

DIVISION SIX  
 TECHNICAL SPECIAL PROVISIONS FOR  
 WEST ANNEX BUILDING DEMOLITION  
 2820 AND 2850 CAPITOLA AVENUE  
 APN 030-241-20  
 SOQUEL, CALIFORNIA  
 CWO 17-671

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**SECTION 600. TECHNICAL SPECIFICATIONS**

*SECTION 600.1 GENERAL DESCRIPTION*

- A. This work shall consist of the total demolition of all buildings and/or other structures designated and the subsequent removal and disposal of all materials and debris from the site.
- B. The contractor shall confine all movements and operations to the limits of the designated property, and shall not deposit materials, junk, debris, and rubbish, or otherwise enter onto private property without first obtaining the written consent of the property owner or owners, and filing a copy of the consent authorization with the Soquel Creek Water District.
- C. The demolition of the designated buildings and/or other structures and the removal of all material and debris shall be executed in a workmanlike manner.
- D. The Soquel Creek Water District does not assume any responsibility for the condition of the various buildings and/or loss of fixtures, equipment, materials, or other objects between the submittal of the proposal and the time of actual possession of the buildings by the contractor.
- E. All materials of any kind removed from within the limits of the project, as well as debris and rubbish, shall become the property of the contractor and shall be removed from the limits of the project as it accumulates and not stored thereon.
- F. No sale of materials shall be conducted within the limits of the project.

**SECTION 600.2 UTILITY DISCONNECTIONS**

- A. Prior to the commencement of operations, the Contractor shall make all necessary arrangements with the proper authorities for the turning off and the disconnection of all public utilities required in connection with demolition operations, including electric, gas, telephone, abandoned private force sewer manhole, and other facilities encountered, unless otherwise directed. The water service has already been disconnected.
- B. All work shall be conducted in accordance with the public agency or utility having jurisdiction.
- C. All storm and sanitary sewers leading from the structure to be demolished shall be securely sealed with a material equal to or greater than the strength of the item being sealed. Where special procedures for relocating, disconnection, and/or removal of meters, sealing and/or plugging of service pipes, etc., are required the work shall be performed in accordance with the County of Santa Cruz and/or the Soquel Creek Water District Standard Specifications.
- D. The contractor shall bear all costs, including fees to utility companies and/or other agencies, resulting from this incidental work, and shall furnish the Soquel Creek Water District with receipts showing proof of payment.

**SECTION 600.3 SAFETY REGULATIONS**

- A. The contractor shall furnish, erect, and maintain barricades, steady burn lights, flashing warning lights, and warning "KEEP OUT" signs at places and locations where the placing of such protective devices are warranted, or as directed by the District.
- B. The Contractor shall erect and maintain barriers around all operations and all openings in the ground, so long as such operations and openings constitute a hazard or dangerous condition.
- C. The contractor shall prevent or control any dust which may result from any demolition operation. Water service is not available at the site; a water buffalo or water truck will be needed.
- D. Explosives shall not be used in the work.

- E. The Contractor shall perform the work in accordance with the Cal/OSHA asbestos and lead-based paint standards described in Sections 601.5 and 601.6.

**SECTION 600.4 DEMOLITION**

- A. Before beginning demolition operations, the contractor shall pump out and clean, in a sanitary manner, all wells, cesspools, and outbuildings within the areas to be cleaned and after disinfecting them as may be required by the appropriate health authorities, shall be permanently capped/sealed and backfilled to the adjacent ground level at the property line.
- B. [TD1] Existing fences and guard posts shall be removed, except for the fence on the common property line on the south and the temporary rental fence along the west and north edges of the property. Existing curbs, sidewalks, and driveway shall not be disturbed.
- C. A swinging ball will not be permitted immediately adjacent to any public thoroughfare, or in areas where its use may create a public hazard.
- D. Under no circumstances shall any structure be set afire. Burning of debris or other matter shall not be permitted except by written permission of the District.
- E. No method of demolition will be permitted which will not insure all phases of such demolition being strictly confined within the limits of the demolition areas, and without hazard to adjacent properties, or to the public.
- F. The Contractor shall be restricted to horizontal demolition operations, one floor of each structure to be demolished at a time, and such demolition of any structure or structures, except for the stripping of its fixtures, shall be progressive from top to bottom, one floor at a time.
- G. Bay or sectional-type demolition may be considered, provided the Contractor submits a detailed plan, including the structural framework of the building, and such plan is approved in writing by the District Engineer prior to start of demolition operations.
- H. The Contractor shall clear all partition walls and all columns of any nature in cellars or in other subsurface openings to floor elevations. Floor construction over cellars shall be removed regardless of elevations. All basement partitions, furnaces, heating apparatus,

pipng, gasoline or oil tanks, miscellaneous fixtures, and stairways shall be removed from the area.

- I. The Contractor shall thoroughly break apart all basement floors or other paving below grade. Where the ground floor is of "slab on grade" construction, such slab shall be broken up and removed.
- J. The Contractor shall demolish any masonry walls in small sections. Structural steel, cast iron and heavy timber framing members shall be removed individually and carefully lowered. In buildings where there are no basements and the ground floor is of wood construction, the flooring joists and/or sleepers shall be removed. In such buildings, where the ground floor is other than wood and has space under the floor, the floor shall be removed.
- K. No basement shall be filled until an authorized representative of the Soquel Creek Water District has approved the breaking up of any existing basement floor.
- L. The covers of all sidewalk openings such as coal holes, vaults or stair well connected with buildings or lots in the demolition area shall be removed and the openings filled with approved material properly compacted level with the sidewalk.
- M. The Contractor shall not close or obstruct any streets, sidewalks, alleys or passageways unless specifically authorized. No material whatsoever shall be placed or stored in streets, alleys, or passageways. The Contractor shall so conduct his operations as to interfere as little as possible with the use ordinarily made of any roads, streets, driveways, alleys, sidewalk facilities, etc., near enough to the work to be affected thereby.
- N. The Contractor shall remove all debris and equipment and dispose of all material from the site of the work, and leave the ground clear of all materials, rubbish or debris, and in a clean and neat condition, as demolition of each structure is completed.

#### ***SECTION 600.5 BACKFILLING***

- A. The Contractor shall fill to grade all basements and cellars or other open areas below grade (including the existing hole in the backyard of 2820 Capitola Avenue) only with sound compacted fill to achieve a minimum 95% relative compaction.

- B. The Contractor shall not, under any circumstance, use stone, brick, mortar, plaster or unreinforced concrete as fill.
- C. The Contractor shall not, under any circumstance, use decomposable organic material or wood, glass, paper, piping, steel or other metal work or material or any unstable or combustible material as fill.
- D. Fills shall be made or completed of clean earth borrow or native backfill as specified in the Soquel Creek Water District Standard Specifications, Section 309.05.04.
- E. Borrow pits extending below grade shall not be permitted.
- F. The Contractor shall furnish, at his own expense, any materials required for backfilling subsurface areas. The District Engineer shall approve of the quality, nature, and source of any additional material required for backfilling prior to use.
- G. No unstable material will be permitted in the backfill. Materials encountered in the demolition which the Contractor proposes to use as backfill shall be approved by the District.
- H. Cellars and all other subsurface spaces shall be carefully backfilled and leveled to the adjacent ground elevation, sidewalk elevation, or as directed by the District Engineer.

***SECTION 600.6 ROUGH GRADING***

- A. The Contractor shall grade all areas within the demolition project area disturbed by the demolition work to eliminate any low areas where water could accumulate and provide adequate drainage of the area towards the southwest corner of the property.
- B. The Contractor shall install wet weather soil erosion control measures including silt fencing and hay bales, as appropriate, based on the threat of wet weather.

***SECTION 600.7 FINE GRADING AND SEEDING***

- A. Following the rough grading, the Contractor shall loosen the entire area by disking or equivalent to the depth of 3 inches.
- B. The Contractor shall rake areas to an even grade and all foreign matter shall be removed and the area rolled and cross rolled. When

ready for seeding, the Contractor shall roughen the surface by scratching lightly with an iron rake.

- C. The Contractor shall apply immediately before grass seeding a starter fertilizer for lawns (10-10-10) at a rate of 25 pounds per 1,000 square feet, and work into the top 2 inches of the area by hand raking or other approved method.
- D. The Contractor shall seed the designated area at the rate of four (4) pounds per 1,000 square feet. The seed mixture shall conform to the Santa Cruz County Erosion Control Mix.
- E. The Contractor shall be responsible for proper maintenance of the seeded area until accepted by the District.
- F. The Contractor shall be responsible for watering and reseeding as necessary until a satisfactory stand of grass is achieved.

***SECTION 600.8 MEASUREMENT AND PAYMENT***

- A. The Contractor shall provide all labor, equipment, and materials necessary to demolish and remove all materials associated with this project and provide suitable backfill and ground cover upon completion.
- B. Price for demolition, backfill, grading and seeding shall be considered as a lump sum and no extras shall be considered.

**SECTION 601. SPECIAL CONDITIONS**

***SECTION 601.1 EMISSION STANDARDS***

- A. The Contractor shall be responsible for compliance with the California Clean Air Act and Amendments (HSC Section 40910 et seq.) and the Federal Clean Air Act and Amendments (42 U.S.C. Section 7401 et seq.) as enforced by the Monterey Bay Unified Air Pollution Control District at 24580 Silver Cloud Court, Monterey, CA 93940, (831) 647-9411, [www.mbuapcd.org](http://www.mbuapcd.org).
- B. The contractor will be responsible for required notification. Such notice shall be postmarked at least ten (10) days prior to commencement of such demolition, or any time prior to commencement of demolition or as required by The Monterey Bay Unified Air Pollution Control District.

**SECTION 601.2 DUMP SITE CERTIFICATION**

- A. All contractors shall, prior to commencing demolition work, submit approval documentation for proper disposal of material associated with this project.

**SECTION 601.3 PERMITS**

- A. SqCWD will obtain the Demolition Permit from Santa Cruz County for this work and be responsible for associated fees. Note the County has already deemed the residence to be uninhabitable.
- B. The contractor shall be responsible for the coordination of the building inspections, all applicable Santa Cruz County Codes and final approval.

**SECTION 601.4 CONTRACTOR LICENSE REQUIREMENTS**

- A. The contractor performing the demolition work for this project shall be licensed by the California Contractors State License Board with the following classifications:
  - a) C21 – Building Moving/Demolition Contractor, or
  - b) Class A (General Engineering Contractor).

**SECTION 601.5 ASBESTOS CONTAINING MATERIALS**

- A. The Contractor shall be aware of the asbestos containing material present in the buildings.
- B. Attached in the appendix is an Asbestos and Lead-Based Paint Survey Report. The report indicates that some materials in both buildings to be demolished contain from <0.1% to 0.1% asbestos. The linoleum backsplash in the kitchen of 2820 Capitola Avenue contains 15% chrysotile asbestos, classified as friable, Regulated Asbestos Containing Material.
- C. The contractor shall perform the demolition work in accordance with Cal/OSHA Title 8 CCR Section 1529 and other prevailing Local, State and Federal Regulations.



**SECTION 601.6 LEAD-BASED PAINT**

- A. The Contractor shall be aware of the lead-based paint identified in interior and exterior coatings on both buildings. Refer to the Asbestos and Lead-Based Paint Survey Report in the Appendix.
- B. The contractor shall perform the demolition work in accordance with Cal/OSHA Lead in Construction Standard (Title 8 CCR Section 1532.1) and other prevailing Local, State and Federal Regulations.
- C. The contractor shall stabilize any loose and peeling paint on the interior and exterior of the buildings prior to demolition. The debris from paint film stabilization and the demolition shall be properly disposed of.

**SECTION 602. APPENDIX**

S Tech Consulting, May 10, 2017, Asbestos & Lead-Based Paint Survey Report, 2820 & 2850 Capitola Avenue, Soquel, California, S Tech Project 17100.