

SECTION 26 05 01**ELECTRICAL DEMOLITION****PART 1 - GENERAL****1.1 REFERENCED DOCUMENTS**

- A. Comply with Division 1- General Requirements and related documents.
- B. All sections of this Specification.

1.2 DESCRIPTION

- A. Contractor shall remove several items of materials and equipment under this section of the specifications. Equipment and materials to be removed shall be as indicated and noted on the Drawings and as required to facilitate the new installations.
- B. Provide labor, materials, equipment, tools and services as required to complete the demolition work indicated.
- C. Refer to Division 1 for "Schedule of Work".

1.3 DISRUPTION OF EXISTING FUNCTIONS

- A. Under no conditions shall any work be done in the present building that would interfere with its natural or intended use unless special permission is granted by the Owner.
- B. Disruptions: Maintain existing lighting, power, telephone, and other systems, and maintain existing functions in service, except for scheduled disruptions as allowed in Division 01, "General Conditions".
- C. Provide all temporary connections as necessary to facilitate the phasing of construction.

1.4 SALVAGE, DEMOLITION, AND RELOCATION

- A. It shall be the responsibility of the Contractor to remove and store those items of existing equipment as indicated on the Drawings to be removed. All items of equipment or fixtures removed shall be protected from damage insofar as is practical.
- B. These items shall be stored on site for a minimum of two (2) weeks unless indicated otherwise by the Owner's representative to allow for inspection by the Owner. Deliver, all items tagged to be retained by the Owner to a designated storage location on site or to the Owner's designated Service Center or Warehouse. All items not retained by the Owner shall be removed from the site by the Contractor at no additional cost to the Owner.

C. The attendant conduit, hangers, foundations, etc., of those items of existing equipment to be removed, shall also be removed in their entirety. No hangers, etc., shall be abandoned in place.

D. Relocations:

1. Repair and restore to good functional condition materials and items scheduled for relocation and/or reuse and which are damaged during dismantling or reassembly operations.
2. New materials and items of like design and quality may be substituted for materials and items indicated to be relocated, in lieu of relocation, upon approval of shop drawings, product data and samples.
3. Remove carefully, in reverse to original assembly or placement, items which are to be relocated.
4. Protect items until relocation is complete.
5. Clean and repair and provide new materials, fittings, and appurtenances required to complete the relocation and to restore to good operative order.
6. Perform the relocation work in accordance with pertinent sections of the specifications, utilizing skilled workers.
7. Refer to Drawings for specific requirements of temporary services and relocated equipment and fixtures.
8. Coordinate with the General Contractor repairs required to bring finishes back to their original conditions after demolition and or installation of new equipment.

1.5 CLEAN UP

- A. Remove all debris, rubbish, and materials resulting from cutting, demolition, or patching operations from the work area on a daily basis.
- B. Transport materials and legally dispose of offsite.

PART 2 - PRODUCTS

2.1 GENERAL

- A. Provide materials and equipment for patching and extending work as specified in individual sections or as indicated on the Drawings.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Field Conditions: Demolition Drawings are based on non-invasive field observations and existing record documents. Report discrepancies in location, dimensions or quantity to Owner and Architect prior to disturbing existing installation.

- B. Abandoned Wiring: Verify that abandoned wiring and equipment serve only facilities scheduled for demolition.
- C. Existing Conditions: Commencing demolition means Contractor accepts existing conditions.

3.2 PREPARATION

- A. Demolition: Disconnect electrical systems in walls, floors, ceilings and equipment scheduled for removal.
- B. Project Coordination: Coordinate utility service outages with utility companies and schedule work with Facility management and Owner.
- C. Temporary Wiring: Provide temporary wiring and connections as necessary to maintain existing systems in service during construction.
- D. Schedule installation of temporary wiring and connections to eliminate hazard to installing personnel.
 - 1. When work must be performed on energized circuits or equipment, use qualified personnel experienced in such operations.
 - 2. Submit "hot work" policy information to Architect for review prior to performing work on any energized circuits.
- E. Electrical Service: Maintain existing system in operation. Disable system only to make switchovers and connections. Obtain permission, in writing, from Owner prior to partially or completely disabling system. Minimize outage duration. Make temporary connections as necessary to maintain service to areas unaffected by the scope of Work.
- F. Telephone Service: Maintain existing system in operation until new system is complete. Disable system only to make switchovers and connections. Obtain permission, in writing, from Owner, and notify the utility company, prior to partially or completely disabling system. Minimize outage duration. Make temporary connections as necessary to maintain service to areas unaffected by the scope of Work.
- G. Special Systems: Maintain existing systems in operation until new systems are complete. Disable systems only to make switchovers and connections. Obtain permission, in writing, from Owner prior to partially or completely disabling systems. Minimize outage duration. Make temporary connections as necessary to maintain service to areas unaffected by the scope of Work.
 - 1. The following systems may be affected by the scope of Work:
 - a. Fire Alarm System
 - b. Public Address System
 - c. Security System

d. Data System

3.3 DEMOLITION AND EXTENSION OF EXISTING WORK

- A. General: Demolish and extend existing work as indicated or described in the Drawings and Specifications.
 - 1. Lighting fixtures and electrical distribution equipment shall be salvaged for possible re-installation as directed by the Owner and Architect.
- B. Wiring: Remove abandoned wiring and cables to source of supply or termination.
- C. Raceways:
 - 1. Remove exposed abandoned conduits and raceways, including abandoned conduits and raceways above accessible ceilings.
 - 2. Conduits and raceways concealed in existing construction to remain shall be abandoned in place. Cut conduits and raceways such that finished surfaces can be patched smooth.
- D. Wiring Devices: Remove abandoned wiring devices. Provide blank device plate for outlet box not being removed.
- E. Electrical Distribution Equipment: Disconnect and remove abandoned panelboards and electrical distribution equipment.
- F. Lighting Fixtures: Disconnect and remove abandoned lighting fixtures, including brackets stems, hangers and other accessories not indicated to be re-used.
- G. Existing Installations to Remain: Maintain access to existing electrical installations which remain active.
- H. Modify installation or provide access panel as required.
- I. Extension of existing circuits: Extend existing installations as required to maintain service to items to remain using materials and methods, as specified that are compatible with original installation.
- J. Adjacent Construction: Repair adjacent construction and finishes damaged during demolition and extension work.
- K. Dispose of hazardous materials, such as fluorescent and H.I.D. lamps and PCB's in lamp ballasts, in accordance with all Local, State and Federal ordinances and regulations.

3.4 SALVAGED MATERIALS

- A. Salvage existing materials for re-installation as directed by Owner. Coordinate locations for storage of salvaged materials with Owner.

3.5 CLEANING AND REPAIR

- A. Existing Materials: Clean and repair existing materials and equipment which remain or are to be re-used.
- B. Existing Panel boards: Clean exposed surfaces and check tightness of all electrical connections. Replace damaged circuit breakers with units of compatible construction and provide closure plates for vacant positions.
- C. Existing Lighting Fixtures: Where existing lighting fixtures are indicated to remain, clean reflector and lens and replace lamps.
 - 1. Use mild detergent to clean all interior and exterior surfaces; rinse with clean water and wipe dry; allow to dry thoroughly prior to re-installation.
 - 2. Replace lamps and broken electrical components. Replace cracked or broken lenses and louvers with new identical materials.
 - 3. Ballasts: Replace ballasts in all fluorescent lighting fixtures to remain or to be re-used with new ballasts as specified.

END OF SECTION