

## **SUPPLEMENTAL SCOPE OF WORK – DEMOLITION AND REMOVAL**

### **1. Structures**

Structures are buildings, including attached improvements, which could primarily be used as a residential dwelling or for commercial, industrial or warehouse purposes. NOTE: Unless otherwise specified the demolition of structures shall be for wet demolitions.

The demolition, removal and disposal of structures shall include but not be limited to the following:

- a. Buildings & improvements
- b. Foundations
- c. Attached decks
- d. Debris
- e. Attached canopies
- f. Ramps
- g. Basements (fill material shall be incidental to building demolition)
- h. All wiring, plumbing, conduit
- i. Sprinklers
- j. Slabs
- k. Porches
- l. Chimneys
- m. Utility disconnections
- n. All personal property
- o. Steps
- p. Above-ground and below-ground supports, including slabs, footers and piers
- q. Fixtures and equipment

Frame structures encompass structures that are predominantly constructed with wood and plaster materials.

Concrete block structures encompass structures that are predominantly constructed with concrete blocks.

Masonry structures encompass structures that are predominantly constructed with brick, stone or other similar materials.

Metal structures encompass structures that are predominantly constructed with metal materials.

Tilt-up structures shall encompass structures that have been constructed with concrete pre-formed construction.

## **2. Mobile Homes**

The demolition, removal and disposal of mobile homes shall include, but not be limited to, the following:

- a. Mobile home
- b. Tie-downs
- c. Piers
- d. Attached canopies
- e. Ramps
- f. Debris
- g. Skirting
- h. Porches
- i. Steps
- j. Personal property
- k. Utility/sprinkler disconnections
- l. Foundations, excluding slabs but including any above-ground and below ground supports

## **3. Relocation**

The moving of buildings consists of the relocation of the structure itself and its permanent attachments. It includes all disconnections of utilities at the site from which the structure is moved and reconnections of the utilities at the site to which the structure is moved. It also includes the transport of the structure to its new location, as well as the obtaining of any permits that may be needed to achieve the move.

## **4. Signs, Light Poles and Utility Poles**

Demolition and removal of signs, light poles and utility poles shall include, but not be limited to, removal of all footers and all other above and below ground materials and appurtenances.

## **5. Electrical disconnections**

Disconnections shall be performed by a licensed electrician. The electrical system shall be disconnected at the power source. The electrical line shall be severed at the right of way line and all above-ground wiring and conduit material shall be removed from the right of way. Subsurface wiring and conduit shall be permitted to remain in place.

## **6. Signs**

Wood signs shall encompass those signs constructed of predominantly wood materials.

Metal signs shall encompass those signs constructed of predominantly metal

materials.

Monument signs shall encompass those signs constructed predominantly of concrete and masonry materials.

Monopoles shall encompass billboards erected on a single steel pole.

Double pole signs shall encompass billboards erected on two steel poles.

Utility poles shall encompass poles such as flagpoles, security light poles, residential television and radio antenna poles, and other similar type poles. The flags, lights and other items affixed to the poles shall be included in the cost of pole removal, as priced under this item.

#### **7. Potable Water, Fire Mains and Sanitary Sewer Common Items**

The Contractor shall remove potable water, fire mains and sanitary sewer common items including, but not limited to, domestic reduced pressure backflow preventers (BFPs), water meters, water main double detector check (DOC) valves, and fire department connection (FDC) assemblies. Removal shall include materials and labor costs per item (furnished and installed) for the removal and relocation of items behind the right of way. [See supplemental specifications to SUDAS Section 10,010]

BFPs include, but are not limited to, domestic as well as DOC fire suppression systems and private water mains. BFPs, associated piping to the new location, valve vaults, affiliated meters, yard drains, and new taps, as required, shall be relocated and reconstructed behind the right of way line at a specific location to be determined by the Project Manager. The Contractor shall be responsible to provide design and engineering plans, shop drawings, as-built plans, and permits required by the municipality in which the subject BFP is located. Coordination with local government and state agencies may be required. Qualified staff, including but not limited to, a certified underground utility and excavation contractor and registered engineer must be utilized for all work.

At the request of the Project Manager, the services shall require the relocation of the water services, fire main and/or private water main.

The Contractor is responsible for clearing and grubbing, removal of existing pipe, relocation of the specified diameter private water main backflow assembly and/or fire meter and backflow assembly, including installation of a new tap or taps on the existing water main and new pipe connecting to the existing system and, as required, restoration of pavement impacted by construction, pollution prevention items, maintenance of traffic and incidental construction including sod restoration. All work shall include mobilization, survey, layout and testing, and all

permit fees.

Water service lines and associated water main saddles shall be removed from the public water main and inspected by Marion Water Department (MWD) official. Condition of the existing service tap will determine the method of over removal accepted by the MWD. Repair sleeves shall be used on the 12" water main for the water service disconnections.

All materials shall be per American National Standards Institute (ANSI)/ American Water Works Association (AWWA) and Iowa Building Code and Plumbing Specifications. When a specific type of material is not identified, work shall be performed in accordance with the appropriate utility department standards for all items.

**8. Fill**

Fill shall be used and compacted as required by Statewide Urban Design and Specifications (SUDAS), or when so directed by the Project Manager.

**9. Miscellaneous**

[Reserved for future use]

**10. Footers/Slabs**

The Contractor shall remove all footers and slabs. Footers and slabs include concrete structures that are part of any outbuildings, as described below, and that are independent of any buildings or sign posts, are underground, above-ground or partially exposed or that serve as foundations for mobile homes. This includes, but is not limited to, patios, sign bases (no signs attached), concrete shed floors, and isolated foundations.

The Contractor shall be required to remove all footers and slabs from the property.

**11. Wood Decks / Bridges**

The Contractor shall remove all wood decks, including those which are freestanding or attached to a structure and that are not included in the demolition of a residential or commercial structure.

All parts of the deck shall be removed, including all above-ground and below ground supporting structures.

Any plumbing or electrical fees necessary to accomplish the authorized work shall be included.

**12. Outbuildings**

All outbuildings shall be demolished and/or removed, as authorized by the Project Manager. This includes, but is not limited to, metal utility buildings, doghouses, pump houses, screened enclosures, workshops, sheds and barns.

All parts of the structure shall be removed, including all attachments and supporting structures. Slabs and footers shall be removed.

Any plumbing or electrical fees necessary to accomplish the authorized work shall be included.

**13. Canopies**

The Contractor shall remove all freestanding canopies, which are those freestanding structures with an overhead covering that is supported by a means other than walls, as authorized by the Project Manager. These include, but are not limited to, gas station island canopies, boat covers and detached carports. Any plumbing or electrical fees necessary to accomplish the authorized work shall be included.

**14. Exterior Lighting**

The Contractor shall remove all exterior lighting that is freestanding and independent of any structure, including poles. This includes but is not limited to flood lights, security lights and decorative lighting. Any electrical fees necessary to accomplish the authorized work shall be included.

**15. Swimming Pools**

Swimming pools shall be removed. Prices shall include the cost of fill material needed to leave the property in a safe condition.

Removal of an above-ground pool includes the removal of the pool and attached accessories and equipment, such as slides, diving boards and pumps. Patios, decking and screen enclosures shall be removed in accordance with other sections of this document.

Removal of an in-ground vinyl pool requires the removal of all pool materials, including the pool itself and attached accessories and equipment, such as slides, diving boards and pumps. Patios, decking and screened enclosures shall be removed in accordance with other sections of this document.

Removal of an in-ground concrete pool includes the removal of the pool and attached accessories and equipment, such as slides, diving boards and pumps. Patios, decking and screened enclosures shall be removed in accordance per other sections of this document.

A concrete in-ground pool may be crushed and filled, when authorized by the Project Manager. Crushing and filling requires the breaking of the pool into small pieces to ensure proper compaction and elimination of air pockets in the fill materials. All attached accessories and equipment shall be removed. Patios, decking and screened enclosures shall be removed in accordance per other sections of this document.

Any plumbing or electrical fees necessary to accomplish the authorized work shall be considered per other sections of this document.

**16. Boat Docks / Piers / Pilings**

Boat docks shall be removed, including, but not limited to, dock cleats, dock bumpers, aluminum dock ladders and piling caps. Piers shall be removed, including above and below water appurtenances. Pilings shall be removed, including above and below water appurtenances. Any plumbing or electrical fees necessary to accomplish the authorized work shall be included.

**17. Septic Tanks / Grease Traps / Lift Stations**

Septic tanks and grease traps shall be removed, unless otherwise directed by the Project Manager. This provision shall include removal of drain fields, unless otherwise directed by the Project Manager. Pump outs shall be performed as necessary and are priced separately. If a pump out is necessary, it must be performed by a licensed septic tank service. In some cases, the Project Manager may authorize that a septic tank be abandoned in place rather than removed. If a septic tank is to be abandoned in place, the Contractor is to crush the top and walls and break a hole in the bottom sufficient so that water will not accumulate in the abandoned tank. Again, this is allowable only if so directed by the Project Manager. Lift stations shall be removed.

**18. Monitoring Wells**

Monitoring wells shall be either left in place and grouted or removed, per the Project Manager's instructions. Monitoring wells to be grouted shall be grouted from the surface of the land to the entire depth of the well and then left in place. Monitoring wells to be removed shall be removed entirely and the area filled. Fill is priced as part of this item, not separately.

**19. Fencing/Guardrail/Walls**

The Contractor shall remove all fencing, guardrail and/or masonry walls including any in-ground or above-ground supports, gates and all other materials associated with the fencing, guardrail or wall.

**20. Wells**

If the Project Manager so authorizes, the well shall be cut and capped. If the Project

Manager authorizes the abandonment of the well, the well shall be filled as required by Linn County Public Health. Well pumps may exist on the property and may need to be removed from the right of way. Any plumbing or electric fees necessary to accomplish the authorized work shall be included.

**21. Irrigation Systems**

Removal of irrigation systems may include those used for either commercial or residential purposes, located below or above-ground. Any plumbing or electrical fees necessary to accomplish the authorized work shall be considered part of this item.

**22. HMA / PCC Paving Removal**

Removal and disposal of pavement shall be required and includes all labor and equipment.

**23. Hydraulic Lifts**

The Contractor shall remove all hydraulic lifts, including expansion tanks. Any plumbing or electrical fees necessary to accomplish the authorized work shall be included.

**24. Debris Removal**

The Contractor shall remove any miscellaneous debris materials that may be separate from improvements already authorized for removal. Debris includes but is not limited to trees, rubbish, vegetation, masonry, wood, and metal. This does not include tires or hazardous materials.

**25. Fill Material**

The Contractor shall fill all holes and cavities with clean compactable fill sand, in accordance with SUDAS, Section 2010. Compaction testing shall be required and be incidental to the cost of the demolition by an independent testing lab and locations selected by the City for every 8" of fill.

**26. Labor**

On an as-needed basis, the Project Manager may determine that the services of a laborer, an electrician or a plumber may be necessary to accomplish authorized tasks. In rare cases, a permit expediter may be necessary (this is anticipated only for unique circumstances, such as in the case of a backflow preventer when the time frame within which the relocation must be performed is critical).

**27. Tire Removal**

The Contractor shall remove and dispose of any tires that are present on the property. The Contractor shall dispose of tires at a proper waste facility and submit waste disposal receipts with invoices prior to approval of payment for services.

**28. Vehicle / Boat Removal**

There may be times when vehicles, boats or parts of vehicles or boats need to be removed from the property. Such vehicles may or may not be in operating condition. The Contractor shall remove and dispose of any vehicles or boats present on the property.

**29. Air / Water Dispensing Units**

Air / water dispensing units, such as those found at a gas station, shall be removed. Removal shall include but not be limited to removal of all concrete bases, footers, and all other above and below ground materials. Any plumbing or electrical fees necessary to accomplish the authorized work shall be included.

**30. Vacuums**

The Contractor shall remove all stand-alone vacuum units. Multiple hoses that are part of one unit shall count as one unit. Removal shall include but not be limited to removal of all concrete bases, footers, and all other above and below ground materials. Any electrical fees necessary to accomplish the authorized work shall be included.

**31. Air Compressors**

The Contractor shall remove all air compressors as authorized by the Project Manager. Removal shall include but not be limited to removal of all concrete bases, footers, and all other above and below ground materials. Any electrical fees necessary to accomplish the authorized work shall be included.

**32. Building Cut-Offs**

Some structures under this contract may require partial removal. The Contractor will be responsible for supporting the remaining portion of the building in a safe, secure, and workmanship-like manner in accordance with the Iowa Building Code; local, state, and federal standards; and all applicable building standards required to obtain the necessary permits to complete the cut-off and reface as defined under the authorization issued by the Project Manager.

The opening caused by the cut-off must be secured with a like type material or other material required by the Iowa Building Code and the local municipality. It is the Contractor's responsibility to provide the necessary documents and to obtain permits from the appropriate agencies. Further, the Contractor shall work with the Project Manager and an architect named by the Department to develop, submit and make any necessary revisions to the plans that are to be accepted by the appropriate municipality.

Specialty contractors may be needed when performing a building cut-off (and



reface). If necessary, these may be utilized at the hourly rates specified with the prior written approval of the Project Manager.

Buildings that have been cut off may not be left in an unsafe condition. Therefore, certain materials may need to be used to leave the building in a safe condition or to comply with the engineering plans.

Additionally, demolition and removal work, such as that related to the removal and re-establishment of backflow preventers, may require certain materials to accomplish the work. Prices for materials shall include delivery costs.

Specialty equipment might be necessary to accomplish a building cut-off or reface, or other demolition and removal work. This equipment may be used with the Project Manager's prior written approval.

Engineering plans, shop drawings and as built plans may be required for certain work, such as building cut-offs backflow preventer removal/re-establishment. The Contractor shall be responsible for obtaining these plans and working with the Project Manager and the architect in submitting these plans for approval to the local permitting agency.

### **33. Wet Demolition I Non-Wet Demolition**

The Contractor shall keep the structure adequately wet at all times during the demolition. "Adequately wet" means sufficiently wetted to prevent any visible emissions, such as dust, during and after the demolition.

The Contractor shall be responsible for providing an adequate water supply for all wet demolitions. Where city/county water is available, the Contractor must arrange for the use of fire hydrants with the city or county. A fire hose and spray nozzle or a high volume water hose must be used to adequately wet materials during wet demolitions.

Debris resulting from a wet demolition does not have to be sealed in leak-tight containers or wrapped but may be transported and disposed of in bulk as construction debris. All other demolition debris shall be disposed of at appropriate landfill facilities.

### **34. Temporary Construction Entrance**

The Contractor is required to provide for a temporary gravel driveway for ingress and egress as the existing drive might be removed as part of a nearby project or as the building is removed/taken down.

### **35. Coordination with Contractor**

The Contractor is required to coordinate activities with any City Project in the area. The City Project has priority over this contract.

**36. Traffic Control Plan**

For all road closures a traffic control plan shall be submitted and approved by the City Engineer prior to the road closure occurring. IE disconnection to water main in street.

**37. Asbestos**

The Contractor shall perform an Asbestos Study to evaluate and remove and asbestos as part of the project per applicable laws and regulations.

**38. SUDAS**

For any item not covered above the contractor shall follow SUDAS and the City of Marion Supplemental Specifications to SUDAS.