

02 41 00 – Existing Conditions

DIVISION 2 – Existing Conditions



STATEMENT OF PURPOSE & BACKGROUND

- **Scope:**
 - This Section includes general information and direction related to renovation projects occurring within existing buildings owned by Saint Paul Public Schools.
 - Refer to the following Sections for more detailed information:
 - 01 74 20 Construction Waste Management and Recycling (by SPPS)
 - 02 41 19 Selective Demolition
- **Revision history of section:**
 - 10/30/2018 (date of adoption)
 - 03/17/2021

OUTLINE SPECIFICATION

- **Accessibility**
 - Identify non-compliant conditions and barriers to full accessibility.
 - SPPS will confer with consultants and authorities having jurisdiction to determine scope of upgrades needed to meet accessibility requirements.
- **Historic Elements**
 - On all projects within older existing buildings including major renovations, the design team must review the historical status of the building and building components, as applicable. Historical status includes characteristics that are important to the State Historic Preservation Office as well as District or community cultural elements.
 - Currently, no District buildings are listed on the National Register of Historic Places. However, several District buildings are located in locally designated historic districts. If directed, consultants shall conduct a historic survey as part of the Pre-Design phase identifying character-defining and historic material on both the exterior and interior. Develop a plan to preserve, protect and restore such elements. Refer to Design Principles for further information. The District also maintains historic information on its buildings that can be consulted.
- **Sustainability**
 - Existing buildings represent an enormous amount of “embodied energy.” Remodels and renovations should consider preserving as much of the physical building as possible while meeting the overall project goals. Follow these general procedures in planning such projects:
 - **Restore, Remodel, and Replace:** Where possible, restore existing materials and systems before remodeling, and remodel before replacing.
 - **Deconstruct, Salvage, and Demolish:** When it is necessary to demolish existing construction, use ‘deconstruction’ techniques to allow maximum salvage and recycling. The District shall be given the opportunity to salvage materials or will direct the Contractor to salvage identified materials. Refer to Design Principles for further information on potential demolition in designated historic districts.
 - Specification Sections noted above contain additional information on potential salvageable materials and procedures.

- **Condition of Existing Concrete Slabs**
 - All new and existing interior concrete floor slabs, on-grade and below-grade, must be tested for moisture content and compatibility with specified finish floor materials.
 - Perform anhydrous calcium chloride test in accord with ASTM F1869, and/or relative humidity test ASTM F2170, *Standard Test Method for Determining Relative Humidity in Concrete Floor Slabs Using in situ Probes*.
 - Initial tests shall be conducted under the Architect's direction on existing floor slabs during the design phase, prior to bidding, in order to determine if moisture mitigation methods need to be performed where finish floor materials are planned or specified.
 - The Contractor shall perform RH tests early in the project and again during construction to determine if alternative adhesive methods or products should be used due to high moisture readings.
 - Perform RH tests on both new and existing concrete slabs.
 - Moisture limit for most flooring adhesives is generally $\leq 85\%$ RH.
 - Contact Owner and Architect if readings exceed this limit.
 - To allow for the possibility that the moisture content requirements for finish flooring materials cannot be met, a per square foot unit price for a Moisture Mitigation System meeting ASTM F3010 *Standard Practice for Two-Component Resin-Based Membrane-Forming Moisture Mitigation Systems for Use Under Resilient Floor Coverings* shall be provided as part of the bid. Refer to Section 09 05 61 – Moisture Mitigation System.
 - Other options for finish flooring where slab moisture exceeds limits for flooring adhesives include using flooring adhesives/materials that are compatible with higher moisture content, and polishing the floor slab in lieu of finish flooring in conformance with Section 03 50 00 – Concrete Polishing. Confirm with Owner and Architect.

End of Section