

DIVISION 2

SITE CONSTRUCTION

SIZELER ARCHITECTS
300 Lafayette Mall, Suite 200
New Orleans, Louisiana 70130
Telephone: (504) 523-6472
Fax: (504) 529-1181

ARCHITECTURE
INTERIOR DESIGN
PLANNING



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

SECTION 02224

SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

- A. **Section Includes:** Selective removal and disposal of existing construction as indicated on Drawings and as required to accommodate new construction. Demolition work includes, but is not limited to, the following:
1. Selective demolition of portions of existing building as shown on Drawings.
 2. Protection of existing construction area and adjacent areas affected by demolition operations.
 3. Removal of abandoned utilities and wiring systems.
 4. Protection of existing utilities to remain.
 5. Temporary protection for the public from demolition operations.
 6. Pollution control during demolition operations.
 7. Notification to Owner of schedule of shut-off of utilities which serve occupied spaces of adjacent buildings.
 8. Removal and legal disposal of materials.
 9. Removal of existing finishes down to substrate.
 - a. Removal of existing adhesives used to install existing finishes.
- B. **Related Sections Include:**
1. Section 01320 - Construction Progress Documentation: Contractor's construction schedule.
 2. Section 01732 - Cutting and Patching.
 3. Divisions 15 and 16 Sections: Removal and relocation of fixtures, pipes, conduits, ducts, and other mechanical and electrical work.
- C. **Work Not Included:** No hazardous materials abatement is anticipated. If hazardous materials are encountered, stop work in that area and notify Owner and Architect for further action.
- D. **Contractor Salvage:** Owner has first right of refusal on all salvageable items. Items indicated to be removed which are of salvage value to the Contractor and are not to remain the Owner's property may be removed as the work progresses. Transport Contractor salvage from the Owner's premises as it is removed; on-site storage or sale of removed items will not be permitted.

1.2 SUBMITTALS

- A. **Demolition Schedule:** Submit 2 copies of proposed methods and a detailed sequence of operations for selective demolition Work for review by Architect prior to commencement of Work. Schedule shall include but is not limited to the following activities:
1. Coordinating sequence and schedule with Owner to avoid interference with Owner's operations.
 2. Coordination of shut-off, capping, and continuation of utility services as required, together with details for dust and noise control protection.
 3. Relating requirements to phased construction activities,
 4. Location of temporary protection and means of egress including other tenants and adjacent structures affected by demolition and construction activities.

- B. **Documentation:** Photograph and/ or videotape existing conditions of structure, finishes, equipment, and adjacent improvements that might be construed as damage resulting from removal operations. File photos or tapes with Architect before starting demolition.

1.3 PROJECT CONDITIONS

- A. **Occupancy:** Owner will continuously occupy areas of the building immediately adjacent to areas of selective demolition. The Owner will occupy certain areas of the building, as described in the phasing plan, during demolition. Conduct selective demolition work to minimize disruption of these normal operations. Provide minimum of 72 hours advance notice to Architect of demolition activities, which will affect Owner's normal operations.
- B. **Condition of Structures:** Owner assumes no responsibility for actual condition of items or structures to be demolished. Conditions existing at time of inspection for bidding will be maintained by Owner insofar as practicable. However, variations within structure may occur by Owner's removal and salvage operations prior to start of Contract Work.
- C. **Protections:** Provide temporary barricades and other forms of protection as required to protect Owner's property, personnel and general public from damage and injury due to selective demolition work. Refer to Section 01500 for requirements.
1. Provide protective measures as necessary for free and safe passage of Owner's personnel and general public to and from occupied portions of building.
 2. Provide bracing or support to prevent movement, settlement, or collapse of structure or element to be demolished, and adjacent facilities or work to remain.
 3. Protect from damage new and existing work that is to remain in place.
 4. Remove protections at completion of work.
- D. **Explosives:** Use of explosives will not be permitted.
- E. **Damage:** Promptly repair damage to adjacent facilities by demolition work, without additional cost to Owner.
- F. **Traffic:** Conduct selective demolition and debris removal to ensure minimum interference with adjacent facilities. Do not close, block or otherwise obstruct emergency exits, stairs, streets, walks and other facilities without written permission from Owner and jurisdiction having authority. Provide alternate routes around closed or obstructed traffic ways.
- G. **Building Services:** Maintain existing mechanical and electrical services indicated to remain, keep in service, and protect against damage during demolition operations. Do not interrupt existing services serving occupied or used facilities, except when authorized in writing by Owner. Provide temporary services during interruptions as acceptable to Owner.
- 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 regulations pertaining to environmental protection. Do not use water when it may create hazardous or objectionable conditions such as ice, flooding and pollution.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 PREPARATION

- A. **Inspections:** Prior to commencement of selective demolition work, inspect adjacent occupied areas and areas in which work will be performed. Provide documentation specified under SUBMITTALS.

- B. **Protection:** Provide protections as specified in PART 1 of this Section. Cover and protect duct openings, equipment and fixtures to remain from soiling and damage when demolition work is performed in rooms or areas from which such items have not been removed.
- C. **Building Services:** Locate, identify, stub-off and disconnect building services that are not indicated to remain. Notify Architect in advance of interruptions. Arrange for temporary relocations and service by-pass as required.

3.2 DEMOLITION

- A. **General:** Perform selective demolition in a systematic manner. Use methods as required to complete work indicated on Drawings in accordance with demolition schedule and governing regulations.
 1. Provide effective air and water pollution controls as required by governing authorities.
 2. Locate demolition equipment throughout structure and promptly remove debris to avoid imposing excessive loads on supporting walls, floors, or framing.
 3. Demolish concrete and masonry in small sections. Cut concrete and masonry at junctions with construction to remain using power-driven masonry saw or hand tools; do not use power-driven impact tools.
 4. Cut floor slabs using removal methods that will not crack or structurally disturb adjacent slabs or partitions. Use power saw and core drill where possible.
 5. Promptly remove demolition dust and debris from adjacent remaining and in-use facilities.
 6. Verify times of work with Owner to avoid disturbance to occupants of adjoining areas
 7. Procedures that generate excessive noise are subject to Owner approval prior to work due to occupancy. Indicate such work on Schedule of Demolition.
- B. **Hazardous Materials:** If hazardous materials are encountered during demolition operations, notify the Architect promptly and proceed in accordance with requirements under "Concealed Conditions".
- C. **Concealed Conditions:** If unanticipated mechanical, electrical or structural elements which conflict with intended function or design are encountered, investigate and measure both nature and extent of the conflict. Submit report to the Architect in written, accurate detail. Pending receipt of directive, rearrange selective demolition schedule as necessary to continue overall job progress without delay.

3.3 PROTECTION

- A. **Existing Facilities:** Protect adjacent walkways, building entries, and building facilities during demolition operations.
- B. **Existing Items to Remain:** Protect construction indicated to remain against damage and soiling during demolition and construction.

3.4 WORK IN AND BELOW FLOORS AND ROOFS

- A. **Coordination:** Where execution of the work affects the space below the work location (such as cutting openings in floor slabs, piping or conduit changes and additions, and similar operations), schedule and coordinate the performance of the work in advance with the Architect.
- B. **Investigation:** Drill pilot holes for penetrations to identify possible conflicts with existing construction, prior to cutting openings.
- C. **Related Removals:** Include the removal and reinstallation of ceiling finishes, light fixtures, pipes, ducts, conduit, and other construction below the penetrations as necessary to perform the work.

- D. **Protection:** Provide and maintain suitable protection for the building and the Owner's property located on the lower floor.

3.5 HISTORIC ARTIFACTS

- A. **Historic artifacts** and other articles of historic significance, remain property of Owner. Notify Architect if such items are encountered and obtain acceptance regarding methods of removal and salvage for Owner.

3.6 DISPOSAL

- A. **Salvageable Items:** Where indicated to be salvaged and delivered to Owner's storage, remove indicated items, clean, transport, and turn over to Owner and obtain receipt.
- B. **Debris:** Remove debris, rubbish and other materials resulting from demolition operations from building site. Transport and legally dispose of materials off site.
- C. **Removal For Re-Installation:** Existing items as indicated shall be removed from existing locations and re-installed in the project area. Items involved will remain the property of the Owner. Contractor shall be responsible for the items from time of removal until acceptance of the project.
- D. **Removal and Transportation:** Disconnect, remove and transport items for salvage and re-installation, including accessories and appurtenances, to prevent loss and damage. Before removal, document apparent damage and missing parts, which could be misconstrued as Contractor's responsibility, by photographs or written notes with acknowledgment by Architect. Cover and protect items until they are re-installed or delivered into Owner's storage.

3.7 COMPLETION

- A. **Clean Up:** Upon completion of demolition work, remove tools, equipment and demolished materials from site. Remove protections and leave areas broom clean.
- B. **Repair:** Correct demolition performed in excess of that required. Return structures and surfaces indicated 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. **Lay-Out:** Demolition and laying-out in both plan and elevation shall be completed for all major elements for each portion of the work, including mechanical, electrical and plumbing, prior to commencement of new work under this Contract.
- D. **Inspection:** The Contractor shall inspect the completed demolition and lay-out to determine the nature and location of all conflicts between new and existing construction and request clarification from the Architect.

END OF SECTION