SECTION 024119 – SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. The General Conditions, Supplementary General Conditions, bidding, and contract conditions shall apply to, and form a part of, this Section.

1.2 GENERAL CONDITIONS

A. For the sake of brevity these specifications shall omit phrases such as "(Sub) Contractor shall furnish and install", "unless otherwise indicated or specified", etc., but these phrases are nevertheless implied. Mention of materials and operations requires the (Sub) Contractor to furnish and install such materials and perform such operations complete to the satisfaction of the Architect/Consultant. Exceptions are noted herein or shown on the drawings.

B. No representative of the Owner shall have power to waive the obligations of this contract for the furnishing of good materials or of performing good work, as herein described, in full accordance with the contract documents. The failure of any representative of the Owner to condemn any defective work or materials shall not release the obligation to at once tear out, remove, and properly replace the same at any time prior to final acceptance upon discovery of said defective work or material. However, when requested, the Owner's representative shall observe and accept or reject any material furnished; and in the event the material has been once accepted by the Owner's representative, such acceptance shall be binding on the Owner unless such material can be clearly shown as not meeting the specifications for this work.

C. Demolished materials shall be removed from site unless otherwise noted.

1.3 SCOPE OF WORK

A. The work under this contract shall include the furnishing of all labor, materials, tools, equipment, transportation, services, etc., and supervision necessary to complete the demolition of certain components of the existing stage rigging system and other items herein listed. Extent of all demolition work shall be furnished as described in these specifications, as illustrated on the accompanying drawings, or as directed by the Architect’s consultant.

B. Definitions used throughout the Contract Documents:

C. Remove: Detach items from existing construction and legally dispose of them off-site unless indicated to be removed and salvaged or removed and reinstalled.

D. Remove and Salvage: Carefully detach from existing construction, in a manner to prevent damage, and deliver to Owner.

E. Remove and Reinstall: Detach items from existing construction, prepare for reuse, and reinstall where indicated.
F. Existing to Remain: Existing items of construction that are not to be permanently removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.

G. The demolition work is comprised of, but not limited to, the following principal items:

1. All wire rope, fiber rope and hardware,
2. All arbors, loft blocks, head blocks and floor blocks,
3. All pipe battens,
4. All miscellaneous hardware,
5. Items indicated to be demolished on drawings or required demolition for installation of new work.
6. Index strip light and controller,
7. Outrigger batten supports where needed when conflicting with new linsets,
8. Identified plugstrips and type “SO” cable.

H. The following items shall be reused. Remove and store equipment noted then reinstall equipment at the specified location on new Stage Rigging System. Any question as to installed location of equipment should be cleared with the architect’s consultant prior to installation.

1. Adjustable portal and curtains on curtain track,
2. Partition wall and selected sections,
3. Identified plugstrips and type “SO” cable,
4. Scenic flat used for orchestra back wall reflector.

1.4 RESPONSIBILITY

A. Notwithstanding the detailed information contained herein and on the drawings, provide working overall systems in accordance with good theatre practice and accepted industry standards. Verify the completeness of the parts list, type numbers and the overall suitability of the equipment to meet the intent of the design. Notify the Consultant of any discrepancies, relevant to said information, prior to the bid date, for review.

B. Minor items of equipment needed in order to meet the requirements stated above, even if not specifically mentioned herein or on the drawings, shall be supplied without claim for additional payment.

1.5 JOB CONDITIONS

A. Verify all conditions applicable or pertaining to this work. Coordinate with scheduled work of any other trades and notify Consultant in writing of discrepancies, conflicts, or omissions prior to bid time or correct at Contractor's expense.

B. So far as possible, the drawings show arrangement of equipment that will fit into the spaces available without interference. If conditions exist at the jobsite, which make installation of work as shown impossible, prepare drawings for Architect/Consultant's review showing how the work may be installed. On acceptance of the drawings by the Architect/Consultant, install the work without additional cost to the Owner.
C. Contractor shall take care not to damage any equipment, which will be reused, or to disconnect any wiring other than as required to interface new system. Any equipment, which will be reused, that is damaged by the Contractor shall be repaired or replaced by the Contractor at no cost to the Owner.

D. Promptly repair damages caused to facilities and equipment by demolition operations at no cost to the Owner.

E. Maintain existing utilities indicated to remain, keep in service, and protect against damage during demolition operations. Do not interrupt existing utilities serving occupied or used facilities, except when authorized, in writing, by authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to governing authorities.

1.6 TESTS AND OBSERVATIONS

A. The complete job shall be, during and/or after demolition, subject to the following tests, inspections and observations:

1. Observations and tests conducted by Architect’s Consultant or for Architect’s Consultant in Architect/Consultant's presence. Upon notice, Contractor shall furnish not to exceed 2 persons, one to include the job foreman, and tools to assist and be directed by the Architect’s Consultant or Architect/Consultant's representative for a reasonable amount of time to make such tests and inspections as are requested by the Architect/Consultant.

2. Inspections and tests conducted by any government or local authority having jurisdiction over the job.

1.7 PERMITS

A. Obtain all permits necessary for the execution of any work pertaining to the demolition, and conform in all trades with all applicable local codes.

PART 2 - PRODUCTS - NOT APPLICABLE
PART 3 - EXECUTION

3.1 LABOR AND SUPERVISION

A. Employ only fully trained personnel, assisted by competent common laborers, for the demolition of the existing stage rigging equipment. Personnel shall be adequately and properly trained in the demolition of the style of equipment specified herein. Employ a competent superintendent on the work at all times. This superintendent shall represent the demolition Contractor in Contractor's absence. All directions given to the superintendent by the Consultant shall be as binding as if they were given to this Contractor personally.

B. Provide for full protection of stage floor by placing ¼” plywood over the entire surface of the stage. Plywood shall remain in place for the duration of demolition and installation.
C. Burning of removed materials from demolition shall not be permitted on-site.

3.2 CLEANING OF THE SITE

A. Remove from the site all rubbish, trash, discarded packing materials, cartons, and other debris caused by daily operations. Upon completion of work, the entire area of work by this Contractor shall be left in broom clean condition.

END OF SECTION