
Construction Specification

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

- A. Related documents:
 - 1. Drawings and general provisions of Contract.
 - 2. MECHANICAL
 - 3. ELECTRICAL
- B. Extent of demolition work is indicated on drawings.
- C. Demolition work: Demolition requires the removal and subsequent off-site disposal of the following:
 - 1. Complete or partial demolition of the existing building(s) and building materials indicated on drawings and as required to accommodate new construction.
 - 2. Contractor shall perform the necessary and complete removal, transportation and disposal of hazardous materials as per the attached Hazard Assessment Report, including removal of all refrigerant, fluids, etc from all devices included or affected by this demolition.
 - 3. Removal of existing site improvements as per the drawings.
 - 4. Removal and protection of existing fixtures and equipment items indicated to be relocated.
 - 5. Concrete and asphalt pavement in the immediate areas of the buildings to be removed

1.02 SUBMITTALS TO CONTRACTOR

- A. Submit schedule indicating proposed methods and sequence of operations for demolition work to Owner's Representative and Architect of Record for review prior to commencement of work. Include coordination for shut-off, capping, and continuation of utility services as required, together with details for barricades, dust and noise control protection.
- B. Continued use of facilities by adjacent tenants:
 - 1. Removal reworking and relocation of existing utilities such as power, water, sewer, exterior lighting, etc., shall not be done in any manner which interrupts the service to existing and adjacent tenants or utility customers during the hours of operation by tenants served by these utilities.
 - 2. Coordinate the relocation of fire suppression equipment as per Fire protection drawings. The existing building shall remain fully operational at all times during the required system renovation/demolition or reconfiguration. Contractor shall schedule and obtain permission for any interruptions to the service with the fire department before discontinuation or interruption of service.

1.03 JOB CONDITIONS

- A. Occupancy: Adjacent tenants will occupy the existing building throughout the entire construction period. Conduct selective demolition work in manner that will minimize need for disruption of adjacent tenant's normal operations. Provide minimum of 72 hours advance notice to adjacent tenants of demolition activities, which will severely impact adjacent tenant's normal operations.
- B. Condition of structure: Owner assumes no responsibility for actual condition of items or structures to be demolished.
- C. Partial demolition and removal: Items indicated to be removed but are deemed of salvable value shall be removed from structure as work progresses. Transport salvaged items as they are removed to an area designated by the Owner. All salvageable items shall remain the property of the GC unless specifically noted otherwise.
 - 1. Storage or sale of removed items on site will not be permitted.
- D. Protections: Provide temporary barricades, dust partitions and other forms of protection as required to protect adjacent tenant's personnel and general public from injury due to selective demolition work.
 - 1. Provide protective measures as required to provide free and safe passage of Owner's personnel and general public to and from occupied portions of building and site by keeping existing driveway areas clear.
 - 2. Provide interior and exterior shoring, bracing, or support to prevent movement, settlement, or collapse of structure of element to be demolished, and adjacent facilities or work to remain. Cease operations and notify the Owner and adjacent tenants Representative immediately if safety of structure appears to be endangered. Take precaution to support structure until determination is made for continuing operations.
 - 3. Protect from damage existing finish work that is to remain in place and becomes exposed during demolition operations. Protect floors with suitable coverings when necessary.
 - 4. Provide temporary weather protection during interval between demolition and removal of existing construction on exterior surfaces, and installation of new construction to ensure that no water leakage or damage occurs to structure of interior areas of existing building.

5. Construct temporary insulated solid dustproof partitions when required to separate areas where noisy or extensive dirt and dust operations are performed. Equip partition with dustproof doors and security locks.
 6. Cover and protect furniture, equipment and fixtures to remain from soiling or damage when demolition work is performed in rooms or areas from which such items have not been removed.
 7. Remove protections at completion of work.
- E. Damages: Promptly repair damages caused to adjacent facilities by demolition work at no cost to Owner.
- F. Traffic: Conduct selective demolition operations and debris removal in a manner to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities.
- G. Utility services:
1. Maintain existing utilities indicated to remain, keep in service, and protect against damage during demolition operations. Disconnect and cap utilities that are indicated to be removed.
 2. Verify if any utilities that service the remainder of the site or adjacent sites are currently located within the demolition area. Upon discovery, notify the architect immediately. Such utilities may be required to remain or be relocated to provide continuous service.
 3. Three existing electric panels that service the parking lot lighting to the north, west, and south of the Lazarus store are located within the areas to be demolished. These panels are to be relocated as noted on the drawings.
- H. Environmental controls: use water sprinkling, temporary enclosures, and other suitable methods to limit dust and dirt rising and scattering in air to lowest practical level. Comply with governing regulation pertaining to environmental protection.
- I. Codes and regulations: Comply with all governing codes and regulations.
- J. Verify structural integrity of adjacent buildings will remain after demolition.

PART 2 - PRODUCTS (NOT APPLICABLE)

PART 3 - EXECUTION

3.01 INSPECTION

- A. Prior to submission of bids, each contractor shall visit the site to become familiar with the project and all aspects of demolition. Unusual conditions or circumstances apparent; or condition or circumstances reasonably thought to impact the project are to be brought to the architect's attention immediately.
- B. Prior to commencement of selective demolition work, inspect areas in which work will be performed. Photograph existing conditions to structure surfaces, equipment or to surrounding properties which could be misconstrued as damage resulting from selective demolition work; file with Owner's Representative prior to starting work.

3.02 DEMOLITION

- A. Perform selective demolition work in systematic manner. Use such methods as required to complete work indicated on Drawings in accordance with demolition schedule and governing regulation.

3.03 DISPOSAL OF DEMOLISHED MATERIALS

- A. Remove from building site debris, rubbish, and other materials resulting from demolition operations. **Transport and legally dispose of materials off site. Comply with all Federal, State and Local governing regulations.**
 1. If hazardous materials are encountered during demolition operations, contractor shall comply with all applicable governmental regulations, laws, and ordinances concerning removal, handling, dumping, and protection against exposure of environmental pollution. Notify Owner's Representative and Architect immediately.
 2. Burning of removed material is not permitted on project site.

3.04 CLEAN-UP AND REPAIR

- A. Upon completion of demolition work, remove tools, equipment and demolished materials from site. Remove protections and leave interior areas broom clean.
- B. Repair demolition performed in excess of that required. Return structures and surfaces to remain to condition existing prior to commencement of selective demolition work. Repair adjacent construction or surfaces soiled or damaged by selective demolition work.
- C. Repair and add flashing, caulking, etc. As required at adjacent remaining stores/buildings, etc. To maintain waterproofing.

END OF SECTION