

SECTION 02070

SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 PROJECT INCLUDES

A. Building and Site Demolition:

1. Demolition of building structures.
2. Demolition of site improvements including paving, curbing, site walls, and utility structures.
3. Demolition of below-grade foundations and site improvements to avoid conflict with new construction or site work. **NOTE TO A/E**; It is the intent of the college to **completely** remove all existing structures that are within the work limits of the new project. All decisions regarding removal of structures found or expected to be found at the site shall be reviewed with the college during the design phase.
4. Removal of all existing utilities within the work limits of the project that are to be discontinued.
5. Protection of site work and adjacent structures.
6. Disconnection, capping, and removal of utilities.
7. Pollution control during building demolition.
8. Retain fire sprinkler systems, fire alarm systems, and other protection and alarm systems in service as long as possible. Develop a plan with the DC Project Manager and the Town of Hanover Fire Department outlining the action and goals.
9. Removal and legal disposal of materials. The following attached "letter of agreement" shall be provided by the contractor for all spoil material taken off site from the college property in the execution of this project work.

Agreement Letter for fill material disposed off site from Dartmouth College

Re: Letter Agreement for material removed from Dartmouth College property during construction

Dear (Owner):

I am writing to set forth the terms of our agreement under which Dartmouth College will provide _____ with approximately XXX cubic yards of clean fill by delivering such fill to your site located in _____ (the "Site"). A copy of the map depicting the Site is attached hereto. If the terms I have set forth below are acceptable to you, kindly sign where indicated below and return this original letter to me. I will then send you a copy.

TERMS

1. Owner warrants and represents that it has owned the Site represented on the attached Exhibit A for ____ years. Owner warrants and represents that the Site is clean and free of any hazardous wastes or materials. Owner further warrants and represents that the Site has not previously been used by any person or entity to place fill or other materials, including waste materials.
2. Owner and Dartmouth College agree that it would be beneficial for both parties if Dartmouth College would deliver to the Site approximately XXX cubic yards of clean fill with which to partially fill up the large hold existing at the Site. Owner agrees that Dartmouth College shall deliver its fill to the _____ portion of the Site as more clearly indicated by the hatched section on the attached Exhibit A. Owner agrees that Dartmouth College shall have sole access to this hatched area and that it shall not permit any other person or entity to place any fill or other materials, including waste materials, in that portion of the Site that has been designated by the parties as that to use solely by Dartmouth College.

3. Dartmouth College warrants and represents that the fill it will deliver to the Site is clean and free of any hazardous materials or wastes.

4. Owner agrees that Dartmouth College shall transport its fill using the services of _____ to the Site beginning on approximately _____ and ending on approximately _____.

5. (a) Owner agrees that it shall indemnify and hold harmless Dartmouth College from any and all liability that may be caused by Dartmouth College providing its fill to the Site. Such liability includes, but is not limited to, any damages that may be caused by the transport of the fill to the Site by a third party, by any use by Owner or any third party of the Site or the fill on the Site, or by any remediation or excavation activity at the Site ordered by any public body, whether local, State, or Federal subject to the provisions of paragraph 5(c).

(b) Owner agrees that it shall at all times operate the Site in a manner that complies with all local, State, and Federal rules, regulations and laws, and that there is nothing to prevent the Site from being used as is contemplated under this agreement by the parties.

(c) Dartmouth College agrees that it shall indemnify and hold harmless the Owner from any and all liability that may be caused due to the sole negligence of Dartmouth College in providing its fill to the Site. Such liability includes, but is not limited to, any damages that may be caused by any remediation activity at the Site ordered by any State or Federal body due to the existence of contamination at the Site subject to the provisions of paragraph 5(a).

Sincerely,

For Dartmouth College

ACCEPTED AND AGREED TO:

Signature: _____
For Owner

Print Name: _____

Date: _____

B. Selective Demolition:

1. Selective demolition of interior partitions, systems, and building components designated to be removed.
2. Selective demolition of exterior facade, structures, and components designated to be removed.
3. Protection of portions of building adjacent to or affected by selective demolition.
4. Removal of abandoned utilities and wiring systems. Underground utilities shall be fully removed and capped at the main service conduit.
5. Notification to college of schedule of shut-off of utilities which serve occupied spaces must be provided 30 days in advance of shut-off.
6. Removal and legal disposal of materials. The attached "letter of agreement" shall be provided by the contractor for all spoil material taken off site from the college property in the execution of this project work.

C. Work of Prior Separate Contract:

1. Removal of hazardous materials shall be provided by separate contracts engaged by Dartmouth College Department of Environmental Health & Safety. The design or construction teams shall notify the college immediately upon discovering evidence of such hazardous material. The

- contractor remains responsible to comply with all local, state, and federal codes and regulations, including all OSHA regulations, regarding a safe workplace for their employees.
2. Removal of underground oil tanks shall be provided for by the construction team after consultation with the Dartmouth College Department of Environmental Health & Safety.
- D. Project Conditions:
1. Asbestos: When buried asbestos is discovered during an excavation project, it is necessary to stop the excavation when buried steam lines, transite pipe, other utilities or debris is found. The material must be examined by a qualified person to determine if it is, in fact, asbestos. If the material is asbestos, then the Dartmouth College Department of Environmental Health & Safety shall be contacted immediately. The college will engage a contractor licensed in the State of NH to handle asbestos to remove the material. If there is contamination in the ground due to breakage then a complete site cleanup will be required. This cleanup could involve shutting down the project or restricting access away from the contaminated area. It is more cost effective and efficient to remove the material intact prior to any breakage if at all possible.
 2. Lead: The college expects all contractors to self-monitor and comply with all regulations, including OSHA and NH/OSHA regulations regarding the existence of lead based paint on existing surfaces. The college will conduct lead testing as requested. Contractors should assume the presence of lead on all older painted surfaces, particularly if painted prior to 1975.
- E. Disposal of Demolished Materials
1. Painted structural steel can go to salvage w/ simple disclosure if tested positive for lead paint. Steel windows should be properly disposed of and not sold for re-use even w/ disclaimer if lead painted or asbestos caulked.
 2. The college has the right of refusal on all materials and equipment to be removed from the premises. The Director of Materials Management at Dartmouth College Procurement Services(603/646-2811) shall be contacted prior to beginning any demolition at the college.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE:

- A. The design team must prepare a schedule that includes the following items, as a minimum, for all site demolition work that is to be done within the project work limits. This schedule must be reviewed with Dartmouth College Environmental Health and Safety and Facilities Operation and Management.
- B. Items for Protection During Demolition and Construction:
 1. Designated site improvements, trees, and plantings.
 2. Adjacent construction.
 3. Existing utilities.
 4. Existing structures to remain.
- C. Items to be Salvaged for Reinstallation:
 1. [Handrails.]
 2. [Wood trim.]
 3. [Light fixtures. Note: all ballasts and lamps shall be separated from the fixtures and stored, unbroken, in a Dartmouth container.]
 4. [Smoke detectors; shall be stored in a Dartmouth container]
 5. etc.

- D. Items to be Salvaged for Delivery to Owner:
1. [Doors and hardware.]
 2. [Toilet accessories.]
 3. [Light fixtures. See note above in B.3]
 4. [Plumbing fixtures.]
 5. [Decorative elements.]
 6. [oils, refrigerant, anti-freeze, any hazardous or toxic fluids and gases. Owner will remove all such gases and fluids]
 7. etc.
- E. Utilities Requiring Interruption, Capping, or Removal: Dig Safe Laws for the state of New Hampshire and Dartmouth College's dig safe must be adhered to. Dartmouth College Dig Safe may be obtained through Facilities and Operations at (603)646-2485.
1. Electric.
 2. Heat.
 3. Water.
 4. Gas.
 5. Sewerage.
 6. Steam. All steam and condensate shutdowns will be performed by Dartmouth College FOM personnel only. The contractor must provide a minimum of 7 calendar days notice to the college for a pre-scheduled shutdown. The pre-scheduling must take place as far in advance as practicable and no later than 30 days in advance.
- F. Tree Removal – when an outside contractor is hired to remove trees the contractor must remove and dispose of the entire tree. Arrangements can be made with the ROT Compost Facility to deliver chipped wood directly to the facility. Trees are NOT to be deposited at the Rivercrest Pit. (Contact FOM with any questions)

END OF SECTION 02070