

Demolition Planning Document



Prepared by:

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We have developed this document based on our many years of experience in the demolition and used equipment salvage business. The document is intended to assist clients with developing a plan to demolish a building or an entire facility. This is not intended to be all encompassing and readers are requested to do their own due diligence or contact the Author to discuss your project.

Environmental Assessment

Perform or obtain the following documents:

- Universal Waste / Hazardous Materials Identification Survey
- Lead Paint and PCB Caulk Survey
- Asbestos Containing Materials Survey
- Concrete/Masonry Sampling

Drawings

Drawings will help contractors during the bid process to perform the necessary estimates / take-offs. Clients should gather any drawings that may already exist including overall site plan, building construction and as-builts. If foundation, footings and other underground structures are being demolished, then drawings of these structures will be very useful in the bid process.

Permits

There are permits that clients should obtain due to long lead times and then there are permits that the selected contractor(s) will obtain.

Owner permits may include environmental permits (Underground Storage Tank Closure, Soil Erosion, Wetlands, Stream Encroachment, etc.), beneficial re-use (crushed concrete) and utility disconnect or re-routing permits (water, gas, electric, etc.)

Contractor permits may include asbestos permit, demolition permit, hydrant permits, burning (torch) permits and various building department permits. Clients can also have the contractor perform utility disconnects and obtain associated permits.

Equipment / Salvage Inventory

An inventory of equipment and salvage should be conducted which can be a simple list or very detailed depending on the type of items and the clients goals. Itemizing every piece of old office furniture may not be advantageous. However, a detailed list of all processing equipment including make, model, photos, etc. would be beneficial from a sale / auction perspective.

Clients should also evaluate salvage value of building materials. Architectural items on buildings, wood (yellow pine) structural members and even brick have salvage value that can help offset the costs of demolition.

Contractor Selection Criteria

Clients should evaluate each potential contractor to ensure that the contractor prioritizes safety and has the experience, resources and financial strength to complete the project. Items to evaluate include:

- Experience Modification Rating (EMR)
- OSHA Recordables (Copy of OSHA 300 Logs)
- ISNetworld Qualified with Highest Grades
- Corporate HASP
- Insurance, Financials and Bonding Capacity
- Ownership/ Management Resumes
- Past Project Experience and Client References
- Employees (number, experience, tenure)
- Licenses / Certifications

It is also recommended that the client conducts an interview of the potential contractor at their corporate office and/or yard in order to verify all of the above.

Contractor's expanded capabilities that bring value to the owner

Clients should also seek out multi-disciplinary contractors that can provide a turnkey approach to projects (i.e. have in-house capabilities). Additional services beyond demolition should include:

- Decommissioning Capabilities (Haz Mat Trained Workers)
- Dismantling Capabilities
- Rigging, Transport and Warehouse Capabilities *
- Engineering

* Note: Make sure contractor has qualified riggers and signal persons who are capable of safely rigging out your equipment without any damage.

Request For Proposal Required Information

Once you have selected the contractor to perform the work, clients should request the following to ensure the demolition project is completed as per the bid and in a safe manner:

- Project Specific Health and Safety Plan and Specific Work Plan
- Contractor License, Insurance and Bond
- List of Recycling and Disposal Sites (client should verify / approve)
- Manpower Loaded Schedule
- Waste Management Plan
- Traffic / Logistics Plan (in order to minimize traffic impact on local community)
- OSHA Engineering Survey
- Backfill Source and Sampling (to confirm clean / virgin materials)
- Copy of Permits
- Verification of Disconnects / Re-Routes
- Rigging Plans (for equipment removals)

Demolition and LEED Documentation

It is suggested that clients make sure they receive the following documentation from the contractor in order to document the safe and proper demolition and environmental procedures have been followed as well as to establish LEED credits:

During Project

- Manifests and Bills of Lading
- Schedule Updates
- Copies of Daily Tool Box Talks
- Daily Work Records and Progress Logs
- Weigh Scale Tickets (scrap metal and debris)

Project Closeout

- Asbestos Abatement Closeout Report
- Permit and Document Closeouts

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About R. Baker & Son



- R. Baker & Son All Industrial Services is the premier specialized contractor for dismantlement, decommissioning, rigging and building demolition in the United States, Canada and Puerto Rico.
- We are a Service-Disabled Veteran-Owned Small Businesses (SDVOSB) that has been in business since 1935.
- We set ourselves apart from our competitors through our ability to complete highly complex and technical rigging, dismantling and demolition projects along with our understanding of the need to be flexible and resourceful in our approach to projects.
- Our technical capabilities are extensive and include total plant and facility dismantlement, decommissioning, demolition, industrial rigging, plant relocations and re-installations.
- We have over 100 employees, including in-house full time safety and project managers, all of whom have an average of 20 years industry experience. All personnel are OSHA and HAZWOPER trained as well as aerial lift, fork lift, crane, heavy equipment, confined space entry, respiratory protection, emergency response, first aid and CPR.
- R. Baker & Son has been directly involved in four (4) OSHA VPP Star projects. We are members of the Voluntary Protection Programs Participants' Association (VPPPA)
- We maintain liability insurance of \$10 million dollars and \$2 million dollars in pollution insurance, along with completed operations per occurrence coverage. In addition, R. Baker & Son has bonding capabilities of \$5 million per project with the ability to obtain higher coverages if needed.

For more information on our company & services, please visit the [R. Baker & Son Website](#)



Total Demolition Capabilities



With over 70 years of structural demolition and dismantling experience, a highly-skilled and safe workforce, and a comprehensive range of modern equipment, R. Baker & Son is prepared to perform the demolition of one structure or an entire facility.

Our industrial and commercial demolition contractor services include:

- Total Plant and Facility Demolition and Wrecking
- Selective Demolition and Dismantlement Contracting Services
- Concrete or Steel Silo Demolition
- Foundation, Slab and Footing Removal
- Water Tower, Radio Tower Dismantlement
- Nuclear Plant Decommissioning and Demolition
- Technical and Standard Demolition Services

Other related services include rigging, used equipment salvage and environmental services.

We perform each project with emphasis on safety, schedule, budget and client satisfaction.

For more information visit our [Demolition Services Web Page](#)

or

Contact: Damon Kozul, PE, CHMM email dkozul@rbaker.com (732) 222-3553

Thank You for Your Time.

We Look Forward To Working with You



R. Baker & Son All Industrial Services, a Service-Disabled Veteran-Owned Small Business - providing the best in safety, expertise and reliability for over 70 years.