



Office of Facilities Planning & Construction

University of North Texas

University of North Texas Health Science Center

University of North Texas at Dallas

DATE: November 30, 2020  
TO: Potential Respondents  
FROM: Elaine Robbins – Construction Solicitation Coordinator  
SUBJECT: NOTICE – SITE VISIT  
December 1, 2020 (8:30am - 12:00pm noon)  
December 2, 2020 (8:30am – 4:00pm)  
RFCSP769-21-10742ER  
UNT Art Studio Facility & Oak Street Hall Demo

This Notice is being issued to let Contractors know that site visit dates and times have been established to accommodate contractors having the opportunity to view the Oak Street Hall.

To: Potential Bidders to RFCSP769-21-10742ER-UNT Art Studio Facility & Oak St Hall Demo

From: UNT System Office of Facilities

Date: November 30, 2020

Re: Self-Guided Tour—Access to Oak Street Hall

Scope within solicitation RFCSP769-21-10742ER, calls for the demolition of Oak Street Hall located at 1120 W. Oak St., Denton, TX 76201. Arrangements have been made to provide access to this building for self-guided tours during the following days and times:

-Tuesday, December 1<sup>st</sup> from 8:30am – 12:00pm

-Wednesday, December 2<sup>nd</sup> from 8:30am – 4pm

The University of North Texas System requires the following Personal Safety Practices for all students, faculty, staff and visitors:

- Social Distancing at minimum of 6 feet apart
- Face coverings/ masks that cover the nose and mouth
- Frequent handwashing and use of sanitizer

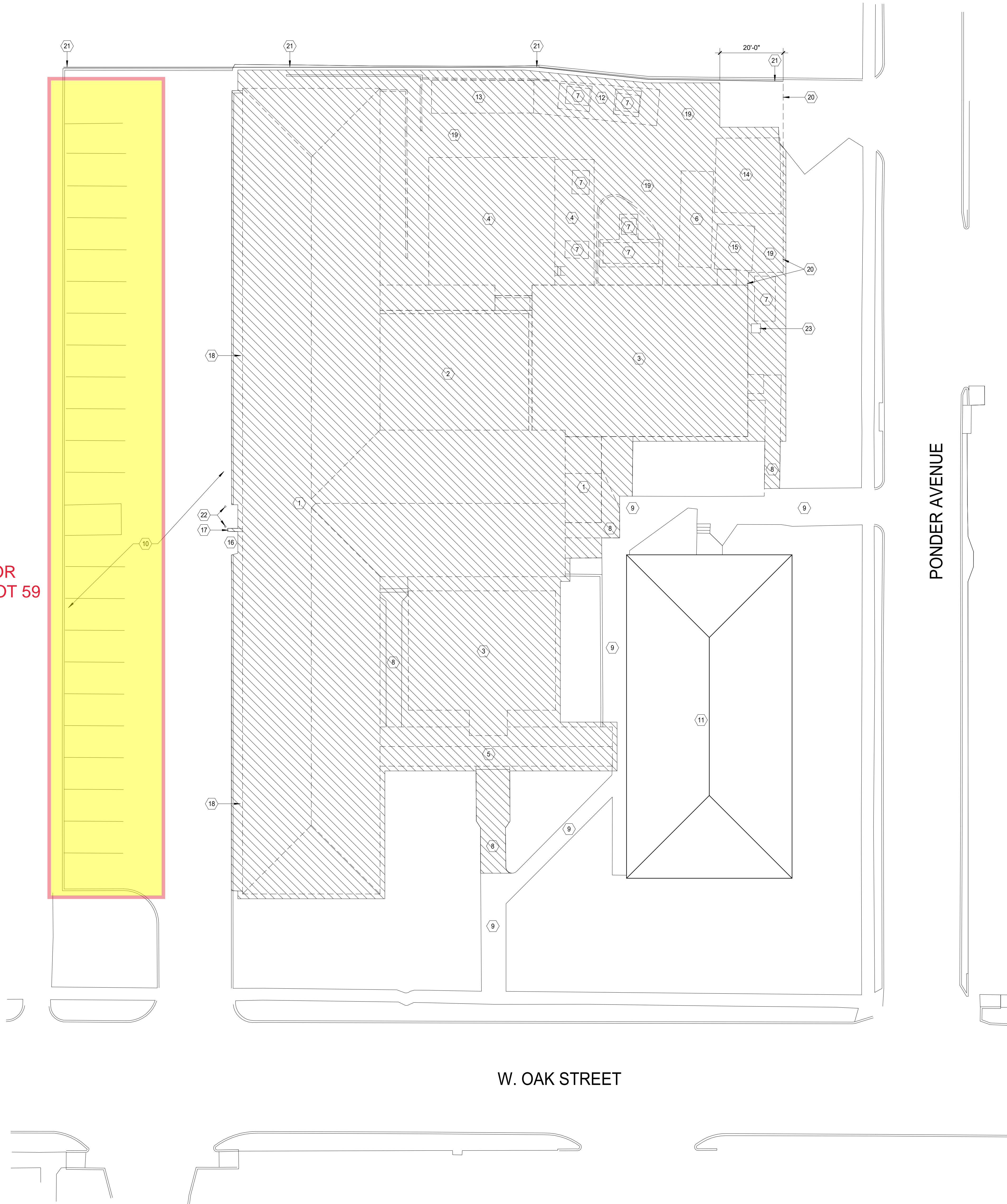
Additional details can be found here: <https://healthalerts.unt.edu/return/safety>

Visitors need to park in Lot 59 located on the West side of the building. Entrance into the building will also be on the West side.

Attachments: Demolition site plans and building floorplans.

CC: UNT Police, UNT Facilities, CVAD Ceramics Dept., UNT System

**CONTRACTOR PARKING--LOT 59**



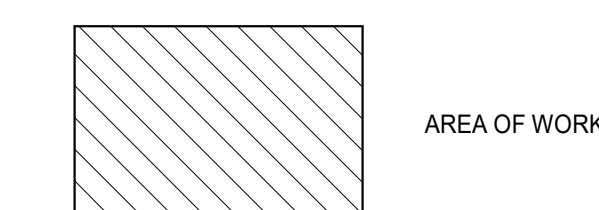
**GENERAL SITE DEMOLITION NOTES**

1. ALL ITEMS SHOWN ON THE DEMOLITION PLAN ARE EXISTING TO REMAIN UNLESS OTHERWISE INDICATED.
2. CONTRACTOR SHALL FIELD VERIFY EXTENT OF DEMOLITION PRIOR TO BIDDING. THE WORK INCLUDES, BUT IS NOT LIMITED TO, THE DEMOLITION AND REMOVAL OF WALLS, DOORS, FIXTURES, MEP ITEMS, ETC. AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED FOR THE INSTALLATION OF NEW WORK FOR A COMPLETE JOB. THE CONTRACT DOCUMENTS REFLECT THE PRINCIPLE AREAS WHERE THE WORK MUST BE ACCOMPLISHED UNDER THIS SCOPE. INCIDENTAL WORK THAT IS NOT SPECIFICALLY INDICATED ON THE CONTRACT DOCUMENTS MAY ALSO BE NECESSARY DUE TO CHANGES AFFECTING PLUMBING, MECHANICAL, ELECTRICAL, OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS PART OF THE PROJECT SCOPE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN THE EXTENT OF WORK REQUIRED IN ACCORDANCE WITH THE PROJECT SCOPE AND INCLUDE THESE COSTS WITHIN THEIR INITIAL BID.
3. CONTRACTOR SHALL INSPECT THE EXISTING FACILITY AND VERIFY THAT THE INFORMATION INDICATED IN THE CONTRACT DOCUMENTS FOR EXISTING CONSTRUCTION AND CONDITIONS IN THE AREA OF WORK IS ACCURATE. CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR INCONSISTENCIES IN THE CONTRACT DOCUMENTS IN A TIMELY MANNER. DO NOT PROCEED WITH WORK IN THE AREA IN QUESTION UNTIL SUCH DISCREPANCIES, OMISSIONS, AND/OR INCONSISTENCIES ARE RESOLVED.
4. CONTRACTOR SHALL PROTECT EXISTING CONSTRUCTION TO REMAIN WITHIN THE SCOPE OF THE WORK FROM DAMAGE DURING DEMOLITION. BEFORE PROCEEDING WITH THE WORK, CONTRACTOR SHALL PREPARE A COMPREHENSIVE RECORD OF EXISTING CONDITIONS WITHIN THE SCOPE OF THE WORK. UPON COMPLETION OF THE WORK, ANY DAMAGE TO EXISTING CONSTRUCTION THAT IS NOT DOCUMENTED IN THE RECORD OF EXISTING CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT, REPAIR, AND/OR REPLACE AS REQUIRED TO MATCH EXISTING ADJACENT UNDISTURBED CONSTRUCTION.
5. REFER TO MEP, STRUCTURAL, AND/OR CIVIL CONTRACT DOCUMENTS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
6. PRIOR TO DEMOLITION, REFER TO OWNER-PROVIDED HAZARDOUS MATERIAL REPORT. IF SUSPECTED HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION, AVOID DISTURBING THE HAZARDOUS MATERIAL AND IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT. IT IS THE OWNER'S RESPONSIBILITY TO PERFORM REMOVAL OF HAZARDOUS MATERIAL SHOULD ABATEMENT OF HAZARDOUS MATERIAL BE REQUIRED, AND SUCH WORK WILL BE DONE UNDER A SEPARATE CONTRACT.
7. AT OCCUPIED BUILDINGS AND SITES, CONTRACTOR SHALL COORDINATE ALL DEMOLITION ACTIVITIES AND SCHEDULING WITH DESIGNATED OWNER'S REPRESENTATIVE AND/OR BUILDING MANAGEMENT; COMPLY WITH THE BUILDING REGULATIONS, AVOID DISTURBING BUILDING OCCUPANTS AND/OR TENANTS, AND AVOID INTERFERING WITH BUILDING OPERATIONS EXCEPT AS SPECIFICALLY APPROVED IN ADVANCE BY DESIGNATED OWNER'S REPRESENTATIVE AND/OR BUILDING MANAGEMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE RESTRICTIONS INCLUDING, BUT NOT LIMITED TO: ALLOWABLE WORKING HOURS, PARKING, CORE DRILLING, NOISE, SECURITY, FREIGHT ELEVATOR USAGE, FLOOR LOADING, DUST CONTROL, TRASH REMOVAL, STAGING AREAS, STORAGE OF MATERIALS, CLEANUP, TOILET AVAILABILITY, TEMPORARY UTILITIES, AND UTILITY SERVICE INTERRUPTIONS.
8. CONTRACTOR SHALL REMOVE FROM SITE AND DISPOSE OF ALL WASTE, RUBBISH, AND DEMOLISHED MATERIALS THAT ARE NOT INDICATED TO BE SALVAGED IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND BUILDING REGULATIONS.
9. ANY EXISTING CONSTRUCTION THAT IS TO BE REMOVED SHALL BE REMOVED CAREFULLY SO AS NOT TO DAMAGE ANY EXISTING CONSTRUCTION THAT IS TO REMAIN.
10. PROVIDE TEMPORARY SECURITY FENCING, GATES, ETC. AS REQUIRED TO KEEP THE AREA OF WORK SECURE DURING DEMOLITION.
11. EXISTING FURNITURE, FIXTURES, AND EQUIPMENT (FF&E) SHALL BE REMOVED BY OWNER PRIOR TO DEMOLITION UNLESS OTHERWISE INDICATED.
12. EXTEND FIBER & CONDUIT FROM CLOSEST TELEPHONE POLE ALONG OAK STREET TO OAK STREET ANNEX. REF. TECHNOLOGY DRAWINGS FOR OAK STREET ANNEX.
13. REMOVE AND RELOCATE (15) LIGHT FIXTURES IN EXISTING KILN YARD TO KILN YARD AT MULBERRY STREET. PROVIDE TEMPORARY LIGHTING IN EXISTING KILN YARD UNTIL SUCH TIME UNIT DETERMINES KILN YARD IS NOT IN USE.

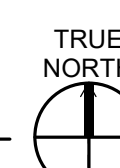
**KEYED DEMOLITION NOTES**

1. EXISTING TWO (2) STORY BRICK VENEER ON CMU BUILDING WITH STEEL FLOOR JOIST, FIRST AND SECOND LEVEL, STEEL TRUSS FRAMED HIPPED ASPHALT SHINGLED ROOF - TO BE DEMOLISHED IN ITS ENTIRETY. TWO LEVELS APPROXIMATELY 14,491 SF. REMOVE PIERS, FOOTINGS TO 4'-0" BELOW GRADE. APPROXIMATELY 126 CONCRETE SQUARE PIERS AND FOOTINGS OF VARIOUS SIZES, AVERAGE SIZE PIER IS 14" X 14", AVERAGE FOOTING IS 25 SF, 14" DEPTH.
2. EXISTING ONE (1) STORY BRICK VENEER ON CMU BUILDING W/ BASEMENT AND BUILT-UP ROOF ON STEEL JOISTS - TO BE DEMOLISHED IN ITS ENTIRETY. FIRST LEVEL APPROXIMATELY 2300 SF. BASEMENT LEVEL APPROXIMATELY 3400 SF, 9'-0" BELOW GRADE. PIERS ACCOUNTED FOR IN ABOVE NOTE.
3. EXISTING ONE (1) STORY BRICK VENEER ON METAL STUDS, STEEL COLUMN FRAMED BUILDING WITH STEEL JOIST FLAT BUILT-UP ROOF - TO BE DEMOLISHED IN ITS ENTIRETY. APPROXIMATELY 5400 SF. REMOVE PIERS TO PIER CAP APPROXIMATELY 2'-0" BELOW GRADE.
4. EXISTING METAL SHED ROOF, STEEL SUPPORT STRUCTURE AND 5" CONCRETE SLAB, (9) 3' X 3' FOOTINGS AT 2'-6" BELOW FINISH FLOOR - TO BE DEMOLISHED IN ITS ENTIRETY. APPROXIMATELY 2400 SF.
5. EXISTING ARCADE - 3'-6" WIDE DOUBLE WYTHE BRICK COLUMNS SUPPORTING ASPHALT SHINGLED WOOD FRAME PITCHED ROOF - TO BE DEMOLISHED IN ITS ENTIRETY. APPROXIMATELY 1000 SF. PIERS ACCOUNTED FOR IN KEY NOTE 1.
6. EXISTING METAL SHED STRUCTURE - TO BE DEMOLISHED IN ITS ENTIRETY. APPROXIMATELY 400 SF.
7. EXISTING CONCRETE PAD & EQUIPMENT - TO BE DEMOLISHED IN ITS ENTIRETY.
8. EXISTING CONCRETE SIDEWALK - TO BE DEMOLISHED.
9. EXISTING SIDEWALK TO REMAIN EXCEPT WHERE ADJACENT TO BUILDING TO BE DEMOLISHED, CONTRACTOR MAY REMOVE AS REQ'D.
10. EXISTING PARKING LOT PAVEMENT TO REMAIN
11. EXISTING ONE (1) STORY MASONRY BUILDING - TO REMAIN. MAINTAIN EXISTING SERVICES. EXTEND GAS & FIBER SERVICES TO BLDG. AS NOTED. -REF. CIVIL & TECHNOLOGY. EXTEND FIBER & CONDUIT FROM CLOSEST TELEPHONE POLE ALONG OAK STREET TO OAK STREET ANNEX. -REF. TECHNOLOGY DRAWINGS FOR OAK STREET ANNEX.
12. EXISTING METAL ROOF, STEEL SUPPORT STRUCTURE TO BE DEMOLISHED IN ITS ENTIRETY. APPROXIMATELY 400 SF.
13. EXISTING METAL SHED STRUCTURE TO BE DEMOLISHED. APPROXIMATELY 400 SF.
14. EXISTING WOOD POST SUPPORTED METAL ROOF TO BE DEMOLISHED IN ITS ENTIRETY. APPROXIMATELY 500 SF.
15. EXISTING WOOD POST SUPPORTED METAL ROOF TO BE DEMOLISHED IN ITS ENTIRETY. APPROXIMATELY 150 SF.
16. REMOVE BLUE PHONE. RETURN TO UNT.
17. REMOVE MASONRY WALL.
18. REMOVE SIDE WALK PAVING FROM BUILDING TO PARKING LOT CURB.
19. REMOVE CONCRETE PAVING WITHIN THE LIMITS OF DEMOLITION.
20. REMOVE APPROXIMATELY 60'-0" X 6'-0" HIGH CHAIN LINK FENCE AND ENTRANCE GATE ON EAST SIDE OF PROPERTY. FENCE ADJACENT TO NEIGHBORING PROPERTY TO REMAIN.
21. FENCE TO REMAIN.
22. REMOVE BOLLARDS.
23. GAS METER TO REMAIN. PROTECT THROUGHOUT CONSTRUCTION.

**SITE DEMOLITION LEGEND**



**ARCHITECTURAL SITE DEMOLITION**  
**01 PLAN - OAK STREET HALL**  
 SCALE: 1/16" = 1'-0"



consultant

seal / disclaimer

**PRELIMINARY**

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client / owner



**UNIVERSITY OF NORTH TEXAS SYSTEM**

1901 MAIN STREET  
 DALLAS, TEXAS 75201

project

**OAK STREET HALL DEMOLITION & ART STUDIO FACILITY**

1120 W. OAK STREET  
 DENTON, TEXAS, 76201

revision no: issue date:

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 10-30-2020

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 18012.001

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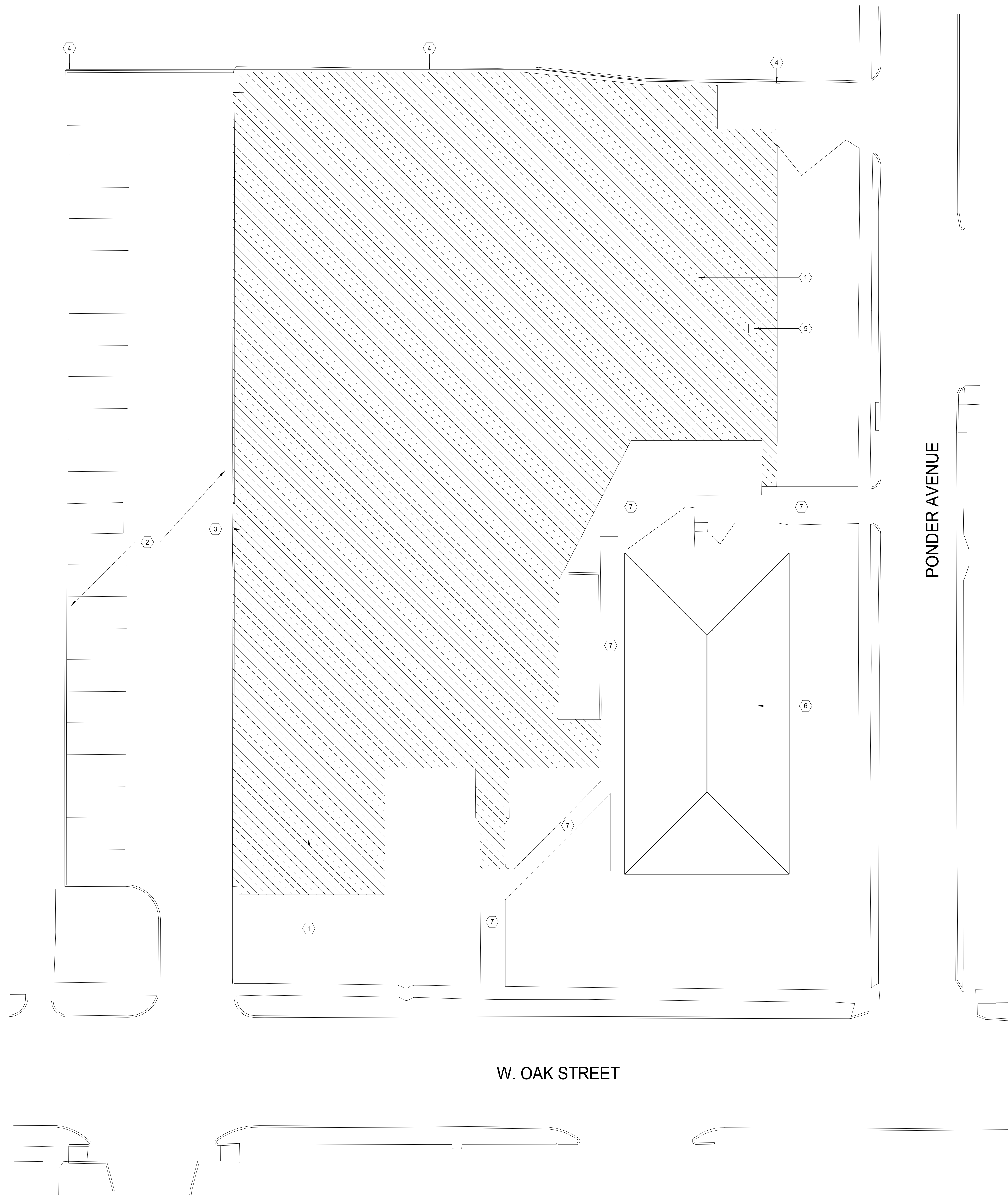
issue title:  
 95% CD REVIEW

sheet title:

**ARCHITECTURAL SITE DEMOLITION PLAN - OAK STREET HALL**

sheet no:  
**OS ASD-101**

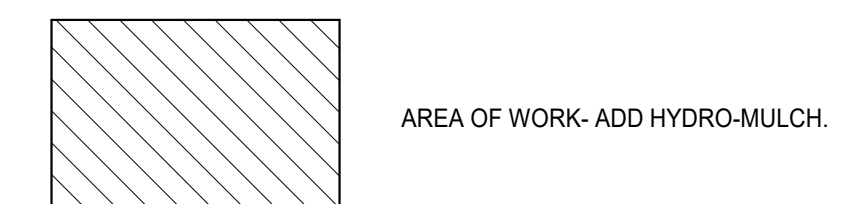
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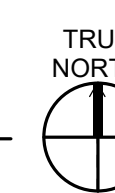
**KEYED SITE PLAN NOTES**

1. ADD HYDRO-MULCH.
2. EXISTING PARKING TO REMAIN.
3. REMOVE BLUE LIGHT PHONE, RETURN TO UNT.
4. EXISTING FENCE TO REMAIN.
5. GAS METER TO REMAIN, PROTECT THROUGHOUT CONSTRUCTION.
6. EXISTING ONE (1) STORY MASONRY BUILDING - TO REMAIN, MAINTAIN EXISTING SERVICES, EXTEND GAS & FIBER SERVICES TO BLDG. AS NOTED, -REF. CIVIL & TECHNOLOGY.
7. EXISTING SIDEWALK TO REMAIN EXCEPT WHERE ADJACENT TO BUILDING TO BE DEMOLISHED, CONTRACTOR MAY REMOVE AS REQ'D.

**SITE PLAN LEGEND**



**01 ARCHITECTURAL SITE PLAN - OAK STREET HALL**  
 SCALE: 1/16" = 1'-0"



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**UNIVERSITY OF NORTH TEXAS SYSTEM**  
 1901 MAIN STREET  
 DALLAS, TEXAS 75201

project

**OAK STREET HALL  
 DEMOLITION &  
 ART STUDIO FACILITY**

1120 W. OAK STREET  
 DENTON, TEXAS, 76201

revision no: issue date:

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issue date: 10-30-2020

vai project no: 18012.001

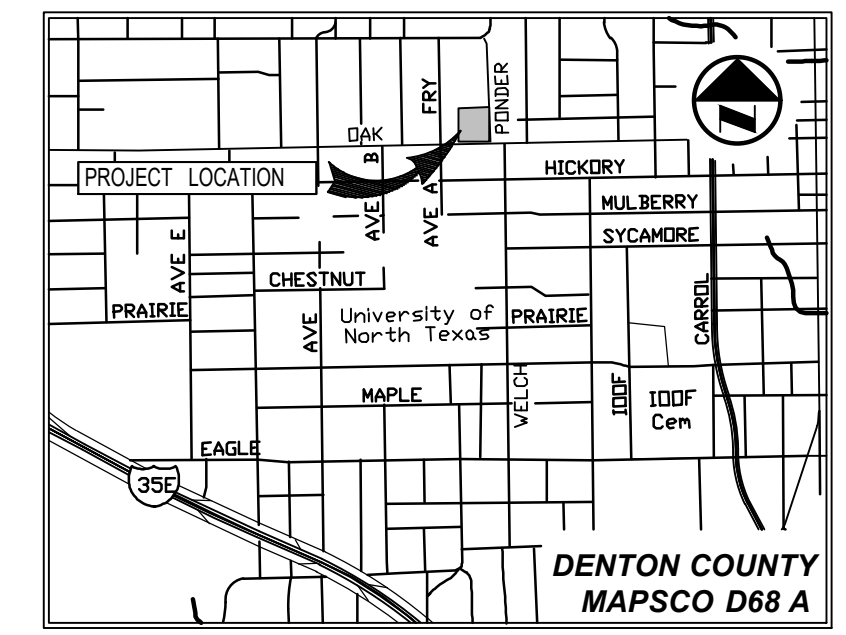
drawn by: Author checked by: Checker

issue title: 95% CD REVIEW

sheet title:

**ARCHITECTURAL SITE PLAN - OAK STREET HALL**

sheet no: **OS AS-101**



VICINITY MAP  
(NOT TO SCALE)

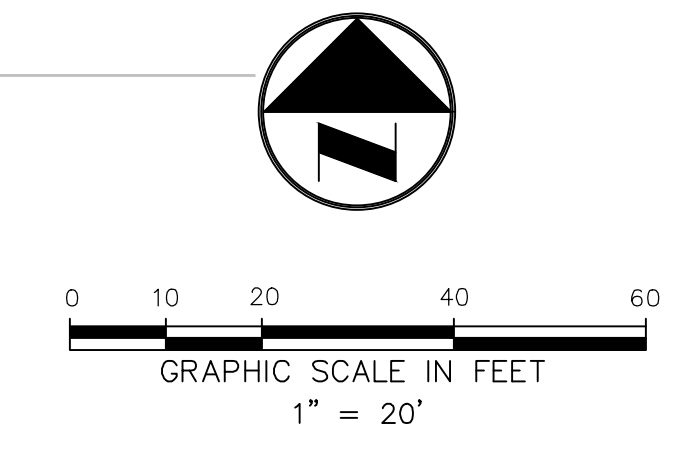
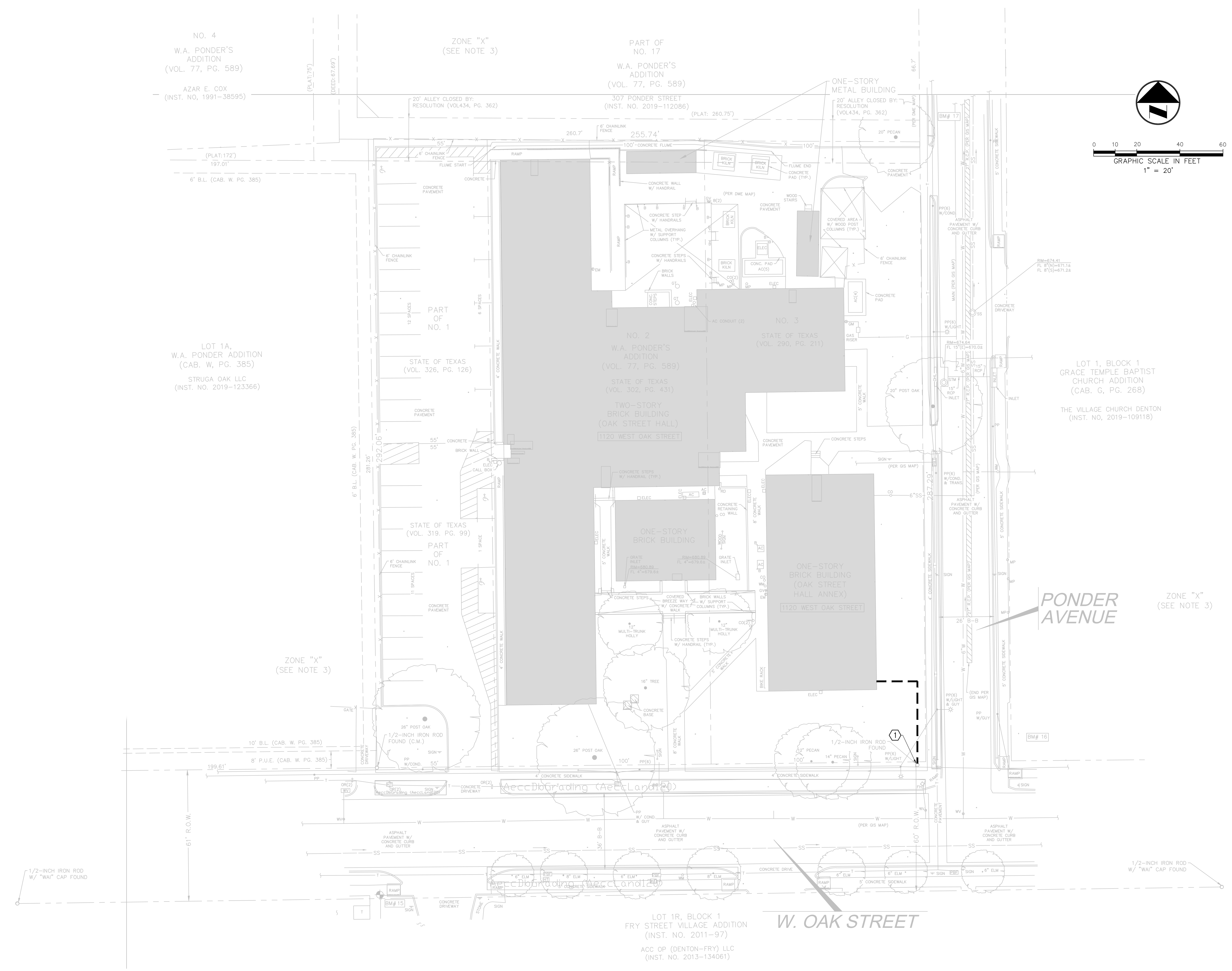
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OAK STREET HALL DEMOLITION & ART STUDIO FACILITY

1001 W. MULBERRY STREET DENTON TEXAS 76201

DEMO SITE PLAN - COMMUNICATIONS



KEYED NOTES:  
① RUN FIBER FROM THIS POLE TO BUILDING TO ABOVE CEILING. TERMINATE NEXT TO EXISTING IT CABINET IN BUILDING.

Who: Datasheet Headers  
When: Oct 20, 2020 - 11:00am  
Where: C:\Users\jrhicks\OneDrive\Documents\TSD101.dwg  
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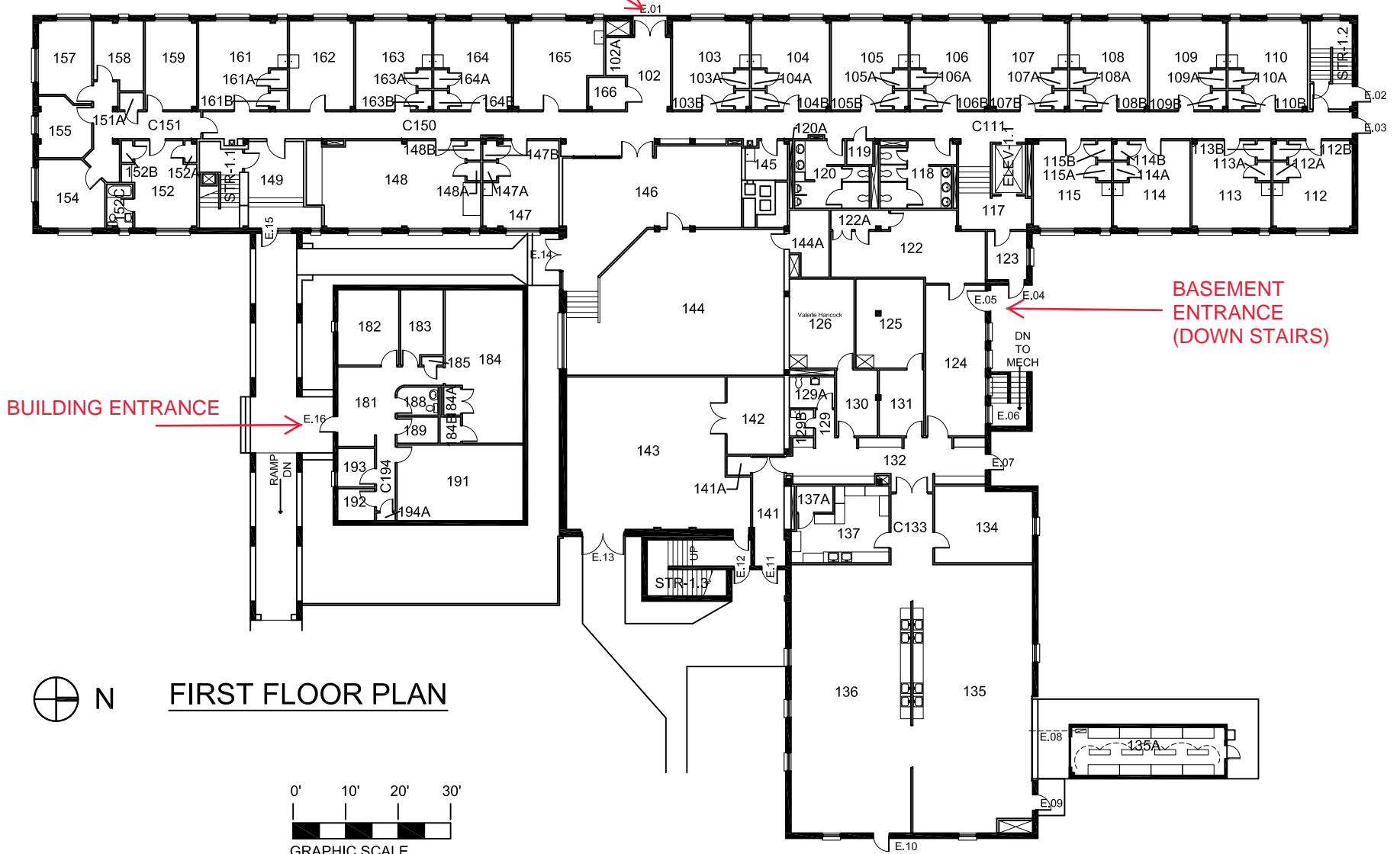
# OAK STREET HALL

BUILDING #0132

08-2013

BUILDING ENTRANCE

Exterior Gross Area  
20393

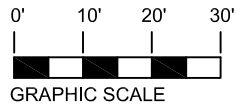


BASEMENT  
ENTRANCE  
(DOWN STAIRS)

BUILDING ENTRANCE



FIRST FLOOR PLAN

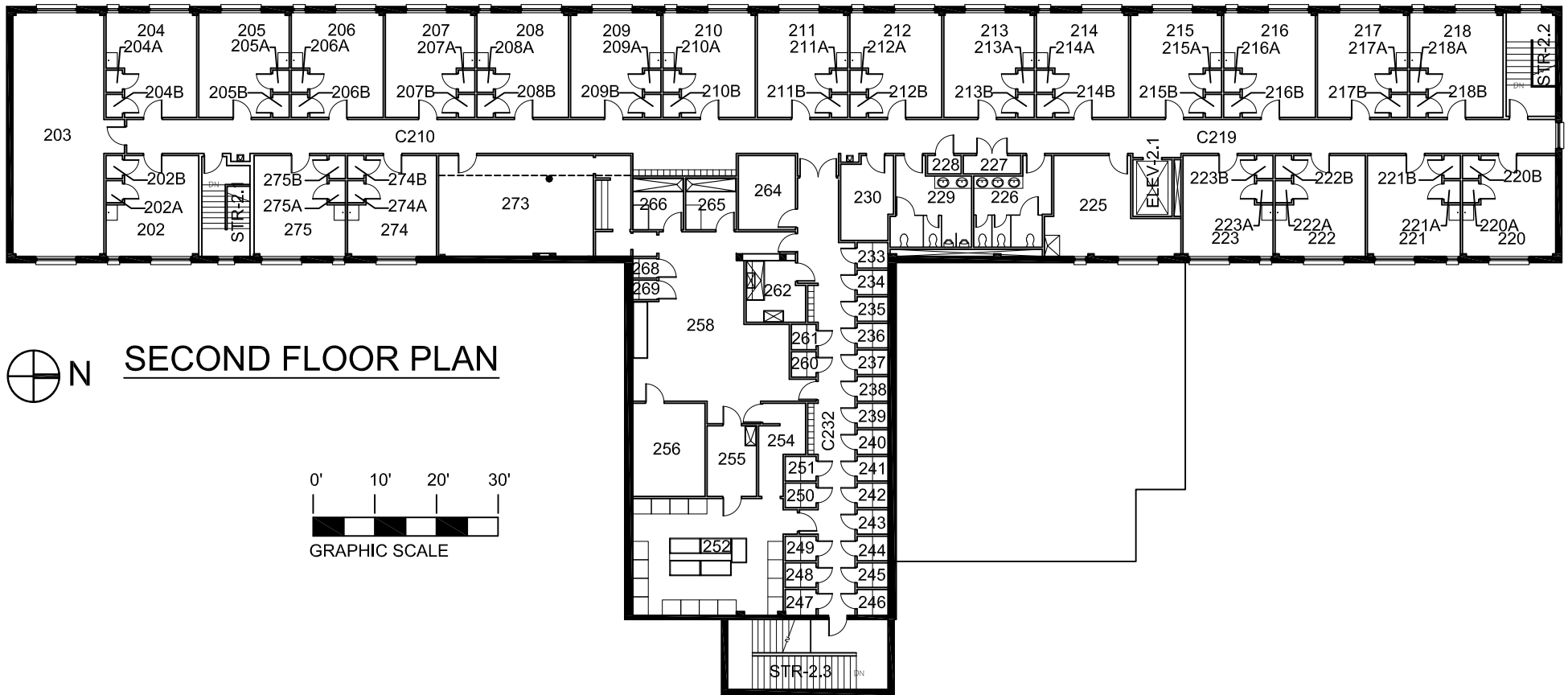


# OAK STREET HALL

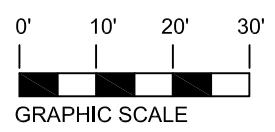
BUILDING #0132

07-2007

Exterior Gross Area  
13365



 **SECOND FLOOR PLAN**

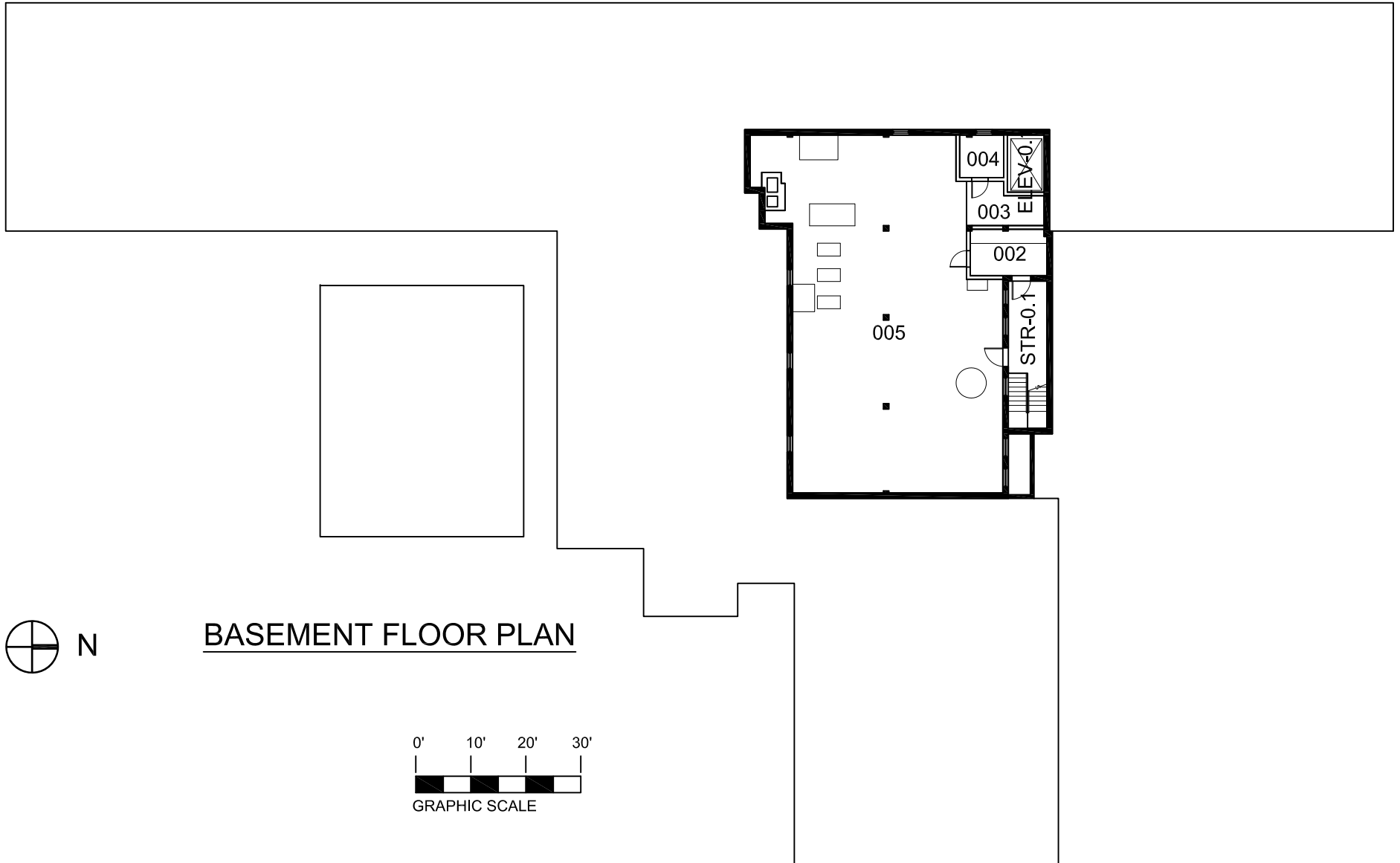


# OAK STREET HALL

BUILDING #0132

09-2007

Exterior Gross Area  
3253



BASEMENT FLOOR PLAN

