

SECTION 01090

ALTERATIONS

1.01 DESCRIPTION

- A. Summary:
The procedure and administrative requirements of this Section apply to all of the following Sections of the Specifications which are involved in alterations to the existing buildings on the Drawings.
- B. Extent Notes:
Cut into or partially remove portions of the existing building as necessary to make way for new construction. Include such work as:
1. Cutting, moving, or removal of items not shown to be cut, moved or removed.
 2. Cutting, moving, or removal of items not shown to be cut, moved or removed, but which must be cut, moved or removed to allow the new work to proceed. Work or items which are to remain in the finished work shall be patched or reinstalled after their cutting, moving or removal, and their joints and finishes made to match adjacent or similar work.
 3. Removal of existing surface finishes as needed to install new work and finishes.
 4. Removal of abandoned items and removal of items serving no useful purpose, such as abandoned piping or wiring.
 5. Repair or removal of dangerous or unsanitary conditions.
 6. Removal of unsuitable or extraneous materials not marked for salvage, such as abandoned furnishings, debris, and rotted wood.

1.02 SCHEDULING AND ACCESS

- A. Outages:
1. Utility and service outages shall be kept to a minimum, and will be permitted only with permission from Owner.
- B. Security:
1. When keys to locked areas are needed to perform work, obtain from Owner. Return keys at end of each day's work.
- C. Access by Owner:
1. The Owner shall have access to the building at all times during construction.

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1.03 ALTERATIONS, CUTTING AND PROTECTION

- A. Extent:
 - 1. Cutting and removal work shall be performed so as not to cut or remove more than is necessary and so as not to damage adjacent work.

- B. Responsibility and Assignment to Trades:
 - 1. Contractor shall assign the work of moving, removal, cutting, patching and repair to trades under his supervision so as to cause the least damage to each type of work encountered, and so as to return the building as much as possible to the appearance of new work.
 - 2. Patching of finish materials shall be assigned to mechanics skilled in the work of the finish trade involved.

- C. Protection:
 - 1. Protect remaining finishes, equipment, and adjacent work from damage caused by cutting, moving, removal and patching operations. Protect surfaces which will remain a part of the finished work.

- D. Discoveries:
 - 1. Construction, furnishings, and articles of a historic or private nature, which are encountered during cutting, removal and new construction shall be turned over to the Owner, or, the Owner's desired for their disposition shall be sought and followed.

- E. Salvage:
 - 1. Salvage sufficient quantities of cut or removed material to replace damaged work or patch new work, where the material cannot be readily obtained in today's market.
 - 2. In addition to items specified above or indicated on the Drawings to be salvaged, items marked or listed for salvage shall remain the property of the Owner and shall be carefully removed and stored in a dry, secure place.
 - 3. Do not incorporate salvaged or used material in new construction, except for small quantities of finish material which are difficult to match.

- F. Debris:
 - 1. Remove debris promptly from the site each day. Remove material becomes property of the Contractor. Load removed material directly on trucks for removal from site. Dispose of removed material legally. Do not burn on site. Do not allow debris to enter sewers.

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1.04 PATCHING, EXTENDING, AND MATCHING

- A. Skill:
Patch and extend existing work using skilled mechanics who are capable of matching the existing quality of workmanship. The quality of patched or extended work shall not be less than that specified in the Sections of the product and execution Specifications which follow these General Requirements.
- B. Patching:
1. In areas where any portion of an existing finished surface is damaged, lifted, stained or otherwise made imperfect portion of the surface with matching material.
 2. Provide adequate support or substrate for patching of finishes.
 3. If the imperfect surface was a painted or coated one, repaint or recoat the patched portion in such a way that uniform color and texture over the entire surface results.
 4. If the surrounding surface cannot be matched, repaint or recoat the entire surface.
- C. Quality:
1. In the Sections of the product and execution Specifications which follow these General Requirements, no concerted attempt has been made to describe each of the various existing products that must be used to patch, match, extend or replace existing work. Obtain all such products in time to complete the work on schedule. Such products shall be provided in quality which is in no way inferior to the existing products.
 2. The quality of the products that exist in the building, as apparent during prebid site visits, shall serve as the specification requirement for strength, appearance, and other characteristics.
- D. Transitions:
1. where new work abuts or finishes flush with existing work, make the transition as smooth and work man like as possible. Patched work shall match existing adjacent work in texture and appearance so as to make the patch or transition invisible to the eye at a distance of 3 ft.
 2. Where masonry, tile, plaster, metal or other finished surface is cut in such a way that a smooth transition with new work is not possible, terminate the existing surface in a neat fashion along a straight line at a natural line of division and provide trim appropriate to the finished surface.
- E. Matching:
1. Restore existing work that is damaged during construction to a condition equal to its condition at the time of the start of the work.
 2. At locations in existing areas where partitions are removed, patch the floors, walls and ceilings with finish materials to match adjacent finishes.

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- F. Overall Requirement that the Work be Completed:
1. Where a product or type of construction occurs in the existing building, and it is not specified as a part of the new work, provide such products or types of construction as needed to patch, extend or match the existing work.
 2. These Specifications will generally not describe existing products or standards of execution, nor will they enumerate products which are not a part of the new construction. The existing product is its own specification.
 3. The presence of any product or type of construction in the old work shall cause its patching, extending, or matching to be performed, as necessary to make the work complete and consistent, to identical standards of quality.

1.05 REPAIR

- A. Replace work damaged in the course of alterations, except at areas approved for repair.
- B. Where full removal of extensive amounts of almost-suitable work would be needed to replace damaged portions, then filling, spackling, straightening, and similar repair techniques, followed by full painting or other finishing, will be permitted.
1. Examples of work that will frequently be approved for repair rather than replacement: pitting in concealed concrete surfaces, slightly bent ceiling runners, hairline cracks in plaster.
- C. If the repaired work is not brought up to the standard for new work, it shall be cut out and replaced with new work.

1.06 CLEANING

- A. Each Successive Trade:
1. As each trade finished its work on each part of the alterations work and related new work, it shall clean up its work area and make work surfaces ready for the work of the succeeding trades.
 2. Spillage, overspray, collections of dust or debris, and damage to Owner-occupied spaces shall be cleaned or remedied immediately by the responsible trade.
- B. Each Areas as it is Completed:
1. As soon as work in each area of the alterations is complete, clean up all surfaces, remove equipment, salvage and debris, and return in condition suitable for use by the Owner as quickly as possible.

END OF SECTION