

# DEMOLITION PLAN

## FOR THE FORMER CHAUNCEY HIGH SCHOOL BUILDING

31 Sycamore Street, Chauncey, OH



Prepared For:

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## **1.0 INTRODUCTION**

Tetra Tech Inc. (Tetra Tech) has been tasked by the Athens County Port Authority (PORT) to develop a demolition plan for the former Chauncey School located at 31 Sycamore Street, Chauncey, Ohio (Subject Property), see Figures 1 and 2. PORT plans to demolish the former Chauncey School building and an 18ft. by 18ft. bathroom section of the gymnasium building on the Subject Property. The following includes a brief description of the Subject Property building and scope of work for the demolition activities.

This Demolition Plan provides a brief background about the project, a brief description of the Subject Property and its history (Section 2.0), an explanation of the Bidding Process (Section 3.0), and a description of the requested Scope of Work (Section 4.0).

### **1.1 BACKGROUND**

Tetra Tech was contracted by PORT to perform a Pre-Demolition Asbestos Containing Materials (ACM) survey, which was conducted at the Subject Property in April 2022. The objective of that survey was to identify ACM that may will require proper management, removal, and disposal prior to conducting demolition activities.

As part of a separate contract, the friable ACM will be properly abated by an appropriately certified firm and prior to the initiation of demolition activities identified in this scope of work.

## **2.0 SUBJECT PROPERTY DESCRIPTION AND HISTORY**

The Subject Property currently has three buildings present: 1) the former high school constructed in 1935 and consisting of 12,188 square feet; 2) the former gymnasium constructed in 1935 and consisting of 7,546 square feet; and 3) a second former school building constructed in 1914 and containing 12,684 square feet. The buildings are currently not in use and in poor condition. The high school building consists of one floor plus basement, the school building consists of two floors plus basement, and the gymnasium consists of one and a half floors with no basement. Interior finishes include plaster walls and ceilings and floor tiles. The former high school building will be demolished, along with an 18 foot by 18-foot section of the gym. The school building and gymnasium's main structure will not be demolished.

### 3.0 BIDDING PROCESS

The following sections describe the bidding process. Note that due to the nature of the Subject Property ALL prospective BIDDERS must be currently an Ohio-registered demolition Contractor. **Also note that this is a prevailing wage project.**

#### 3.1 PRE-BID SITE WALKTHROUGH

A mandatory Subject Property walkthrough is scheduled for **Wednesday January 18, 2023, at 10:00 AM** Eastern Standard Time (EST). Following the property walkthrough, the property will remain open to Contractors for further inspection until 11:00 AM EST. A PORT representative must escort the potential Contractors at all times on the premises. This will be the only opportunity Contractors will have on the property. Any questions must be submitted by January 24, 2023 via email to Matthew Wagner at Tetra Tech ([matthew.wagner@tetratech.com](mailto:matthew.wagner@tetratech.com)) as the Owner's Consultant, with a copy to Mollie Fitzgerald, the Executive Director of the Athens County Port Authority (Port) ([admin@athenscountyohedc.com](mailto:admin@athenscountyohedc.com)) who is supporting the PORT with this project. Questions will be answered via an addendum to be issued by approximately Wednesday, January 25, 2023.

#### 3.2 BID SUBMITTAL DEADLINE

All bids are due to the PORT no later than 5:00 PM EST Friday, January 27, 2023. You may submit your completed bid package in the following manner:

- Electronic mail (email) a copy of your bid to Tetra Tech at [matthew.wagner@tetratech.com](mailto:matthew.wagner@tetratech.com) as the Owner's Consultant, with a copy to PORT at [admin@athenscountyohedc.com](mailto:admin@athenscountyohedc.com).
- Contractors shall submit the Bid Form found in Appendix A of this document, along with certificates of insurance, and a proposed schedule.

#### 3.3 PROJECT AWARD DATE

The anticipated project award date is scheduled for approximately February 10, 2023. An email message to all Contractors submitting on this project shall be sent alerting them to project award.

## **4.0 SCOPE OF WORK**

The Contractor responsibilities and scope of work for demolition are as follows:

1. Pre-Planning and Notifications;
2. Disconnection of utilities;
3. Demolition of buildings;
4. Proper removal and off-site disposal of debris;
5. Site Completion

The following sections provide more detailed information about these items.

### **4.1 PRE-PLANNING & NOTIFICATIONS**

The demolition Contractor will be notified when asbestos-containing materials (ACM) are abated prior to demolition of the buildings. A copy of the asbestos abatement and inspection report will be provided to the demolition Contractor prior to planned demolition of the buildings.

Tetra Tech (Owner's Consultant) will oversee the demolition activities, record observations, and ensure health and safety practices are followed. If additional suspect ACM are discovered during demolition activities, work will stop, and Tetra Tech personnel will notify PORT. Upon authorization, the Tetra Tech Ohio-licensed Asbestos Hazard Evaluation Specialist will sample the materials and submit for laboratory analysis. Upon receipt of results, Tetra Tech will either inform the demolition Contractor they can proceed with demolition or coordinate with the ACM Abatement Contractor to have the identified materials properly removed and disposed of.

The recycling and disposal facility receiving the demolition debris must be identified to ensure it can receive it and to check for any restrictions or special requirements they have for the waste.

#### **4.1.1 Permits**

The selected Contractor will be responsible for acquiring appropriate permits from the city, county, and other agencies, as required.

#### **4.1.2 Notifications**

The demolition Contractor shall submit a *Notification for Demolition and Renovation* form to Ohio EPA, Division of Air Pollution Control at least 10 working days prior to demolition start date of any regulated structure (public, commercial, and in some cases residential). Tetra Tech (Owner's Consultant) will provide a copy of the asbestos inspection report and any abatement documentation for completion of the notification form.

#### **4.2 DISCONNECTION OF UTILITIES**

The demolition Contractor shall coordinate with PORT to schedule utility disconnects for water, sanitary sewer (if present), and natural gas (if present). The utility lines will be capped at the main line.

#### **4.3 DEMOLITION OF STRUCTURE**

Demolition will be performed by an Ohio-registered demolition Contractor. Demolition will proceed as follows:

- Demolition will proceed by use of excavators equipped with concrete breakers, grapples, and other modern hydraulic demolition tools and attachments.
- General building/structure demolition will not interfere with or encroach upon surrounding pedestrian and vehicular traffic during normal activities.
- The Contractor shall provide fence around the project area and will work within the confines of that fencing, whenever possible.

Upon completion of demolition, all demolition debris will be handled as construction demolition debris by the demolition Contractor and properly recycled, when possible.

#### **4.4 SITE COMPLETION**

Following demolition, excavations, holes, or depressions will be backfilled and graded with earthen soil. The Contractor shall then apply a gravel finish to the work area.

#### **4.5 DISPOSAL OF DEBRIS**

The demolition Contractor will be responsible for determining and complying with applicable requirements for sealing material in leak-tight wrapping, securing loads while in transit, and ensuring that each truck has a solid tailgate made out of metal. The Contractor will also ensure that all material is kept adequately wet during loading, transportation, and disposal of the material. The demolition Contractor shall follow guidance provided in OAC 3745-400 for disposal and beneficial use of construction and demolition debris.



**FIGURES**





**APPENDIX A**  
**BID FORM**





