF



A handwritten signature in cursive script that reads "Shawn Franke".