

Division 02 – Existing Conditions

- 02.1. Refer to **CPSM 5.6.2.4.2 VERIFICATION OF EXISTING CONDITIONS.**
- 02.2. All existing hardscape and landscape to include, but not limited to, buildings, curb & gutter, stairs, sidewalks, site walls, roadways, parking lots, trees and shrubbery not noted for demolition or improvements shall be protected during construction to prevent damage. The General Contractor shall photographically document the existing conditions of the site prior to mobilization, and submit the documentation to the Project Inspector. The contractor shall return these areas to their pre-construction state, at the completion of the project. Any damage incurred to existing conditions, indicated to remain, shall be repaired or replaced back to its preconstruction condition by the General Contractor at his /her own expense.
- 02.3. Trees, shrubs and planting beds within the Contract Limit Lines are to be protected with fencing (rigid wood or chain link is preferred) to prevent damage from external construction activities. Selection of trees to be protected shall be coordinated through the Facilities Management Grounds Manager. The parking of vehicles and storage of any construction materials shall not occur under the drip lines of trees to be protected, no matter how short the duration. All tree removal requires prior approval by the Grounds Manager. Refer to **DIVISION 31 – EARTHWORK** for specific tree protection requirements.
- 02.4. Where applicable, the General Contractor shall, at the start of the work, identify and check the condition and operation of all existing valves, circuit breakers and disconnects serving the new work that are to be reused, for proper shut-off and isolation of the service. Any problems found shall be brought to ODU Project Manager's attention for remedy.
- 02.5. Existing building demolition, generally, will be performed as a separate project and under separate contract, ahead of general building construction, although recent changes in stormwater requirements, have made early removal of existing impervious pavement and structures detrimental to stormwater calculations, so demolition will likely occur closer to the start of construction.
- 02.6. ODU reserves the right to remove and salvage items in buildings and/or areas to be demolished. ODU may remove items with their own forces or may include removal in the contractor's scope of work, turning designated items over to the University. Coordinate requirements on a project-specific basis with the ODU Project Manager.
- 02.7. Historical items, relics and similar items including, but not limited to, cornerstones, commemorative plaques, antiques and other items of interest or value to the University which may be encountered during demolition remain the property of the University. The contractor shall notify the ODU Project Manager when encountering such items to determine whether they shall be salvaged. The contractor shall carefully remove and salvage each identified item or object in a manner to prevent damage and deliver promptly to the University.
- 02.8. The General Contractor shall inventory all existing fire extinguishers in buildings to be renovated or demolished. The ODU Project Manager shall provide a copy of the inventory to the ODU Fire Safety Manager to determine if any of the extinguishers can be reused in the new facility or elsewhere on campus. If they are to be reused, the General Contractor is responsible for storing the extinguishers and will be held responsible for replacing any that are lost or damaged.
- 02.9. The contract documents shall include language and specific instructions to itemize all existing structures and utilities within the project limits. The documents will indicate specific protection measures required to be implemented by the contractor to protect existing structures and utilities to remain including where utilities may be vulnerable to construction traffic.

- 02.10. When a building is slated to be demolished, the demolition shall include the entire building, including existing slabs. Discussions with the ODU Project Manager should commence during the initial project scoping phase to identify the removal extent of foundation removals.
- a. Remove existing spread footings in their entirety.
 - b. The general contractor shall cut off existing pile foundations to 5' below grade minimum.
 - c. Where pile foundations occur, remove existing piles and pile caps to a minimum depth of 5 feet below finished grade. If portions of existing pile foundations remain they must be surveyed and shown on the "as built" drawings immediately and provided to the A/E for design coordination.
 - d. The general contractor shall anticipate this activity as part of the construction schedule as it may necessitate increased post demolition coordination of the design.
- 02.11. Refer to **DIVISION 31 EARTHWORK** for backfill requirements
- 02.12. A/E shall endeavor to recycle and reuse materials and equipment where possible instead of demolition and landfilling and shall clearly identify materials to be salvaged and reused on-site and / or off site as part of the construction documents.
- 02.13. The General Contractor and the ODU Project Manager shall coordinate the removal of all temporary power lines.
- 02.14. Underground utilities scheduled to be demolished shall be abandoned in place and filled with flowable fill. All abandoned utilities shall be clearly be located on the "As Built" survey.
- 02.15. Refer to **DIVISION 31 EARTHWORK** for additional information regarding erosion control and storm water management requirements for any land disturbing activities.
- 02.16. Refer to **CPSM 4.12 SPECIAL PROCEDURES FOR ASBESTOS ABATEMENT** and **4.13 SPECIAL PROCEDURES FOR LEAD-CONTAINING BUILDING MATERIALS**.
- 02.17. When partial or full renovation is being considered within an existing building on campus, the Environmental Health and Safety Office (EH&SO) shall be notified and a copy of any existing asbestos survey report obtained by the ODU PM. EH&SO maintains a list of which buildings on campus have asbestos materials. EH&SO is licensed to provide asbestos surveys of existing buildings and has previously inspected most buildings on campus. A follow up survey will be completed by the EH&SO for all renovation projects, no matter their size. The ODU Project Manager will communicate the intended project's schedule to the EH&SO so they can plan for the follow up survey and abatement. All abatement is done by the universities asbestos/lead term contractor. There is not a list of buildings on campus that contain lead paint, so If the presence of lead paint is anticipated within a building, then the EH&SO will contact their term contractor to provide a lead paint survey of the building.
- 02.18. Floor finish demolition shall consider potential telegraphing of existing floor finishes through to new floor finishes when the existing are to remain.
- 02.19. The ODU project manager will carry the hazardous material (asbestos and lead) survey and report costs as well as the abatement costs separate from the construction budget in the total project budget.
- 02.20. Removal and Replacement of Sprayed-on Fireproofing
- a. The A/E in consultation with the University shall complete an initial assessment of the extent of sprayed on fireproofing within the building based on existing as built drawings. The A/E shall identify those areas of fireproofing to be removed and replaced/patched during the schematic design phase and shall review this with the University Fire Safety Manager.

- b. During Preliminary Design, the A/E shall submit plans and specifications to the University Fire Safety Manager, through the ODU PM, defining the approach, extent and details for maintaining the integrity of the sprayed on fire-proofing. The A/E shall also include the life safety drawings, project data and code analysis information with this submittal.
 - c. Refer to **CPSM 4.12.6 REMOVAL AND REPLACEMENT OF SPRAYED-ON FIREPROOFING** for additional information.
- 02.21. The General Contractor shall coordinate the proper disposal of hazardous waste with the EH&SO prior to the start of construction. Disposal of all hazardous waste (PCB, lead-based paint (LBP), chemical waste, PCB containing ballasts, or any other RCRA regulated material), universal waste (mercury-containing light tubes, mercury containing thermostats, etc.) or any special wastes such as asbestos resulting from demolition, renovation, and/or construction must be coordinated through the Environmental Health and Safety Office. The ODU Project Manager shall inquire of the existing faculty and Dean to help identify any potentially contaminated research equipment such as biological safety cabinets (BSC), chemical fume hoods and/or equipment that may pose a health or environmental risk. The General contractor shall document the proper disposal of all hazardous waste materials and equipment indicating the item and disposal location. Documentation shall be provided to the ODU PM.
- 02.22. The ODU Project Manager shall carry an estimated cost for the disassembly, packaging, transportation and disposal of potentially hazardous scientific equipment in the total project budget.