

Brandywine School District

8/31/2026

TO: ALL OFFERORS

FROM: Carol Riddle
Facilities Senior Specialist

SUBJECT: ADDENDUM # 1: BSD270001-CHILLERDRD

ADDENDUM # 1

Please see the attached addendum # 1

All other terms and conditions remain the same.



Planning

Architecture

Interior design

Graphic Design

Project Management

ADDENDUM to CONTRACT DOCUMENTS

Date: 08/31/2026

To: All Bidders

From: BSAA

Copies: All Bidders
Others

Project Name: Brandywine SD Darley Rd EEC –
Boiler/Chiller Replacement

Project Number: 25.008

Subject: **ADDENDUM 1**

NOTICE:

Attention is called to the following item(s), effective as of the date above, which shall be added to, deleted from, or changed in the contract documents dated **08/21/2026** and any previously issued addenda, thereby incorporating these items into the contract documents.

Attach this Addendum to the project manual for this project. Work or materials not specifically mentioned herein are to be as described in the main body of the specifications and as shown on the drawings. Bidders shall acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the bidder to disqualification.

The following clarification, changes and/or additions shall by this reference be incorporated into the contract documents as though fully set forth therein.

**Buck Simpers Architect
+ Associates, Inc.**

954 Justison Street
Wilmington, DE 19801

302.658.9300
fax 658.1125

www.simpers.com

A. GENERAL

Item No.	Item
A-1	Bidder Sign-In Sheet Provided
A-2	Revised Pre-Bid Meeting Agenda Provided

B. BIDDER QUESTIONS & CLARIFICATIONS – REFER TO ATTACHED Q&A LOG

C. MODIFICATIONS TO DRAWINGS

Item No.	Description:
M-1	Drawing M501, SCHEDULES & LEGEND – MECHANICAL a. PUMP SCHEDULE – ADD note to indicate pumps P-1 & P-2 are to be provided under Alternate #1. Refer to attached drawing M501. b. BOILER SCHEDULE – ADD note to indicate boilers B-1 & B-2 are to be provided under Alternate #1. Refer to attached drawing M501.
E-1	Drawing E111, NEW CONSTRUCTION PLANS – ELECTRICAL a. MECHANICAL EQUIPMENT ELECTRICAL REQUIREMENTS – ADD note to indicate pumps P-1 & P-2 AND boilers B-1 & B-2 are to be provided under Alternate #1. Refer to attached drawing E111.

D. MODIFICATIONS TO SPECIFICATIONS

Item No.	Item
A-1	00 01 10 – Table of Contents – Revised to include specifications 01 23 00, 02 41 16, 02 41 19
A-2	02 41 16 – Structure Demolition – Added Specification
A-3	02 41 19 – Selective Demolition – Added Specification

E. ATTACHMENTS

Items	Date
MEP Drawings – E111 & M501	8/31/2026

END OF ADDENDUM 1



SIGN IN SHEET – Pre Bid

Project: Brandywine SD Early Education Center – Darley Rd Boiler/Chiller Replacement

BSA+A Project # 25.008
BSD270001-CHILLERDRD

DATE: / TIME: August 21, 2026 @ 10AM

Name	Company Representing	Telephone/Fax Number	E-mail Address
Edward Welch	Flo Mechanical	302-530-1030	jamese@flomechanical.com
Justin Dennis	Schlosser & Associates	302-738-7333	justin@schlosserandassociates.com
Vince Duobinis	East Coast Plumbing & HVAC	302-743 – 6803	vince@ecph.net
Kenneth Sarog	Gaudelli Bros Inc	856-825-0636	ashley@gaudellibros.com
Bill Mckinley	Ralph G. DegliObizzi & Sons LLC	302-357-0101	Bill.mckinley@degli.com
Andrew McCracken	I.D. Griffith Inc.	302-593-0990	amccracken@idgriffith.com
Dwayne Gauthier	Furlow Associates		
Michael C. Gabr	Statewide Mechanical Inc.	302-376-6117	mgarber@statewidehvac.com
Mike Matje	Energy Transfer Solutions	610-663-4963	mmatje@etshbac.com
Brian Folk	Summit Mechanical	302-836-7701	estimating@summitmechanical.org
Darian Davis	Joseph T. Richardson	302-398-8101	john@jtrmech.net
Christian Harris	Diamond Mechanical Inc.	302-272-0042	Charris@diamondmechanical.net
John Kerr	Modern Controls	302-605-1003	Jkerr@moderncontrols.com

[illegible]



SIGN IN SHEET – Pre Bid

Project: Brandywine SD Early Education Center – Darley Rd Boiler/Chiller Replacement

BSA+A Project # 25.008
BSD270001-CHILLERDRD

DATE: / TIME: August 21, 2026 @ 10AM

Name	Company Representing	Telephone/Fax Number	E-mail Address
Edward Welch	FLO Mechanical LLC	302-530-1030	Jamese@flomechanical.com
Justin Dennis	Schlusser & Associates	302-738-7333	justin@schlusserandassociates.com
Vince Dubonis	East Coast Plumbing/HVAC	302-743-803	Vince@ECPH.NET
Kenneth Sarog	Gaudelli Bros Inc	856 825 0636	Ashley@gaudellibros.com
Bill McKinley	Ralph Degli Obizzi	302-357-0161	Bill.McKinley@degli.com
Andrew McCracken	I.D. Griffith Inc.	302-593-0990	amccracken@idgriffith.com
DAVIDE GAUTHIER	Forlow Assoc.		
Michael Garber	Statenwide Mechanical Inc	302-376-6117	MGarber@Statenwide-hvac.com
Mike Matje	Energy Transfer Solutions	610-663-4963	mmatje@etshvac.com
Brian Folk	Summit Mechanical	302-836-7701	estimating@summitmechanical.org
Darian Davis	Joseph T. Richardson	302 398 8101	john@jtrmech.net
Christian Harris	Diamond Mechanical Inc.	302-272-6042	Charris@diamondmechanical.net
John Kerr	Modern Controls	302-608-1037	JKERR@moderncontrols.com



Agenda PAGE 1

Project	BSD Darley Rd EEC – Boiler/Chiller Replacement	BSA+A # 25.008 Contract # BSD270001- CHILLERDRD
Location	500 Darley Rd, Claymont, DE 19703	Date August 21, 2026
Meeting Subject	Pre-bid Meeting Agenda	Time 10:00AM

No.	Item
1.	Introduction/Sign in Sheet
2.	Scope of Work Description
3.	BSD Darley Rd EEC – Boiler/Chiller Replacement on Friday, September 24, 2026, by 1:00 PM, in the Facilities Office at 1000 Pennsylvania Ave., Claymont DE 19703
4.	Schedule: Anticipated Award on 10/08/2026 Mobilization on 11/01/2026 Substantial Completion on 4/15/2027 (Cooling Systems) Tentative Substantial Completion on 9/15/2027 (Heating Systems) Tentative A. Work Restrictions, General: Comply with restrictions on construction operations. 1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction. B. On-Site Work Hours: Work hours are defined as follows: 1. Weekday Hours (M-F): a. 11/1/2026- 9/15/2027: 7am - 7pm 1) Work hours contingent on contractor access through Boiler Room exterior door & determinate on no-impact requirement to EEC/Boys & Girls Club daily activities. 2) Extended work hours with owner approval: before 7:00 am and after 7:00 pm b. Spring Break: 6:00 am – 6:00 pm 1) Extended work hours with owner approval: before 6:00 am and after 6:00 pm c. Both 9/80 work schedule and 10/80 work schedule style are acceptable. Notify owner of intended work schedule. 2. Weekend Hours: As arranged with owner prior approval (min. 24 hour notice) 3. Holiday Hours: As arranged with owner prior approval (min. 24 hour

No. Item

notice)

5. Addenda
 - A. All questions must be received before **1:00 PM on September 21, 2026**.
 - B. Final addendum will be issued **September 22, 2026 at 12:00 PM**. Addendum's will be available via the GSS posting & via RCI Printing.
 - C. RFI's submitted via email to BSA+A, Point of Contact: Alex Menard RA, amenard@simpers.com

7. Alternates & Allowances

1.2 SCHEDULE OF ALTERNATES

- A. **Alternate No. 1: Boiler Replacement – Scheduling and Drawings to be issued in Addendum No. 01.**

Allowances:

- A. Allowance No. 1: PROVIDE A CONTINGENCY ALLOWANCE OF \$75,000 FOR UNFORSEEN CONDITIONS.
 1. This allowance is to include all material, labor, and services, including testing associated with this work with no extension in time.
7. Wage rated project; Bid and performance bonds are required; Certificate of Insurance required
8. General Contractor to be prepared to provide bid bond, etc. immediately upon award
9. Subcontractor List
 - Must assign a contractor for each trade even if GC is self performing.
10. Contractor's Visits – site is available for contractor inspections with 1 week notice to owner.
 - A. Contractor Visit Dates: Immediately after Prebid Meeting. Additional visits may be coordinated with BSA+A and Brandywine School District Facilities Office.
11. Construction Documents available from RCI at 298 Churchmans Road, New Castle, DE 19720
12. Permits – contractor to obtain all required regulatory agency approvals and permits.
13. Location of work/access – identify access issues; parking / dumpster locations or

No.	Item
	restrictions
14.	Questions?

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DIVISION 00 – PROCUREMENT AND CONTRACT REQUIREMENTS

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00 01 01	Project Title Sheet
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00 01 15	Contract Drawings
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00 21 13	Instructions to Bidders
00 41 13	Bid Forms
00 43 13	Bid Bond
00 52 13	Standard Form of Agreement Between Owner and Contractor (AIA A101 – 2017)
00 54 13	Supplement to Agreement Between Owner and Contractor (AIA A101 – 2017)
00 54 14	Supplement to A101-2017 – Exhibit A – Insurance and Bonds
00 61 13.13	Performance Bond Form
00 61 13.16	Payment Bond Form
00 72 13	General Conditions (AIA A201 – 2017)
00 73 13	Supplementary General Conditions (AIA A201 – 2017)
00 73 44	BSA+A Electronic Release Form
00 81 13	General Requirements
00 81 14	Drug Testing Forms
00 81 15	Affidavit of Craft Training

DIVISION 01 – GENERAL REQUIREMENTS

01 10 00	Summary
01 22 00	Unit Prices
01 23 00	Alternates
01 25 00	Substitution Procedures
01 25 01	Substitution Request Form
01 26 00	Contract Modification
01 29 00	Payment Procedure
01 29 01	Application for Payment (AIA G702 – 1992)
01 29 02	Continuation Sheet (AIA G703 – 1992)
01 31 00	Project Management & Coordination
01 32 00	Construction Progress Documentation
01 32 33	Photographic Documentation
01 33 00	Submittal Procedure
01 60 00	Product Requirements
01 62 00	Material and Equipment
01 73 29	Cutting and Patching
01 77 00	Closeout Procedures

DIVISION 02 – EXISTING CONDITIONS

02 41 16	Structure Demolition
02 41 19	Selective Demolition

Divisions 03 through 22: Not Used

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22 00 10	Basic Materials and Methods – Plumbing
22 00 30	Insulation & Covering – Plumbing
22 01 20	Domestic Water Systems – Plumbing
22 01 30	Gas Piping Systems – Plumbing
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DIVISION 23 – HVAC

23 02 00	General Provisions – HVAC
23 02 10	Basic Materials and Methods – HVAC
23 02 10	Basic Materials and Methods – HVAC
23 02 15	Valves
23 02 30	Insulation & Covering – HVAC
23 03 00	Vibration Isolation – HVAC
23 04 00	Heating Generation Equipment
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23 05 00	Piping Systems & Accessories – HVAC
23 05 10	Water Treatment (HVAC)
23 06 00	Air Distribution & Accessories – HVAC
23 06 05	Fans
23 09 00	Automatic Temperature Controls (DDC)
23 09 50	Testing & Balancing of Mechanical Systems

END OF SECTION

SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if the Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternates into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include, as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation, whether or not indicated as part of alternate.
- B. Execute accepted alternates under the same conditions as other Work of the Contract.
- C. Schedule: A Part 3 "Schedule of Alternates" Article is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. Alternate No. 01 – Boiler Demolition and Replacement

1. **Base Bid:** Existing Boiler Systems & appurtenances/services to remain, protect in place.
2. **Alternate:** Demolish and replace boiler systems as indicated on Drawing M501 & E111.

END OF SECTION 012300

SECTION 024116 - STRUCTURE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARYs

A. The Work of this Section Includes:

1. Demolition and removal of buildings or structures.
2. Removing below-grade construction.
3. Salvaging items for reuse by Owner.

B. Related Requirements:

1. Section 011000 "Summary" for use of the premises and phasing requirements.
2. Section 013200 "Construction Progress Documentation" for preconstruction photographs taken before building demolition.
3. Section 024119 "Selective Demolition" for partial demolition of buildings, structures, and site improvements.
4. Section 311000 "Site Clearing" for site clearing and removal of above- and below-grade site improvements that are not part of building demolition.

1.2 DEFINITIONS

- A. Remove: Detach items from existing construction and dispose of them off-site unless indicated to be salvaged.
- B. Remove and Salvage: Detach items from existing construction, in a manner to prevent damage, and deliver to Owner as indicated. Include fasteners or brackets needed for reattachment elsewhere.

1.3 MATERIALS OWNERSHIP

- A. Unless otherwise indicated, demolition waste becomes property of Contractor.
- B. Historic items, relics, antiques, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during demolition remain the property of Owner.
1. Carefully salvage in a manner to prevent damage and promptly return to Owner.

1.4 COORDINATION

- A. Arrange demolition schedule so as not to interfere with owner's on-site operations and operations of adjacent occupied buildings.

1.5 PREINSTALLATION MEETINGS

- A. Predemolition Conference: Conduct conference at **Project site**.
 - 1. Inspect and discuss condition of construction to be demolished.
 - 2. Review and finalize building demolition schedule and verify availability of demolition personnel, equipment, and facilities needed to make progress and avoid delays.
 - 3. Review and finalize protection requirements.
 - 4. Review procedures for **noise control and dust control**.
 - 5. Review procedures for protection of adjacent buildings.
 - 6. Review storage, protection, and accounting for items to be salvaged and returned to Owner.

1.6 INFORMATIONAL SUBMITTALS

- A. Qualification Statements: For **specialty demolition contractor**.
- B. Engineering Survey: Submit engineering survey of condition of building.
- C. Schedule of Building Demolition Activities: Indicate the following:
 - 1. Detailed sequence of demolition work, with starting and ending dates for each activity.
 - 2. Temporary interruption of utility services. Indicate how long services will be interrupted.
 - 3. Coordination for shutoff and capping of utility services.
- D. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed in accordance with EPA regulations. Include name and address of technician and date refrigerant was recovered.

1.7 CLOSEOUT SUBMITTALS

- A. Inventory: Submit a list of items that have been removed and salvaged.

1.8 QUALITY ASSURANCE

- A. Specialty Demolition Contractor Qualifications: A competent person **licensed by the authority having jurisdiction**, who has training, knowledge, or experience in the use of each type of blasting method used and in the field of transporting, storing, handling, and using explosives; and has a working knowledge of state and local laws and regulations pertaining to explosives.

1.9 FIELD CONDITIONS

- A. Buildings immediately adjacent to demolition area will be occupied. Conduct building demolition so operations of occupied buildings will not be disrupted.
 - 1. Provide not less than **72 hours'** notice of activities that will affect operations of adjacent occupied buildings.

2. Maintain access to existing walkways, exits, and other facilities used by occupants of adjacent buildings.
 - a. Do not close or obstruct walkways, exits, or other facilities used by occupants of adjacent buildings without written permission from authorities having jurisdiction.
- B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
- C. Hazardous Materials:
 1. It is not expected that hazardous materials will be encountered in the Work.
 - a. Hazardous materials will be removed by Owner before start of the Work.
 - b. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.
 2. Hazardous materials are present in buildings and structures to be demolished. A report on the presence of hazardous materials is **on file** for review and use. Examine report to become aware of locations where hazardous materials are present.
 - a. Do not disturb hazardous materials or items suspected of containing hazardous materials.
 - b. Owner will provide material safety data sheets for hazardous materials that are known to be present in buildings and structures to be demolished because of building operations or processes performed there.
- D. On-site sale of removed items or materials is not permitted.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with ANSI/ASSP A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped before starting demolition operations.

- B. Review Project Record Documents of existing construction or other existing condition and hazardous material information provided by Owner. Owner does not guarantee that existing conditions are same as those indicated in Project Record Documents.
- C. **Perform** an engineering survey of condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during building demolition operations.
- D. Verify that hazardous materials have been remediated before proceeding with building demolition operations.
- E. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs or video, **measured drawings**. Comply with Section 013233 "Photographic Documentation."
 - 1. Inventory and record the condition of items to be removed and salvaged. Photograph or video conditions that might be misconstrued as damage caused by removal.
 - 2. Photograph or video existing conditions of adjoining construction and site improvements, including finish surfaces, that might be misconstrued as damage caused by demolition operations or removal of items for salvage.

3.2 PREPARATION

- A. Existing Facilities: Protect adjacent walkways, loading docks, building entries, and other building facilities during demolition operations. Maintain exits from existing buildings.
- B. Temporary Shoring: Provide and maintain interior and exterior shoring, bracing, or structural support to preserve stability and prevent unexpected movement or collapse of construction being demolished.
 - 1. Strengthen or add new supports when required during progress of demolition.
- C. Temporary Protection: Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction and as indicated. Comply with requirements in Section 015000 "Temporary Facilities and Controls."
 - 1. Protect adjacent buildings and facilities from damage due to demolition activities.
 - 2. Protect existing site improvements, appurtenances, and landscaping to remain.
 - 3. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
 - 4. Provide protection to ensure safe passage of people around building demolition area and to and from occupied portions of adjacent buildings and structures.
 - 5. Protect walls, windows, roofs, and other adjacent exterior construction that are to remain and that are exposed to building demolition operations.
- D. Existing Utilities to Remain: Maintain utility services to remain and protect against damage during demolition operations.
 - 1. Do not interrupt existing utilities serving adjacent occupied or operating facilities unless authorized in writing by Owner and authorities having jurisdiction.

2. Provide temporary services during interruptions to existing utilities, as acceptable to Owner and authorities having jurisdiction.
 - a. Provide at least **72** hours' notice to occupants of affected buildings if shutdown of service is required during changeover.
- E. Existing Utilities to Be Disconnected: Locate, identify, disconnect, and seal or cap off utilities serving buildings and structures to be demolished.
 1. Owner will arrange to shut off utilities when requested by Contractor.
 2. Arrange to shut off utilities with utility companies.
 3. If disconnection of utility services will affect adjacent occupied buildings, then provide temporary utilities that bypass buildings and structures to be demolished and that maintain continuity of service to other buildings and structures.
 4. Cut off pipe or conduit a minimum of **24 inches** below grade at or outside the building or structure to be demolished and cap, valve, or plug and seal remaining portion of pipe or conduit in accordance with requirements of authorities having jurisdiction.
 5. Do not start demolition work until utility disconnecting and sealing have been completed and verified in writing by authorities having jurisdiction.
- F. Refrigerant: Before starting demolition, remove refrigerant from mechanical equipment in accordance with 40 CFR 82 and regulations of authorities having jurisdiction.

3.3 SALVAGE

- A. Items to be removed and salvaged are indicated **on Drawings**.
- B. Comply with the following for salvaged items:
 1. Clean salvaged items of dirt and demolition debris.
 2. Pack or crate items after cleaning. Identify contents of containers with label indicating elements, date of removal, quantity, and location where removed.
 3. Store items in a secure area until delivery to Owner.
 4. Transport items to storage area **designated by Owner**.
 5. Protect items from damage during transport and storage.

3.4 DEMOLITION, GENERAL

- A. General: Demolish indicated buildings completely. Use methods required to complete the Work within limitations of governing regulations and as follows:
 1. Do not use cutting torches until work area is cleared of flammable materials. Maintain portable fire-suppression devices during flame-cutting operations.
 2. Maintain fire watch during and after flame-cutting operations.
 3. Maintain adequate ventilation when using cutting torches.
 4. Locate building demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.

- B. Site Access and Temporary Controls: Conduct building demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
 - 1. Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed trafficways if required by authorities having jurisdiction.
 - 2. Use water mist and other suitable methods to limit spread of dust and dirt. Comply with governing environmental-protection regulations. Do not use water when it may damage adjacent construction or create hazardous or objectionable conditions, such as ice, flooding, and pollution.
- C. Explosives: Use of explosives is not permitted.

3.5 DEMOLITION BY MECHANICAL MEANS

- A. Proceed with demolition of structural framing members systematically, from higher to lower level. Complete building demolition operations above each floor or tier before disturbing supporting members on the next lower level.
- B. Remove debris from elevated portions of the building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
 - 1. Remove structural framing members and lower to ground by method suitable to minimize ground impact and dust generation.
- C. Below-Grade Construction:
 - 1. Demolish foundation systems and other below-grade construction that are within footprint of new construction and extending **5 ft.** outside footprint indicated for new construction. Abandon below-grade construction outside this area.

3.6 SITE RESTORATION

- A. Below-Grade Areas:
 - 1. Rough grade below-grade areas ready for further excavation or new construction.
 - 2. Completely fill below-grade areas and voids resulting from building demolition operations with **satisfactory soil materials** in accordance with backfill requirements in Section 312000 "Earth Moving."
- B. Site Grading: Uniformly rough grade area of demolished construction to a smooth surface, free from irregular surface changes. Provide a smooth transition between adjacent existing grades and new grades.

3.7 REPAIRS

- A. Promptly repair damage to adjacent buildings caused by demolition operations.

3.8 DISPOSAL OF DEMOLISHED MATERIALS

- A. Remove demolition waste materials from Project site **and dispose of them in an EPA-approved construction and demolition waste landfill acceptable to authorities having jurisdiction.**
 - 1. Do not allow demolished materials to accumulate on-site.
 - 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- B. Do not burn demolished materials.

3.9 CLEANING

- A. Clean adjacent structures and improvements of dust, dirt, and debris caused by building demolition operations. Return adjacent areas to condition existing before building demolition operations began.
 - 1. Clean roadways of debris caused by debris transport.

END OF SECTION 024116

SECTION 02 41 19 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

- 1. Demolition and removal of selected portions of building or structure.
- 2. Demolition and removal of selected site elements.
- 3. Salvage of existing items to be reused or recycled.

B. Related Requirements:

- 1. Section 011000 "Summary" for restrictions on the use of the premises, Owner-occupancy requirements, and phasing requirements.
- 2. Section 017300 "Execution" for cutting and patching procedures.

1.3 DEFINITIONS

- A. Remove: Detach items from existing construction and legally dispose of them off-site unless indicated to be removed and salvaged or removed and reinstalled.
- B. Remove and Salvage: Carefully detach from existing construction, in a manner to prevent damage, and deliver to Owner.
- C. Remove and Reinstall: Detach items from existing construction, prepare for reuse, and reinstall where indicated.
- D. Existing to Remain: Existing items of construction that are not to be permanently removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.

1.4 MATERIALS OWNERSHIP

- A. Unless otherwise indicated, demolition waste becomes property of Contractor.
- B. Historic items, relics, antiques, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during demolition remain the property of Owner.

1. Carefully salvage in a manner to prevent damage and promptly return to Owner.

1.5 PREINSTALLATION MEETINGS

- A. Predemolition Conference: Conduct conference at Project site.
 1. Inspect and discuss condition of construction to be selectively demolished.
 2. Review structural load limitations of existing structure.
 3. Review and finalize selective demolition schedule and verify availability of materials, demolition personnel, equipment, and facilities needed to make progress and avoid delays.
 4. Review requirements of work performed by other trades that rely on substrates exposed by selective demolition operations.
 5. Review areas where existing construction is to remain and requires protection.

1.6 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For refrigerant recovery technician.
- B. Proposed Protection Measures: Submit report, including drawings, that indicates the measures proposed for protecting individuals and property, for environmental protection, for dust control and , for noise control. Indicate proposed locations and construction of barriers.
- C. Schedule of Selective Demolition Activities: Indicate the following:
 1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity. Ensure Owner's on-site operations are uninterrupted.
 2. Interruption of utility services. Indicate how long utility services will be interrupted.
 3. Coordination for shutoff, capping, and continuation of utility services.
 4. Use of elevator and stairs.
 5. Coordination of Owner's continuing occupancy of portions of existing building and of Owner's partial occupancy of completed Work.
- D. Inventory: Submit a list of items to be removed and salvaged and deliver to Owner prior to start of demolition.
- E. Predemolition Photographs or Video: Submit before Work begins.
- F. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed according to EPA regulations. Include name and address of technician and date refrigerant was recovered.
- G. Warranties: Documentation indicated that existing warranties are still in effect after completion of selective demolition.

1.7 CLOSEOUT SUBMITTALS

- A. Inventory: Submit a list of items that have been removed and salvaged.
- B. Landfill Records: Indicate receipt and acceptance of hazardous wastes by a landfill facility licensed to accept hazardous wastes.

1.8 QUALITY ASSURANCE

- A. Refrigerant Recovery Technician Qualifications: Certified by an EPA-approved certification program.

1.9 FIELD CONDITIONS

- A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.
- B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
 - 1. Before selective demolition, Owner will remove the following items:
 - a. Furniture and Equipment.
- C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
 - 1. Hazardous materials will be removed by Owner before start of the Work.
 - 2. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.
- E. Storage or sale of removed items or materials on-site is not permitted.
- F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
 - 1. Maintain fire-protection facilities in service during selective demolition operations.

1.10 WARRANTY

- A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials so as not to void existing warranties. Notify warrantor before proceeding. Existing warranties include the following:
 - 1. Roofing Systems.

- B. Notify warrantor on completion of selective demolition, and obtain documentation verifying that existing system has been inspected and warranty remains in effect. Submit documentation at Project closeout.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with ANSI/ASSE A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped before starting selective demolition operations.
- B. Review record documents of existing construction provided by Owner. Owner does not guarantee that existing conditions are same as those indicated in record documents.
- C. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- D. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Architect.
- E. Perform an engineering survey of condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective building demolition operations.
 - 1. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.
- F. Survey of Existing Conditions: Record existing conditions by use of measured drawing.
 - 1. Comply with requirements specified in Section 013233 "Photographic Documentation."
 - 2. Inventory and record the condition of items to be removed and salvaged. Provide photographs of conditions that might be misconstrued as damage caused by salvage operations.
 - 3. Before selective demolition or removal of existing building elements that will be reproduced or duplicated in final Work, make permanent record of measurements, materials, and construction details required to make exact reproduction.

3.2 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

- A. Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against damage.
 - 1. Comply with requirements for existing services/systems interruptions specified in Section 011000 "Summary."
- B. Existing Services/Systems to Be Removed, Relocated, or Abandoned: Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.
 - 1. Owner will arrange to shut off indicated services/systems when requested by Contractor.
 - 2. If services/systems are required to be removed, relocated, or abandoned, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.
 - 3. Disconnect, demolish, and remove fire-suppression systems, plumbing, and HVAC systems, equipment, and components indicated to be removed.
 - a. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
 - b. Piping to Be Abandoned in Place: Drain piping and cap or plug piping with same or compatible piping material.
 - c. Equipment to Be Removed: Disconnect and cap services and remove equipment.
 - d. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when appropriate, reinstall, reconnect, and make equipment operational.
 - e. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner.
 - f. Ducts to Be Removed: Remove portion of ducts indicated to be removed and plug remaining ducts with same or compatible ductwork material.
 - g. Ducts to Be Abandoned in Place: Cap or plug ducts with same or compatible ductwork material.
- C. Refrigerant: Remove refrigerant from mechanical equipment to be selectively demolished according to 40 CFR 82 and regulations of authorities having jurisdiction.

3.3 PREPARATION

- A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
 - 1. Comply with requirements for access and protection specified in Section 015000 "Temporary Facilities and Controls."
- B. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.

1. Provide protection to ensure safe passage of people around selective demolition area and to and from occupied portions of building.
 2. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.
 3. Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations.
 4. Cover and protect furniture, furnishings, and equipment that have not been removed.
 5. Comply with requirements for temporary enclosures, dust control, heating, and cooling specified in Section 015000 "Temporary Facilities and Controls."
- C. Temporary Shoring: Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.
1. Strengthen or add new supports when required during progress of selective demolition.

3.4 SELECTIVE DEMOLITION, GENERAL

- A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
1. Proceed with selective demolition systematically, from higher to lower level. Complete selective demolition operations above each floor or tier before disturbing supporting members on the next lower level.
 2. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.
 3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
 4. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain fire watch and portable fire-suppression devices during flame-cutting operations.
 5. Maintain adequate ventilation when using cutting torches.
 6. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
 7. Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.
 8. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
 9. Dispose of demolished items and materials promptly. Comply with requirements in Section 017419 "Construction Waste Management and Disposal."
- B. Removed and Reinstalled Items:

1. Clean and repair items to functional condition adequate for intended reuse.
 2. Pack or crate items after cleaning and repairing. Identify contents of containers.
 3. Protect items from damage during transport and storage.
 4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.
- C. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and reinstalled in their original locations after selective demolition operations are complete.

3.5 SELECTIVE DEMOLITION PROCEDURES FOR SPECIFIC MATERIALS

- A. Concrete: Demolish in small sections. Using power-driven saw, cut concrete to a depth of at least 3/4 inch (19 mm) at junctures with construction to remain. Dislodge concrete from reinforcement at perimeter of areas being demolished, cut reinforcement, and then remove remainder of concrete. Neatly trim openings to dimensions indicated.
- B. Concrete: Demolish in sections. Cut concrete full depth at junctures with construction to remain and at regular intervals using power-driven saw, then remove concrete between saw cuts.
- C. Masonry: Demolish in small sections. Cut masonry at junctures with construction to remain, using power-driven saw, then remove masonry between saw cuts.
- D. Concrete Slabs-on-Grade: Saw-cut perimeter of area to be demolished, then break up and remove.
- E. Resilient Floor Coverings: Remove floor coverings and adhesive according to recommendations in RFCI's "Recommended Work Practices for the Removal of Resilient Floor Coverings."
- F. Roofing: Remove no more existing roofing than what can be covered in one day by new roofing and so that building interior remains watertight and weathertight. See Section 075323 – EPDM Membrane Roofing" for new roofing requirements.
1. Remove existing roof membrane, flashings, copings, and roof accessories.
 2. Remove existing roofing system down to substrate.

3.6 DISPOSAL OF DEMOLISHED MATERIALS

- A. General: Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them in an EPA-approved landfill.
1. Do not allow demolished materials to accumulate on-site.
 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
4. Comply with requirements specified in Section 017419 "Construction Waste Management and Disposal."

B. Burning: Do not burn demolished materials.

C. Disposal: Transport demolished materials and dispose of at designated spoil areas on Owner's property.

D. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

3.7 CLEANING

- A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

END OF SECTION 02 41 19