

211503 - DEMOLITION AND REMOVAL OF BUILDINGS

Description:

This work consists of the demolition and removal of the structures as specifically specified on the Plans, described herein, and as directed by the Engineer.

The demolition and/or removal of the building and structure shall consist of complete Demolition and/or removal of the building including removal of equipment and fixtures, foundation walls, footings, concrete floors (including basements) porches, steps, sheds, garages, barns and other out buildings, concrete masonry and timber structures, fences (belonging to this property, unless otherwise noted) and other structures directed to be demolished; also, disconnecting and terminating utility service facilities; and refilling basements, septic tanks, cesspools and similar cavities with approved material as noted hereinafter; temporary barricading of open basements where necessary for protection of the public; the removal and disposal of materials, shrubbery and debris; final cleaning up of the site and other incidental work.

All buildings and structures to be demolished will be open for inspection, and may be seen by appointment at any time convenient to the Real Estate Section prior to the time limit for receipt of bids.

It is the responsibility of the Contractor to examine the Right-of-Way Agreements on file available for the project at the District Office, and ascertain the conditions outlined therein.

General Requirements and Construction Methods:

Time and Manner of Performance: Bidders are advised to ascertain from the Real Estate Section of the availability and vacation of buildings which are to be demolished or removed under the Contract, of the possible vacation or removal or demolition of building on the site of the Contract by other parties, and the provisions of agreements between the State and Property Owners that may relate to the bid or to the work to be performed. The Contractor shall also confer with the Real Estate Section on the above-mentioned matters immediately after award of the Contract and at such other times thereafter as may be necessary or advisable. The Contractor shall be governed by the provisions of the above mentioned Right-of-Way Agreements.

The Contractor shall not begin the work of demolition of any building until the Engineer has declared in writing that the building is available for demolition.

Damages to Existing Roadways, Sidewalks and Curbs: All damages to existing roadway, sidewalk and curb areas caused by demolition work shall be replaced or repaired by the Contractor to the satisfaction of the Engineer at the Contractor's expense.

Laws and Permits: The Contractor shall comply with all Federal, State and local ordinances, regulations and laws and secure the necessary permits for prosecuting the work of this item.

Certificates: Required certificates, if any, of satisfactory performance of the demolition work signed by local Building Inspectors must be presented to the Department of Transportation before final payment will be made.

Rodent Control: Prior to commencing demolitions, the Contractor shall present to the project District Office of the Department of Transportation a certificate, certifying that the buildings have been properly exterminated of rodents and other household pests.

Families in Vicinity: The Contractor shall note that the work described herein is also intended to assure that demolition work will be scheduled, undertaken and completed, in a manner which will maintain to the maximum extent possible existing levels of public convenience services, and health and safety conditions, for the individuals or families in the immediate vicinity, including those whose homes and businesses are in the process of acquisition as a part of the highway project.

Permits: A demolition permit will be required. Please note that a demolition permit and building permit are required for moving a building.

Construction Methods:

Trees and shrubbery may be removed as necessary to remove the structure. Any small shrubbery bordering the structure shall be removed. Where party walls are involved the Contractor shall take particular precautions to insure that the work will be executed under accepted standard practices and procedures; and that Article 12, "Protection of Work and Property of A.I.A., General Conditions of Contract", shall be adhered to. The remaining adjoining wall of properties shall be made secure and safe by the installation of proper footings. All party walls must be braced during demolition as required and as directed in order to maintain structural stability and safety.

Party walls that become exposed are to be furred, wire lathed, and plastered for water protection including basement walls as required.

Roof lines shall be carefully repaired with proper cornices and painting of exposed woodwork due to the demolition.

Also, additional supplement to the foregoing requirements concerning protection of party walls during demolition, the BOAC Basic Code, Section 13, and Article 13, "Precautions During Building Operations", of the Building Code of New Castle County (when job is located in New Castle County; for the Contract in Kent and Sussex Counties, the Contractor shall contact the proper County officials for such regulations), shall be adhered to.

All utilities must be notified in writing. A demolition permit will not be issued until all utilities have given written confirmation of disconnection and/or capping.

Building's which are required to be demolished or removed under the Contract, shall be torn down or moved to a new location outside the right-of-way of the project. No new location shall be used if the Contractor is notified by the State during the permit process that the location is proposed or contemplated for acquisition by the State. In lieu of demolition, the buildings may be used for the purpose of fire training by a local fire department in strict accordance with County Ordinances and the regulations and limitations established by DNREC and the State Fire Marshall's office. If this option is desired by the Contractor, he/she shall be required to submit a Value Engineering Proposal to the Department for approval. The Contractor will also be responsible for all damages from such burning to adjacent properties, utilities and roadways.

It shall be the responsibility of bidders to ascertain, by their own inspection and investigation, the

sizes and condition of buildings, their types of construction, data concerning equipment and fixtures in, or a part of the building, whether or not such information be shown or given in the Plans, specifications, or other Contract documents, and to make such other investigations that may be necessary for a complete understanding of the work to be performed. Bids shall be based on the bidders' own findings.

The Department of Transportation does not guarantee that the condition and contents of buildings will be the same at the time of starting work, as they were when bidders inspected the site or prepared their bids; neither does the Department of Transportation assume any responsibility for destruction or loss due to fire, theft, or vandalism that may occur prior to the time that the Contractor takes possession of the buildings for demolition. The Contractor shall accept buildings in the condition prevailing at the time they are made available to him/her for demolition.

All building materials, fixtures and equipment in, attached or belonging to, the buildings at the time they are declared available for demolition shall become the property of the Contractor unless otherwise providing in the Right-of-Way Agreement with the owners.

Materials and debris shall not be placed or stored within the limits of any existing street. The parking, loading and operation of trucks on existing highways or streets shall be governed by existing laws, ordinances and regulations and by the pertinent provisions of Section 107.07 of the Standard Specifications.

Basements of buildings demolished or removed by the Contractor, septic tanks, cesspools (including field drains or tile field) and similar cavities shall be cleared of unsuitable materials by a licensed septic hauler and disposed of in accordance with state laws. Copies of hauling bills will be supplied to DelDOT. All such cavities after inspected by DELDOT shall be backfilled with material conforming to Borrow Type C of subsections 209.02 and 209.04, placed and compacted to a density of not less than 95 percent as specified in subsection 202.05, and graded to drain at surrounding grade levels. The furnishing of backfill shall be included in the lump sum price for the Contract or on construction Contracts shall be incidental to this item.

If the Contract requires the abandonment of wells as noted on the Plans, the wells shall be abandoned in accordance with the procedures set forth in the DNREC's Regulations Governing the Construction of Water Wells dated January 20, 1987. All wells to be abandoned shall be sealed only by a licensed well Contractor, well driller, or well driver. The Contractor or Contractor Team must be licensed by DNREC to perform this work. Copies of the above referenced material can be obtained from the Water Supply Section of DNREC's Division of Water Resources.

The Contractor shall adhere to Section 9 of DNREC's Regulations Governing the Construction of Water Wells regarding the abandonment of the monitoring wells and other wells as noted on the Plans. Within thirty (30) days of abandonment of the wells, the Contractor must submit to DNREC, a Well Abandonment Report signed by the licensed Contractor/driller/driver in charge of on-site supervision of the well abandonments. The report form can be obtained from the Water Supply Branch of DNREC's Division of Water Resources. A copy of the completed report shall be provided to the Department's inspector at the time of submission to DNREC.

To supply security to the site during the performance of this Agreement/Contract the Contractor shall as soon as possible after award post "No Trespassing" signs on all sides of the site. Wherever necessary for protection of the public or where required by State or local laws, regulations or ordinances,

the Contractor shall construct and maintain substantial temporary barricades or fences closing off open cellars. At no time shall there be any void left uncovered and not posted.

Prior to the demolition of any buildings, the Contractor shall provide for the disconnection and removal from the building to the R/W of all water, sewer, gas, electric, telephone service facilities and other buried or overhead cables. All removals shall be done in accordance with the requirements of municipalities and utility companies owning or controlling them. The Contractor shall notify the municipalities and utility companies of the time any such disconnections may need to be made, and he/she shall perform the work according to their standard practices and requirements and under their supervision, or arrange for its performance by their forces. The cost of any and all such utility work including charges, if any, made to the municipalities and utility companies, shall be borne by the Contractor and shall be included in the price bid for the item "Demolition of Buildings".

Prior to acceptance of the Contract, small shrubbery in the way of mowing, all materials and debris accumulated from demolition of buildings and from other work in connection therewith, shall be removed from the site and shall be disposed of by the Contractor. The ground surface shall be graded, if necessary, to eliminate water pockets, then the area shall be covered with 6" (150 mm) of topsoil and seeded in accordance with Sections 732, 734 and 735. The site of each demolished building shall then be cleaned up and left in a condition satisfactory to the Engineer.