

SECTION 230060 – MECHANICAL AND PLUMBING DEMOLITION

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Mechanical and Plumbing Demolition

1.2 RELATED WORK/DIVISIONS

- A. Division 2

1.3 SCOPE

- A. Refer to marked on existing drawings for Scope-of-Work

PART 2 - PRODUCTS

2.1 MATERIALS AND EQUIPMENT

- A. Provide materials and equipment for patching and extending work approved by Architect/Engineer.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that building conditions marked on existing drawings are correct. Report discrepancies to Architect/Engineer before disturbing existing installation.
- B. Verify existing heating & ventilating (HV) equipment and ductwork serve only the pool facilities.
- C. Verify existing plumbing fixtures, equipment and piping serve only the pool facilities.
- D. Demolition drawings are a marked up set of existing PDF drawings. Report discrepancies to Architect/Engineer before disturbing existing installation.
- E. Beginning of demolition means installer accepts existing conditions.

3.2 COORDINATION

- A. All mechanical and plumbing removals shall be coordinated with the removal and construction schedules of the other contractors working on this project so that the construction schedule may proceed without delays and interferences. Removals shall be complete before new work is started except portions of the removal which are designated for temporary use.
- B. The Electrical Contractor is responsible for the removal of all electrical items serving mechanical and plumbing equipment that is to be removed. This Contractor shall coordinate the exact quantities and location of equipment to be disconnected and removed with the Electrical Contractor.
- C. HV mechanical systems serving the pool area will be abandoned in place.
- D. Sump pumps and pits will remain in service.

3.3 PREPARATION

- A. Disconnect and remove mechanical systems as indicated on the marked plans.
- B. Disconnect and remove plumbing systems as indicated on the marked plans.
- C. Maintain the following systems. When the system is to remain provide all rework required to maintain system operation. Systems shall only be disabled to make switchovers and connections. Provide temporary connections to maintain service in areas adjacent to work area. Obtain permission from Architect/Engineer at least 72 hours before partially or completely disabling systems, minimizing outage duration.
 - 1. Electric unit heater in the basement.

3.4 DEMOLITION AND EXTENSION OF EXISTING MECHANICAL WORK

- A. Demolish and extend existing mechanical work under provisions of Division 2 and Division 23.
- B. In areas where existing surfaces and structures are to remain, all equipment and materials designated for removal shall be disassembled where possible and neatly cut where necessary to avoid damaging surfaces and structures. Where damage to existing surfaces and structures occurs, this Contractor shall be responsible for repairs using proper materials as specified in other sections of this specification and as directed by the Architect/Engineer.
- C. Where items of equipment or materials are designated to be turned over to the Owner, such equipment and material shall be carefully removed and reassembled or packaged in order to avoid damage and loss of parts. This

Contractor shall be responsible for repair of damage and replacement of lost parts.

- D. Demolished equipment and materials shall be removed from the work area by the end of each workday and more frequently when necessary to avoid congestion and hazardous conditions. Demolished equipment and materials shall be removed from the site at least once a week and more frequently when necessary to avoid congestion and hazardous conditions. Materials shall be carefully stacked or boxed as they are removed to avoid the safety hazards associated with cluttered work areas and unstable stacks and piles.
- E. All demolished materials and equipment not designated to be turned over to the Owner shall become the property of the Contractor. The Contractor shall dispose of these materials and equipment in accordance with the applicable requirements of local, state, and federal authorities having jurisdiction.
- F. Removals shall be complete and shall include all attachments, brackets, hangers, cables, clamps, hardware, bolts, and screws. Cast in place and expanded anchors do not need to be removed where they are flush with the surface, but protruding studs shall be cut off flush.
- G. Remove piping back to source of supply and as indicated on the marked plans.
- H. Repair adjacent construction and finishes damaged during demolition and extension work.
- I. Maintain access to existing mechanical installations which remain active. Modify installation or provide access panel as appropriate.
- J. Remove any acoustical tile or ceiling material not removed by other trades, as required for the removal of existing and/or the installation of new equipment. The contractor shall replace all ceiling tiles damaged by him that are to remain. New ceiling tiles shall match the existing type. Verify type with Architect before installing.
- K. Repair fire and smoke rated partitions surrounding mechanical or plumbing work to meet code. Refer to the Architectural Plans for locations of smoke and fire partitions.
- L. Where demolition of equipment or fixtures damages existing surfaces that are to remain, restore those surfaces to the same condition as the adjacent surfaces. All patches and repairs shall be subject to review and approval by the Architect. When the Room Finish Schedule shows that a room will be painted under another contract, prime the wall and ceiling patches ready for finish painting. Where room finishes are not part of another contract, prime and paint wall and ceiling patches to match existing surfaces.

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3.5 ASBESTOS MATERIAL

- A. If the Contractor finds any asbestos during this construction project, then stop work immediately and report it to the owner. The owner will then take care of the removal of this asbestos.
- B. Guarantee: The Contractor shall guarantee that all hazardous materials have been removed from the Owner's property and disposed of properly and that the existing structure is free of contamination by any hazardous materials removed for this project.

3.6 SALVAGE

- A. The items indicated on the drawings shall be carefully removed, protected, and turned over to the Owner in the condition which existed before their removal. The Contractor shall transport the salvaged items with his own manpower to the Owner designated place located on site or re-install the items as shown on the drawings.

3.7 CLEANING AND REPAIR

- A. Clean and repair existing materials and equipment which remain or are to be reused.
- B. Reused electric unit heater: Provide new parts or new unit heater as required to maintain heat in the basement. Replace all broken parts. Clean unit heater to make it safe and operational.

3.8 INSTALLATION

- A. Install relocated materials and equipment under the provisions of Division 2.

END OF SECTION 230060