
02 41 00 (June 2020)

Preparing Activity: JBLM DPW

Superseding

02 41 00 (May 2019)

JOINT BASE LEWIS-MCCHORD (JBLM) DESIGN STANDARDS

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DIVISION 02 - EXISTING CONDITIONS

SECTION 02 41 00

[DEMOLITION][AND][DECONSTRUCTION]

06/20

This guide specification covers the requirements for demolition, deconstruction, dismantling, reconditioning and disposal of existing building materials, equipment and utilities as a part of new construction or renovation work.

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should reflect the requirements resulting from the consultation with occupants of the affected spaces. These provisions are necessary to alert prospective bidders about the spaces where business is not to be interrupted or disturbed during construction.

Delete requirements if inapplicable based on contract/project scope.

Where suspect deck conditions are encountered during design investigation, identify and include appropriate repair and safety provisions in the design documents to draw attention to the suspect areas and the need for additional safety precautions.

1.1 REFERENCES

NOTE: This paragraph is used to list the publications cited in the text of the guide specification. The publications are referred to in the text by basic designation only and listed in this paragraph by organization, designation, date, and title.

Use the Reference Wizard's Check Reference feature when you add a Reference Identifier (RID) outside of the Section's Reference Article to automatically place the reference in the Reference Article. Also use the Reference Wizard's Check Reference feature to update the issue dates.

References not used in the text will automatically be deleted from this section of the project specification when you choose to reconcile references in the publish print process.

The publications listed below form a part of this specification to the extent referenced. The publications are referred to within the text by the basic designation only.

AIR-CONDITIONING, HEATING AND REFRIGERATION INSTITUTE (AHRI)

AHRI Guideline K (2015) Guideline for Containers for Recovered Non-Flammable Fluorocarbon Refrigerants

AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO)

AASHTO M 145 (2017) Standard Specification for Classification of Soils and Soil-Aggregate Mixtures for Highway Construction Purposes

AASHTO T 180 (2019) Standard Method of Test for Moisture-Density Relations of Soils Using

a 4.54-kg (10-lb) Rammer and a 457-mm
(18-in.) Drop

AMERICAN SOCIETY OF SAFETY PROFESSIONALS (ASSP)

ASSP A10.6 (2016) Safety & Health Program
Requirements for Demolition Operations -
American National Standard for
Construction and Demolition Operations

CARPET AND RUG INSTITUTE (CRI)

CRI 104 (2015) Carpet Installation Standard for
Commercial Carpet

CRI 105 (2015) Carpet Installation Standard for
Residential Carpet

U.S. ARMY CORPS OF ENGINEERS (USACE)

EM 385-1-1 (2014) Safety and Health Requirements
Manual

U.S. DEFENSE LOGISTICS AGENCY (DLA)

DLA 4145.25 (Jun 2000; Reaffirmed Oct 2010) Storage
and Handling of Liquefied and Gaseous
Compressed Gases and Their Full and Empty
Cylinders
<http://www.aviation.dla.mil/UserWeb/aviationengineering/>

U.S. DEPARTMENT OF DEFENSE (DOD)

DOD 4000.25-1-M (2018) MILSTRIP - Military Standard
Requisitioning and Issue Procedures

MIL-STD-129 (2014; Rev R) Military Marking for
Shipment and Storage

U.S. FEDERAL AVIATION ADMINISTRATION (FAA)

FAA AC 70/7460-1 (2018; Ch 2) Obstruction Marking and
Lighting

U.S. NATIONAL ARCHIVES AND RECORDS ADMINISTRATION (NARA)

40 CFR 61 National Emission Standards for Hazardous
Air Pollutants

40 CFR 82 Protection of Stratospheric Ozone

49 CFR 173.301 Shipment of Compressed Gases in Cylinders
and Spherical Pressure Vessels

1.2 PROJECT DESCRIPTION

**NOTE: Make a determination as to whether any
material of a hazardous nature, as classified in the**

National Emissions Standards, OSHA, EPA, or Washington State regulations, will result from the work described. If such material is determined likely, specify precautions and standards to be complied with and coordinate with 01 57 19 TEMPORARY ENVIRONMENTAL CONTROLS. Since the Contractor performs the work, the Contractor will be the one responsible for complying with all necessary regulations.

Protect personnel from possible airborne contaminants, such as asbestos fibers, dried fecal matter (bird droppings) and metal dusts.

Non-friable materials containing asbestos, such as cement-asbestos siding and roofing and vinyl-asbestos flooring materials, normally do not require special handling and disposal procedures unless such materials are sawn, ground, sanded, drilled, pulverized, or handled in such a manner that will cause dust and airborne asbestos fiber to be released. Thus the removal of non-friable asbestos will not normally require the use of Section 02 82 00 ASBESTOS REMEDIATION. If the project contains non-friable asbestos that is considered to be hazardous due to material condition (broken down or excessively old and decayed) or demolition or deconstruction procedures to be used, then specify the non-friable asbestos to be removed in accordance with Section 02 82 00.

Deconstruction is the process of taking apart a facility with the primary goal of preserving the value of all useful building materials, so that they may be reused or recycled. It should be considered when adaptive reuse of a building is not an option, and may be used in conjunction with demolition. Deconstruction minimizes demolition landfill materials and reduces material costs for the converted facility. Diverting demolition waste from the landfill contributes to meeting Federal requirements for waste diversion. Coordinate with Section 01 74 19 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL.

1.2.1 Definitions

1.2.1.1 Demolition

Demolition is the process of wrecking or taking out any load-supporting structural member of a facility together with any related handling and disposal operations.

1.2.1.2 Deconstruction

Deconstruction is the process of taking apart a facility with the primary goal of preserving the value of all useful building materials.

1.2.1.3 Demolition Plan

Demolition Plan is the planned steps and processes for managing demolition activities and identifying the required sequencing activities and disposal mechanisms.

1.2.1.4 Deconstruction Plan

Deconstruction Plan is the planned steps and processes for dismantling all or portions of a structure or assembly, to include managing sequencing activities, storage, re-installation activities, salvage and disposal mechanisms.

1.2.2 Demolition/Deconstruction Plan

NOTE: Either a Demolition Plan or a Deconstruction Plan is required. A project requiring both demolition and deconstruction work will name the plan according to the majority of the work being performed, and the plan will include requirements for both types of work.

Prepare a [Demolition Plan] [Deconstruction Plan] and submit proposed [salvage,] [demolition,] [deconstruction,] and removal procedures for approval before work is started. Include in the plan procedures for careful removal and disposition of materials specified to be salvaged, coordination with other work in progress[, a disconnection schedule of [utility services,] [and] [airfield lighting,] a detailed description of methods and equipment to be used for each operation and of the sequence of operations]. Coordinate with Waste Management Plan in accordance with Section 01 74 19 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL.[Include statements affirming Contractor inspection of the existing roof deck and its suitability to perform as a safe working platform or if inspection reveals a safety hazard to workers, state provisions for securing the safety of the workers throughout the performance of the work.] Provide procedures for safe conduct of the work in accordance with EM 385-1-1, including procedures and methods to provide necessary supports, lateral bracing and shoring when required, careful removal and disposition of materials specified to be salvaged, protection of property which is to remain undisturbed, coordination with other work in progress, and timely disconnection of utility services. The procedures must include a detailed description of the methods and equipment to be used for each operation, and the sequence of operations. Plan must be approved by [Structural PE] [Contracting Officer] prior to work beginning.

1.2.3 General Requirements

NOTE: Projects that involve the removal of existing buildings or structures must evaluate the feasibility of deconstruction and salvage rather than conventional demolition, and will implement deconstruction wherever markets or on-site reuse opportunities exist or are anticipated.

In the interest of conservation, pursue salvage and deconstruction to the maximum extent possible; dispose of salvaged items and materials as specified. See 01 74 19 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL for required construction and demolition waste diversion minimums. Do not begin demolition or deconstruction until authorization is received from the Contracting Officer. [Remove rubbish and debris from the [site daily] [project site]; do not allow accumulations [inside or outside the building[s]] [on airfield pavements].] [The work includes [demolition,] [deconstruction], salvage of identified items and materials, and removal of resulting rubbish and debris. Remove rubbish and debris from Government property daily, unless otherwise directed. Store materials that cannot be removed daily in areas specified by the Contracting Officer.] In the interest of occupational safety and health, perform the work in accordance with EM 385-1-1, Section 23, Demolition, and other applicable Sections.

1.3 ITEMS TO REMAIN IN PLACE

Take necessary precautions to avoid damage to existing items to remain in place, to be reused, or to remain the property of the Government. Repair or replace damaged items as approved by the Contracting Officer. Coordinate the work of this section with all other work indicated. Construct and maintain shoring, bracing, and supports as required. Ensure that structural elements are not overloaded. Increase structural supports or add new supports as may be required as a result of any cutting, removal, deconstruction, or demolition work performed under this contract. Do not overload [structural elements] [pavements to remain]. Provide new supports and reinforcement for existing construction weakened by demolition, deconstruction, or removal work. Repairs, reinforcement, or structural replacement require approval by the Contracting Officer prior to performing such work.

1.3.1 Existing Construction Limits and Protection

Do not disturb existing construction beyond the extent indicated or necessary for installation of new construction. Provide temporary shoring and bracing for support of building components to prevent settlement or other movement. Provide protective measures to control accumulation and migration of dust and dirt in all work areas. Remove [snow,]dust, dirt, and debris from work areas daily.

1.3.2 Weather Protection

For portions of the building to remain, protect building interior and materials and equipment, as well as all salvageable materials and equipment, from the weather at all times. Where removal of existing roofing is necessary to accomplish work, have materials and workmen ready to provide adequate and temporary covering of exposed areas.

1.3.3 Trees

NOTE: Per Army Regulation 200-1, ensure that agricultural and forest products are not given away, abandoned, carelessly destroyed, used to offset contract costs or traded for services, supplies, or products or otherwise improperly removed.

Protect trees within the project site which might be damaged during demolition or deconstruction, and which are indicated to be left in place, by a 6 foot high fence. Erect and secure fence a minimum of 5 feet from the trunk of individual trees or follow the outer perimeter of branches or clumps of trees.

Replace in kind any tree designated to remain that is damaged during the work under this contract or as approved by the Contracting Officer. If a tree is damaged/killed, coordinate with the Directorate of Public Works Forestry Program for decking of salable timber. Exercise care when excavating in the vicinity of trees indicated to be left in place. Where roots 2 inches in diameter or greater are found, excavate the soils by hand and tunnel. When large roots are exposed, wrap them with heavy burlap for protection and to prevent drying. For excavations dug by machines adjacent to trees having roots less than 2 inches in diameter, hand trim the sides, making a clean cut of the roots. Backfill excavations having exposed tree roots within 24 hours unless roots are adequately protected by moist burlap or canvas.

1.3.4 Utility Service

**NOTE: Delete the first bracketed option when the
Government will disconnect and seal utilities.
Delete the second bracketed option when the
Contractor will disconnect and seal utilities.**

Maintain existing utilities indicated to stay in service and protect against damage during demolition and deconstruction operations. Prior to start of work, [utilities serving each area of alteration or removal will be shut off by the Government and disconnected and sealed by the Contractor] [the Government will disconnect and seal utilities serving each area of alteration or removal upon written request from the Contractor].

1.3.5 Facilities

Protect electrical and mechanical services and utilities. Where removal of existing utilities and pavement is specified or indicated, provide approved barricades, temporary covering of exposed areas, and temporary services or connections for electrical and mechanical utilities. Floors, roofs, walls, columns, pilasters, and other structural components that are designed and constructed to stand without lateral support or shoring, and are determined to be in stable condition, must remain standing without additional bracing, shoring, or lateral support until demolished or deconstructed, unless directed otherwise by the Contracting Officer. Ensure that no elements determined to be unstable are left unsupported and place and secure bracing, shoring, or lateral supports as may be required as a result of any cutting, removal, deconstruction, or demolition work performed under this contract.

1.4 BURNING

The use of burning at the project site for the disposal of refuse and debris will not be permitted. No open burning is permitted on JBLM.

1.5 AVAILABILITY OF WORK AREAS

Areas in which the work is to be accomplished will be available in accordance with the following schedule:

Schedule	
Area	Date
[_____]	[_____]

1.6 SUBMITTALS

NOTE: Review submittal description (SD) definitions in Section 01 33 00 SUBMITTAL PROCEDURES and edit the following list to reflect only the submittals required for the project.

The Guide Specification technical editors have designated those items that require Government approval, due to their complexity or criticality, with a "G." Generally, other submittal items can be reviewed by the Contractor's Quality Control System. Only add a "G" to an item, if the submittal is sufficiently important or complex in context of the project.

The "S" following a submittal item indicates that the submittal is required for the Sustainability eNotebook to fulfill federally mandated sustainable requirements in accordance with Section 01 33 29 SUSTAINABILITY REPORTING. Locate the "S" submittal under the SD number that best describes the submittal item.

Choose the first bracketed item for Navy, Air Force and NASA projects, or choose the second bracketed item for Army projects.

Remove references to 01 33 29 if it is not incorporated into the specifications.

Government approval is required for submittals with a "G" designation; submittals not having a "G" designation are for [Contractor Quality Control approval.] [information only. When used, a designation following the "G" designation identifies the office that will review the submittal for the Government.] Submittals with an "S" are for inclusion in the Sustainability eNotebook, in conformance to Section 01 33 29 SUSTAINABILITY REPORTING. Submit the following in accordance with Section 01 33 00 SUBMITTAL PROCEDURES:

SD-01 Preconstruction Submittals

Demolition Plan; G[, [_____]]
Deconstruction Plan; G[, [_____]]
Existing Conditions

SD-07 Certificates

Notification; G[, [_____]]

SD-11 Closeout Submittals

Receipts

HJB Form 224 BORROW SOURCE AREA USE AUTHORIZATION; G, DPW ED

1.7 QUALITY ASSURANCE

Submit timely notification of [demolition] [deconstruction] [and] [renovation] projects to Federal, State, regional, and local authorities in accordance with 40 CFR 61, Subpart M. Notify the [Regional Office of the United States Environmental Protection Agency (USEPA)] [State's environmental protection agency] [local air pollution control district/agency] and the Contracting Officer in writing 10 working days prior to the commencement of work in accordance with 40 CFR 61, Subpart M. Comply with federal, state, and local hauling and disposal regulations. In addition to the requirements of the "Contract Clauses," conform to the safety requirements contained in ASSP A10.6. Comply with the Environmental Protection Agency requirements specified. Use of explosives [will] [will not] be permitted.

1.7.1 Dust[and Debris] Control

Prevent the spread of dust [and debris] [to occupied portions of the building] [on airfield pavements] and avoid the creation of a nuisance [or hazard] in the surrounding area. Do not use water if it results in hazardous or objectionable conditions such as, but not limited to, ice, flooding, or pollution. [Vacuum and dust the work area [daily] [_____].] [Sweep pavements as often as necessary to control the spread of debris that may result in foreign object damage potential to aircraft.]

1.8 PROTECTION

NOTE: Delete requirements if inapplicable. For aircraft safety, Air Force ETL 11-29: Use of Light Emitting Diode (LED) Fixtures on Air Force Installations and Enduring/Contingency Locations, dated 22 Dec 2011, does NOT allow use of LED fixtures for Obstruction Lighting. For work on airfield, coordinate with the Airfield manager the construction phasing plan and operational safety on the airfield during construction per UFC 3-260-01, Section 14.

1.8.1 Traffic Control Signs

a. Where [pedestrian and driver] [aircraft] safety is endangered in the area of removal work, use traffic barricades with flashing lights. [Anchor barricades in a manner to prevent displacement by wind, jet or prop blast.] Notify the Contracting Officer prior to beginning such work.

[Provide a minimum of 2 FAA type L-810 steady burning red obstruction

lights on temporary structures (including cranes) over 100 feet, but less than 200 ft, above ground level. The use of LED based obstruction lights are not permitted. For temporary structures (including cranes) over 200 ft above ground level provide obstruction lighting in accordance with FAA AC 70/7460-1. Ensure light construction and installation comply with FAA AC 70/7460-1. Lights shall be operational during periods of reduced visibility, darkness, and as directed by the Contracting Officer. Maintain the temporary services during the period of construction and remove only after permanent services have been installed and tested and are in operation.]

1.8.2 Protection of Personnel

Before, during and after the [demolition][and][deconstruction] work continuously evaluate the condition of the structure being [demolished] [and] [deconstructed] and take immediate action to protect all personnel working in and around the project site. No area, section, or component of floors, roofs, walls, columns, pilasters, or other structural element will be allowed to be left standing without sufficient bracing, shoring, or lateral support to prevent collapse or failure while workmen remove debris or perform other work in the immediate area.

1.9 FOREIGN OBJECT DAMAGE (FOD)

NOTE: Delete requirements if inapplicable.

Some large scale apron, hangar, or other type projects to be constructed adjacent to areas with operational aircraft may require temporary barricades or debris fences installed in place prior to the start of work. The base's air operations and public works departments must be contacted by the designer to determine project requirements. If fences or other type barricades are required, they must be designed and located to suit the project.

Aircraft and aircraft engines are subject to FOD from debris and waste material lying on airfield pavements. Remove all such materials that may appear on operational aircraft pavements due to the Contractor's operations. If necessary, the Contracting Officer may require the Contractor to install a temporary barricade at the Contractor's expense to control the spread of FOD potential debris. Ensure the barricade includes a fence covered with a fabric designed to stop the spread of debris. Anchor the fence and fabric to prevent displacement by winds or jet/prop blasts. Remove barricade when no longer required.

1.10 RELOCATIONS

Perform the removal and reinstallation of relocated items as indicated with workmen skilled in the trades involved. Repair or replace items to be relocated which are damaged by the Contractor with new undamaged items as approved by the Contracting Officer.

1.11 EXISTING CONDITIONS

Before beginning any demolition or deconstruction work, survey the site and examine the drawings and specifications to determine the extent of the

work. Record existing conditions in the presence of the Contracting Officer showing the condition of structures and other facilities adjacent to areas of alteration or removal. Photographs sized 4 inch will be acceptable as a record of existing conditions. Include in the record the elevation of the top of foundation walls, finish floor elevations, possible conflicting electrical conduits, plumbing lines, alarms systems, the location and extent of existing cracks and other damage and description of surface conditions that exist prior to before starting work. It is the Contractor's responsibility to verify and document all required outages which will be required during the course of work, and to note these outages on the record document. Submit survey results.

PART 2 PRODUCTS

2.1 FILL MATERIAL

- a. Comply with excavating, backfilling, and compacting procedures for soils used as backfill material to fill basements, voids, depressions or excavations resulting from demolition or deconstruction of structures.
- [b. Fill material must be non-hazardous waste soil from demolition or deconstruction until all waste soil appropriate for this purpose is consumed. Fill material must not be trash, wood, unprocessed concrete or asphalt or any other unsuitable waste from the demolition or deconstruction of structures and buildings.
- c. Proposed fill material must be sampled and tested by an approved soil testing laboratory, as follows:

Soil classification	AASHTO M 145
Moisture-density relations	AASHTO T 180, Method B or D

]

PART 3 EXECUTION

3.1 EXISTING FACILITIES TO BE REMOVED

NOTE: Thoughtful and considered disassembly as opposed to standard demolition will produce more usable "reusables" and will help prevent damage to items scheduled to remain.

Suggested uses for salvaged materials are as follows.

1. Whole buildings can be sold, leased, or donated and either moved or dismantled.
2. Separate asphalt roofing materials for milling and recycling.
3. Salvage whole bricks for reuse, keeping exterior bricks separate. Salvage remaining masonry to be crushed and used as landscape cover, sub-base material, or fill.
4. Salvage precast concrete panels as whole units for use as erosion control or landscape features. Salvage whole concrete blocks for reuse. Salvage concrete block pieces to be crushed and used as

- sub-base material or fill. Crush and grade remaining concrete for use as riprap, aggregate, sub-base material, or fill.
5. Chipped or shredded wood can be used onsite as ground cover, mulch, compost, pulp, or process fuel.
 6. Crushed porcelain may be used for fill.
 7. Wood cleared from the site can be chipped or shredded for use as ground cover, mulch, compost, pulp, or process fuel.
 8. Salvage clean, unpainted, non-biocide-treated gypsum board to be ground up and used as soil amendment or recycled.

Inspect and evaluate existing structures onsite for reuse. Disassemble existing construction scheduled to be removed for reuse. Dismantled and removed materials are to be separated, set aside, and prepared as specified, and stored or delivered to a collection point for reuse, remanufacture, recycling, or other disposal, as specified. Designate materials for reuse onsite whenever possible.

3.1.1 Structures

NOTE: Where necessary, add additional requirements relating to specific types of existing construction such as masonry, concrete, and other special requirements for removal work. It is very difficult to specify particular removal criteria in a guide specification or even a project specification. It may be more advantageous to show the work on the drawings.

- a. Remove existing structures indicated to be removed to [grade] [top of foundation walls] [[_____] feet below grade]. Remove interior walls, other than retaining walls and partitions, to [_____] feet below grade or to top of concrete slab on ground. Break up basement slabs to permit drainage. Remove sidewalks, curbs, gutters and street light bases as indicated.
- b. [Demolish][Deconstruct] structures in a systematic manner from the top of the structure to the ground. Complete demolition work above each tier or floor before the supporting members on the lower level are disturbed. [Demolish] [Deconstruct] concrete and masonry walls in small sections. Remove structural framing members and lower to ground by means of derricks, platforms hoists, or other suitable methods as approved by the Contracting Officer.
- c. Locate demolition and deconstruction equipment throughout the structure and remove materials so as to not impose excessive loads to supporting walls, floors, or framing.
- d. [Building, or the remaining portions thereof, not exceeding 80 feet in height may be demolished by the mechanical method of demolition.]

3.1.2 Utilities and Related Equipment

3.1.2.1 General Requirements

Do not interrupt existing utilities serving occupied or used facilities, except when authorized in writing by the Contracting Officer. Do not interrupt existing utilities serving facilities occupied and used by the Government except when approved in writing and then only after temporary utility services have been approved and provided. Do not begin demolition or deconstruction work until all utility disconnections have been made. Shut off and cap utilities for future use, as indicated.

3.1.2.2 Disconnecting Existing Utilities

NOTE: Where the materials, meters, or related equipment to be affected in the area of demolition or deconstruction are the property of the local utility companies and not of the Government, the specifier must contact them, determine the disposition of the existing utilities, and modify the requirements herein as needed.

Remove existing utilities [, as indicated] [uncovered by work] and terminate in a manner conforming to the nationally recognized code covering the specific utility and approved by the Contracting Officer. When utility lines are encountered but are not indicated on the drawings, notify the Contracting Officer prior to further work in that area. Remove meters and related equipment and deliver to a location [on JBLM] in accordance with instructions of the Contracting Officer.

3.1.3 Chain Link Fencing

Remove chain link fencing, gates and other related salvaged items scheduled for removal and transport to designated areas. Remove gates as whole units. Cut chain link fabric to [_____] 25 foot lengths and store in rolls off the ground.

3.1.4 Paving and Slabs

NOTE: Delete requirements if inapplicable.

[Remove [ground] [scarified] [sawcut] concrete and asphaltic concrete paving and slabs [including aggregate base] [as indicated] to a depth of [_____] inches below [existing adjacent] [new finish] grade. [Provide neat sawcuts at limits of pavement removal as indicated.]] Move, crush, and store pavement and slabs designated to be recycled and utilized in this project as directed by the Contracting Officer. Remove pavement and slabs not to be used in this project from the Installation at Contractor's expense.

3.1.5 Roofing

NOTE: Delete requirements if inapplicable.

Where suspect deck conditions are encountered during design investigation, identify and include appropriate repair and safety provisions in the design documents to draw attention to the suspect areas and the need for additional safety precautions.

[Remove existing roof system and associated components in their entirety down to existing roof deck.] [Remove [built-up] [single-ply] roofing to effect the connections with new flashing or roofing.] [Remove gravel surfacing from existing roofing felts for a minimum distance of 18 inches back from the cut. Remove gravel without damaging felts.] [Salvage asphalt roofing materials.] [Cut existing [felts] [membrane] [and insulation] along straight lines.] [Remove roofing system [and insulation] without damaging the roof deck.] Sequence work to minimize building exposure between demolition or deconstruction and new roof materials installation.

3.1.5.1 Temporary Roofing

Install temporary roofing and flashing as necessary to maintain a watertight condition throughout the course of the work. Remove temporary work prior to installation of permanent roof system materials unless approved otherwise by the Contracting Officer. [The existing [deck] [and support structure] is deteriorated where indicated, such that ability to support foot traffic and construction loads is unknown. Make provisions for worker safety during demolition, deconstruction, and installation of new materials as described in paragraphs entitled "Statements" and "Regulatory and Safety Requirements."]

3.1.5.2 Reroofing

When removing the existing roofing system from the roof deck, remove only as much roofing as can be recovered by the end of the work day, unless approved otherwise by the Contracting Officer. Do not attempt to open the roof covering system in threatening weather. Reseal all openings prior to suspension of work the same day.

3.1.6 Masonry

Sawcut and remove masonry so as to prevent damage to surfaces to remain[, to removed materials being salvaged] [and to facilitate the installation of new work]. Where new masonry adjoins existing, the new work must abut or tie into the existing construction as [indicated] [specified for the new work]. Provide square, straight edges and corners where existing masonry adjoins new work and other locations.[Salvage and store masonry removed in whole blocks for reuse.][Crush masonry removed in pieces [for use as aggregate]]. Remove whole or broken masonry from JBLM at the Contractor's expense.

3.1.7 Concrete

Saw concrete along straight lines to a depth of a minimum 2 inch. Make each cut in walls perpendicular to the face and in alignment with the cut in the opposite face. Break out the remainder of the concrete provided that the broken area is concealed in the finished work, and the remaining concrete is sound. At locations where the broken face cannot be concealed, grind smooth or saw cut entirely through the concrete. [Salvage removed concrete.] Remove, crush, and store concrete designated to be recycled and

utilized in this project as directed by the Contracting Officer. Remove concrete and asphalt not to be used in this project from JBLM at the Contractor's expense.

3.1.8 Structural Steel

NOTE: Delete structural steel and miscellaneous metals only if it is determined that there are no existing metals or structural steel to be recycled or salvaged.

Dismantle structural steel at field connections and in a manner that will prevent bending or damage. Salvage for [reuse] [recycle] structural steel, steel joists, girders, angles, plates, columns and shapes. [Do not use flame-cutting torches] [Flame-cutting torches are permitted when other methods of dismantling are not practical]. Transport steel joists and girders as whole units and not dismantled. Transport structural steel shapes to a designated [storage area] [recycling facility] [area as directed by the Contracting Officer], stacked according to size, type of member and length, and stored off the ground, protected from the weather.

3.1.9 Miscellaneous Metal

Salvage shop-fabricated items such as access doors and frames, steel gratings, metal ladders, wire mesh partitions, metal railings, metal windows and similar items as whole units. Salvage light-gage and cold-formed metal framing, such as steel studs, steel trusses, metal gutters, roofing and siding, metal toilet partitions, toilet accessories and similar items. [Scrap metal will become the Contractor's property.] Recycle scrap metal as part of demolition and deconstruction operations. Provide separate containers to collect scrap metal and transport to a scrap metal collection or recycling facility, in accordance with the Waste Management Plan.

3.1.10 Carpentry

Salvage for [reuse] [recycle] lumber, millwork items, and finished boards, and sort by type and size. [[Chip or shred and]recycle salvaged wood unfit for reuse, except stained, painted, or treated wood.] [Salvage] [Remove] windows, doors, frames, and cabinets, and similar items as whole units, complete with trim and accessories. [Do not remove hardware attached to units, except for door closers.] [Salvage hardware attached to units for reuse.] Brace the open end of door frames to prevent damage.

3.1.11 Carpet

Remove existing carpet for reclamation in accordance with manufacturer recommendations and as follows. Remove used carpet in large pieces, roll tightly, and pack neatly in a container. Remove adhesive according to recommendations of the Carpet and Rug Institute (CRI). Adhesive removal solvents must comply with CRI 104/CRI 105. Recycle removed carpet cushion.

3.1.12 Acoustic Ceiling Tile

Remove, neatly stack, and recycle acoustic ceiling tiles. Recycling may be available with manufacturer. Otherwise, give priority to a local recycling organization. Recycling is not required if the tiles contain or may have

been exposed to asbestos material.

3.1.13 Airfield Lighting

Remove existing airfield lighting as indicated and terminate in a manner satisfactory to the Contracting Officer. Remove [edge lights], [associated transformers] [and] [_____] as indicated and [deliver to a location on JBLM in accordance with instructions of the Contracting Officer] [dispose of off base] [_____].

3.1.14 Patching

Where removals leave holes and damaged surfaces exposed in the finished work, patch and repair these holes and damaged surfaces to match adjacent finished surfaces, using on-site materials when available. Where new work is to be applied to existing surfaces, perform removals and patching in a manner to produce surfaces suitable for receiving new work. Finished surfaces of patched area must be flush with the adjacent existing surface and match the existing adjacent surface as closely as possible as to texture and finish. Patching must be as specified and indicated, and include:

- a. Concrete and Masonry: Completely fill holes and depressions, [caused by previous physical damage or] left as a result of removals in existing masonry walls to remain, with an approved masonry patching material, applied in accordance with the manufacturer's printed instructions.
- b. Where existing partitions have been removed leaving damaged or missing resilient tile flooring, patch to match the existing floor tile.
- c. Patch acoustic lay-in ceiling where partitions have been removed. Effect the transition between the different ceiling heights by continuing the higher ceiling level over to the first runner on the lower ceiling and closing the vertical opening with a painted sheet metal strip.

3.1.15 Air Conditioning Equipment

NOTE: Delete requirements if inapplicable.

Coordinate this section with 01 57 19 TEMPORARY ENVIRONMENTAL CONTROLS, for hazardous material and refrigerant management requirements.

Quantify by weight the amount and type of refrigerant to be recovered and indicate on plans.

All actions must comply with 40 CFR 82.

Coordinate bracket selections with paragraphs SALVAGED MATERIALS AND EQUIPMENT and DISPOSAL OF OZONE DEPLETING SUBSTANCES (ODS).

[Remove air conditioning, refrigeration, and other equipment containing refrigerants without releasing non-exempt refrigerants to the atmosphere in accordance with the Clean Air Act Amendment of 1990 (40 CFR 82). [Recover all refrigerants prior to removing air conditioning, refrigeration, and

other equipment containing refrigerants and dispose of equipment in accordance with (40 CFR 82).] [Turn in salvaged ODS refrigerants as specified in paragraph, "Salvaged Materials and Equipment."]

3.1.16 Halon Cylinders and Canisters

NOTE: Select the first bracketed option for DoD ODS Reserve eligible materials. Select the second bracketed option for non-eligible materials. See the [Reserve webpage](#) for a list of eligible materials. Most halons should be Reserve eligible.

Remove all halon fire suppression system cylinders and canisters and dispose of in accordance with the paragraph entitled ["Salvaged Materials and Equipment"]["Disposal of Ozone Depleting Substance (ODS)]."

3.1.17 Locksets on Swinging Doors

NOTE: Use this paragraph when project includes removal and disposal of hinged or pivoted swinging doors. (This is a security measure.)

Remove all locksets from all swinging doors indicated to be removed and disposed of. Deliver the locksets and related items to a designated location for receipt by the Contracting Officer after removal.

3.1.18 Mechanical Equipment and Fixtures

NOTE: Delete, revise, or add to the text to cover the project requirements. Materials and equipment scheduled for salvage should be noted on the drawings.

Disconnect mechanical hardware at the nearest connection to existing services to remain, unless otherwise noted. Disconnect mechanical equipment and fixtures at fittings. Remove service valves attached to the unit. Salvage each item of equipment and fixtures as a whole unit; listed, indexed, tagged, and stored. Salvage each unit with its normal operating auxiliary equipment. Transport salvaged equipment and fixtures, including motors and machines, to a designated [on base] storage area as directed by the Contracting Officer. Do not remove equipment until approved. Do not offer low-efficiency equipment for reuse[; provide to recycling service for disassembly and recycling of parts].

3.1.18.1 Preparation for Storage

Remove water, dirt, dust, and foreign matter from units; drain tanks, piping and fixtures; steam clean interiors, if previously used to store flammable, explosive, or other dangerous liquids. Seal openings with caps, plates, or plugs. Secure motors attached by flexible connections to the unit. Change lubricating systems with the proper oil or grease.

3.1.18.2 Piping

Disconnect piping at unions, flanges and valves, and fittings as required to reduce the pipe into straight lengths for practical storage. Store salvaged piping according to size and type. If the piping that remains can become pressurized due to upstream valve failure, end caps, blind flanges, or other types of plugs or fittings with a pressure gage and bleed valve must be attached to the open end of the pipe to ensure positive leak control. Carefully dismantle piping that previously contained gas, gasoline, oil, or other dangerous fluids, with precautions taken to prevent injury to persons and property. Store piping outdoors until all fumes and residues are removed. Box prefabricated supports, hangers, plates, valves, and specialty items according to size and type. Wrap sprinkler heads individually in plastic bags before boxing. Classify piping not designated for salvage, or not reusable, as scrap metal.

3.1.18.3 Ducts

Classify removed duct work as scrap metal.

3.1.18.4 Fixtures, Motors and Machines

Remove and salvage fixtures, motors and machines associated with plumbing, heating, air conditioning, refrigeration, and other mechanical system installations. Salvage, box and store auxiliary units and accessories with the main motor and machines. Tag salvaged items for identification, storage, and protection from damage. Classify [non-porcelain]broken, damaged, or otherwise unserviceable units and not caused to be broken, damaged, or otherwise unserviceable as debris to be disposed of by the Contractor. [Salvage and crush porcelain plumbing fixtures unsuitable for reuse.]

3.1.19 Electrical Equipment and Fixtures

Salvage motors, motor controllers, and operating and control equipment that are attached to the driven equipment. Salvage wiring systems and components. Box loose items and tag for identification. Disconnect primary, secondary, control, communication, and signal circuits at the point of attachment to their distribution system.

3.1.19.1 Fixtures

Remove and salvage electrical fixtures. Salvage unprotected glassware from the fixture and salvage separately. Salvage incandescent, mercury-vapor, and fluorescent lamps and fluorescent ballasts manufactured prior to 1978, boxed and tagged for identification, and protected from breakage.

3.1.19.2 Electrical Devices

Remove and salvage switches, switchgear, transformers, conductors including wire and nonmetallic sheathed and flexible armored cable, regulators, meters, instruments, plates, circuit breakers, panelboards, outlet boxes, and similar items. Box and tag these items for identification according to type and size.

3.1.19.3 Wiring Ducts or Troughs

Remove and salvage wiring ducts or troughs. Dismantle plug-in ducts and wiring troughs into unit lengths. Remove plug-in or disconnecting devices

from the busway and store separately.

3.1.19.4 Conduit and Miscellaneous Items

Salvage conduit except where embedded in concrete or masonry. Consider corroded, bent, or damaged conduit as scrap metal. Sort straight and undamaged lengths of conduit according to size and type. Classify supports, knobs, tubes, cleats, and straps as debris to be removed and disposed.

3.1.20 Elevators and Hoists

Remove elevators, hoists, and similar conveying equipment and salvage as whole units, to the most practical extent. Remove and prepare items for salvage without damage to any of the various parts. Salvage and store rails for structural steel with the equipment as an integral part of the unit.

3.2 CONCURRENT EARTH-MOVING OPERATIONS

NOTE: Caution must be taken to prevent uncovered holes and other such hazards. If work is to be under a separate contract and subsequent filling is not required under the separate contract, arrangements must be made to have the filling done under this contract.

Do not begin excavation, filling, and other earth-moving operations that are sequential to demolition or deconstruction work in areas occupied by structures to be demolished or deconstructed until all demolition and deconstruction in the area has been completed and debris removed. Fill holes, open basements and other hazardous openings.

3.3 DISPOSITION OF MATERIAL

NOTE: This article entitled "Disposition of Material" and the paragraphs that follow are for all projects except as noted.

3.3.1 Title to Materials

NOTE: To minimize the possibility of contested ownership of materials or equipment in structures to be demolished or deconstructed, the following letter should be sent to the real property managing organization (usually JBLM DPW) sufficiently in advance of the date on which action is required, and the response thereto incorporated in either the project specifications or bidding documents. The Government will prepare this letter. For project prepared by an A/E, the A/E must notify the Government of the need for this correspondence.

From: (Appropriate EDF Activity)

To: (Real Property Managing Organization)

Subj: Contract (Number) - [____]:
(Including [Demolition] [and] [Deconstruction] of
Buildings [(____)])

1. This activity is preparing the documents preliminary to advertising the subject contract for bids. A portion of this contract will be concerned with the ownership of the materials in the structure(s) and the contents of the building(s) to be [demolished] [and] [deconstructed]. It is normal practice to specify that the structures, and all equipment or other material inside the structures at the time the contract is advertised for bids, become the property of the Contractor.

2. Accordingly, it is requested that this activity be advised of the existence of any material or equipment within the limits of the contract which is to remain the property of the Government. A negative reply is requested. If there is any material or equipment in this category, it is requested that action be initiated to remove it from the limits of the contract. If prompt removal is impractical, it will be necessary for JBLM to make a complete inventory of, and tag or mark, each item which is to remain the property of the Government. A copy of the inventory, a description of the tag or mark used, and the desired disposition of the item must be forwarded to this activity for inclusion in the specification or bidding documents.

3. It is requested that the structure(s) to be demolished or deconstructed which are included in this contract not be used for temporary storage during the bid advertising period.

4. It is requested that the reply to this letter be sent to this activity not later than [60] [____] days after the date of this letter. Failure to do so may result in unnecessary cost to the Government in claims.

5. Insert name of contract and identify buildings(s) to be included under contract. Further revise as necessary to suit conditions.

Except for salvaged items specified in related Sections, and for materials or equipment scheduled for salvage, all materials and equipment removed and not reused or salvaged, will become the property of the Contractor and must be removed from Government property. Title to materials resulting from demolition and deconstruction, and materials and equipment to be removed, is vested in the Contractor upon approval by the Contracting Officer of the Contractor's demolition, deconstruction, and removal procedures, and authorization by the Contracting Officer to begin demolition and deconstruction. The Government will not be responsible for the condition

or loss of, or damage to, such property after contract award. Showing for sale or selling materials and equipment on site is prohibited.

3.3.2 Reuse of Materials and Equipment

NOTE: Delete if inapplicable, or edit to suit individual requirements. Items to be salvaged must be described in adequate detail to establish the limits of the items involved. Requirements for preparation and disposition will be as required to meet job conditions.

Remove and store materials and equipment [listed [in the [Demolition] [Deconstruction] Plan] [_____] [indicated [_____] to be reused or relocated to prevent damage, and reinstall as the work progresses. Coordinate the re-use of materials and equipment with the re-use requirements in accordance with Section 01 74 19 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL. Capture re-use of materials in the diversion calculations for the project.

3.3.3 Salvaged Materials and Equipment

NOTE: Delete if inapplicable, or edit to suit individual requirements. Items to be salvaged must be described in adequate detail to establish the limits of the items involved. Requirements for preparation and disposition will be as required to meet job conditions.

Remove materials and equipment that are [listed [in the [Demolition] [Deconstruction] Plan][_____] [indicated [_____] [and] [specified [_____] to be removed by the Contractor and that are to remain the property of the Government, and deliver to a storage site [, as directed within [_____] miles of the work site].

- a. Salvage items and material to the maximum extent possible.
- b. Store all materials salvaged for the Contractor as approved by the Contracting Officer and remove from Government property before completion of the contract. Coordinate the salvaged materials with tracking requirements in accordance with Section 01 74 19 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL. Capture salvaged materials in the diversion calculations for the project.
- c. Remove salvaged items to remain the property of the Government in a manner to prevent damage, and packed or crated to protect the items from damage while in storage or during shipment. Items damaged during removal or storage must be repaired or replaced to match existing items. Properly identify the contents of containers. Deliver the following items reserved as property of the Government to the areas designated: [_____] .
- d. Remove the following items reserved as property of the using service prior to commencement of work under this contract: [_____] .

- e. Remove historical items in a manner to prevent damage. Deliver the following historical items to the Government for disposition: Corner stones, contents of corner stones, and document boxes wherever located on the site.

NOTE: Insert this subparagraph for DoD Ozone Depleting Substance Reserve eligible materials. Use the first bracketed paragraph if the Contractor is to remove the material. Select further options as applicable. Use the second bracketed paragraph if the Government is to remove the ODS Reserve eligible materials. Edit statements for the project as necessary. To determine which materials are eligible for return to the Reserve, see the [Reserve webpage](#).

- [f. [Remove and capture all Department of Defense (DoD) Ozone Depleting Substance (ODS) Reserve eligible [refrigerants][and][fire suppressants] in accordance with the Clean Air Act Amendment of 1990, and turn in [to the Government [as directed by the JBLM DPW ED Air Program][and][JBLM YTC ED Air Program]][by shipping the recovery container(s) to the DoD ODS Reserve, per the turn-in procedures at the [Reserve webpage](#). Submit copies of shipping [Receipts](#) or bills of lading to the [JBLM DPW ED Air Program][and][JBLM YTC ED Air Program (for materials recovered on JBLM YTC)]].]

[The Government will remove and capture all Department of Defense (DoD) Ozone Depleting Substance (ODS) Reserve eligible [refrigerants][and][fire suppressants]. To determine Reserve-eligible materials, see their [webpage](#).]

]

NOTE: Use this section for recovered refrigerants not eligible for return to the Reserve.

3.3.4 Disposal of Refrigerants

Prevent discharge of refrigerants to the atmosphere in accordance with [40 CFR 82](#) Subpart F. Place recovered refrigerants in cylinders suitable for the type of refrigerant (filled to no more than 80 percent capacity) and provide appropriate labeling. Cylinders for non-flammable fluorocarbon refrigerants must adhere to [AHRI Guideline K](#). Recovered refrigerants must be [put back into the existing equipment][turned over to the Contracting Officer][removed from Government property and disposed of in accordance with [40 CFR 82](#)]. Dispose of products, equipment and appliances containing refrigerants in a sealed, self-contained system (e.g. residential refrigerators and window air conditioners) in accordance with [40 CFR 82](#).

Alternately, recovered materials that are still usable may be provided to the facility manager (e.g., Directorate of Public Works or Madigan Facilities Management Division) if they have the material listed on their Authorized Use List (AUL) issued by [the JBLM Pollution Prevention Program (253-966-6466/6469)][JBLM YTC Environmental Division] and want the material. Submit [Receipts](#) or bills of lading, as specified.

3.3.4.1 Special Instructions

No more than one type of refrigerant is permitted in each container. Apply a warning/hazardous label to the containers in accordance with Department of Transportation regulations. Place a tag on all cylinders containing refrigerant (including, but not limited to, fire extinguishers, spheres, or canisters) with the following information:

- a. Activity name and unit identification code
- b. Activity point of contact and phone number
- c. Type of ODS and pounds of ODS contained
- d. Date of shipment
- e. National stock number (for information, call (804) 279-4525).

3.3.4.2 Fire Suppression Containers

Deactivate fire suppression system cylinders and canisters with electrical charges or initiators prior to shipment. Also, safety caps must be used to cover exposed actuation mechanisms and discharge ports on these special cylinders.

3.3.5 Transportation Guidance

Ship all containers of recovered refrigerants in accordance with MIL-STD-129, DLA 4145.25 (also referenced one of the following: Army Regulation 700-68, Naval Supply Instruction 4440.128C, Marine Corps Order 10330.2C, and Air Force Regulation 67-12), 49 CFR 173.301, and DOD 4000.25-1-M.

3.3.6 Unsalvageable and Non-Recyclable Material

Dispose of unsalvageable and non-recyclable material in an off-site permitted Municipal Solid Waste Landfill.

3.4 CLEANUP

Remove debris and rubbish from basement and similar excavations. Remove and transport the debris in a manner that prevents spillage on streets or adjacent areas. Apply local regulations regarding hauling and disposal.

3.5 DISPOSAL OF REMOVED MATERIALS

3.5.1 Regulation of Removed Materials

Dispose of debris, rubbish, scrap, and other nonsalvageable materials resulting from removal operations in compliance with all applicable federal, state and local regulations and as contractually specified in the Waste Management Plan. [Storage of removed materials on the project site is prohibited.]

3.5.2 Burning on Government Property

Burning of materials removed from demolished and deconstructed structures will not be permitted on Government property. Dispose of unsalvageable and non-recyclable material per paragraph UNSALVAGEABLE AND NON-RECYLCABLE

MATERIAL.

3.5.3 Removal to Spoil Areas on Government Property

Transport approved soil removed from demolition and deconstruction structures to designated spoil areas on Government property.

JBLM may accept excess or unsuitable soil from JBLM construction and demolition projects for placement in designated borrow source areas on JBLM. The excess or unsuitable soil must not contain sod or land clearing debris. Soil must be clean and uncontaminated. If chemical contamination of the soil is in question, or the project location from which the soil is coming from has a probability of contamination, then soil analysis may be required. Chemical contamination probability will be determined by JBLM Environmental Division staff based on the history and prior use of the project site. Use of the JBLM borrow source areas for soil stockpiling and reclamation purposes must be pre-authorized by designated Environmental Division staff. A Borrow Source Area Use Authorization form ([HJB Form 224](#)) must be submitted by the Contractor and approved by Environmental Division staff prior to placement of soil in borrow source areas. Project contractors will be required to place soil in the borrow source areas in an organized and planned manner, in accordance with grading requirements and other direction from the Environmental Division staff. To submit forms or for more information contact, usarmy.jblm.id-readiness.list.dpw-earthworks1@mail.mil.

3.5.4 Removal from Government Property

Transport waste materials removed from demolished and deconstructed structures, except waste soil, from Government property for legal disposal. Dispose of waste soil as directed in paragraph REMOVAL TO SPOIL AREAS ON GOVERNMENT PROPERTY.

3.6 REUSE OF SALVAGED ITEMS

Recondition salvaged materials and equipment designated for reuse before installation. Replace items damaged during removal and salvage operations or restore them as necessary to usable condition.

-- End of Section --