DESIGN GUIDELINES
AND
TECHNICAL STANDARDS
DIVISION 2 – EXISTING CONDITIONS

SECTION 02 4119 – SELECTIVE DEMOLITION

1. General:
   a. This section outlines requirements for selective demolition. Architect/Engineer shall indicate requirements in the technical specifications.
   b. Project specific requirements shall be coordinated by the Architect / Engineer with the NU Project Manager.
   c. See Division 33 for Site Requirements previously included as part of Division 2.

2. Submittals – Photographs:
   a. Review requirements for Photographic Documentation with NU Project Manager. Typically Include requirements that Contractor shall, before starting work, file with the University, photographs or video documenting existing conditions that later could be mistaken for damage caused by demolition operations.
   b. Record with photographs or videotape unusual structural, electrical, or mechanical conditions.

3. Protection of Existing Conditions: When existing buildings are directly adjacent, provide survey and monitoring as needed to document movement during construction.

4. Hazardous Materials:
   a. Typically, asbestos containing materials (ACMs), polychlorinated biphenyls (PCBs), and/or other hazardous materials will be removed by Northwestern prior to demolition or renovation operations.
   b. If hazardous materials are encountered during construction, the Contractor shall immediately notify the NU Project Manager.

5. Existing Utilities:
   a. During construction, Contractor shall verify with Northwestern that existing utilities have been disconnected and capped.
   b. Insofar as is practical, Contractor shall arrange operations to reveal unknown or concealed structural conditions for examination and verification before removal or demolition.

6. Salvaged Materials: Architect/Engineer shall identify items to be salvaged with the NU Project Manager and communicate these to the Contractor in the Construction Documents.
7. Walks and Public Ways:
   a. Contractor shall not obstruct walks or public ways without the written permission of Northwestern and/or authorities having jurisdiction.
   b. Where routes are permitted to be closed, Contractor shall provide alternate routes if required.
   c. Provide adequate signage for new routes to avoid confusion for pedestrians, bikes, vehicles, and emergency vehicles.

8. Tree Protection:
   a. Architect/Engineer shall indicate existing trees to remain and be protected or trees to be removed as part of the project.
   b. Trees should be protected at drip-line. When this is not possible, Contractor shall provide a plainly visible fence at least 5 feet from trunks of individual trees or around outer perimeter of clumps of trees that are to be protected.
   c. Protect drip-line tree roots from excessive compaction, leave free from materials to allow for air circulation and give the tree ability to benefit from natural rainfall.
   d. For long term construction projects where existing plant material is under extreme duress, auxiliary watering may be necessary during drought/extreme conditions.
   e. Tree surfaces should be periodically cleared of dust and debris and mulched to help protect roots and maintain available water for the plant.

9. Maintaining Utility Services:
   a. Contractor shall provide bypass connections as necessary to maintain service to occupied areas during construction.
   b. Contractor shall notify Northwestern at least 2 weeks in advance of changeover.

10. Underground Work: Contractor shall contact utility locating service prior to proceeding with underground work.

11. Explosives: Contractor shall not use explosives.

12. Disposal of Demolished Materials:
   a. Contractor shall promptly dispose of materials resulting from demolition operations to a legal, offsite location.
   b. Contractor shall not allow materials to accumulate on site. Use of University-owned containers or equipment is not permitted.

END OF SECTION