

SECTION 024119 - SELECTIVE STRUCTURE DEMOLITION

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

- A. Items indicated to be removed and salvaged remain Owner's property. Carefully detach from existing construction, in a manner to prevent damage, and deliver to Owner ready for reuse. Include fasteners or brackets needed for reattachment elsewhere.
- B. Comply with EPA regulations and hauling and disposal regulations of authorities having jurisdiction. Comply with ANSI A10.6 and NFPA 241.
- C. Pre-demolition Photographs: Show existing conditions of adjoining construction and site improvements, including finish surfaces. Submit before Work begins.
- D. Hazardous material testing and abatement has already been undertaken by the Owner under separate contract. Contaminated materials have been identified and their removal detailed on the Asbestos Abatement and Mold Remediation drawings and specifications. The remediation work under this separate contract will be completed prior to the commencement of work under this contract. If additional materials are encountered and suspected of containing hazardous materials, do not disturb; immediately notify Architect and Owner. Hazardous materials shall be removed by an abatement contractor, under separate contract with the Owner.

1.2 SCOPE OF WORK

- A. Exterior Building Demolition
 1. Remove the south connector between the west and east wings in its entirety.
 2. Remove the exterior porch structure on the east side of the connector between the west and south wings in its entirety.
 3. Remove the exterior porch structure on the east side of the connector between the west and north wings in its entirety.
 4. Remove the exterior porch structure centered on the east side of the west wing (inside the open courtyard) in its entirety.
 5. Remove the concrete paving in the open courtyard between the west and east wings in its entirety.
 6. Remove the masonry screen walls at the air cooled condensers at the east end of the north and south wings in their entirety back to the exterior walls of the building.
 7. Remove the porch steps at the main entry porch centered on the west side of the west wing.
 8. Remove the quarry tile pavers on the main entrance porch centered on the west side of the west wing.
 9. Remove the porch columns supporting the roof structure over the main entry porch centered on the west side of the west wing. New support columns are shown on the structural drawings.
 10. Remove storefront entry, sidelights, & framing from main entrance to east wing centered on the east side of the east wing.
 11. Remove storefront windows and entry door & framing leading from west side of east wing into open courtyard.
 12. Remove all existing wooden shutters at window openings in north, west, & south wings.
 13. Remove original double hung window units from north, west & south wings (Alt #5).

B. Roof Demolition Work

1. Remove and dispose of all existing roof systems and flashings down to the existing roof deck on Roof Areas E2, E4, and E5.
2. Remove and dispose of all existing roof system wood nailers on Roof Areas E2, E4, and E5.
3. Remove and dispose of existing equipment, pitch pockets and roof penetrations as called for on the drawings. Repair cementitious roof deck on Roof Areas E2, E4, and E5 per Section 03 51 13.01 Tectum Deck Repair and the project drawings.
4. Remove and dispose of existing edge metal and perimeter flashings on Roof Areas E2, E4, and E5.
5. Remove and dispose of scupper boxes and downspouts on Roof Areas E2, E4, and E5.
6. Remove and dispose of lowest section (approximately 9') of downspout on the entire building.
7. On all shingle roof areas, remove and dispose of all high side, hat-style vents.
8. On all shingle roof areas, remove and dispose of all vent pipe flashings.
9. Remove and dispose of all chimney counterflashings.

C. Interior Demolition Work

1. Ceiling panels have been previously removed and palletized on site. This material is to be recycled through Armstrong's ceiling panel recycling program.
2. Ceiling grid (as shown on demolition drawings D2.0, D2.1, & D2.2) and any remaining ceiling panels or ceiling finish materials are to be removed in their entirety (with the exception of the Existing Computer Room 028) in preparation for new sprinkler system piping.
3. Partition walls, doors & frames, toilet partitions, and fixtures as designated on the demolition drawings D1.0, D1.1, & D1.2 are to be removed.
4. Basement floor slabs are to be saw cut and removed as designated on demolition drawing D1.0.
5. Floor finishes are to be removed as designated on the demolition drawings D1.0, D1.1, & D1.2.
6. Plumbing system elements (fixtures and associated piping) are to be removed as designated on demolition drawings PD1.0, PD1.1.1, PD1.1.2, & PD1.2.
7. HVAC system elements (diffusers, ductwork, etc.) are to be removed as designated on demolition drawings HD1.0, HD1.1.1, HD1.1.2, & HD1.2.
8. Electrical system elements (light fixtures, outlets, etc.) are to be removed as designated on demolition drawings ED1.0, ED1.1.1, ED1.1.2, & ED1.2.

PART 2 - PRODUCTS (Not Applicable)**PART 3 - EXECUTION****3.1 GENERAL DEMOLITION**

- A. Maintain services/systems indicated to remain and protect them against damage during selective demolition operations. Before proceeding with demolition, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of the building.
- B. Locate, identify, shut off, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.

- C. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
- D. 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.
- E. Provide temporary weather protection to prevent water leakage and damage to structure and interior areas.
- F. Protect walls, ceilings, floors, and other existing finish work that are to remain. Erect and maintain dustproof partitions. Cover and protect furniture, furnishings, and equipment that have not been removed.
- G. 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.
- H. Promptly remove demolition waste materials from Project site and legally dispose of them. Do not burn demolished materials.
- I. Clean adjacent structures and improvements of dust, dirt, and debris caused by demolition operations. Return adjacent areas to condition existing before demolition operations began.
- J. No explosive devices may be used for demolition.

3.2 REMOVAL OF EXISTING ROOF SYSTEM

A. General

1. Remove existing roof membrane in areas designated on project drawings or directed during Pre-Bid Meeting.
2. Remove all materials specified for removal, inclusive all wet and/or damaged roofing and flashing, including cants, wood nailers, underlayment materials, and currently concealed, damaged flashing materials. All existing roof system removal shall be in accordance with 01 41 00 Regulatory Requirements.
3. The Contractor shall be responsible for the protection of the building interior and its contents from rain at holes or penetrations through the roof system during work. When roof deck is being replaced, he shall also be responsible for the normal protection of Owner's furnishing and equipment by covering all items in the work area with drop cloths or other required protection.
4. The Contractor shall provide protection of equipment and personnel during operations creating dust and debris from removal process.
5. The Contractor shall be responsible for the protection of the building exterior and grounds from the Contractor's operations. When hoisting materials and/or removing materials, cover exterior walls, including all items in the work area, with tarps or other required protection. An enclosed chute is required for the removal of the existing roof system materials, from the roof to the ground level, whenever building height is in excess of one (1) story.
6. Removed portions of the existing roof system shall be replaced with materials in accordance with this specification. At the discretion of the roofing Contractor, the Contractor can either remove existing roof in its entirety and provide, at no additional

charge to the Owner, a temporary roof system inclusive of appropriate flashings or remove/replace existing roof in sections to assure continued watertightness.

7. Remove all rubbish from the Owner's premises each day in compliance with all applicable local regulations. Dumpsters shall be placed at locations per Owner Representative's instructions. Rubbish placed in approved roof spot locations for future removal shall be placed out of view of the general public and shall be confined within tarps and/or plastic bags stored in a secure manner to prevent wind blown debris.

B. REMOVAL SCHEDULE

1. Contractor shall outline to Owner's Representative prior to commencement of work the removal and replacement schedule for each roof section. Removal/replacement of the roof system shall be closely coordinated with Owner's Representative and building occupants.
2. It is critical that the removal and replacement process takes into consideration factors such as weather conditions, conditions of the existing roofing system(s), installation method of the new roofing system, productivity of the crew, material availability, etc.
3. Removed portions of the old roof system must be replaced in its entirety prior to commencing with additional roofing removal.
4. Upon commencement of roofing work, tie-in and/or cut- offs shall be removed. Where incompatible substances were used for construction of a tie-in, care shall be taken to prevent any contact of the incompatible component and the roof membrane. Any contaminated sections shall be removed and replaced.
5. Roofing Contractor shall coordinate removal/re-roofing to minimize construction traffic over completed areas of the roof. Where traffic over completed roof areas is necessary, Contractor shall construct traffic path consisting of plywood boards anchored and/or weighted to prevent movement by winds.
6. In cases where loading/unloading has to be done on completed roof, Contractor shall designate one (1) area for this work. The area shall be adequately protected by use of plywood upon completion of the work and removal of the loading platform, Contractor together with the Owner's Representative shall inspect the roof area. At the discretion of the Owner's Representative, damaged or contaminated portions of the roof system shall be replaced.

END OF SECTION 024119