

**SECTION 024119**

**SELECTIVE DEMOLITION AND ALTERATION WORK**

**PART 1 GENERAL**

**1.1 GENERAL REQUIREMENTS**

- A. Work of this Section, as shown or specified, shall be in accordance with the requirements of the Contract Documents.

**1.2 SECTION INCLUDES**

- A. The Work of this Section includes all labor, materials, equipment and services necessary to complete the selective demolition and alteration work as shown on the drawings and/or specified herein, including but not limited to the following:
  - 1. Alterations, selective demolition and removals as noted on drawings and as required to accommodate new construction.
  - 2. Removal of debris.
  - 3. Protection of existing building and spaces to remain, and shoring of the structure as required for structural integrity and personal safety.
  - 4. Protection of existing curbs and sidewalks.
  - 5. Alterations, selective demolition and removals of exterior façade elements where noted.

**1.3 QUALITY ASSURANCE**

- A. The Contractor shall comply with the requirements of all applicable Federal, State and local safety and health regulations regarding the demolition of structures including ANSI/NFPD 241-Building Construction and Demolition Operations.
- B. The Contractor shall be responsible for any damage to any adjacent structures or buildings to remain.
- C. Qualifications: Qualifications of Contractor for work of this Section shall not be less than three (3) years of field experience in work of this nature.
- D. Professional Engineering: The Contractor shall retain the services of a Professional Engineer licensed in the State of New York, who shall design and supervise installation of all underpinning and shoring.

**1.4 RELATED SECTIONS**

- A. Alteration and removal requirements for mechanical and electrical work - Mechanical and Electrical Sections.

**1.5 SUBMITTALS**

- A. **Schedule of Demolition Operations:** Submit demolition procedures and operational sequence for Commissioner's review prior to start of work. Submit a written request to Commissioner well in advance of executing any cutting or alteration which affects:
1. The work of tying in or connecting to operational systems of the building, including electrical, mechanical and security systems.
  2. The structural value or integrity of any element of the project or of adjacent structures.
  3. The integrity or effectiveness of weather-exposed and moisture-resistant elements or systems.
  4. The efficiency, operational life, maintenance, or safety of operational elements or systems.
- B. **Notice of Differing Conditions:** Submit a written notification if, during the work of demolition and cutting, conditions are discovered which significantly vary from those shown on the drawings. Do not commence work until approval of Commissioner.
- C. **Shop Drawings:** Submit the following prior to starting work:
1. Submit for Commissioner's information shop drawings indicating location and typical construction details of temporary dustproof and weatherproof partitions.
  2. Submit drawings of temporary structural shoring, bracing, framing or support, for the information of the Commissioner. Such drawings will be reviewed by the Structural Engineer for the effects of such temporary members on the structural elements to remain. These drawings shall include the reason for such temporary members, the location, the direction and magnitude of design reaction forces on existing structure, and details showing how these reaction forces will be applied to the existing structure.
    - a. Shop drawings shall be submitted with the Seal of the P.E. engaged by Contractor; P.E. must be licensed in the State of New York.
    - b. The Commissioner will receive acknowledgment for concepts shown. Such acknowledgments shall be of the concept only and not of actual capacities or structural design and shall not in any way diminish or limit the Contractor's responsibility for the quality and performance of the work and for protecting existing structures and facilities.

**1.6 SPECIAL PRECAUTION**

- A. Hazardous materials may be encountered during demolition operations including asbestos. Coordinate with the Commissioner's Hazardous Materials/Abatement Contractor for removal of hazardous materials in another Contract. Comply with applicable regulations, laws, and ordinances concerning removal, handling, and protection against exposure or environmental pollution.

**1.7 JOB CONDITIONS****A. Condition of Structure**

1. The Contractor shall be held to have visited the site, examined the premises, determined for himself the existing conditions, character of equipment and facilities needed for the performance of the work, and all matters which may in any way affect the work before submitting a bid.
  - a. Information regarding existing construction or conditions is based on available record drawings which may or may not truly reflect existing conditions. Such information is included on the assumption that it may be of interest to the Contractor, but the Commissioner, City of New York and their consultants do not assume responsibility for its accuracy or completeness.
  - b. Notify the Commissioner if, during the course of demolition, conditions are discovered which significantly vary from those shown on the drawings. Do not proceed until authorized by Commissioner.
2. The Contractor shall accept the condition of the site and structure as found. The Commissioner and the City of New York assume no responsibility for condition of site or structures nor the continuation of the condition existing at time of bidding or thereafter.

**B. Building shall be vacated and discontinued in use prior to the start of the work.****C. Partial Removal**

1. Items of savable value to the Contractor may be removed from the structure as the work progresses. Salvaged items must be transported from the site as they are removed.
2. Storage or sale of removed items on the site will not be permitted.

**D. Explosives: The use of explosives will not be permitted.****E. Traffic**

1. Conduct demolition operations and the removal of debris to ensure minimum interference with streets, walks and other adjacent occupied or used facilities.
2. Do not close or obstruct streets, walks or other occupied or used facilities without permission from authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.

**F. Utilities**

1. Refer to Division 23 and 26 of the specifications for special requirements concerning utilities and services.
2. Maintain any existing utilities required to remain; keep in service and protect against damage during demolition operations.
3. Disconnect and seal any abandoned utilities before starting demolition operations. Coordinate all work with local utility companies having jurisdiction.

**PART 2 PRODUCTS**

Refer to Part 3 - Execution, for Product Requirements

**PART 3 EXECUTION****3.1 PROTECTION**

- A. Take full precautions to protect workmen, passersby or any other persons from falling debris and other hazards of demolition operations.
- B. Execute demolition work to insure protection of existing portions of building to remain against damages which might occur from falling debris or other cause. Maintain free, safe passage to and from the structures.
- C. Materials Placement: Do not load structure with weight that will endanger, overload or cause excessive deflection of the existing structure, or that will damage finished surfaces adjacent to and/or supported by the existing structure, except portions being removed.
- D. Construction Operations: Do not employ any construction operation, equipment or vehicles that will endanger, overload or cause excessive deflection of the existing structure, or that will damage finished surfaces adjacent to and/or supported by the existing structure, except portions being removed.
- E. Take precautions to guard against movement, settlement, damage, or collapse of any part of building; be liable for any such movement, settlement or collapse. If such damage does accidentally occur, Contractor shall repair promptly at no cost to the City of New York.
- F. Provide the necessary safeguards to prevent accidents, to avoid all necessary hazards and protect the public, the work and property at all times, including Saturdays, Sundays, and holidays.
- G. Be responsible for any and all damages which may arise or occur to any party whatsoever by reason of the neglect in providing proper lights, guards, barriers, or any other safeguards to prevent damage to property, life and limb.
- H. Make such explorations and probes as are necessary to ascertain any required protective measures before proceeding with demolition and removal. Give particular attention to shoring and bracing requirements so as to prevent any damage to existing construction.
  - 1. Provide interior and exterior shoring, bracing, or support to prevent movement or settlement or collapse of structures to be demolished and adjacent facilities to remain. The Contractor's Professional Engineer shall advise on bracing, shoring, underpinning, or other structural requirements. The Contractor shall bear all responsibility for prevention of movement or other structural fault.
  - 2. The Contractor shall restore, by repair or otherwise, the portions of structure or their contents altered by the Contractor in furtherance of his underpinning and support operations. Restoration shall be completed to the conditions which existed prior to the start of the work. Any damage caused by inadequate support shall also be restored by the Contractor at no cost to the City of New York.

- I. Provide, erect and maintain catch platforms, lights, barriers, weather protection, warning signs, and other items as required for proper protection of the workmen engaged in demolition and alteration operations. Any damage caused by the Contractor's operations shall be promptly repaired by the Contractor at no cost to the City of New York.
- J. Provide and maintain temporary protection of the existing structure designated to remain where demolition, removal, and new work are being done, connections made, materials handled, or equipment moved.
- K. Take necessary precautions to prevent dust and dirt from rising. Protect unaltered portions and windows of the existing building affected by the operations under this Section.
- L. Provide adequate fire protection in accordance with N.Y.C. Fire Department requirements.
- M. Do not close or obstruct walkways, passageways, or stairways. Do not store or place materials in passageways, stairs, or other means of egress. Conduct operations with minimum traffic interference.
- N. Be responsible for any damage to the existing structure or contents by reason of the insufficiency of protection provided.
- O. Erect temporary covered passageways at street level as required by authorities having jurisdiction.
- P. Promptly repair damages caused to adjacent facilities by demolition operations at no cost to the City of New York.
- Q. Provide and maintain weather protection at exterior openings so as to fully protect the interior premises against damage from the elements until such openings are closed by new construction.

### **3.2 INSPECTION**

- A. Verify that areas of demolition work are protected.
- B. Verify that construction to be removed is not load bearing or has been properly braced, framed or supported.
- C. Inspect existing conditions of the project, including elements subject to damage or to movement during demolition and cutting.
- D. After uncovering work, inspect the conditions affecting the installation or performance of the work.
  - 1. Report differing or questionable conditions to the Commissioner in writing; do not proceed with the work until the Commissioner has provided further instructions.

### **3.3 PREPARATION**

- A. Provide adequate temporary support as necessary to assure the structural value or integrity of the affected portion of the work
- B. Provide devices and methods to protect other portions of the project from damage.

**3.4 DEMOLITION AND CUTTING****A. Selectively demolish existing construction in conformance with the drawings and these specifications.**

1. Execute cutting and demolition by methods which will prevent damage to other work and will provide proper surface to receive installation of new work and patching of finish surfaces.
2. Do all cutting or removal so as to leave neat, true, plumb and square edges, at edges to remain. Use carborundum or diamond saw equipment for cutting masonry and concrete work, where edges or surfaces are to remain.
3. Do not cut or remove construction which might weaken or impair the structural integrity or strength of the structural framing or support systems which are to remain.
4. Demolish and remove materials as shown on the drawings without damage to the remaining parts of the structure or mechanical/electrical/utility systems.
5. Remove materials so as to not impose excessive loads in supporting walls, floors or framing and so as not to damage remaining undemolished portions of the structure.
6. Where portions of structures are to be removed, remaining portions shall be protected from damage and prepared to fit new construction. Damage to portions of structures to remain shall be repaired.
7. Reinforcing steel in existing structures shall be left in place, cleaned and aligned to provide tie with new work.
8. Existing waterproofing systems and flashings shall be carefully exposed and protected to maintain workable conditions of fitting new work with existing construction.
9. Proceed with demolition in a systematic manner.
10. Demolish concrete and masonry in small sections.

**B. Shoring**

1. Design, provide, erect and maintain necessary temporary shoring, bracing, framing, or support where load bearing structural or supporting members are removed or weakened by cuts or openings or are subject to damage from demolition operations, and otherwise as required for safety or to protect finish surfaces from damage.
2. Construction and adequacy of the shoring shall be the entire responsibility of the Contractor. Any damage caused by the inadequacy of the shoring or other support shall be the responsibility of the Contractor to remedy at no additional expense to the City of New York.
3. Shoring and bracing shall remain until new structural framing and/or supports are installed. Coordinate operations fully with other trades.

4. Be ready at any time to promptly provide, add to, or strengthen temporary shoring, bracing, or support for existing work, in case existing construction begins to show signs of structural stress.

### 3.5 WORKMANSHIP STANDARDS FOR ALTERATION AND REMOVAL WORK

- A. General: Cut, remove, alter, temporarily remove and replace, or relocate existing work as required for performance of the work. Perform such work required with due care, including shoring and bracing.
- B. Coordination: Coordinate patching involving the various trades whether or not specifically mentioned in the respective specification Sections.
- C. Workmanship: Execute the work in a careful and orderly manner.
- D. Masonry and Concrete: In general, demolish masonry in small sections. Where necessary to prevent collapse of any construction, install temporary shores, struts, or bracing.
- E. Anchorage: Cut out embedded anchorage and attachment items as required to properly provide for patching and repair of the respective finishes.
- F. Roofing: Confine cutting of existing roof areas designated to remain to the limits required for the proper installation of the new work. Cut and fold back existing roofing. Cut and remove insulation and related items. Provide temporary weathertight protection as required until new roof repairs and flashings are installed. Consult the City of New York to ascertain if existing guarantee bonds are in force and execute the work so as not to invalidate such bonds.
- G. Utilities: Where utilities are removed, relocated or abandoned, cap, valve, plug, or bypass to make complete and working installation.
- H. Floors: Remove existing floor finishes, including bases and other finishes down to original sound structure in areas designated to receive new floor finishes, in accordance with recommendations in RFCI-WP "Recommended Work Practices for the Removal of Resilient Floor Coverings" and its Addendum.
  1. Where existing to be removed is VAT, coordinate with the Commissioner's Asbestos Removal Contractor for removal and any remedial work required for installation of finish flooring.
  2. Remove residual adhesive and prepare substrate for new floor coverings by one of the methods recommended by RFCI.
  3. Prepare substrates for the installation of finish flooring, grinding down high spots, patching low spots using flash patching and leveling materials and methods approved and accepted by finish flooring manufacturer.
  4. Gypsum based floor patching materials are prohibited. Provide transitions, and level substrate patching to align with existing floor finishes or as required to align new floor finishes. Where feathering is required to align finishes at different elevations, extend patching to the greatest extent possible to prevent sudden transitions in flooring surfaces. Follow manufacturer's written instructions for use of repair products.

5. Provide for depth of filler below materials, to provide smooth transition between finish flooring systems.
- I. Pipe and Pipe Coverings: Restore existing pipe and duct coverings damaged by work under this Contract to original undamaged condition.
  - J. Utility Service Restoration: Immediately restore to service and repair any damage caused by Contractor's workmen to existing pipe and conduits, wires, cables, etc., of utility services or of fire protection systems and communications systems which are not scheduled for discontinuance or abandonment.
  - K. Restoring Damaged Work: Upon completion of contract, deliver work complete. Damage that may be caused by Contractor or Contractor's workmen to existing structures designated to remain, grounds, and utilities shall be repaired by Contractor and left in as good condition as existed prior to damaging.
    1. Restore finish work of floors, walls, and ceilings remaining in place but damaged or defaced because of demolition or alteration work to condition equal that which existed at beginning of work under this Contract.
  - L. Spray Fireproofing: Where existing spray fireproofing is damaged or missing, provide fireproofing and patch and repair existing spray fireproofing with original manufacturer, brand and system as required to maintain fire rating of existing construction.
  - M. Alteration Work: Perform new work and restore and refinish existing work in conformance with applicable requirements of the specifications, except as follows:
    1. Materials for use in repair of existing surfaces, but not otherwise specified, shall conform to the highest standards of the trade involved, and be in accordance with approved industry standards, and shall be as required to match existing surfaces.
    2. Workmanship for repair of existing materials shall, unless otherwise specified, be equal to similar workmanship existing in or adjacent to the space where the work is being done.
    3. Installation of salvaged items where no similar items exist shall be done in accordance with the highest standards of the trade involved and in accordance with approved shop drawings.
    4. Where alteration or removals expose damaged or unfinished surfaces or materials, refinish such surfaces or materials, or remove them and provide new or salvaged materials to make continuous surfaces uniform.
    5. Where removing existing floor finish and base, remove all adhesive and leave floors and walls smooth and flush, ready to receive new finish.
    6. Finish new and adjacent existing surfaces as specified for new work. Clean existing surfaces of dirt, grease and loose paint before refinishing.
  - N. Disposition:
    1. Materials or items designated to become the property of the City of New York shall be as shown on the drawings. Remove such items with care and store them in a location at the site to be designated by the City of New York.



2. Materials or items designated to be reinstalled shall be as shown on the drawings. Remove such items with care under the supervision of the trade responsible for reinstallation; protect and store until required. Replace materials or items damaged in their removal with similar new material.
3. Materials or items demolished and not designated to become the property of the City of New York or to be reinstalled shall become the property of the Contractor and shall be removed from the City of New York's property.

### **3.6 DISPOSAL OF DEMOLISHED MATERIALS**

#### **A. General**

1. Remove from the site debris, rubbish and other materials resulting from work of this Section.
  2. Burning of removed materials from demolished structures will not be permitted on the site.
- B. Removal: Transport materials removed from demolished structures and legally dispose of off site. Pay any and all fees associated with disposal work. Leave the site in an orderly condition to the approval of the Commissioner.

### **3.7 CLEANING UP**

- A. Remove debris as the work progresses. Maintain existing premises in a neat and clean condition.

### **END OF SECTION**