

## SECTION 02060

### DEMOLITION WORK

#### PART 1 GENERAL

##### 1.01 DIVISION OF RESPONSIBILITIES TERMINOLOGY: NOT USED

##### 1.02 SUMMARY:

- A. The Contractor shall provide all labor, materials, services, insurance and equipment, including but not limited to the following:
  - 1. Disconnection of all utilities, including utility contacts as may be necessary.
  - 2. Shoring, bracing or otherwise securing the structures as required for the demolition work. The Contractor shall retain the services of a Licensed Professional Engineer to design the shoring and bracing, if necessary and/or if required by the local jurisdiction.
  - 3. Demolition, removal and disposal of all debris caused by demolition work, as well as all debris found on site at the commencement of demolition work.
  - 4. Securing, filling and/or stabilizing the surface of the site where foundations, slabs or paving are removed
  - 5. Erection of barricades temporary fencing and lighting as required by the local jurisdiction. The Contractor is solely responsible for protecting the public and all property during all phases of demolition work.

##### 1.03 PERMITS, JURISDICTION APPROVALS AND SCHEDULING:

- A. The Contractor is solely responsible for timely application of, the securing of and the payment of all Demolition Permits, notices, licenses, and certifications necessary in order to provide all demolition work
- B. All demolition work which is included as part of the Agreement Between Owner and Contractor shall be provided within the contract time stipulated for general construction. Delays in providing any phase of the demolition work shall not be valid basis for extra cost or contract time extension to the Agreement Between Owner and Contractor.

#### PART 2 PRODUCTS

##### 2.01 EXISTING CONDITIONS VERIFICATION BY CONTRACTOR:

- A. The Contractor shall verify existing conditions that are uncovered as a result of limited demolition work and provide existing conditions information to the Architect.
- B. At the time that limited demolition is substantially complete, or in any event immediately upon completion of limited demolition work, the Contractor shall accurately survey, or re-survey where applicable, those existing conditions which are identified on the Demolition Plan as being critical tenant information for PETCO
- C. Survey or Re-survey information and descriptive notations shall be legibly written by the Contractor on a fullsize copy of the Demolition Plan drawing, shall be certified as "accurate and complete" by the Contractor's duly authorized representative, and copies shall be sent to the following addressees, no later than fourteen (14) days after the Date of Commencement of the Tenant Improvement work:
  - 1. **PETCO Animal Supplies, Inc.  
Construction Department**

**Attention: Clay Early, Project Manager**  
9125 Rehco Road  
San Diego, California 92121  
Telephone 858-775-2727

2. **SBLM Architects, PC**  
**Attention: Name, Project Architect**  
11430 N. Kendall Drive, Suite 310  
Miami, FL 33176  
Telephone 305-412-9187

### PART 3 EXECUTION

#### 3.01 EXISTING CONDITIONS:

- A. The Contractor shall completely document the condition of all adjacent buildings and improvements that may be affected by the demolition, with photographs, videotape and/or field notes prior to commencement of demolition work. This documentation shall be certified and agreed to in writing by all property owners involved and PETCO. The Contractor is solely responsible for the condition of remaining on-and-off-sites structures and utilities. The Bid Proposal shall include permanently securing all adjacent affected structures against weather and vandal intrusion. Materials used for securing shall match existing construction.
- B. Commencement of demolition work constitutes the Contractor's acceptance of such existing conditions as being fully a part of the scope of demolition work. PETCO assumes neither responsibility for the condition of the structures on the site, nor any continuation of the condition existing at the time of the Bid Proposal submission or any time thereafter prior to the commencement of demolition work. In order to be relieved of responsibility for repairing damaged or defective areas which have changed in scope or status since the Bid Proposal was submitted to PETCO, the Contractor must inform the PETCO Project Manager in writing of any such altered conditions before the commencement of demolition work.
- C. The Contractor shall examine the site's physical characteristics, including, without limitation, the nature and location of the work, topography, and general and local conditions, including, without limitation, those bearing on:
1. Accessibility to the site for construction vehicles, equipment, storage, and workmen, and availability of parking for automobiles, trucks and construction equipment.
  2. Availability of water and electric power, and of storage and working spaces and parking areas for vehicles at the site.
  3. Demolition as required.
  4. Disposal of excavated materials, rubbish, waste, and debris.
  5. Accessibility of the site and roads.
  6. Character, quality and quantity of surface and subsurface conditions to be encountered.
  7. Improvements, obstructions, and location of drainage and sewer lines, water, gas, and other utility service lines or piping.
  8. Relationship that the proposed work will have to the adjoining structures and property, both public and/or private.
  9. Types and kinds of equipment and facilities required to properly provide demolition work.
- D. The Contractor shall assume all risks regarding damage or loss to the structures, whether by reason of fire, theft, or other casualty, occurring on or after commencing demolition work.

Damage or loss shall NOT relieve the Contractor from the Contractor's obligation to complete demolition work.

E. NOT USED

3.02 MAINTENANCE OF TRAFFIC AND ACCESS:

- A. Throughout the progress of the work, the Contractor shall not interfere with the use of or access to adjacent to the buildings or properties. The Contractor shall conduct operations with minimum interference to public or private thoroughfares, and shall maintain protected egress or access at all times.
- B. The Contractor shall not close or otherwise obstruct sidewalks or streets without obtaining and paying for the proper permits to do so. The Contractor shall maintain access to fire hydrants at the street, and at all times, from within the area of demolition and new construction areas.

3.03 HANDLING OF MATERIALS:

- A. When the nature of demolition work requires the reuse of existing structure(s), the Contractor shall erect and maintain dust chutes for the disposal of materials, rubbish and debris.
  - 1. At all locations where the debris is to be transferred vertically for a distance of 10 feet or more, the Contractor shall provide an enclosed chute. The chute shall not extend in an unbroken line for more than 20 feet, and shall be provided with substantial breaks at intervals not greater than 20 feet, so as to prevent descending materials or debris from attaining dangerous speed. Debris shall not spill from the bottom of the chute directly onto the ground; the bottom of the chute shall be equipped with a gate or stop with suitable provisions for closing off or regulating the flow of debris, so that the final drop of debris shall be into either an approved collection hopper or truck.
  - 2. A hose with nozzle connected to an adequate water supply shall be provided near the bottom of each chute, and shall be used as necessary to wet down debris for dust control.
- B. Remove salvage and debris from the site as it accumulates. Do not store, sell, burn, or otherwise dispose of debris on the site. Keep all pavement and areas adjacent to and leading from the site clean and free from mud, dirt, and debris at all times.

3.04 DUST CONTROL: Control dust spread generated as a result of demolition operations at all times, including non-working hours, weekends, and holidays. Sprinkle or treat with dust suppressors, the soil at the site, haul roads, and other areas disturbed by demolition operations.

3.05 NOISE CONTROL: When available and required, make the maximum use of EPA certified "low-noise-emission products"

3.06 DEMOLITION:

- A. Provide all shoring and bracing as may be necessary, to protect adjacent property against damage which might occur from falling debris or any other cause related to demolition.
  - 1. Provide weather protection to adjacent remaining structure(s), if necessary, after the removal work.
  - 2. The use of explosives is NOT permitted.

B. Protection of Utility Services Lines:

1. Notify all utility companies, on behalf of PETCO, to terminate all services to the building or Tenant Space, unless such utilities are established to be re-used in their as-found condition. Each utility company shall be made aware of the necessity to remove meters or related appurtenances as may be required.
2. Prior to the commencement of demolition, mark the location of all utility lines back to the right-of-way line, with an indication where they cross the property line
3. Seal and cap connections to all utilities as per rules and regulations of the local jurisdiction, have services turned off at the existing valves by and under the direct supervision of the pertinent utility company
4. Follow all requirements of the utility company with regard to utility removals. If there is a conflict between the utility company requirements and the contract documents, the more stringent of the requirements shall be required.
5. Water, Fire Sprinkler (if existing), Sanitary Sewer, Storm Sewer and Electric: Disconnect and cap at the service main(s) and remove line(s).
6. Gas: Piping containing gas shall be disconnected from all sources of gas and be thoroughly purged with air, water, or inert gas before any cutting or welding is provided. Disconnect and cap at service main(s) and remove line(s).
7. Other Utility: Disconnect and cap at service main(s) and remove line(s).
8. Utility catch basins or inlets shall be completely removed, and the void remaining from the removal shall be backfilled.

C. If utility service mains are located across the street/public right-of-way from the property, then utilities may be capped and disconnected at the property line, unless other requirements are enforced by the utility company.

D. Materials that are a permanent part of the structures scheduled for demolition shall become the Contractor's property, and shall be removed from the site by the Contractor at the Contractor's expense.

1. Remove any personal property, equipment, machinery, trade or other fixtures
2. Do not remove large portions of the building whole or substantially as whole; demolish them completely. Demolish building walls in small sections. Completely remove floor construction, as well as any other superstructures in the work area.
3. Remove all footings, foundation walls and other substructures.

E. Backfill, tamp street openings made for removal of water taps, bulk-heading house drains, or for any other purpose. Maintain street openings in safe condition.

3.07 CLEANING:

- A. Remove debris as it accumulates. Do not store or permit debris to accumulate on site. If the Contractor fails to remove excess debris promptly, the PETCO Project Manager reserves the right to cause same to be removed at the Contractor's expense.
- B. Upon work completion, remove tools, materials, plants, apparatus, temporary toilet, and rubbish of every sort. Leave the premises clean, neat and orderly.

END OF SECTION