

APPROVED

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Demolition and Disposal Plan

Demolition of Palace Hotel – 272 N State St., Ukiah, CA 95482

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Prepared By: Ronald Batiste, ME

Eagle Environmental Construction & Development

1585 62nd. Street, Suite 99263

Emeryville, CA 94608-2039

Office: 925-413-0188 c Fax: 510-478-3028

EMERGENCY CONTACT INFORMATION

NAME	DESIGNATION	PHONE NUMBER
Miguel Prieto	General Superintendent	510-239-8682
James Thornton	Construction Manager	510-287-6640
Ronald Batiste	General Contractor, Officer	925-413-0188
Jitu Ishwar	Owner Representative	707-489-7781
David Kurzfeld	General Contractor, Mgr	707-485-2763
Shawn Slaughter	Health & Safety Officer	510-390-3566
Matthew Talbert	Program Manager	847-980-4680

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A. Introduction

The purpose of this demolition and disposal plan is to establish methods and procedures for Eagle Environmental Construction & Development (EEC+D) to follow during the safe and resourceful demolition of 272 N State St., Ukiah, CA 95482. All demolition and work procedures will follow Section 23 of the US Army Corps of Engineers Safety Manual, EM-385-1-1 (15 September 2008). Please see link to the Safety Manual: <https://www.federalregister.gov/documents/2022/04/14/2022-07998/occupational-safety-and-health-programs-for-federal-employees>.

B. Building Description

Twin Investments, LLC has entered into an agreement with the EECD team to demolish the parcel formerly known as The Palace Hotel located at 272 N. State Street, parcel number 002-224-13-00. The existing building has been abandoned for nearly 40 years and represents a public health and safety risk deemed by the City of Ukiah. The structure is constructed of standard wood framing with a brick exterior finish as well as concrete and rebar.

The scope of work includes demolition of the (3) three story structure located at 272 N State St., Ukiah, CA 95482, down to the slab of the property where possible. Specifically, all building structures above the first floor, including the first floor and any extraneous non-structural walls within the basement shall be removed. This demolition work is to include both the exterior and interior of the building.

C. Deferred Submittals

Due prior to start of work or mobilization of equipment

1. Site Plan and Schedule

- Site Plan during demolition will be submitted to City of Ukiah prior to demolition.
- Schedule will be submitted prior to recycling and demolition.

2. Street Closure / Encroachment

- Most of the demolition process will occur on Smith Street between State and School Street. Smith Street shall be closed for the duration of the demolition program until the walls are collapsed and work can be performed within the parcel of the property (approximately up to 30 days or necessary).
- State Street shall be partially encroached approximately 8 feet for a maximum of 5 days in total for removal of Mechanical equipment from the roof and demolition of frontal building facade.
- Final street closure and encroachment plan will be submitted prior to demolition.

D. Demolition Guideline

1. EEC+D and the ownership team will coordinate and acquire all necessary permits (such as building permits and encroachment permit) to perform this work. Once permits are obtained from the City of Ukiah they will be posted on-site.
2. PG& E, Dig Alert etc., will be notified at least 72 hours prior to commencement of any work.

3. Temporary fencing shall be erected as needed – Please see site plan under Deferred Submittals.
4. Prior to demolition EEC+D will perform an engineering survey of the structure to determine structural hazards. The survey will be conducted by a registered Professional Engineer. The survey results will be provided to Ownership and City of Ukiah.
5. Prior to demolition EEC+D will perform an environmental survey of the structure. Results of the environmental survey will also be provided to the air quality management district and health departments or as needed. This will include asbestos and lead-based paint.
6. EEC+D will operate the demolition activities in accordance with the approved site Health & Safety plan.

7. Prior to demolition EEC+D will disconnect all utility lines (including electrical, gas, water, and sewer) from the property line and remove universal waste stream (i.e. light bulbs and ballast). Utility lines will be capped at the property line. Any overhead power lines will be de-energized or protected according to PG& E's procedures.
8. Prior to demolition, the AC units will be removed off the roof and Freon from these units will be collected by a licensed company. The collection of Freon will be documented, and a close-out report will be provided to the owner.
*See attached AHA provided by Freon Recovery Company.
9. Pre-demolition meeting will be held onsite.
10. Access to the site will be restricted to authorized personnel only and patrolled by a contracted security guard after hours. Privacy fencing will be installed along State Street, Smith Street, School Street and around the perimeter of the EEC+D Command Post compound (TBD). After hours and on weekends, access points to the site will be locked with a key and a key log will be maintained by the EEC+D Site Manager. Portable restrooms will be available to site workers as needed.
11. All demolition activities shall be conducted with minimal disruption to the community. Dust will be controlled by wet demo methods. Water will be supplied by an on-site water supply/source or fire hydrants if permitted. Noise will be controlled by working within the allowed hours of operations for the community. Normal working hours are 8am to 5pm M-F.
12. Demolition activities cannot disturb soil surfaces surrounding the structure. Any part of the building which meets subsurface material is to remain in place. This will include but is not limited to the basement walls on the west, south, and east side of the building. No demolition of the building is to be performed below the slab. The entire wall on the north side of the building (where the garage doors are located), including the basement wall, will be knocked down to the slab. The basement supporting walls will remain intact (i.e., do not remove structural or load bearing walls that support the exterior basement walls).
13. Structural demolition will be performed systematically from top of building to bottom, using one or two 300 series Track Excavator (73,000 LBS). All demolition shall be conducted using the mentioned equipment. All hand work will be conducted from the ground such as separation of wood debris from metal or concrete. Heavy equipment will enter the property from all three exposed sides for the demolition activities. A track loader will load debris in boxes strategically placed.
14. All construction debris will be hauled offsite using roll offs and/or demo high side trailers.
15. Construction debris will be taken to an appropriate landfill. All metals, concrete, and brick will be taken to a recycler – or stored off site.

16. The site will be cleaned and cleared before departing each day to the approval of the EEC+D Site Manager. If at any time materials cannot be hauled off site before departing for the day materials will be neatly stored and secured.
17. EEC+D will provide traffic controls to conduct demolition activities. Traffic controls will be conducted during loading and unloading of equipment and haul trucks or at times when traffic will be impacted due to demolition activities. Traffic controls will be set up as a two-man operation using stop and slow signs to direct traffic. The traffic controllers will be required to wear Class III high visible vests. High visible vest is an EEC+D company standard for all employees and site visitors to work or access the jobsite. Approximately 500 trips are estimated for the demolition effort.

E. Safety Procedures

a. Activity Hazard Analysis (*see attached)

b. Public Protection

Temporary safety fence will be provided by EEC+D.

c. Fire Protection and Prevention

If hot work is being performed, all heating apparatus will be provided in accordance with OSHA and NFPA regulations. If a “Hot Work Permit” is required, EEC+D will request said permit from the Ukiah Valley Fire Department. Hot work will not proceed until a permit is issued.

1. Cables (lines) will be placed to ensure that they will not be cut and/or severed by falling debris. Any lines that may run from a man lift shall be secured against the floor and sides of the building (if there are walls to attach to). Lines will not be secured into the ground.
2. Areas below cutting or welding operations will always be kept clear.
3. Goggles and cutting shields shall be used for eye protection and to prevent flash burns. Eye protection is required while chipping, grinding, and dressing of welds.
4. Placement of any supply lines and connections will be such that they are not fire or tripping hazards.
5. Cutting operations will be shielded with noncombustible or flameproof screens wherever practicable.
6. Fire extinguishers will be readily available when cutting or heating on the job.
7. Proper ventilation will be provided whenever cutting or heating is performed.
8. One person will be designated as “Fire Watch”. The person on Fire Watch will have no other jobs to perform; he will be in his post for all hot work. Fire-watch people will communicate with torch operators by use of air horn.

*Hot work is not expected to be performed during the demolition. The purpose of including fire protection in this plan is in case of equipment failure. If we should have a bucket or steel member crack or break this is to establish methods to make repairs. This section is not put in the plan for day-to-day operations.

F. Daily Building Keeping

Good daily building keeping is the foundation for a safe work environment. Proper daily building clean up and keeping prevents accidents and fires, as well as creates an organized and secure workplace atmosphere.

- All materials shall be stored in a stable manner so that they will not be subject to falling, shifting, or spilling.

Rubbish, scraps, and debris will be removed from the work area daily to jobsite dumpsters, trucks, or stockpiled, as required.

- Materials and supplies will not be left in walkways or outside the work area. Work areas shall be inspected by a designee of the EEC+D Superintendent at the end of each work shift.

G. Personal Protective Equipment (PPE)

1. Personal protective equipment will be worn as necessary to safely complete this project.
2. Employees must check with their supervisor regarding any portion of their job and/or PPE that they are not familiar with.
3. Goggles, face shields, helmets and other comparable equipment are required to fit the eye and face protection needs of each individual employee.
4. Hard hats shall be ANSI approved. Hard hats, Steel Toe Shoes, Eyewear and High Visibility Safety Vests (HSVS) are EEC+D company-required safety gear on every project.
5. Long-sleeved shirts and welding shirts and/or jackets will be worn as required.
6. Gloves as necessary
7. ANSI Approved Steel Toed Boots are required on this and all projects.
8. Respiratory protection will be used as a safeguard against hazardous fumes. When respiratory protection is utilized, Fit Test Records will be supplied.
9. Material Safety Data Sheets (MSDS) are present on job sites all the time. MSDS binders are assembled based on the materials stored in job trailers and site trucks. If at any time new materials are delivered MSDS forms will be inserted.
10. The use of Full body harnesses is required when working on elevated work.

where there is no guard rail protection and on suspended scaffolds over 6 feet above finish grade and or floor level.

11. Employees are expected to utilize proper judgment in their personal habits when they report to work each morning; they must be in a fit condition to meet daily obligations.
12. Ear protection must be worn during operation of heavy equipment.
13. EEC+D will comply with health and safety regulations as applicable.
14. EEC+D will provide handheld radios to all active construction workers to facilitate communication between site workers and the Command Post. Hand signals will be established and reviewed during the morning safety briefings in the unlikely event of radio failure. The EEC+D Site Manager will be present during all construction activities.

H. Disposal

Demolition Debris will be separated into four (4) waste streams. They are:

1. Construction Debris (i.e. wood, trash)
2. Masonry materials (i.e. brick, concrete block)
3. Metals
4. Universal waste (I.e. fluorescent bulbs, ballast, and mercury containing switches)

Construction debris will be separated and disposed of at multiple places: Ukiah Transfer Station & Recycling Center, Mendocino Solid Waste and Waste Management Landfill in accordance with all Local, State, and Federal guidelines. The disposal manifests and permits will be included at completion.

Concrete, masonry, brick, and metal materials will be hauled to a recycler – or stored off site for reuse.

If any universal waste (fluorescent bulbs, ballasts, mercury switches) are identified, they will be disposed of along with any identified environmental waste as determined by the environmental survey performed prior to demolition. Universal wastes will be transport to an approved disposal facility selected based on the environmental survey results.

All waste streams will be disposed of in accordance with all Local, State, and Federal guidelines.

A signed receipt by the disposal site operator will be returned to the ownership group within thirty (30) days of disposal. The receipt will indicate the date of receipt, and the quantity of material received. The receipt will also indicate the condition of the materials as delivered to the landfill and the location where the debris will finally rest.

I. **Emergency Procedures**

When an emergency develops, the Site Superintendent should:

1. Secure the area tightly and quickly.
2. Site Superintendent is to call emergency phone numbers of significance (911 or ONSITE EMERGENCY CONTACT FIRST)
3. Once Emergency contacts are notified Site Superintendent is to notify owner and Eagle Environmental Construction & Development Site Project Manger.
4. See attached for route and location of nearest Hospital.

Fire Procedures:

1. Have fire extinguishers on hand during work. Make sure all workers are aware of the location of the fire extinguishers.
2. In case of fire, use proper fire extinguisher and/or water hose on all SMALL, centrally located fires.
3. Call Fire Department
4. Hot Work Permit will be requested as necessary.

A list of pertinent emergency phone numbers will be established and listed at the project site.

I. Additional Items

Utilities: The existing electric, steam, gas, water, telephone, and other utility lines will be located and disconnected by EEC+D prior to the commencement of any demolition activities. The disconnections will be verified by EEC+D. Care will be taken to ensure that no disruption of utility services will occur to any other facility structures.

J. Emergency Contact Information

NAME	DESIGNATION	PHONE NUMBER
Miguel Prieto	General Superintendent	510-239-8682
JR	Construction Manager	510-287-6640
Ronald Batiste	President	925-413-0188
Jitu Ishwar	Owner Representative	847-980-4680
David Kurzfeld	General Manger	707-485-2763
Shawn Slaughter	Health & Safety Officer	510-390-3566
Matthew Talbert	Program Manager	847-980-4680

K. Summary

To minimize pollution, degradation, and exploitation of the environment, all work will be performed in accordance with contract specifications and all applicable Federal and local laws.

Attachments

Schedule:

The below schedule is only to be used for a base line schedule. All work will follow the approved Demolition & Disposal plan, Health & Safety Plan

Events in numerical order

1. Pre-Deconstruction

- Review submitted H&S Plan, and Demolition & Disposal Plan.
- Review schedule
- Review work established work area layout
- Post permits on-site

2. Utility disconnects

- Verify with EEC+D and PG&E utility disconnect area is correct
- Disconnect utilities

3. Mobilize Equipment

- 300 excavators
- Crane
- Hand tools
- Portable Bathroom

4. Structural Demolition

- Remove roof systems that can be reached by crane.
- Demolition of the main structure will start at the top working to the ground floor.
- Demolition will be started on the State Street side of the structure to ensure that building debris is brought to the ground within the footprint of the building.
- During the demolition of the above ground Doors the basement floor will be collapsed in a manor to act as containment. To the best of our ability the exterior wall will not be compromised. In the event that the walls arc compromised the jobsite will be shut down and secured and turned over to the.
- During the process of demolition debris will be hauled off site to approved landfills

5. Site walk with EEC+D

- Establish that all contracted scopes of work are completed and satisfactory.

6. Demobilization

- Removal of equipment
- Clean up all misc. debris