
USACE / NAVFAC / AFCEA / NASA UFGS-02 42 91 (April 2006)

Preparing Activity: USACE Replacing without change
UFGS-02226 (September 2003)

UNIFIED FACILITIES GUIDE SPECIFICATIONS

References are in agreement with UMRL dated 9 October 2006

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SECTION 02 42 91

REMOVAL AND SALVAGE OF HISTORIC BUILDING MATERIALS 04/06

NOTE: This guide specification covers the requirements for removal and salvage of historic building materials of historic buildings and structures.

Comments and suggestions on this guide specification are welcome and should be directed to the technical proponent of the specification. A listing of technical proponents, including their organization designation and telephone number, is on the Internet.

Recommended changes to a UFGS should be submitted as a Criteria Change Request (CCR).

Use of electronic communication is encouraged.

Brackets are used in the text to indicate designer choices or locations where text must be supplied by the designer.

PART 1 GENERAL

NOTE: This guide specification will be coordinated with the appropriate sections and the drawings, and the bracketed choices will be selected or omitted and the bracketed blank spaces filled in or omitted as required.

1.1 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. Submittals should be kept to the minimum required for adequate quality control.

A "G" following a submittal item indicates that the submittal requires Government approval. Some submittals are already marked with a "G". Only delete an existing "G" if the submittal item is not complex and can be reviewed through the Contractor's Quality Control system. Only add a "G" if the submittal is sufficiently important or complex in context of the project.

For submittals requiring Government approval on Army projects, a code of up to three characters within the submittal tags may be used following the "G" designation to indicate the approving authority. Codes for Army projects using the Resident Management System (RMS) are: "AE" for Architect-Engineer; "DO" for District Office (Engineering Division or other organization in the District Office); "AO" for Area Office; "RO" for Resident Office; and "PO" for Project Office. Codes following the "G" typically are not used for Navy, Air Force, and NASA projects.

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

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.] The following shall be submitted in accordance with Section 01 33 00 SUBMITTAL PROCEDURES:

SD-03 Product Data

Work Plan[; G][; G, [____]].

The procedures proposed for the accomplishment of the work. The procedures shall provide for safe conduct of the work, careful removal and disposition of materials specified to be salvaged or recycled, dust control, protection of property which is to remain undisturbed, coordination with other work in progress, and timely disconnection of utility services. The procedures shall include a detailed description of the methods and equipment to be used for each operation, and the sequence of operations.

1.2 GENERAL REQUIREMENTS

The work includes removal and salvage of identified historic items and materials, and removal of resulting rubbish and debris. The Contractor shall submit a Work Plan as specified in the Submittals paragraph. General demolition of non-historic materials and removal of resulting rubbish and debris shall comply with the requirements of Section 02 41 00 [DEMOLITION] [AND] [DECONSTRUCTION]. Materials to be salvaged or recycled shall be stored daily in areas and manner specified by the Contracting Officer. In the interest of conservation, salvage and recycling shall be pursued to the maximum extent possible.

1.3 QUALIFICATIONS

The Contractor shall provide qualified workers trained and experienced in whole-building recycling, including removal and salvage of historic materials and shall submit documentation of five consecutive years of work of this type. A list of similar projects shall be provided identifying when, where, and for whom the work was done. A current point-of-contact for identified references shall be provided.

1.4 DUST CONTROL

The amount of dust resulting from removal, salvage and demolition operations shall be controlled to prevent the spread of dust to occupied portions of the construction site and to avoid creation of a nuisance in the surrounding area. Use of water to control dust will not be permitted when it will result in, or create, damage to existing building materials and hazardous or objectionable conditions such as ice, flooding and pollution.

1.5 PROTECTION

1.5.1 Protection of Existing Historic Property

Before beginning any removal, salvage or demolition work, the Contractor shall survey the site and examine the drawings and specifications to determine the extent of the work. The Contractor shall take necessary precautions to avoid damage to existing historic items that are to remain in place, to be reused, or to remain the property of the Government. Items damaged by the Contractor shall be repaired and restored to original condition, or replaced, as approved by the Contracting Officer. The Contractor shall coordinate the work of this section with all other work and shall construct and maintain shoring, bracing and supports, as required. The Contractor shall ensure that structural elements are not overloaded and shall provide additional supports as may be required as a result of any cutting, removal, or demolition work performed under this contract.

1.5.2 Protection From the Weather

The interior of buildings to remain and salvageable materials shall be protected from the weather at all times. Salvaged historic materials shall be stored out of contact with the ground and under weathertight covering.

1.5.3 Environmental Protection

The work shall comply with the requirements of [Section 02 82 14.00 10 ASBESTOS ABATEMENT] [Section 02 83 19.00 10 LEAD BASED PAINT HAZARD ABATEMENT, TARGET HOUSING & CHILD OCCUPIED FACILITIES] [_____].

PART 2 PRODUCTS (Not Applicable)

PART 3 EXECUTION

3.1 SALVAGED ITEMS

Contractor shall salvage items to the maximum extent possible. Prior to any demolition work, historic items to be salvaged shall be removed from the structure. Removal of salvageable items shall be accomplished by hand labor to the maximum extent possible. Care shall be taken to not damage historic

portions of the structure to remain or items identified for salvage. Furnishings, equipment, and materials not scheduled for salvage or recycling shall be removed prior to any salvaging procedures. Contractor shall keep a complete recording of all salvaged materials including the condition of such materials before, and after, salvage operations.

3.1.1 Site Work

The following site items shall be removed intact and salvaged: [fences and gates] [site furnishings] [fountains] [sculpture] [site ornaments] [site lighting fixtures] [_____].

3.1.2 Concrete

The following concrete items shall be removed intact and salvaged: [precast architectural elements] [_____].

3.1.3 Masonry

The following masonry items shall be removed intact and salvaged: [brick] [stone] [terra cotta] [cast stone] [clay tile trim elements] [cornerstones] [_____].

3.1.4 Metals

The following metal items shall be removed intact and salvaged: [ladders] [stairs and handrails] [cast architectural ornament] [architectural metalwork] [ornamental ironwork] [gratings and metal walkways] [_____].

3.1.5 Wood

The following materials shall be removed intact and salvaged: [wood decking] [millwork] [custom paneling] [wood stairs and handrails] [ladders] [architectural woodwork] [custom casework] [wood timbers (125 x 125 mm 5 x 5 inch or larger)] [_____].

3.1.6 Thermal and Moisture Protection

The following materials shall be removed intact and salvaged: [slate tiles] [clay tiles] [gutters, leaders, and downspouts] [skylights] [roof accessories] [exterior siding] [_____].

3.1.7 Doors and Windows

Doors and windows with associated hardware and operating mechanisms shall be removed intact (including glass) and salvaged per schedule.

3.1.8 Finishes

The following special or historic finishes shall be [protected] [removed] and remain intact: [stencilling] [decorative tile] [molded ornament] [decorative ceiling materials] [wood flooring] [textured wall coverings] [murals] [_____].

3.1.9 Equipment and Specialty Items

The following equipment and specialty items shall be removed intact and salvaged: [chalkboards and tackboards] [toilet partitions] [louvers and vents] [stoves] [plaques] [lockers] [mirrors] [bath accessories]

[partitions] [contents of cornerstones] [document boxes] [_____].

3.1.10 Mechanical Equipment

The following mechanical equipment shall be removed intact and salvaged:
[bathroom fixtures] [radiators] [registers and grilles] [fans] [_____].

3.1.11 Electrical Equipment

The following electrical fixtures and equipment shall be removed intact and salvaged: [light fixtures] [switches] [switch plates] [outlet covers] [clocks] [telecommunications equipment] [_____].

3.2 RECYCLED MATERIALS

Contractor shall recycle materials to the maximum extent possible. Removal of recyclable materials shall be accomplished by hand labor wherever possible. Historic portions of the structure to remain and items identified for salvage shall not be damaged while removing materials for recycling. The following materials shall be recycled: [dimension lumber] [scrap wood] [paper and cardboard] [gypsum wallboard] [asphalt] [rubble] [glass] [metals] [_____].

3.3 DISPOSITION OF MATERIALS

Title to materials and equipment to be demolished, except Government and using service salvage and historical items, is vested in the Contractor upon receipt of notice to proceed. The Government will not be responsible for the condition, loss or damage to such property after notice to proceed.

3.3.1 Material Salvaged for the Contractor

Material salvaged for the Contractor shall be temporarily stored as approved by the Contracting Officer and shall be removed from Government property before completion of the contract. Material salvaged for the Contractor shall not be sold on the site.

3.3.2 Items Salvaged for the Government

Salvaged items to remain the property of the Government shall be removed in a manner to prevent damage and as directed by the Contracting Officer, shall be packed or crated to protect the items from damage. Items damaged during removal or storage shall be repaired or replaced to match existing items. Containers shall be properly identified as to contents. The following items reserved as property of the Government shall be delivered to the areas designated: [_____].

3.3.3 Items Salvaged for the Using Service

The following items reserved as property of the using service will be removed prior to commencement of work under this contract: [_____].

3.4 CLEAN-UP

Upon completion of the work, portions of structure to remain and adjacent areas and structures shall be cleaned of dust, dirt, and debris caused by salvage and demolition operations. Debris and rubbish shall be removed and transported in a manner that prevents spillage on streets or adjacent areas. Local regulations regarding hauling and disposal shall apply.

-- End of Section --