

SECTION 01 35 96

SPECIAL PROCEDURES FOR PROPERTY PROTECTION

Include this Section and select appropriate options for projects where Work has the potential to disturb adjacent existing construction.

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Procedures for establishing existing conditions and monitoring procedures for protection of adjacent or nearby structures and improvements including, but not limited to, sidewalks, landscaping, parking facilities, roadways, or driveways, whether on or off the University's property arising from **[drilled caissons]** **[underpinning existing foundations]** **[new foundations or excavations below adjacent or nearby buildings]** **[sheet piling]** **<Insert other relevant construction operation>**.

1.2 UNIVERSITY'S SURVEY

- A. University has obtained visual inspections of adjacent and nearby buildings together with photographic records showing details and conditions. This survey was made on **<Insert Date>** and the photographs are dated and certified by the photographer as of that date. One set of these data is available for Contractor's use and records.

1.3 SUBMITTALS

- A. Submit photographs and survey data from same points as original, certified and dated by photographer and taken upon completion of **[pile driving]** **[caisson work]** **[underpinning existing foundations]** **[backfilling]** **<Insert relevant construction operation>**.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 MONITORING

- A. Establish accurate levels and positions of all elements relative to other fixed points to permit accurate monitoring of potential changes.
- B. At all times during construction activities which are likely to affect adjacent properties, improvements or building, monitor conditions carefully including horizontal or vertical movements, changes in existing cracks, joints or defects or development of new cracks and other evidence of changing conditions. Report immediately to University's Project Manager and Architect/Engineer any changes to existing conditions and stop work where such appear to be significant or potentially dangerous to persons or property.

3.2 REMEDIES

- A. Conduct construction operations and specifically [excavation] [caisson drilling] [sheet piling] [underpinning] [shoring] <Insert other relevant construction operation> in a manner that will avoid damage to adjacent buildings, structures, properties or improvements. Promptly remedy any such damage whether to University's or other property and hold the University harmless from such damage.

3.3 POST-CONSTRUCTION SURVEY

- A. Within 30 calendar days of completion of those construction activities that would potentially damage adjacent or nearby properties, re-survey all items of University's original survey and Contractor's supplemental information, including monitoring control points. Perform this work using a licensed surveyor and independent photographer. Identify specifically each changed condition, its magnitude and probable cause.

END OF SECTION 01 35 96