

SECTION 220505 - EXISTING CONDITIONS AND DEMOLITION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 DESCRIPTION OF WORK

- A. Prior to submitting a bid, the Plumbing Contractor shall perform a detailed walk-through field inspection, to review the existing structures and premises, to determine all existing conditions, equipment/ piping locations, etc. and shall make all necessary allowances for all required Plumbing related demolition and relocation work. This pre-bid inspection by the Plumbing Contractor shall include inspection of all applicable accessible ceiling cavity, areas, etc.
- B. Should the Plumbing Contractor take any exceptions to providing any related demolition or relocation work, such exceptions shall be stated in detail within the Prime Contractor's bid. No subsequent allowance to the contract cost shall be made for any insufficient allowances made by the Plumbing Contractor during bidding which may result from the Plumbing Contractor's failure to visit job site and review drawings.
- C. Demolition related work may not be specifically indicated on drawings but shall be included under base bid. All Plumbing related demolition, relocation, etc. work, including work described herein, shall be under base bid.
- D. It is not the intent of these contract documents that existing conditions be accurately shown. Existing Plumbing work is shown to a limited extent on drawings and is shown for general planning reference only. Such locations, etc. have been located from portions of contract documents which were prepared for previously installed work (not from "as-builts"). These locations are not guaranteed. The successful Plumbing Contractor shall have access to all available existing building/system plans and specifications.
- E. The existing plumbing systems may be utilized only to the extent indicated herein or on drawings and/or as directed by Owner's representative in field.
- F. Routing of all new plumbing systems in existing buildings shall be approved by Owner's representative prior to installation.

PART 2 - PRODUCTS

2.1 NOT USED

PART 3 - EXECUTION

3.1 EFFECT ON ADJACENT OCCUPIED AREAS

- A. Locate, identify, and protect existing Plumbing services passing through demolition areas and serving other areas outside the demolition limits. Maintain services to areas outside demolition limits. When services must be interrupted, install temporary services for affected areas.
- B. It is recognized that there may be some systems rendered inactive by demolition, causing disconnection of "downstream" branches, equipment, etc. which serve occupied areas. It shall be the responsibility of the Plumbing Contractor to investigate these types of conditions (for all systems) prior to demolition. Provide all necessary corrective Plumbing work prior to demolition to ensure that such "downstream" work remain permanently active throughout demolition, new construction and after project completion.
- C. All work and system shutdowns shall be carefully coordinated in advance with owner's representative and all affected trades so that normal building activities and other construction trades are minimally affected. All required Plumbing related demolition and/or new construction work, which will affect any and all occupied areas (including those which are located outside the immediate area of project work) shall be performed at special times if/as directed by Owner's representative in field.
- D. All existing systems and components shall remain fully operational in all occupied spaces during all occupied periods.
- E. Provide and maintain temporary partitions or dust barriers adequate to prevent the spread of dust and dirt to adjacent finished areas and/or other system components. During cutting and patching operations, protect adjacent installations. Remove protection and barriers after demolition operations are complete.

3.2 WORK IN EXISTING SPACES

- A. General: Care shall be taken when working in existing spaces so as not to damage existing walls and ceilings where work is being performed.
- B. Existing Ceilings: Where work is being performed above ceilings, and the architectural drawings do not indicate ceiling modifications by the General Contractor, it shall be the responsibility of this contractor to remove and replace existing ceilings where work is being performed. In those instances, all repair and installation of new grid, ceiling panels, etc shall be the responsibility of this contractor. Match existing finishes.

- C. Walls & Floors: It shall be the responsibility of this contractor to patch existing walls and floors and match existing finishes where work is being removed or installed and patching is being performed, unless noted otherwise on the architectural drawings.
- D. If asbestos, PCB's, or other hazardous materials are encountered in the course of the work, stop work in the vicinity of such materials and report their presence to the Owner. Owner will arrange for proper removal and disposal of hazardous materials.

3.3 GENERAL DEMOLITION

- A. Provide complete Plumbing demolition as required for all systems throughout all project areas not indicated to be salvaged or saved. Unless specifically noted otherwise on plans or determined otherwise during this contractor's pre-demolition survey, all abandoned existing Plumbing work in the project areas shall be disconnected and removed in its entirety by the Plumbing Contractor. All related work shall comply with the notes specified herein.
- B. Provide demolition work as required to clear and remove all existing Plumbing work to be abandoned and as required to accommodate all new work of all trades. In general, remove existing related piping, control media, etc. back to nearest concealed accessible terminal or take-off "upstream". Extend piping, etc. as required to accommodate new or relocated Plumbing work.
- C. Demolish all accessible previously abandoned, inactive and obsolete equipment, piping, etc. All inaccessible materials embedded in floors, walls, and ceilings may remain if such materials do not interfere with new installations. Coordinate all demolition work carefully with Owner prior to the start of construction.
- D. All demolished piping shall be capped back to active source(s) per contract drawings, even if source(s) are outside of the confines of the project area. Coordinate all demolition work carefully with Owner prior to the start of construction.
- E. Perform cutting and patching required for demolition in accordance with the contract documents.
- F. All piping, etc. conflicting with construction related work of any and all trades shall be removed and/or relocated by the Plumbing Contractor as necessary and/or as directed by Owner's representative in the field. Plumbing disconnections (and/or reconnections) for equipment to be removed (and/or relocated) shall be by the Plumbing Contractor. This shall apply to all existing Plumbing work whether shown on drawings or not.
- G. Disposal and Cleanup: Remove from the site and legally dispose of demolished materials and equipment not indicated to be salvaged.
- H. Provide new work as required to accommodate relocations, etc. Routing of all new and piping in existing buildings shall be held tight to structure above wherever possible and shall be approved by owner's representative prior to installation.

3.4 DISPOSITION OF REMOVED EQUIPMENT & MATERIALS

- A. Except where specifically noted otherwise herein or on drawings, all Plumbing work shown on new work plans shall be new.
- B. If required to accommodate construction related activities, remove and reinstall any conflicting fixtures, devices or equipment that are to remain.
- C. All abandoned materials removed during demolition and thereafter shall be referred to the Owner's representative for disposal instructions. All materials which the Owner elects to retain shall be neatly stored at the site by the Plumbing Contractor as designated by the Owner's representative. All materials which the Owner elects not to retain shall be disposed of by the Plumbing Contractor in a lawful manner.
- D. All fixtures, devices or equipment designated for salvage (removal and reuse, or for turning over to Owner) shall be disconnected and removed undamaged. Disconnect all pigtails, etc. from equipment terminal points and carefully transport and neatly store same to a protected on-site storage location as directed in field.
- E. Components to be reused shall be cleaned (inside and out) and reinstalled where indicated on drawings. Modify and/or extend related existing ductwork and/or piping as required.
- F. Components turned over to Owner shall be neatly stored as groups by system type.

3.5 PRE-EXISTING CODE VIOLATIONS

- A. All existing work which is accessed and/or used under this project shall be inspected and brought into compliance with current codes and standards by the Plumbing Contractor. This shall apply only to the extent that such work is uncovered in the immediate project areas affected by demolition and/or new construction and only to the limited extent that it applies to pre-existing general installation methods (i.e. a missing hanger/support, a missing seal and other minor incidental work).
- B. If more extensive code or safety violations are discovered by the Plumbing Contractor, they shall be immediately brought to the attention (detailed in writing) of the Owner's representative along with the contractors proposed cost for corrections.

3.6 INTERIM LIFE SAFETY WORK

- A. Provide interim fire protection (sprinkler) work in all demolition and construction areas for full code coverage. Further definition will be provided in field if required.

END OF SECTION 220505