

SELECTIVE DEMOLITION, REMOVAL AND CLEANING

PART 1 - GENERAL

1.01 SUMMARY

- A. Refer to Structural Retrofit Package for demolition of structural and non-structural elements including concrete slabs, walls, steel beams, etc. The following items are in addition to what is documented in the Structural Retrofit Package.
- B. This Section includes selective demolition and removal of portions of the existing site work and building, as indicated and as required to perform the work, including but not limited to the following:
 - 1. Site work as indicated, including the following:
 - a. Concrete and stone retaining walls and curbs.
 - b. Asphaltic concrete paving and parking bumpers.
 - c. Guard station, toilet, walls and foundations.
 - d. Chain link fencing and barricades.
 - e. Concrete paving and curbs.
 - f. Concrete sidewalks in accordance with LA City Standards.
 - g. Existing trees as indicated.
 - h. Retaining wall at Northwest side of site.
 - i. Part of stone base and structure for installation of new concrete exit stair at West side of Building, Grid Line 1 between D & F.
 - j. Temporary wood stairs and ramps at exit stair B.
 - k. Maintain existing historic floor, wall and stair protection. Remove as required to complete construction.
 - l. Maintain and repair existing protective barriers around floor openings to comply with Code and OSHA requirements during construction.
 - m. Comply with the requirements specified in Section 02 41 00.
 - 2. Building Interior Demolition:
 - a. Hollow clay tile partitions at Jury Room 819 and Court Room 816.
 - b. Demolition of concrete slabs, unreinforced masonry walls and other building elements required to complete the Project's Program Requirements including installation of mechanical, electrical and plumbing systems.
- C. Work includes protection of existing historic materials to remain in place.
 - 1. Preserve the character of the existing building and salvage building materials and components where indicated for subsequent reinstallation rather than replacement.
 - 2. Historic building material and components shall be considered very fragile and if required, shall be dismantled, removed, worked-on, transported, and handled with special care. Historic materials damaged during selective demolition operation may not be available for replacement, and repair and restoration may be required. Cost of such repair and restoration shall be borne by the Developer Design/Builder. Protection of existing materials, surfaces and finishes is of great importance.

- D. Work includes removing existing deteriorated protective materials at historic floors, stairs, walls and other areas and installation of new protection to remain in place during the work of this Contract. Protective materials will be removed prior to refurbishment and/or re-installation of historic materials.

1.02 DEFINITIONS

- A. Remove: Remove and legally dispose of items except those indicated to be salvaged or to remain the County's property.
- B. Remove and Salvage: Items indicated to be removed and salvaged remain the County's property. Remove, clean, and pack or crate items to protect against damage. Identify contents of containers and bring to County's designated storage area within the building.
- C. Remove and Reinstall: Remove items indicated; clean, service, and otherwise prepare them for reuse; store and protect against damage. Reinstall items in locations indicated.
- D. Existing to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by the County's Representative, items may be removed to a suitable, protected storage location during selective demolition and then reinstalled in their original locations.

1.03 MATERIALS OWNERSHIP

- A. Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain the County's property, demolished materials shall become the Developer Design/Builder's property and shall be removed from the Project site.

1.04 SUBMITTALS

- A. Submit each item in this Article for information only.
- B. Schedule of selective demolition activities indicating the following:
 - 1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity.
 - 2. Demolition procedures for structural work shall be approved by the Developer Design/Builder's structural engineer and submitted to the County's Representative for review. Damage to the existing structure and/or historic fabric as a result of demolition operations shall be repaired at no cost to the County.
- C. Inventory of items to be removed and salvaged and items to be removed and reinstalled.
- D. Inventory of items to be removed by County.
- E. Photographs or videotape, sufficiently detailed, of existing conditions, of adjoining construction and site improvements that might be misconstrued as damage caused by selective demolition operations.
- F. For selective demolition of historic elements, furnish the following prior to performing any demolition or removal work.
 - 1. Demolition Contractor's qualifications.
 - 2. Schedule of selective demolition indicating proposed sequence of operation for selective demolition work.
 - 3. Sample format for historic fabric removal inventory form indicating original location, material description, photo and/or drawing reference, condition and storage location.
 - 4. Historic fabric protection plan.
 - 5. Documentation of historic fabric to be removed, including photographs and/or drawings.

6. Existing Conditions Photographs: Photographs of existing conditions of surfaces, materials, equipment, and adjacent improvements that might be misconstrued as damage relating to selective demolition operation. File with the County's Representative prior to start of work. Insufficient documentation of damaged items prior to the start of work may result in the Developer Design/Builder's responsibility to restore these items.

1.05 QUALITY ASSURANCE

- A. Demolition Firm Qualifications: Engage an experienced firm that has successfully completed selective demolition work similar to that required for this Project.
 1. Protection, documentation, removal and handling of historic fabric shall be supervised by personnel with 5-years experience in similar work on historic structures.
- B. Regulatory Requirements: Comply with governing EPA notification regulations before starting selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- C. Pre-demolition Conference: Conduct conference at Project site as directed by the County's Representative or County's Representative.

1.06 PROJECT CONDITIONS

- A. County assumes no responsibility for actual condition of buildings to be selectively demolished. Conditions existing at time of inspection for bidding purpose will be maintained by County as far as practical.
- B. Storage or sale of removed items or materials on-site will not be permitted.
- C. Pre-construction Conference: Prior to submittals and prior to any demolition of historic elements, a pre-construction conference between the Developer Design/Builder and the County's Representative will be held to review requirements and procedures. The conference shall include a walk-through of the building and a detailed report for the record.
- D. Protection: Protect existing historic fabric to remain in place where required.
 1. Protection shall be in place prior to any other work in area. Paths of access for workers and materials and all areas subject to impact from the work shall be protected throughout the Project. Protection shall be maintained throughout the Project and repaired or modified as required.
 2. Floors:
 - a. Interior flooring shall be protected with carpet placed upside down and covered by plywood sheets. Attach plywood sheets so joints are tight and sheets remain in place. If sheets are displaced, correct immediately.
 - b. Remove protection as required by the County's Representative for inspection and immediately reinstall.
 - c. Do not anchor protection materials into existing finish materials unless approved by the County's Representative in writing.
 3. Provide protection of wood doors, door frames, sash and glass to remain. Protect existing materials along path of travel route for workers and materials, including main entry.
- E. Identification of Existing Historic Materials to be Removed: Do not remove existing historic materials unless approved in advance by the County's Representative. If removal is required and approved, tag each item of historic fabric that is to be removed for review by the County's Representative. Tags shall be attached in a manner that will not damage sensitive historic finishes. No duct tape or attachments onto finish surfaces will be permitted.

PART 2 - PRODUCTS

Not used.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Verify that utilities not to be re-used have been disconnected and capped.
- B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- C. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged.
- D. When unanticipated mechanical, electrical, or structural elements that conflict with the intended function or design are encountered, investigate and measure the nature and extent of the conflict. Promptly submit a written report to the County's Representative.
- E. Survey the condition of the building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of the structure or adjacent structures during selective demolition.
- F. Perform surveys as the demolition work progresses to detect hazards resulting from selective demolition activities.

3.02 UTILITY SERVICES

- A. Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
- B. Utility Requirements: Locate, identify, disconnect, and seal or cap off indicated utility services serving building to be selectively demolished.
 - 1. Arrange to shut off indicated utilities with utility companies.
 - 2. Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal the remaining portion of pipe or conduit after bypassing.

3.03 PREPARATION

- A. Drain, purge, or otherwise remove, collect, and dispose of chemicals, gases, explosives, acids, flammables, or other dangerous materials before proceeding with selective demolition operations.
- B. Conduct demolition operations and remove debris to ensure minimum interference with streets, walks, and other adjacent occupied and used facilities.
 - 1. Do not close or obstruct streets, walks, or other adjacent occupied or used facilities without permission from County and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.
- C. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around selective demolition area.
- D. Provide and maintain interior and exterior shoring, bracing, or structural support to preserve stability and prevent movement, settlement, or collapse of building to be selectively demolished.
 - 1. Strengthen or add new supports when required during progress of selective demolition.

3.04 PROTECTION OF HISTORIC FABRIC

- A. Provide shoring, bracing or support to prevent movement, settlement or collapse of areas of selective demolition and adjacent historic fabric to remain.
 - 1. Where openings are required in surfaces of exposed dimensional materials such as stone, tile, woodwork, etc, carefully cut openings along joint lines. Use tools where a blade thickness narrower than joint thickness whenever possible. Only remove whole pieces of materials. Do not mar or abrade exposed surfaces. Retain removed section for reinstallation or as indicated or as directed by the County's Representative. Document salvaged items.
 - 2. Do not use manual or power-driven impact tools where such use may damage existing historic fabric. Use of power tools shall be approved by the County's Representative.

3. Protect adjacent material from impact of removal process.
 - B. Coordinate these instructions and specifications with hazardous material removals, as required.
- 3.05 SALVAGE
- A. Remove and clean items to be reused or returned to the County. Store items to be reused in a protected location until reinstalled.
 - B. Salvage items for reuse shall be listed in a historic fabric removal inventory form. The location and condition of salvaged and stored materials shall be continuously updated and maintained.
- 3.06 POLLUTION CONTROLS
- A. Use water mist, temporary enclosures, and other suitable methods to limit the spread of dust and dirt. Comply with governing environmental protection regulations.
 1. Do not use water when it may damage existing construction or create hazardous or objectionable conditions.
 - B. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
 1. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level.
 - C. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before start of selective demolition.
- 3.07 SELECTIVE DEMOLITION
- A. Protect existing facilities from damage, including historic materials and building elements. Items damaged as a result of demolition operations shall be repaired or replaced at no cost to the County.
 - B. Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete work within limitations of governing regulations and as follows:
 1. Proceed with selective demolition systematically. Complete selective demolition work above each floor or tier before disturbing supporting members on lower levels.
 2. 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. To minimize disturbance of adjacent surfaces, use hand or small power tools designed for sawing or grinding, not hammering and chopping. Provide barriers in accordance with OSHA Standards.
 3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
 4. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.
 5. Maintain adequate ventilation when using cutting torches.
 6. Do not use impact tools in areas adjacent to historic materials that are to remain.
 7. Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.
 8. Locate selective demolition equipment throughout the structure and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
 9. Dispose of demolished items and materials promptly. On-site storage of removed items is prohibited.
 10. Return elements of construction and surfaces to remain to condition existing before start of selective demolition operations.

- C. Demolish concrete and masonry in small sections. Cut concrete and masonry at junctures with construction to remain, using power-driven masonry saw or hand tools; do not use power-driven impact tools.

3.08 DISPOSAL OF DEMOLISHED MATERIALS

- A. Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.
- B. Transport demolished materials off County's property and legally dispose of them.

3.09 CLEANING

- A. Clean surfaces on which new materials will be applied, removing grease, adhesives, bitumen, and other adhering materials, as necessary to furnish acceptable substrates for new materials. Required substrate conditions shall be as approved by the manufacturer of the new material.
- B. Sweep the building broom clean on completion of selective demolition operation.

END OF SECTION