

ATTACHMENT A – DEMOLITION GENERAL SPECIFICATIONS

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

Unless directed otherwise in the Contract Documents, the Contractor shall:

- A.** Remove and properly dispose of all structures, trash, rubbish, basement walls, floors, foundations, decks, steps, and driveway from the specified parcel with physical address: 8758 Haloff Way, Juneau, AK.
- B.** Remove any fuel tanks, outdoor toilets and septic tanks, cisterns, meter pits, and plug or abandon wells.
- C.** Remove the materials from the on-site demolition in accordance with federal, state and local regulations.
- D.** Remove and dispose of appliances and other items that may contain refrigerants in accordance with *40 Code of Federal Regulations, Part 82*. Appliances and other items that may contain refrigerants include, but are not limited to, refrigerators, freezers, dehumidifiers and portable or central air conditioners.
- E.** Remove and legally dispose of mercury-containing materials including fluorescent, high-pressure sodium, mercury vapor, metal halide light bulbs, and thermostats containing a liquid filled capsule. PCB-containing materials include capacitors, ballasts, and transformers where the component is contained within a metal jacket and does not have a specific, legible label stating no PCBs are present.
- F.** Disconnect all utility services before demolition.
- G.** Perform site clearance, grading, and restoration.
- H.** Complete the demolition work in accordance with the *Statement of Services* and these technical specifications and any special provisions included in the Contract Documents.
- I.** In the event of conflicting requirements among federal, state, and local regulations, the most stringent applicable standard shall prevail.

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1.02 PROTECTION OF THE PUBLIC AND PROPERTIES

A. Littering Streets:

1. The Contractor shall be responsible for removing any demolition debris or mud from any street, alley or right-of-way resulting from the execution of the demolition work. Any cost incurred by the Department of Transportation and Public Facilities ('DOT&PF' or 'State') / City and Borough of Juneau ('CBJ') in cleaning up any litter or mud shall be charged to the Contractor and be deducted from funds due for the work.
2. Littering of the site shall not be permitted.
3. All waste materials shall be promptly removed from the site.

B. Street Closure:

1. If it should become necessary to close any traffic lanes, it shall be the Contractor's responsibility to acquire the necessary permits and to place adequate barricades and warning signs as required by the DOT&PF/CBJ.
2. Street or lane closures shall be coordinated with the appropriate DOT&PF/CBJ authority.

C. Protection of the Public by the Contractor:

1. Sidewalks: The Contractor shall be responsible for any damage to public sidewalks abutting or adjacent to the demolition properties resulting from the execution of the demolition work. The cost of repair or replacement shall be considered incidental to the work and the Contractor shall obtain all permits and pay any fees.
2. Pedestrian Access: It shall be the Contractor's responsibility to place and construct the necessary warning signs, barricades, fencing, and temporary pedestrian sidewalks, as directed by the State; and to maintain alternate pedestrian access for sidewalks around the demolition site. The cost of these items shall be considered incidental to the work.
3. Temporary Fence: Temporary fence shall be erected around all excavation, dangerous building(s) or structure(s) to prevent access to the public. Such fence shall be at least six feet high, consistently restrictive from top to grade, and without horizontal openings wider than two inches. The fence shall be erected before demolition and shall not be removed until the hazard is removed.

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D. Demolition Hours:

1. The Contractor shall comply with any restrictions to working hours as included in the Contract Documents.
2. The Contractor shall comply with all applicable ordinances and restrictions of the entity.

E. Noise Pollution: All construction equipment used in conjunction with this project shall be in good repair and adequately muffled. The Contractor shall comply with any noise pollution requirements of the DOT&PF/CBJ.

F. Dust Control: The Contractor shall comply with applicable air pollution control requirements of the DOT&PF/CBJ. The Contractor shall take appropriate actions to minimize atmospheric pollution. To minimize atmospheric pollution, the State shall have the authority to require that reasonable precautions be taken to prevent particulate matter from becoming airborne. Such reasonable precautions shall include, but not be limited to:

1. The use of water or chemicals for control of dusts in the demolition of existing buildings or structures, construction operations, the grading of roads, or the clearing of land.
2. Covering, at all times when in motion, open-bodied trucks transporting materials likely to give rise to airborne dusts.

Failure to implement required dust control measures may result in work stoppage until compliance is achieved, at no additional cost to the State.

G. Requirements for the Reduction of Fire Hazards:

1. Removal of Material: Before demolition of any part of any building, the Contractor shall remove all volatile or flammable materials, such as gasoline, kerosene, benzene, cleaning fluids, paints or thinners in containers, and similar substances.
2. Fire Extinguishing Equipment: The Contractor shall be responsible for having and maintaining the correct type and class of fire extinguisher on site. When a cutting torch or other equipment that might cause a fire is being used, a fire extinguisher shall be placed close at hand for instant use.
3. Fires: No fires of any kind will be permitted in the demolition work area.
4. Hydrants: No material obstructions or debris shall be placed or allowed to accumulate within fifteen feet of any fire hydrant. All fire hydrants shall be accessible at all times.

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5. Debris: Debris shall not be allowed to accumulate on roofs, floors, or in areas outside of and around any structure being demolished. Excess debris and materials shall be removed from the site as the work progresses.

6. Telephone Service: The Contractor shall arrange for access to and use of, during working hours, one or more telephones in the vicinity of the work site for the purposes of making calls in case of fire or other emergencies, and shall keep all personnel on the job, and the local jurisdiction informed of the location of such telephones. The Contractor's foreman, or at least one regular member of each shift, shall be charged with the responsibility of promptly calling emergency services when necessary. The same person shall be required to inspect the building and the site frequently for possible fires or fire-producing conditions and to apply appropriate corrective action, particularly at the close of work each working day.

H. Protection of Public Utilities: The Contractor shall not damage existing fire hydrants, street lights, traffic signals, power poles, telephone poles, fire alarm boxes, wire cables, pole guys, underground utilities or other appurtenances in the vicinity of the demolition sites. The Contractor shall pay for temporary relocation of utilities, which are relocated at the Contractor's request for his convenience.

I. Protection of Adjacent Property:

1. The Contractor shall not damage or cause to be damaged any public right-of-way, structures, parking lots, drives, streets, sidewalks, utilities, lawns or any other property adjacent future demolition. The Contractor shall provide such sheeting and shoring as required to protect adjacent property during demolition. Care must also be taken to prevent the spread of dust and flying particles.

2. The Contractor shall restore existing agricultural drain tiles, French drains, or roadway subdrains that are cut or removed to parcels released for demolition whether or not the property is scheduled for, including drainable backfill, to original condition. Repairs shall be subject to approval by the property owner where applicable, and by the State.

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1.03 RISK OF LOSS

The Contractor shall accept the site in its present condition and shall inspect the site for its character and the type of structures to be demolished on-site. The DOT&PF assumes no responsibility for the condition of existing building(s), structures, and other property within the demolition area, or the condition of the property before or after the solicitation for proposals. No adjustment of proposal price or allowance for any change in conditions that occur after the acceptance of the lowest responsible, responsive proposal will be allowed.

1.04 PROPERTY OWNERSHIP

A. Title: The property address, legal description, and ownership will be included in the Contract Documents. Upon execution of the contract for the work of demolition and site clearance on all or any part of the demolition area, all rights, title, and interest of the DOT&PF/CBJ in and to buildings, structures, and other property to be demolished and/or removed by the Contractor on part or all of said project area as described in the Contract Documents and contract addenda thereto, shall be deemed to be vested in the Contractor.

B. Land: No property rights, title, or interest of any kind whatsoever, in or to the land or premises upon which such buildings or structures stand, is created, assigned, conveyed, granted, or transferred to the Contractor, or any other person or persons, except only the license and right of entry to remove such buildings and structures in strict accordance with the Contract Documents. The Contractor shall not use the land or premises, or allow any other party to use the land or premises, for any purpose other than activities in direct support of the demolition of the building.

1.05 VACATING OF BUILDINGS

The structures identified in the Contract Documents shall be vacated before a *Notice to Proceed* is issued and the Contractor begins work. In case the Contractor finds that any structure is not vacated, the Contractor shall immediately notify the State and shall not begin demolition or site clearance operations on such property until further directed by the State. The Contractor's responsibility for such buildings will not begin until the State issues a *Notice to Proceed* with the demolition order. No claim for extension of time or increase in price will be considered because of occupancy of any buildings. In case such occupancy is prolonged, the DOT&PF reserves the right to delete the structure from the work.

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1.06 RELEASE OF BUILDINGS

The demolition area shall be released to the Contractor upon *Award of Contract* and *Notice to Proceed*. Said *Notice to Proceed* shall give any sequence of the demolition and the portion of work that is available to be released if all areas are not ready at the same time. The State shall approve any change in the sequence. The Contractor shall have full control of the demolition progress and clearance of the site, subject to the provisions of the Contract Documents.

1.07 PERMITS AND FEES

The Contractor shall obtain all the necessary permits and pay all permit fees that are required by the DOT&PF/CBJ in conjunction with the demolition work.

1.08 MEASUREMENT AND PAYMENT

A. Demolition Work:

1. Measurement: Lump sum item; no measurement will be made.
2. Payment: Payment will be at the contract lump sum price.
3. Includes: Unit price includes, but is not limited to; on-site demolition of building(s), removal of building materials, contents of building(s), appliances, trash, rubbish, basement walls, foundations, decks, steps, and driveway from the site; disconnection of utilities; furnishing and compaction of backfill material; finish grading of disturbed areas; placing and removing safety fencing; and removal of septic tanks and cisterns.

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PART 2 – EXECUTION

2.01 DEMOLITION SCHEDULE

The Contractor shall be responsible for providing the State with a minimum of 48 hours advance notification prior to beginning the execution of demolition of any structure.

2.02 SALVAGE OF DEMOLITION MATERIALS

A. The Contractor shall be allowed to salvage demolition materials only from property owned by the DOT&PF. The property ownership will be shown in the Contract Documents.

B. No salvage will be permitted on privately owned property. The Contractor may recycle demolition debris at a licensed or permitted recycling center; however, all other debris must be disposed of at a licensed or permitted disposal facility.

C. The Contractor may salvage demolition materials on DOT&PF-owned properties as long as demolition is completed within the completion provisions included in the Contract Documents. All building(s) shall be demolished on-site as specified within the *Statement of Services*. However, all building(s), building materials, and equipment resulting from this work shall become the property of the Contractor, and shall be removed from the premises at once. Salvaged material shall be removed immediately from the premises, right-of-way, streets or alleys. The DOT&PF reserves the right of first refusal for salvage items, which will be identified in the Contract Documents or removed by DOT&PF prior to the issuance of the Notice to Proceed.

2.03 DEMOLITION AND REMOVALS

A. Structural Parts of Buildings:

1. No wall or part thereof shall be permitted to fall outwardly from any building except through chutes or by other controlled means or methods, which will ensure safety and minimize dust, noise and other nuisance.

2. Subject to site restrictions, outside chimneys or outside portions of chimneys shall be razed in advance of general demolition of each building. Any portion of a chimney inside a building shall be razed as soon as it becomes unsupported by reason of removal of other parts of the building.

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3. Any part of a building, whether structural, collateral, or accessory, which has become unstable through removal of other parts, shall be removed as soon as practicable, and no such unstable part shall be left free-standing or inadequately braced against all reasonably possible causes of collapse at the end of any working day.

B. Basements and Foundation Walls: All below-grade elements, including walls, floors, and footings, must be completely removed unless otherwise noted.

Following removal, the excavation shall be inspected by the State prior to backfilling. Open excavations may not remain unprotected for more than 24 hours.

C. Flatwork and Appurtenances: Remove all slabs, pavements, and hardscape elements down to subgrade. Asphalt and concrete shall be disposed of per Section 2.05.

D. Fences: Fences, guardrails, bumpers, signs, clotheslines, and similar facilities shall be completely removed from the site, except fences on the apparent boundary between a contract parcel and an improved non-contract parcel shall not be removed unless specifically stated. All posts for support shall be pulled out or dug up so as to be entirely removed. Fill all resulting voids with acceptable backfill and compact in accordance with Section 203 of the *Alaska Standard Specifications*.

E. Partially Buried Objects: All piping, posts, reinforcing bars, anchor bolts, railings and all other partly buried objects protruding from the ground shall be removed. Fill all resulting voids with acceptable backfill and compact in accordance with Section 203 of the *Alaska Standard Specifications*.

F. Vegetation: The Contractor shall protect all trees from damage by the demolition operation. In the event that the Contractor damages a tree, it shall be repaired or removed by the Contractor as directed by the State.

G. Fuel Tanks: Fuel tanks, above or below ground, shall be carefully removed and disposed of in a safe manner in accordance with the State Fire Marshal's regulations and those of the Alaska Department of Natural Resources and Alaska Department of Environmental Conservation.

1. Fuel tanks, above or below the ground, or tanks which have been used for storage of gasoline, kerosene, benzene, oils or similar volatile materials shall be carefully removed and disposed of in a safe manner.

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2. All other tanks or receptacles shall be pumped out or emptied in a safe manner, and then shall be flushed out immediately with water, carbon dioxide or nitrogen gas until they are gas-free when checked with a “Explosimeter” or another equally efficient instrument, before the work of removal is begun.

H. Outdoor Toilets and Septic Tanks: Outdoor toilets and septic tanks shall be pumped out by a licensed company. The toilet building or septic tank shall be demolished and removed from the site. The excavation or pit shall be backfilled and compacted in accordance with PCM requirements. Septic tanks shall be broken up and removed from the site and the excavation filled in accordance with the requirements of the DOT&PF.

I. Cisterns and Meter Pits: Cisterns and meter pits shall be demolished and removed. The excavations shall be backfilled and compacted in accordance with PCM requirements.

2.04 WELL PLUGGING AND ABANDONMENT

All Wells shall be abandoned per 11 AAC 93.140–11 AAC 93.150 and documented using the DNR “Abandoned Water Well Plugging Record.”

2.05 DISPOSAL OF DEMOLITION DEBRIS AND SOLID WASTE

A. Debris: All materials, rubbish, and trash shall be removed from the demolition area leaving the basements and demolition area free of debris. Any cost incurred by the State in cleaning up such materials and debris left behind shall be deducted from funds due the Contractor under this contract.

B. Disposal of Demolition Debris and Solid Waste: All debris and solid waste shall be delivered by the Contractor to the DOT&PF/CBJ-designated disposal facilities, or to an approved disposal facility licensed in accordance with state and/or local regulations, laws, and zoning. The Contractor shall be responsible to pay all fees for waste disposal. The Contractor shall submit to the State copies of all disposal tickets for each structure demolished, where available, which identify the specific address of the origin of the debris associated with each ticket. The cost of all disposal fees shall be considered incidental to the demolition.

C. Asbestos Abatement: The handling of asbestos material is subject to all applicable state and federal mandates. Asbestos, lead, mercury, PCBs, and other hazardous materials must be handled and disposed of per EPA 40 CFR, ADEC, and OSHA standards.

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Spray demolition areas containing friable materials to prevent airborne dispersion. The Contractor shall comply with applicable regulations regarding its handling and disposal. In the event that asbestos is discovered on a DOT&PF-owned property during demolition, the Contractor shall notify the State, and the asbestos shall be removed by a licensed abatement contractor in accordance with all applicable state and federal mandates and regulations.

D. Demolition of Structures with Transite Siding: Privately owned properties containing transite siding shall be listed in the Contract Documents, and all demolition debris from these structures shall be disposed of at an approved landfill. The Contractor shall be responsible for notifying said landfill prior to commencing demolition on these structures to allow for authorization to dispose of material at the landfill.

The Contractor shall assume responsibility for the landfill fees for disposing of the demolition debris. All structures with transite siding shall be thoroughly sprayed with water during the execution of the demolition to contain airborne particles. All debris shall be thoroughly wetted prior to transporting to the landfill.

E. Freon Removal and Disposal: The handling of Freon containing appliances is subject to all applicable state and federal mandates and regulations. The Contractor shall be responsible for the identification and removal and disposal of the material in accordance with applicable regulations. All costs associated with said removal and disposal shall be considered incidental and shall be included in the lump sum bid for demolition.

F. PCB and Mercury Removal and Disposal: The handling of any fluorescent lighting fixtures and ballasts containing PCB or mercury is subject to all applicable state and federal mandates and regulations. The Contractor shall be responsible for the removal and disposal of the material in accordance with applicable regulations. All costs associated with said removal and disposal shall be considered incidental and shall be included in the lump sum bid for demolition.

2.06 BACKFILL, GRADING, AND CLEAN UP

A. Backfill: When site conditions permit, on-site soil shall be used as backfill material. The top 9 to 12 inches of topsoil shall be stripped and stockpiled on-site for use as grading material. If adequate grading material, as defined by the PCM and/or *Alaska Standard Specifications*, is not available on site; the Contractor shall bring in enough grading material to place a minimum cover on the entire site, as well as excess excavation materials shall be removed from the site. Topsoil material shall not be permitted as deep fill material.

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Any borrow or fill material used shall be in accordance with the PCM and/or *Alaska Standard Specifications*. All depressions on the property shall be filled, compacted, and graded to a uniform slope with adequate drainage.

B. Compaction: Backfill shall be placed in 12-inch lifts and compacted to at least 95% of AASHTO T-180 maximum density in structural areas or where directed. General site compaction may meet standard demolition compaction unless otherwise specified.

C. Additional Fill Material: All additional fill material shall be of equal quality to the soil adjacent to the excavation, and free of rubble or organic matter. The Contractor shall provide for a minimum depth of 2-inches of D-1 aggregate compacted, as final grade over the excavated areas. There shall be no payment for additional fill material, which shall be considered incidental to the demolition bid price. Additional fill material shall be acceptable fill material that meets the requirements of the PCM and/or *Alaska Standard Specifications*.

D. Hand Labor: The Contractor shall employ hand labor where the use of power machinery is unsafe or unable to produce a finished job. Hand labor shall also be used to clean the site of any debris.

E. Grading: The site shall be graded to conform to surrounding areas and shall result in a smooth, uniform slope of 2–4% draining away from the demolished footprint. Final grading shall be performed to prevent ponding of water and shall meet the applicable DOT&PF and CBJ requirements as part of the lump sum price for demolition.

F. Final Cleaning Up: Before acceptance of the demolition work, the Contractor shall remove all unused material and rubbish from the site of the work, remedy any objectionable conditions the Contractor may have created on private property, and leave the right-of-way in a neat and presentable condition. The Contractor shall not make agreements that allow salvaged or unused material to remain on private property. All ground occupied by the Contractor in connection with the work shall be restored.

Restoration shall include the lot dressed with a uniform layer of D-1 crushed aggregate conforming to Section 703-2.10 of the *Alaska Standard Specifications*. Depth shall be a minimum of 2 inches compacted unless otherwise directed. Final clean-up shall be subject to approval of the State and in accordance with applicable regulations.

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2.07 SANITARY SEWER AND WATER SERVICE DISCONNECTIONS

A. Sanitary Sewer Service Disconnection: All sanitary sewer services shall be disconnected and plugged in conformance with the City and Borough of Juneau requirements. Specifically, by a licensed plumber, and inspected and approved by the CBJ's Community Development Division (Plumbing Inspection Division) prior to demolition or excavation.

B. Water Service Disconnection: All water services and stubs for the buildings or properties within the demolition work shall be disconnected by a licensed plumber and inspected and approved by the CBJ's Community Development Division (Plumbing Inspection Division).

C. Backfill and Compaction within DOT&PF or CBJ Right-of-way:

1. Streets: Unless stipulated otherwise in the Contract Documents, the Contractor shall backfill, compact as specified and patch the surface of all excavations made in streets to DOT&PF/CBJ standards. This cost shall be paid by the Contractor.

2. DOT&PF and CBJ Right-of-Way: All areas within the City or State right-of-way (including parking and sidewalk areas) shall be compacted in conformance with the *Alaska Highway Preconstruction Manual* (PCM), *Alaska Standard Specifications*, and CBJ standards.

2.08 SITE STABILIZATION AND SEEDING

Any and all disturbed areas in the right-of-way shall be stabilized per *Alaska Highway Drainage Manual*, *PCM*, and *Alaska Standard Specifications*. Seeding shall use a DOT&PF/CBJ-approved seed mix suitable for the area. The Contractor shall prepare seedbeds, apply seed and mulch, and provide maintenance until acceptance.

2.09 SAFETY AND FENCING

A. Safety: The Contractor shall comply with all applicable current federal, state and local safety and health regulations.

B. Safety Fencing: The Contractor shall furnish and place a safety fence around the site of the work adequate to secure the demolition site, including any resulting debris or excavation, and to prevent pedestrian access. The fencing, including all materials, shall be considered incidental to the demolition.

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The safety fence shall remain in place until the demolished materials are removed from the site and all holes or excavated areas are backfilled. The fencing material shall remain the property of the Contractor.

2.10 AUTHORIZED WORKERS

Only the Contractor and its employees are allowed to demolish, dismantle, detach or dispose of any part of the demolition structure or its contents.

2.11 DAILY CLEAN-UP OF RIGHT-OF-WAY AND PRIVATE PROPERTY

At the end of each workday, the Contractor shall clean sidewalks, streets, and private property of any debris caused by the demolition operation.

2.12 DEFINITIONS OF REFERENCED DOCUMENTS

PCM refers to the latest edition of the Alaska Highway Preconstruction Manual (PCM) as of the date of Contract execution.

Alaska Standard Specifications refers to the Alaska Department of Transportation and Public Facilities Standard Specifications for Highway Construction, latest edition.

All references to EPA, OSHA, ADEC, and CBJ regulations imply compliance with their latest published standards at the time of work execution.