



Introduction to the Environmental Demolition and Remediation Project Specifications

Applicability

The design specifications for the environmental demolition and remediation are to be used without regard to the anticipated bidding process and contractual agreements for all existing University owned buildings. Certain hazardous materials are found in all construction sites both for renovations and new building construction. It is expected that the contractors and subcontractors are cognizant of these hazards and are taking the necessary measures to protect their employees, University personnel and the environment. Consequently, special attention is not directed to these common materials. These materials include intact lead containing paint, silica in concrete, wood dust, metal fumes (cutting/welding), adhesives, solvents etc..

Building Specific Hazards:

While the specifications cover the common hazardous materials in detail, handling of other hazardous materials may need to be added to individual job specifications depending on the prior uses of the building to be renovated or demolished. Many items covered in the specification include the hazards expected in laboratory renovations. References to laboratory specific items should be removed from the specifications for buildings which were never used as laboratory and/or medical facilities. It is important to recognize that the older buildings have served multiple functions and departments through the years and hazards may be hidden in abandoned piping and duct work that have not been used for decades.

Bidding Preference:

Preferably, environmental demolition will be bid as a separate project under the control of an environmental demolition contractor who understands and has experience with hazardous materials that are often hidden within a building and do not appear until extensive demolition work is accomplished. All participating environmental demolition contractors must go through a prequalification process conducted by the University or by the General Contractor or CM at Risk.

Work Sequence:

The environmental demolition work will precede all subsequent work on a designated project site. All demolition work required to remove all hazardous materials shall be performed by the environmental demolition contractor. If a subsequent contractor will begin work at the site while the environmental demolition contractor is also active at the site, separate work areas must be clearly bounded by rigid walls, ceilings and floors with no opportunity for cross contamination from the environmental demolition work and the other contractors at the site. The minimum area to be devoted to the environmental demolition work is an entire floor of the building at a time.

Once an environmental demolition contractor leaves a defined work space, the hazmat work is to be complete to the extent of the entire renovation project scope. The intent shall not be for the next contractor to perform further demolition to expose more hazardous material requiring the return of the environmental demolition contractor. Any exceptions to this approach will require further detailed specifications including a clear delineation of tasks and a detailed description of the hazardous material which remains.