PUERTO RICO INDUSTRIAL DEVELOPMENT COMPANY
PRIDCO
GOVERNMENT OF PUERTO RICO

ATTACHMENT
Technical Specifications

Demolition Project for Structure T-0575-0-62-00, located in the Municipality of Guánica, Puerto Rico

FEMA Funds

SECTION 024119
DEMOLITION OF EXISTING STRUCTURES
Project: Demolition Building T-0575-0-62-00
Location: PR-4116 Industrial Zone, Municipality of Guánica, Puerto Rico
Owner: Puerto Rico Industrial Development Company (PRIDCO)

PART 1 – GENERAL

1.01 DESCRIPTION

A. Scope of Work

1. This Section specifies labor, materials, equipment, supervision, and incidentals required for the demolition, removal, relocation, abandonment, and disposal of structures, building materials, equipment, and accessories identified on the Drawings and as specified herein.
2. Existing active utilities and facilities may remain on site, including but not limited to water, sanitary sewer, storm drainage, electrical, communications, and other utilities. It is essential that these facilities remain protected and operational where required during demolition activities. The Contractor shall be responsible for identifying, protecting, and maintaining continuous service to all existing facilities designated to remain.
3. The demolition work shall be divided into two (2) phases. Phase 1 shall consist of the demolition of the structure down to the existing floor slab level, excluding the demolition of the floor slab. Phase 2 shall consist of the demolition and removal of the floor slab, including the removal of foundations, footings, and all existing infrastructure located beneath the floor slab level, as indicated in the project plans and contract documents. Removal and lawful disposal of all debris, rubble, materials, equipment, and demolition byproducts generated from the Work.
4. All materials, debris, equipment, rubble, and products resulting from demolition shall become property of the Contractor and shall be removed from the Project site

and disposed of off-site in accordance with all applicable federal, Commonwealth of Puerto Rico, and local regulations.

5. Contractor shall examine Contract Documents, conduct site visits, verify existing conditions, and determine all circumstances affecting execution of the Work.
6. Contractor shall fill and compact all resulting voids from demolished structures and underground removals using approved select fill material meeting A-2-4 classification or better. Fill shall be placed in maximum 8-inch lifts and compacted to not less than 95 percent of maximum dry density in accordance with ASTM D698.
7. Final grading shall provide positive drainage and match surrounding grades with a minimum slope of 1 percent toward drainage areas.

1.02 QUALITY ASSURANCE

A. Permits and Licenses

- Contractor shall obtain all permits, licenses, notifications, and approvals required to execute demolition activities and provide copies to PRIDCO prior to commencement.

B. Notifications

- Contractor shall issue written notices to utility owners and agencies having facilities entering or crossing the site and provide copies to PRIDCO.

C. Utility Services

- Contractor shall coordinate utility disconnections, abandonments, removals, capping, and terminations with utility companies and responsible agencies.

D. PRIDCO Notification

- Contractor shall provide written notification to PRIDCO at least seven (7) calendar days before commencement of demolition activities.

E. Environmental Compliance

- Contractor shall comply with all applicable requirements related to asbestos, lead-based paint, hazardous materials, waste disposal manifests, and environmental regulations.

F. Demolition activities shall comply with:

- OSHA 29 CFR 1926

- EPA requirements
- 40 CFR 61 Subpart M (NESHAP Asbestos)
- 40 CFR 745 Lead Regulations
- Puerto Rico Environmental regulations
- Plan CES requirements and disposal manifests

1.03 SUBMITTALS

A. Prior to commencement submit:

- Detailed demolition sequence.
- Site-specific demolition work plan.
- Utility disconnection schedule.
- Traffic control plan.
- Dust control procedures.
- Crane and rigging plans.
- Health and Safety Plan.
- Activity Hazard Analysis (AHA).
- Emergency response procedures.
- Waste disposal and haul route plan.
- Structural shoring procedures.
- Hazardous materials handling procedures.
- Copies of permits and notifications.

B. No demolition work shall commence until PRIDCO reviews and authorizes submitted documents.

1.04 SITE CONDITIONS

A. Contractors shall verify utilities and obtain written utility clearances prior to demolition.

B. PRIDCO assumes no responsibility for actual site conditions.

C. Existing drawings and underground utility information are approximate and provided solely for Contractor convenience.

D. Contractor shall perform all investigations necessary to determine actual conditions.

E. No additional compensation shall be allowed for minor concealed conditions or utility conflicts reasonably inferable from the Contract Documents, field observations, or site investigation requirements. However, materially differing concealed conditions or unforeseen utility conflicts shall be addressed in accordance with Article 3.7.4 of AIA Document A201 and applicable Contract provisions.

1.05 RESTRICTIONS

A. Demolition shall comply with applicable provisions of the current Puerto Rico Building Code.

B. Use of explosives is prohibited.

C. Burning of combustible materials is prohibited.

D. Demolition operations generating excessive vibration shall not be permitted. Excessive vibration shall not be permitted during demolition operations. Vibrations shall be monitored using a calibrated seismograph capable of measuring Peak Particle Velocity (PPV). Maximum allowable vibration levels shall not exceed 0.5 inches per second (in/sec) PPV measured at adjacent structures unless otherwise approved by the Engineer.

1.06 DISPOSAL OF MATERIALS

A. Materials designated by PRIDCO for salvage shall be carefully removed and delivered to designated storage locations.

B. All remaining materials become Contractor property.

C. Contractor shall remove materials from the Project site daily.

D. On-site storage of demolition debris is prohibited.

E. Contractor shall provide disposal manifests and landfill documentation.

1.07 TRAFFIC AND ACCESS

A. Contractor shall maintain access for emergency vehicles, adjacent facilities, and utility personnel throughout construction.

1.08 PROTECTION

A. Contractor shall provide shoring, bracing, and temporary supports necessary to protect adjacent facilities and prevent structural movement.

1.09 DAMAGE

A. Damage caused by demolition activities shall be repaired by Contractor at no additional cost.

1.10 UTILITIES

A. Maintain utilities designated to remain in service.

B. Utility interruptions require PRIDCO approval.

C. Contractor shall coordinate with utility agencies.

D. Abandoned utilities shall be terminated at service mains.

1.11 PEST CONTROL

Prior to demolition, Contractor shall employ licensed extermination services where required and comply with applicable health regulations.

1.12 POLLUTION CONTROL

A. Contractor shall implement dust suppression using water sprays, temporary barriers, and other methods.

B. Dust migration beyond project limits shall not be permitted.

C. Adjacent properties shall be cleaned and restored.

1.13 ASBESTOS, LEAD-BASED PAINT, AND HAZARDOUS MATERIALS

A. Existing inspections and reports may have identified portions of the facility previously evaluated for hazardous materials. Contractor shall review all available reports prior to beginning Work.

B. Portions of the structure may remain inaccessible due to structural instability, collapse hazards, unsafe floor conditions, falling debris hazards, or other safety concerns.

C. The Contractor acknowledges that interior portions of Building T-0575-0-62-00 may not have been fully inspected because the structure has been determined unsafe for unrestricted entry. The Contractor considering lead and Asbestos positive results on Phase 1. During Phase 2, the Owner's representative shall collect samples from the floor slab components to determine the presence of asbestos, lead, or other unidentified hazardous materials.

D. Contractor shall assume that concealed materials may exist within inaccessible areas and shall include all labor, controls, protective measures, and procedures necessary to safely address hazardous materials.

E. All work involving asbestos shall comply with:

- OSHA 29 CFR 1926.1101
- OSHA 29 CFR 1910.1001
- 40 CFR 61 Subpart M (NESHAP)
- Applicable Puerto Rico regulations

F. All work involving lead shall comply with:

- OSHA 29 CFR 1926.62
- 40 CFR 745

1.14 STRUCTURAL SAFETY OF DEMOLITION OPERATIONS

A. Contractor shall retain a Professional Engineer licensed in Puerto Rico experienced in demolition engineering whenever demolition procedures involve unstable structural elements.

B. Prior to demolition activities, Contractor shall evaluate:

1. Existing structural stability
2. Potential progressive collapse conditions
3. Temporary bracing requirements
4. Demolition sequencing
5. Worker access limitations

C. Due to damage associated with seismic activity and deteriorated structural conditions, the Contractor shall not assume existing structural systems remain stable.

D. Demolition sequencing shall prevent uncontrolled collapse.

E. Temporary shoring and bracing design calculations shall be submitted to PRIDCO.

1.15 CONCEALED AND UNDERGROUND UTILITIES ON PHASE 2

A. Contractor shall verify location of underground utilities prior to excavation and demolition activities.

B. Existing utility information shown on Drawings is approximate.

C. Demolition shall include removal of underground utilities at 2 feet below concrete slab, foundations at 8 feet below concrete slab, and buried structures encountered beneath slabs to bottom elevation of foundations unless otherwise noted.

D. Hidden utility lines discovered during demolition shall immediately be reported.

E. Contractor shall coordinate utility locating and markings before demolition.

1.16 WASTE DISPOSAL, MANIFESTS, AND PLAN CES

A. Contractor shall provide transportation and disposal of demolition waste in accordance with all applicable regulations.

B. Contractor shall maintain disposal documentation and manifests for:

- Concrete debris
- Metals
- Hazardous waste
- Asbestos waste
- Lead-containing materials
- Universal waste

C. Disposal documentation shall comply with applicable Puerto Rico environmental requirements and Plan CES procedures.

D. Copies of manifests shall be submitted weekly.

E. Phase 1 demolition work includes demolition of the structure down to finished floor level only. Existing concrete floor slabs, foundations, and underground elements shall remain unless otherwise indicated. Phase 2 shall consist of the demolition and removal of the floor slab, including the removal of foundations, footings, and all existing infrastructure located beneath the floor slab level, as indicated in the project plans and contract documents.

Measurement for payment shall be based on the following individual demolition components:

Building Demolition – Square Feet (SF)
Concrete Slab – Square Feet (SF)
Foundation Removal – Each (EA)
Underground Infraestructure – Linear Feet (LF)

Debris Hauling & Disposal – Cubic meter (CM)

Final payment shall not be processed until disposal of documentation has been accepted.

PART 2 — PRODUCTS
NOT USED

PART 3 — EXECUTION

3.01 SEQUENCE OF WORK

Demolition shall proceed according to approved schedules and sequencing.

3.02 DEMOLITION PROCEDURES

A. TO BE DEMOLISHED

Building T-0575-0-62-00 Phase 1 shall be completely demolished including:

- Roof systems
- Structural framing
- Mechanical systems
- Electrical systems
- Utility systems
- Equipment pads
- Associated appurtenances

Building T-0575-0-62-00 Phase 2 shall be completely demolished including:

- Slab Demolition
- Underground utilities
- Foundations

Broken concrete shall be reduced to pieces no larger than 2 feet.

B. TO BE REMOVED

Items identified for removal shall be fully removed from site including all associated connections.

C. TO BE ABANDONED

Structures designated for abandonment shall:

- Be drained
- Remove covers and upper sections
- Be perforated to prevent flotation
- Be filled with approved common fill

D. PIPING TO BE REMOVED

Piping designated for removal shall:

- Be drained
- Properly disposed of
- Remove fittings and valves
- Install caps on Sanitary and Water System at building footprint limits

E. PIPING TO BE ABANDONED

Piping to remain in place shall:

- Be drained
- Filled with flowable fill
- Ends plugged with concrete

F. TO BE PROTECTED

Utilities, fences, structures, and facilities designated on Drawings shall remain protected. The Contractor's work shall be limited to the building area only. Existing pavements and driveways are not included in the demolition work and shall remain in place and be protected throughout construction activities.

G. TO REMAIN

Facilities designated to remain shall remain operational and undisturbed.

H. HAZARDOUS MATERIALS

If materials suspected of containing other hazardous substances are encountered:

- Stop section of the work immediately.
- Isolate affected area.
- Notify PRIDCO immediately.
- Inspector Team conduct sampling and laboratory analysis.
- Resume work only after written authorization by the Owner Representative.

3.03 DEMOLITION OF EXISTING FOUNDATIONS

A. Existing foundations, grade beams, pile caps, footings, and buried concrete structures shall be demolished and removed completely.

B. Demolition shall extend to bottom of existing foundation systems.

C. Excavations created by removals shall be backfilled using approved select material meeting A-2-4 or better.

D. Fill shall be placed in lifts not exceeding 12 inches.

E. Compaction shall achieve minimum 95% of ASTM D698.

F. Final grading shall maintain positive drainage with minimum slope of 1%.

3.04 POST-DEMOLITION SITE STABILIZATION

A. Upon completion of demolition, Contractor shall stabilize disturbed areas.

B. Stabilization measures may include:

- Temporary seeding
- Silt fence installation
- Erosion controls
- Stone construction entrances

- Stormwater protection measures

C. Contractor shall prevent sediment migration beyond project limits.

3.05 Stormwater Pollution

Stormwater Pollution Prevention measures shall be implemented and maintained throughout the duration of the project in accordance with the applicable EPA Construction General Permit (CGP), Puerto Rico Environmental Quality regulations, and all applicable Stormwater Pollution Prevention Plan (SWPPP) requirements.
The Contractor shall be responsible for the installation, maintenance, inspection, and removal of all temporary erosion and sediment control measures necessary to prevent sediment, debris, pollutants, and construction runoff from leaving the project site.
All stormwater control practices shall comply with applicable federal, state, and local regulations, including but not limited to the Clean Water Act, NPDES requirements, and any permit conditions associated with the project.

3.06 Federal Funding

This Project is funded in whole or in part with Federal funding assistance provided through FEMA. Therefore, the Contractor shall comply with all applicable Federal requirements, including but not limited to 2 CFR Part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, as well as all applicable FEMA policies, provisions, certifications, procurement standards, labor standards, and contract clauses required for federally funded construction projects.
The Contractor shall be responsible for complying with all applicable Federal laws, regulations, executive orders, and guidance associated with FEMA-funded projects, including requirements related to record retention, access to records, Equal Employment Opportunity (EEO), Davis-Bacon Act requirements when applicable, suspension and debarment, Byrd Anti-Lobbying Amendment, procurement integrity, and other mandatory Federal contract provisions.
This Project is funded in whole or in part with Federal funding assistance provided through FEMA. Therefore, the Contractor shall comply with all applicable Federal requirements, including but not limited to 2 CFR Part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, as well as all applicable FEMA policies, provisions, certifications, procurement standards, labor standards, and contract clauses required for federally funded construction projects.
The Contractor shall be responsible for complying with all applicable Federal laws, regulations, executive orders, and guidance associated with FEMA-funded projects, including requirements related to record retention, access to records, Equal Employment Opportunity (EEO), Davis-Bacon Act requirements when applicable, suspension and debarment, Byrd Anti-Lobbying Amendment, procurement integrity, and other mandatory Federal contract provisions.

ENGINEER'S CERTIFICATION

I hereby certify that these Technical Specifications for the project identified as "Demolition of Existing Building T-0575-0-62-00, Industrial Zone, PR-4116 Spur Road, Municipality of Guánica, Puerto Rico" were prepared under my direction and supervision and, to the best of my knowledge and professional judgment, establish the minimum technical requirements, procedures, materials, construction standards, and demolition requirements necessary for the proper execution of the proposed work.

These specifications are intended to supplement the Contract Drawings and shall be interpreted in conjunction with all applicable codes, standards, regulations, and permitting requirements governing the Project. The Contractor shall remain responsible for means, methods, techniques, sequences, procedures of construction, and compliance with all applicable federal, Commonwealth of Puerto Rico, and local regulations.

Furthermore, these specifications have been prepared in accordance with generally accepted engineering practices and applicable codes and standards in effect at the time of preparation.

Prepared by:



Miguel A. Bonilla, PE



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