



SILVERADO CONTRACTORS





Tolman Hall readied for structural demolition after hazardous materials abatement and soft demolition are complete.

SILVERADO CONTRACTORS, INC. TAKES DOWN UC BERKELEY TOLMAN HALL

By Ian Hoover, Editor

Silverado Contractors, Inc. (Silverado) is an industry-leading union contractor providing a full spectrum of demolition and excavation services to private developers, general contractors, industrial and public works clients throughout the West Coast. Silverado has successfully completed more than 1,100 projects since its inception in 2000. They have performed many large-scale, complex demolition projects, including Candlestick Park, the implosion of Warren Hall, the iconic 6th Street Bridge in Los Angeles and demolition of the San Francisco Oakland Bay Bridge from Yerba Buena Island to Oakland. Other notable jobs include the demolition of the BART Lake Merritt Administration Building, Carquinez Bridge Approach Ramps,

both Oakland and San Francisco International Airport's Control Towers, demolition of the 240' tall Bank America Clock Tower Building and multiple projects for the Port of Oakland.

Silverado recently completed the demolition of Tolman Hall on the UC Berkeley campus as part of a 1997 initiative to make the campus safe in case of a significant earthquake. UC Regents approved the removal of the building that was deemed a deficient and obsolete building system incapable of renovation. The plan called for a new replacement structure to be built before the demolition of Tolman Hall. Construction of Berkeley Way West, an 8-story, 320,000 sq. ft. structure, began in Dec. 2015. The \$150 million new build replaced Tolman Hall, which

was built in 1962. Construction is now complete, and the new building houses the campus' Graduate School of Education, School of Public Health and the Department of Psychology. Berkeley Way West opened for the fall 2017 semester, and Silverado began demolition of Tolman Hall in Nov. 2018.

EARLY ATTENTION TO PLANNING, COORDINATION AND SAFETY PAY OFF - STEVE BICKNELL, CONSTRUCTION MANAGER, SILVERADO CONTRACTORS, INC.

Steve Bicknell is a construction manager for Silverado and oversees much of the safety and preliminary implementation plans on all sorts of demolition and remediation projects. When Silverado is working

Right: Hitachi EX1200-6 high reach excavator with pulverizer attachment reducing concrete structure to grade in systematic and controlled manner.

Below: Silverado's material segregation process generated 32,000 tons of recycled concrete, rebar, steel, aluminum, copper, wood and green waste.



as the general contractor, Bicknell is often the advanced party or first in on a job with a focus on permits, subcontractors and working with the owners and various stakeholders. "I was on-site every day during the first few months of the Tolman Hall project," says Bicknell. "One of the initial tasks was to work with the City of Berkeley and UC Berkeley to establish a trucking route and determine how, when and where we were to enter and exit the project." Bicknell says that he procured a trucking route permit from the City and put together an agreement with the Department of Public Works on what roads and streets they would utilize. He also worked with the city's engineering division to move a traffic signal in advance of demolition. "All of this was done far in advance with the knowledge and assistance of the Berkeley city inspector. It is important that I recognize, Jim Wert and Veronica Wong, who are project managers at UC Berkeley," continues Bicknell. "They were extremely proactive and let us know where we may or may not have an issue and what to watch out for in and around the campus."

According to Bicknell, one of the issues dealt with the proximity of existing and active buildings. "We had UC Berkeley's Chancellor's home to the north of Tolman Hall and another building just 20 feet away from where important research was being done by students and faculty," says Bicknell. "To reduce disruptions to a minimum, we erected scaffolding with sound blankets and screens to protect from falling material and diminish noise. We did everything we could to work around their schedule, including working weekends when many were not on campus. Keeping everyone safe is always job one, as we maintained spotters all-around the building. We also ceased the demolition process whenever anyone was walking by, and monitored the building after hours to keep the curious out of harm's way." Silverado also had a large flag crew on-site to direct both vehicular and pedestrian traffic. "We were working around thousands of students, and there was a walkway that passed underneath Tolman Hall," continues Bicknell. "That was the first thing we closed off, as we utilized signage and ground crews to assist students in navigating their way around the demolition site."

The \$5,275,000 demolition project was initially scheduled to be completed Dec. 13 2019, but was wrapped up early Oct. 16 2019. Silverado performed all of the demolition on the 263,000 sq. ft., 5-story poured-in-place concrete structure that also had a partial basement. They were also responsible for all of the abatement and final site grading duties. The removal of hazardous materials always come first and Silverado hired subcontractor, Sterling Environmental Corporation, out of Oakland to handle those duties. "This was not a big abatement job, but we did discover asbestos mastic under the slabs and in the flooring, as well as in the pipe wrap. There was something on every floor, and Sterling had to strip the roof of all asbestos coatings," says Bicknell.

THE DEMOLITION PROCESS – MARK ABUTAIR, PROJECT MANAGER, SILVERADO CONTRACTORS, INC.

The top-down hard demolition methodology proceeded directly after the abatement, stripping and salvaging process was complete. Silverado went on to gut the entire shell of all soft demolition material

{ Continued on page 16 }

Silverado's crew professionally performed its contract while maintaining a safe environment for UC Berkeley's active college campus filled with thousands of students, faculty and staff.



{ Continued from page 14 }

like drywall, doors, partitions, all the way down to the basic structure. They began at the penthouse and machine room levels. They maintained a crane on-site that hoisted mini excavators and skid steer loaders to the various levels to knock the material down systematically, level by level. Silverado also made use of their Hitachi EX1200-6 high reach excavator, along with other medium-sized excavators, to bring down and process the building on-site.

Silverado worked from east to west, continuing the demolition process while separating the concrete from the rebar and crushing the concrete on-site. Mark AbuTair was one of the primary project managers on-site overseeing operations. "We were originally contracted to import fill material to balance the grading and excavating operations," says AbuTair. "Instead, we value-engineered the project to separate, process and utilize the crushed concrete as fill material. We processed and reused all 20,000 cubic yards of concrete, saving the owner hundreds of thousands in import and export costs." AbuTair points out that rebar, copper and other metals

were recycled, along with the concrete, and points to other natural resources protected and preserved during construction.

"There was a *Melaleuca Stymphelioides*, better known as the prickly paperbark plant tree, in the general work zone that is native to eastern Australia. This particular tree is said to be the largest in all of California, and we protected that specimen from harm on this job site, along with several old oak trees," says AbuTair. "We also protected the electrical network that was tied to Tolman Hall and needed to remain active. This required a lot of coordination on the utility side, as we protected the power transformer that was feeding the adjacent buildings with a steel plate structure."

After everything was brought down safely and processed, the building footprint area was graded and left as an open space for a future university building project. "It was the tremendous coordination between the City of Berkeley, UC Berkeley, and all of the Silverado and other contractor team members on-site that made this all possible," says AbuTair. "I also want to recognize Gordon Howe, senior project

manager, and Mike Turner and Miguel Sandoval, who were the superintendents on-site during the entire project. It was their leadership and the conservative effort from every operator, laborer and the entire support staff that made this job safe and successful. The project was completed before the scheduled deadline, with all production and safety goals met or exceeded. We are all proud of another job well done by Silverado Contractors, Inc. and its subcontractors."

Silverado Contractors, Inc. is a general engineering contractor based in Oakland with offices in San Jose and Chino. Their scope of expertise includes building demolition, selective demolition, industrial, marine, transportation and bridge removal, as well as full remediation and hazardous removal capabilities. They also offer complete site decommissioning, plant closure, asset recovery, recycling, excavation and site preparation services. For more information, please visit their website at www.silveradocontractors.com or call their Oakland headquarters at (510) 658-9960. **CC**