

SECTION 024119

SELECTIVE DEMOLITION/RESTORATION

PART 1 - GENERAL

1.1 STIPULATIONS

- A. The specifications sections “General Conditions of the Construction Contract”, “Special Conditions”, and “Division 1 – General Requirements” form a part of this Section by this reference thereto, and shall have the same force and effect as if printed herewith in full.

1.2 SUMMARY

- A. Section Includes:
 - 1. Demolition and removal of selected portions of building or structure.
 - 2. Demolition and removal of selected site elements.

1.3 DEFINITIONS

- A. Remove: Detach items from existing construction and legally dispose of them off-site unless indicated to be removed and salvaged or removed and reinstalled.
- B. Remove and Salvage: Carefully detach from existing construction, in a manner to prevent damage, and deliver to the Department.
- C. Remove and Reinstall: Detach items from existing construction, prepare for reuse, and reinstall where indicated.
- D. Existing to Remain: Existing items of construction that are not to be permanently removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.

1.4 SUBMITTALS

- A. Make submissions in accordance with Division 1 Specifications and ‘SCHEDULE OF MATERIAL SUBMITTALS’, attached at the end of the Specifications.
- B. No deviations, substitutions or changes of materials, to be incorporated into this project, shall be made after approval by the Department, except for written direction by and the approval of the manufacturer of a specific item and re-approval by the Department.
- C. The Department retains the right to require additional items not specifically denoted to be submitted for approval and/or additional clarification.

1.5 QUALITY ASSURANCE

- A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in demolition operations and who are completely familiar with the specified requirements and methods needed for the proper performance of the work.
- B. Use equipment adequate in size, capacity and number to accomplish the work in a safe and timely manner.
- C. All work shall be performed in complete compliance with the rules and regulations of the Federal Department of Labor, Occupational Safety and Health Administration.

1.6 FIELD CONDITIONS

- A. The Contractor shall be aware of the fact that all Drawings provided for this project are diagrammatic in nature and require field verification for actual site conditions that will affect project execution, exact quantities and details.
 - 1. Cutting and removals depicted on the Drawings are a general indication only of the work required and do not necessarily show the full extent and/or limit the Contractor's responsibility to perform any such work required to properly execute this Contract.
- B. Notify the Design Professional of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- C. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
 - 1. If suspected hazardous materials are encountered, do not disturb; immediately notify the Design Professional and Using Agency. Hazardous materials will be removed by Owner under a separate contract.
- D. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

1.7 JOB CONDITIONS

- A. Prior to the start of demolition, the General Contractor shall provide the following:
 - 1. Provide safety barriers, taped isolation areas, warning lights and/or other protective devices, as required.
- B. Do not close or obstruct egress for any building exit.
- C. Perform work in a manner so as to prevent damage or injury to military personnel and/or property to the public.
- D. Conduct demolition to minimize interference with adjacent and occupied building areas.

- E. Do not disable or disrupt building fire or life safety systems without 3 days prior written notice to the Using Agency.
- F. Protect walls, ceilings, floors, and other existing areas/items that are to remain and are exposed during demolition operations.
- G. Use caution and wear appropriate clothing, including gloves and safety goggles.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with ANSI/ASSE A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped before starting selective demolition operations.
- B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- C. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to the Design Professional.

3.2 PREPARATION

- A. Thoroughly review all Drawings and Specification and coordinate demolition operations with all trades.
- B. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
- C. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
- D. Temporary Shoring: Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes

to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

3.3 SELECTIVE DEMOLITION, GENERAL

- A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
 - 1. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.
 - 2. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
 - 3. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain fire watch and portable fire-suppression devices during flame-cutting operations.
 - 4. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
- B. Surveys: During demolition, perform surveys to detect hazards that may result from building demolition activities.
- C. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by the Design Professional, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

3.4 SELECTIVE DEMOLITION

- A. All demolition work shall be executed in such a manner as to prevent any damage to the adjacent existing work/conditions.
 - 1. Prior to demolition of each item the Contractor shall inspect the adjacent conditions and report any pre-existing damaged areas to the Design Professional for verification. Pre-existing damage SHALL NOT be the responsibility of the Contractor to repair if previously identified.
- B. Demolition operations SHALL NOT start until all shop drawings have been approved.

3.5 DISPOSAL OF DEMOLISHED MATERIALS

- A. The Department retains the right of first refusal of all demolished items. All items not retained by the Department shall be removed from the site unless stated otherwise within this specification and transported to its final disposal location in a manner that prevents spillage on

streets, roadways, or adjacent areas. All cleanup and disposal shall be in accordance with local, state and federal laws and regulations. In cases of conflict among these laws and regulations, the most stringent law or regulation shall apply.

- B. Contractor shall recycle demolished concrete, asphalt and fencing materials, provided that there is a recognized Recycling Center within a 25 mile radius of the project site. In the event that a Recycling Center is not available disposal shall be at a PA DEP approved landfill.
 - 1. Provide name and address of the Recycling Center and/or landfill to be utilized for disposal of demolished material.
 - 2. Provide original weight slips from the above facility to verify compliance with this requirement.
 - 3. Assumed salvage value of recycled materials, if any, may be reflected in the Contract Proposal at the Contractors option.
 - 4. Cost of transportation of demolished material shall be included with the Contract Price.
- C. Demolition materials/items shall be gathered daily and neatly stored in a location designated by the Using Agency until off-site disposal.
- D. Drives and walkways adjacent to the work area shall be kept clear of obstructions at all times; areas shall be clean and clear of materials and debris to their full length and width and shall be maintained in a manner so as to permit safe and normal use.
- E. The Contractor shall be responsible for the safe and orderly transport of demolition from the work site.

3.6 RESTORATION

- A. Each contractor shall Repair or replace all damaged materials and adjacent areas disturbed by their own construction operations, to include paving, stoned and grass areas to the governments satisfaction.
- B. Seeded/Ground/stoned/grass areas: The General Contractor shall be responsible in areas where multiple contractors have disturbed that area.

3.7 CLEANING

- A. Each Contractor shall their clean their own debris from work areas and adjacent areas.