

**SECTION 02 05 00
SELECTIVE DEMOLITION / REMOVALS**

PART 1.00 - GENERAL

1.01 A. THE CONTRACTOR IS REFERRED TO THE “INSTRUCTIONS TO BIDDERS AND GENERAL CONDITIONS, NYCHA CONTRACTS”, LATEST EDITION; THE “SPECIAL NOTICE TO CONTRACTORS”; THE “FORM OF PROPOSAL”; THE “FORM OF BID BOND”; “DIVISION 01 - GENERAL REQUIREMENTS” OF THE CONTRACT SPECIFICATIONS”; THE “CONTRACT DRAWINGS” AND ALL AMENDMENTS AND ADDENDA THERETO; ALL OF WHICH GOVERN THE WORK OF THIS SECTION.

1.02 SCOPE OF WORK

2.01 THE WORK OF THIS SECTION INCLUDES ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE THE DEMOLITION/REMOVAL WORK IN APARTMENTS TO BE RENOVATED AS INDICATED ON THE DRAWINGS AND/OR SPECIFIED HEREIN INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

- A. 1. Selective demolition, removals and legal disposal as indicated on the specifications, plans and related drawings including ACM pipe insulation, lead-containing plumbing fixtures, etc.
- B. 2. Provide all other labor and materials as may be reasonably inferred to be required to make the Work of this Section complete.

1.03 RELATED WORK SPECIFIED ELSEWHERE

3.01 THE FOLLOWING SECTIONS/DIVISIONS CONTAIN REQUIREMENTS THAT RELATE TO THE WORK OF THIS SECTION:

- A. 1. Section 02080 – Asbestos Abatement
- B. 2. Section 02085 – Lead-Based Paint / Lead Abatement
- C. 3. Section 02090 – Dust Control
- D. 4. All other related General Construction Sections.
- E. 5. Division 15 – Plumbing
- F. 6. Division 16 – Electrical

1.04 SEQUENCE SEQUENCE:

4.01 A. DO NOT BEGIN DEMOLITION/REMOVALS WORK UNTIL REQUIRED ASBESTOS ABATEMENT WORK HAS BEEN COMPLETED. OF THIS SECTION.

4.02 1.05 SUBMITTALS

4.03 A. SCHEDULE: SUBMIT PROPOSED METHODS AND OPERATIONS OF DEMOLITION/REMOVALS FOR REVIEW PRIOR TO START OF WORK. INCLUDE IN SCHEDULE COORDINATION FOR SHUT-OFF, CAPPING AND CONTINUATION OF UTILITY SERVICES AS REQUIRED.

4.04 1.06 QUALITY ASSURANCE

4.05 A. PERMITS: WHEN REQUIRED BY THE N.Y.C. DEPT. OF BUILDINGS, THE CONTRACTOR SHALL FILE FOR AND OBTAIN A DEMOLITION PERMIT FROM THE N.Y.C. DEPT. OF BUILDINGS PRIOR TO PROCEEDING WITH THE WORK.

4.06 1.07 JOB CONDITIONS

4.07 A. OCCUPANCY: BUILDINGS WHERE DEMOLITION/REMOVALS WORK IS INDICATED SHALL REMAIN OCCUPIED DURING THE CONSTRUCTION PHASE.

4.08 B. THE CONTRACTOR SHALL ACCEPT THE PREMISES AS THEY FIND THEM. THE AUTHORITY ACCEPTS NO RESPONSIBILITY FOR EXISTING CONDITIONS AT VARIANCE WITH INFORMATION INDICATED ON THE DRAWINGS AND DESCRIBED IN THESE SPECIFICATIONS.

4.09 C. THERE IS NO GUARANTEE THAT ANY MATERIAL OF VALUE NOW EXISTING IN THE BUILDING TO BE DEMOLISHED WILL BE PRESENT IN THE BUILDING WHEN THEY ARE DEMOLISHED. THE CONTRACTOR SHALL HAVE NO CLAIM AGAINST NYCHA BECAUSE OF THE ABSENCE OF SUCH FIXTURES AND MATERIALS.

4.10 D. THE CONTRACTOR SHALL PROTECT AND SALVAGE THOSE ITEMS WHICH THE AUTHORITY WANTS TO SAVE AND REUSE IN THIS DEVELOPMENT AS INDICATED IN THE CONTRACT DOCUMENTS.

E. EXPLOSIVES: USE OF EXPLOSIVES WILL NOT BE PERMITTED.

5.01 F. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED BUILDINGS.

A. Do not close or obstruct streets, walks or other occupied buildings without permission from authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.

5.02 G. DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO THE EXISTING BUILDING BY DEMOLITION OPERATIONS TO THE SATISFACTION OF THE AUTHORITY AND AT THE COST OF THE CONTRACTOR.

PART 2.00 - PRODUCTS

6.01 2.01 MATERIALS

6.02 A. PROVIDE AS NECESSARY, BRACING AND SUPPORT MATERIALS WHICH WILL SUPPORT LOADS IMPOSED. MATERIALS PROVIDING TEMPORARY SUPPORT NEED NOT BE NEW, BUT MUST BE IN SERVICEABLE CONDITION.

PART 3.00 – EXECUTION

7.01 3.01 DEFINITIONS

7.02 A. THE TERM “REMOVE” SHALL MEAN THE ORDERLY EXECUTION AND DISPOSITION OF ITEMS SPECIFIED HEREIN OR AS INDICATED ON THE DRAWINGS, WITHOUT DAMAGE TO ITEMS TO REMAIN AND WITHOUT HINDERING PUBLIC SAFETY, FLOW OF TRAFFIC, OR THE OPERATION OF THE OCCUPIED PORTIONS OF THE DEVELOPMENT.

7.03 3.02 PREPARATION

A. GENERAL

- A. If at any time the safety of the buildings or any portions thereof, shall appear to be endangered, the Contractor shall cease operations and notify the Authority and the City of New York, Dept. of Buildings. The Contractor shall take all proper means to correct the problem and shall not resume operation until permission has been secured in writing from the Authority.
- B. 2. All expenses arising from, or in connection with, the performance of this Work shall be borne by the Contractor.

8.02 3.03 PRECAUTIONS

8.03 A. PROCEDURES

- A. 1. Examine the area and conditions under which the work of this Section will be performed. Correct conditions detrimental to the timely and proper completion of the Work. Do not proceed until unsatisfactory conditions have been corrected.
- B. 2. By careful study of the Contract Documents, determine the location and extent of selective demolition to be performed.
- C. 3. The Contractor shall visit the site and verify the extent and locations of selective demolition required. Identify limits of demolition and mark surfaces as required to enable workmen to identify items to be removed and items to be left in place.
- D. 4. Protect and safeguard all existing items to remain.
- E. 5. Refer to Section 02090 – Dust Control to prevent dust from becoming a nuisance within and outside of the designated work areas.
- F. 6. Refer to Plumbing and Electrical Specifications for additional removal requirements.
- G. 7. In addition to the jurisdiction of the N.Y.C. Building Code, comply with provisions of the current edition of ANSI.
- H. 8. Promptly repair damaged surfaces caused by demolition operations at no additional cost to the Authority.
- I. 9. Protect building interior surfaces, materials and equipment at all times. Prevent the spread of dust, fumes and noise to other parts of the buildings.
- J. 10. In any activities, comply with pertinent regulations of the agencies having jurisdiction. Provide adequate protection for the safety of workers, residents, public and property.
- K. 11. Secure vacant apartments at the end of each day.
- L. 3.04 REMOVALS

8.04 A. UNLESS OTHERWISE INDICATED, REMOVE ALL EXISTING ITEMS TO BE REPLACED INCLUDING BATHTUB WALL CERAMIC TILES.

8.05 B. KITCHEN CABINETS AND SINKS

- A. Remove and legally dispose of cabinets including sinks and countertops and plumbing which is to be replaced. Cabinets shall be removed as follows:
 - 1. HEPA vacuum or wet mop top of cabinets.
 - 2. Apply masking tape at joint between outside of cabinet and wall and score the joint with a sharp utility knife.
 - 3. Remove screws used to fasten existing cabinets to wall taking precautions that cabinets do not drop.
 - 4. Carefully separate cabinets from wall and gently place them on plastic sheet on floor.
 - 5. If a portion of floor tile lifts up during cabinet removal the rest of that tile shall be carefully removed by a certified asbestos handler.
- B. Where there is an insulating panel on the side of the cabinet next to the range and/or closet it shall be treated as if it contains asbestos and shall be removed from the cabinet as specified.
- C. Where wall is not replaced, remove brackets supporting old sinks and patch plaster where brackets are removed. All new plaster work shall be painted, color to match existing paint. Contractor shall completely remove paint ridges and other imperfections where old sinks are removed.
- D. 3.05 DISPOSAL

8.06 A. ALL MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE APPLICABLE LAWS AND REGULATIONS OF ALL AGENCIES HAVING JURISDICTION.

8.07 B. PROTECT EXISTING ENTRANCES, ETC. PRIOR TO REMOVAL OF DEBRIS THROUGH BUILDING ENTRANCES.

8.08 C. REMOVAL OF RUBBISH AND DEBRIS THROUGH ANY PUBLIC AREA OF THE BUILDINGS SHALL NOT BE PERMITTED WITHOUT THE PERMISSION OF THE AUTHORITY.

- A. D. All items removed by the Contractor shall become the property of the Contractor unless noted otherwise and shall be legally disposed of. All of the removed items shall be promptly carried to the sidewalk nearest to the building or to other locations approved by Development Management, and placed and arranged by the Contractor in a safe manner so as not to obstruct pedestrians or interfere with ingress and egress into and from said buildings. The Contractor must remove from the premises and legally dispose of, all debris or items removed, on the same day that they were removed. No removed item shall be permitted to remain outside the buildings or on the Development premises overnight. In the event the Contractor fails to remove any item from the premises as set forth above, the Authority, at its option, may remove and store such item and charge the Contractor with the expense thereof.

- 8.09 E. ITEMS, EQUIPMENT AND WORK INDICATED TO BE SALVAGED SHALL BE REMOVED CAREFULLY AND SHALL REMAIN THE PROPERTY OF THE AUTHORITY UNLESS OTHERWISE DIRECTED BY THE AUTHORITY.**
- 8.10 F. CARRY OUT REMOVAL WORK IN AN ORDERLY AND CAREFUL MANNER WITH THE LEAST POSSIBLE DISTURBANCE TO THE OCCUPANTS OF THE BUILDINGS.**
- G. BURNING OF DEBRIS WILL NOT BE PERMITTED ON THE JOB SITE.**
- 9.01 3.05 WORKMANSHIP**
- 9.02 A. ALL WORK SHALL BE DONE IN A CAREFUL MANNER SO AS NOT TO DAMAGE ANY RETAINED ITEMS. ALL RETAINED ITEMS SHALL BE KEPT CLEAN AND IN AN UNDAMAGED CONDITION.**
- 9.03 3.06 CLEAN-UP**
- 9.04 A. ALL DEBRIS SHALL BE REMOVED FROM THE PROPERTY AND THE INTERIOR OF THE APARTMENTS AND OTHER AFFECTED SPACES SHALL BE PROPERLY CLEANED TO THE SATISFACTION OF THE AUTHORITY.**
- 9.05 3.07 SALVAGE**
- 9.06 A. AT THE REQUEST OF THE AUTHORITY, THE CONTRACTOR SHALL CAREFULLY DISCONNECT, REMOVE AND RETURN TO THE AUTHORITY THE FOLLOWING OLD PLUMBING FIXTURES:**
- A. 1. Water closet, including bowl, tank with all interior parts, tank spud connection and tank cover. (No seat cover shall be returned.)
 - B. 2. All lavatories furnished with 4" O.C. centerset faucet, including faucet.
- 9.07 B. ALL OLD PLUMBING FIXTURES REQUIRED TO BE RETURNED TO THE AUTHORITY SHALL BE BOXED IN THE CARDBOARD BOXES IN WHICH CORRESPONDENT NEW FIXTURES, REQUIRED TO BE INSTALLED, WERE PACKED. PROVIDE ALL LABOR, SERVICE, TRUCKING, ETC., AND DELIVER AND STORE THEM IN A LOCATION AT THE DEVELOPMENT, AS SELECTED BY THE DEVELOPMENT SUPERINTENDENT.**
- 9.08 3.08 REPLACEMENTS**
- 9.09 A. IN THE EVENT OF DEMOLITION OF ITEMS NOT SCHEDULED TO BE DEMOLISHED, THE CONTRACTOR SHALL PROMPTLY REPLACE SUCH ITEMS TO THE SATISFACTION OF THE AUTHORITY AND AT NO ADDITIONAL COST TO THE OWNER.**

END OF SECTION 02 05 00