

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

02.10. When a building is slated to be demolished, the demolition shall include the entire building, including existing

- 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.