



**GEORGIA
HEALTHCARE
GROUP**

**TBILISI/GEORGIA
SUNSTONE HOSPITAL
GENERAL REQUIREMENTS
EVEX-SUNSTONE-KAR-SPC-002**

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Employer

Evex Healthcare Group – TBILISI/GEORGIA

prepared by



**Independent Fire Safety and Fire Protection Consultant:
KARINA Design, Consultancy and Training Services Ltd.Co.**

Çetin Emeç Boulevard Lisbon St. No : 37/4 A.Öveçler 06460 Ankara /Turkey

Flora Residence No:1512 Ataşehir Istanbul / Turkey

tel. : +90-312-472 62 88 fax : +90-312-472 62 89

e-mail : info@karina.gen.tr url : <http://www.karina.gen.tr>



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SUNSTONE HOSPITAL DEMOLITION & DECONSTRUCTION



TECHNICAL SPECIFICATIONS

1. Specific Requirements for Project

As stated in EVEX-SUNSTONE-KAR-SPC-001 the work includes improvement of fire & life safety conditions of the building. Therefore specific parts of the building shall be demolished or deconstructed to install new fire barriers and/or fire protection systems. Naturally some certain members or system equipment within this part shall be preserved and to be reinstalled.

1.1 Definitions

- Demolition

Demolition is the process of wrecking or taking out any load-supporting structural member of a facility together with any related handling and disposal operations.

- Deconstruction

Deconstruction is the process of taking apart a facility with the primary goal of preserving the value of all useful building materials.

- Demolition Plan

Demolition Plan is the planned steps and processes for managing demolition activities and identifying the required sequencing activities and disposal mechanisms.

- Deconstruction Plan

Deconstruction Plan is the planned steps and processes for dismantling all or portions of a structure or assembly, to include managing sequencing activities, storage, re-installation activities, salvage and disposal mechanisms.

1.2 Demolition/Deconstruction Plan

Prepare a Demolition Plan and Deconstruction Plan and submit proposed salvage, demolition, deconstruction, and removal procedures for approval before work is started. Include in the plan procedures for careful removal and disposition of materials specified to be salvaged, coordination with other work in progress, a disconnection schedule of [utility services, a detailed description of methods and equipment to be used for each operation and of the sequence of operations. Identify components and materials to be salvaged for reuse or recycling. Append tracking forms for all removed or reuse materials indicating type, quantities, condition, destination, and end use. Provide procedures for safe conduct of the work in accordance with governing health & safety regulations. Plan shall be approved by Contracting Officer prior to work beginning.

1.2.1 General Requirements

Do not begin demolition or deconstruction until authorization is received from the Contracting Officer. The work of this section is to be performed in a manner that maximizes the value derived from the salvage and recycling of materials. Remove rubbish and debris from the station daily; do not allow accumulations inside or outside the building. The work includes demolition, deconstruction, salvage of identified items and materials, and removal of resulting rubbish and debris. Remove rubbish and debris from building daily, unless otherwise directed. Store materials that cannot be removed daily in areas specified by the Contracting Officer. In the interest of occupational safety and health, perform the work in accordance with applicable sections of Occupational Health Regulations.

1.3 Items to Remain in Place

Take necessary precautions to avoid damage to existing items to remain in place, to be reused, or to remain the property of the Employer. Repair or replace damaged items as approved by the Contracting Officer.

Coordinate the work of this section with all other work indicated. Construct and maintain shoring, bracing, and supports as required. Ensure that structural elements are not overloaded. Increase structural supports or add new supports as may be required as a result of any cutting, removal, deconstruction, or demolition work performed under this contract. Do not overload structural elements. Provide new supports and reinforcement for existing construction weakened by demolition, deconstruction, or removal work. Repairs, reinforcement, or structural replacement require approval by the Contracting Officer prior to performing such work.

1.3.1 Existing Construction Limits and Protection

Do not disturb existing construction beyond the extent indicated or necessary for installation of new construction. Provide temporary shoring and bracing for support of building components to prevent settlement or other movement. Provide protective measures to control accumulation and migration of dust and dirt in all work areas. Remove dust, dirt, and debris



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from work areas daily.

1.3.2 Weather Protection

For portions of the building to remain, protect building interior and materials and equipment from the weather at all times. Where removal of existing roofing is necessary to accomplish work, have materials and workmen ready to provide adequate and temporary covering of exposed areas.

1.3.3 Utility Service

Maintain existing utilities indicated to stay in service and protect against damage during demolition and deconstruction operations.

Prior to start of work, utilities serving each area of alteration or removal will be shut off by the Employer and disconnected and sealed by the Contractor.

1.3.4 Facilities

Protect electrical and mechanical services and utilities. Where removal of existing utilities and pavement is specified or indicated, provide approved barricades, temporary covering of exposed areas, and temporary services or connections for electrical and mechanical utilities. Floors, roofs, walls, columns, pilasters, and other structural components that are designed and constructed to stand without lateral support or shoring, and are determined to be in stable condition, must remain standing without additional bracing, shoring, or lateral support until demolished or deconstructed, unless directed otherwise by the Contracting Officer.

Ensure that no elements determined to be unstable are left unsupported and place and secure bracing, shoring, or lateral supports as may be required as a result of any cutting, removal, deconstruction, or demolition work performed under this contract.

1.4 Burning

The use of burning at the project site for the disposal of refuse and debris will not be permitted.

1.5 Submittals

- Preconstruction Submittals
 - Demolition Plan & Deconstruction Plan;
 - New Installation Shop Drawings
 - Certificates Notification;
 - Notification of Demolition and Renovation Form
- Closeout Submittals
 - As Built drawings
 - Technical Manuals
 - Closeout form
 - Any necessary document stated within technical specification stated in Annex-1 of EVEX-SUNSTONE-KAR-SPC-001

1.6 Quality Assurance

Submit timely notification of demolition & deconstruction and new installation projects to Contractor Officer.. Notify the Contracting Officer in writing 10 working days prior to the commencement of work.

1.6.1 Dust and Debris Control

Prevent the spread of dust and debris to occupied portions of the building and avoid the creation of a nuisance or hazard in the surrounding area. Do not use water if it results in hazardous or objectionable conditions such as, but not limited to, ice, flooding, or pollution. Vacuum and dust the work area daily.

1.7 Relocations

Perform the removal and reinstallation of relocated items as indicated with workmen skilled in the trades involved. Repair or replace items to be relocated which are damaged by the Contractor with new undamaged items as approved by the Contracting Officer.

1.8 Existing Conditions



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Before beginning any demolition or deconstruction work, survey the site and examine the drawings and specifications to determine the extent of the work. Record existing conditions in the presence of the Contracting Officer showing the condition of structures and other facilities adjacent to areas of alteration or removal. Photographs sized 100 mm will be acceptable as a record of existing conditions. Include in the record the elevation of the top of foundation walls, finish floor elevations, possible conflicting electrical conduits, plumbing lines, alarms systems, the location and extent of existing cracks and other damage and description of surface conditions that exist prior to before starting work. It is the Contractor's responsibility to verify and document all required outages which will be required during the course of work, and to note these outages on the record document. Submit survey results.

2. Existing Facilities to Be Removed

Inspect and evaluate existing structures onsite for reuse. Existing construction scheduled to be removed for reuse shall be disassembled. Dismantled and removed materials are to be separated, set aside, and prepared as specified, and stored or delivered to a collection point for reuse, remanufacture, recycling, or other disposal, as specified. Materials shall be designated for reuse onsite whenever possible.

2.1. Structures

- a. Remove existing structures indicated to be removed to grade. Interior walls, other than retaining walls and partitions, shall be removed to grade or to top of concrete slab on ground unless otherwise stated within the drawings or otherwise stated by contracting officer.
- b. Demolish or Deconstruct structures in a systematic manner from the top of the structure to the ground. Complete demolition work above each tier or floor before the supporting members on the lower level are disturbed. Demolish or Deconstruct concrete and masonry walls in small sections. Remove structural framing members and lower to ground by means of derricks, platforms hoists, or other suitable methods as approved by the Contracting Officer.
- c. Locate demolition and deconstruction equipment throughout the structure and remove materials so as to not impose excessive loads to supporting walls, floors, or framing.

2.2. Utilities and Related Equipment

2.2.1. General Requirements

Do not interrupt existing utilities serving occupied or used facilities, except when authorized in writing by the Contracting Officer. Do not interrupt existing utilities serving facilities occupied and used by the Employer except when approved in writing and then only after temporary utility services have been approved and provided. Do not begin demolition or deconstruction work until all utility disconnections have been made. Shut off and cap utilities for future use, as indicated.

2.2.2. Disconnecting Existing Utilities

Remove existing utilities, as indicated and terminate in a manner conforming to the nationally recognized code covering the specific utility and approved by the Contracting Officer. When utility lines are encountered but are not indicated on the drawings, notify the Contracting Officer prior to further work in that area. Remove meters and related equipment and deliver to a location on the station in accordance with instructions of the Contracting Officer.

2.2.3. Masonry

Sawcut and remove masonry so as to prevent damage to surfaces to remain, to removed materials being salvaged and to facilitate the installation of new work. Where new masonry adjoins existing, the new work shall abut or tie into the existing construction as specified for the new work. Provide square, straight edges and corners where existing masonry adjoins new work and other locations. Masonry removed in pieces shall be crushed.

2.2.4. Concrete

Saw concrete along straight lines to a depth of a minimum 50 mm. Make each cut in walls perpendicular to the face and in alignment with the cut in the opposite face. Break out the remainder of the concrete provided that the broken area is concealed in the finished work, and the remaining concrete is sound. At locations where the broken face cannot be concealed, grind smooth or saw cut entirely through the concrete.

2.2.5. Structural Steel



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Dismantle structural steel at field connections and in a manner that will prevent bending or damage. Salvage for reuse structural steel, steel joists, girders, angles, plates, columns and shapes. Do not use flame-cutting torches. Transport steel joists and girders as whole units and not dismantled. Transport structural steel shapes to a designated storage area, stacked according to size, type of member and length, and stored off the ground, protected from the weather.

2.2.6. Miscellaneous Metal

Salvage shop-fabricated items such as access doors and frames, steel gratings, metal ladders, wire mesh partitions, metal railings, metal windows and similar items as whole units. Salvage light-gage and cold-formed metal framing, such as steel studs, steel trusses, metal gutters, roofing and siding, metal toilet partitions, toilet accessories and similar items. Recycle scrap metal as part of demolition and deconstruction operations. Provide separate containers to collect scrap metal and transport to a scrap metal collection or recycling facility, in accordance with the Waste Management Plan.

2.2.7. Carpentry

Salvage for recycle lumber, millwork items, and finished boards, and sort by type and size. Recycle salvaged wood unfit for reuse, except stained, painted, or treated wood. Salvage windows, doors, frames, and cabinets, and similar items as whole units, complete with trim and accessories. Do not remove hardware attached to units, except for door closers. Brace the open end of door frames to prevent damage.

2.2.8. Carpet & floor Vinyl finish

Remove existing floor finish for reclamation in accordance with manufacturer recommendations and as follows. Remove used carpet or vinyl floor mat in large pieces, roll tightly, and pack neatly in a container. Remove adhesive according to recommendations of the Carpet and Rug Institute (CRI). Adhesive removal solvents shall comply with CRI 104/CRI 105. Recycle removed carpet cushion.

2.2.9. Acoustic Ceiling Tile

Remove, neatly stack, and recycle acoustic ceiling tiles. Recycling may be available with manufacturer. Otherwise, priority shall be given to a local recycling organization. Recycling is not required if the tiles contain or may have been exposed to asbestos material.

2.2.10. Patching

Where removals leave holes and damaged surfaces exposed in the finished work, patch and repair these holes and damaged surfaces to match adjacent finished surfaces, using on-site materials when available. Where new work is to be applied to existing surfaces, perform removals and patching in a manner to produce surfaces suitable for receiving new work. Finished surfaces of patched area shall be flush with the adjacent existing surface and shall match the existing adjacent surface as closely as possible as to texture and finish. Patching shall be as specified and indicated, and shall include:

d. Concrete and Masonry: Completely fill holes and depressions, caused by previous physical damage or left as a result of removals in existing masonry walls to remain, with an approved masonry patching material, applied in accordance with the manufacturer's printed instructions.

e. Where existing partitions have been removed leaving damaged or missing resilient tile flooring, patch to match the existing floor tile.

f. Patch acoustic lay-in ceiling where partitions have been removed. The transition between the different ceiling heights shall be effected by continuing the higher ceiling level over to the first runner on the lower ceiling and closing the vertical opening with a painted sheet metal strip.

2.2.11. Air Conditioning Equipment

[Recover all refrigerants prior to removing air conditioning, refrigeration, and other equipment containing refrigerants and dispose of in accordance with the paragraph entitled "Disposal of Ozone Depleting Substance (ODS)."]

2.2.12. Cylinders and Canisters

Remove all fire suppression system cylinders and canisters and dispose of in accordance with the paragraph entitled "Disposal of Ozone Depleting Substance (ODS)."

2.2.13. Locksets on Swinging Doors

Remove all locksets from all swinging doors indicated to be removed and disposed of. Deliver the locksets and related items

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to a designated location for receipt by the Contracting Officer after removal.

2.2.14. Mechanical Equipment and Fixtures

Disconnect mechanical hardware at the nearest connection to existing services to remain, unless otherwise noted.

Disconnect mechanical equipment and fixtures at fittings. Remove service valves attached to the unit. Salvage each item of equipment and fixtures as a whole unit; listed, indexed, tagged, and stored. Salvage each unit with its normal operating auxiliary equipment. Transport salvaged equipment and fixtures, including motors and machines, to a designated on station storage area as directed by the Contracting Officer. Do not remove equipment until approved. Do not offer low-efficiency equipment for reuse.

2.2.15. Preparation for Storage

Remove water, dirt, dust, and foreign matter from units; tanks, piping and fixtures shall be drained; interiors, if previously used to store flammable, explosive, or other dangerous liquids, shall be steam cleaned. Seal openings with caps, plates, or plugs. Secure motors attached by flexible connections to the unit. Change lubricating systems with the proper oil or grease.

2.2.16. Piping

Disconnect piping at unions, flanges and valves, and fittings as required to reduce the pipe into straight lengths for practical storage. Store salvaged piping according to size and type. If the piping that remains can become pressurized due to upstream valve failure, end caps, blind flanges, or other types of plugs or fittings with a pressure gage and bleed valve shall be attached to the open end of the pipe to ensure positive leak control. Carefully dismantle piping that previously contained gas, gasoline, oil, or other dangerous fluids, with precautions taken to prevent injury to persons and property. Store piping outdoors until all fumes and residues are removed. Box prefabricated supports, hangers, plates, valves, and specialty items according to size and type. Wrap sprinkler heads individually in plastic bags before boxing. Classify piping not designated for salvage, or not reusable, as scrap metal.

2.2.17. Ducts

Classify removed duct work as scrap metal.

2.2.18. Fixtures, Motors and Machines

Remove and salvage fixtures, motors and machines associated with plumbing, heating, air conditioning, refrigeration, and other mechanical system installations. Salvage, box and store auxiliary units and accessories with the main motor and machines. Tag salvaged items for identification, storage, and protection from damage. Classify broken, damaged, or otherwise unserviceable units and not caused to be broken, damaged, or otherwise unserviceable as debris to be disposed of by the Contractor.

2.2.19. Electrical Equipment and Fixtures

Salvage motors, motor controllers, and operating and control equipment that are attached to the driven equipment. Salvage wiring systems and components. Box loose items and tag for identification. Disconnect primary, secondary, control, communication, and signal circuits at the point of attachment to their distribution system.

2.2.20. Fixtures

Remove and salvage electrical fixtures. Salvage unprotected glassware from the fixture and salvage separately. Salvage incandescent, mercury-vapor, and fluorescent lamps and fluorescent ballasts manufactured prior to 1978, boxed and tagged for identification, and protected from breakage.

2.2.21. Electrical Devices

Remove and salvage switches, switchgear, transformers, conductors including wire and nonmetallic sheathed and flexible armored cable, regulators, meters, instruments, plates, circuit breakers, panelboards, outlet boxes, and similar items. Box and tag these items for identification according to type and size.

2.2.22. Wiring Ducts or Troughs

Remove and salvage wiring ducts or troughs. Dismantle plug-in ducts and wiring troughs into unit lengths. Remove plug-in or disconnecting devices from the busway and store separately.



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2.2.23. Conduit and Miscellaneous Items

Salvage conduit except where embedded in concrete or masonry. Consider corroded, bent, or damaged conduit as scrap metal. Sort straight and undamaged lengths of conduit according to size and type. Classify supports, knobs, tubes, cleats, and straps as debris to be removed and disposed.

2.3. Concurrent Earth-Moving Operations

Do not begin excavation, filling, and other earth-moving operations that are sequential to demolition or deconstruction work in areas occupied by structures to be demolished or deconstructed until all demolition and deconstruction in the area has been completed and debris removed. Fill holes, open basements and other hazardous openings.

3 Disposition Of Material

3.2 Title to Materials

Except for salvaged items specified in related Sections, and for materials or equipment scheduled for salvage, all materials and equipment removed and not reused or salvaged, shall become the property of the Contractor and shall be removed from Employer property. Title to materials resulting from demolition and deconstruction, and materials and equipment to be removed, is vested in the Contractor upon approval by the Contracting Officer of the Contractor's demolition, deconstruction, and removal procedures, and authorization by the Contracting Officer to begin demolition and deconstruction. The Employer will not be responsible for the condition or loss of, or damage to, such property after contract award. Showing for sale or selling materials and equipment on site is prohibited.

3.3 Reuse of Materials and Equipment

Remove and store materials and equipment listed in the Demolition & Deconstruction Plan to be reused or relocated to prevent damage, and reinstall as the work progresses. Capture re-use of materials in the diversion calculations for the project.

3.4 Salvaged Materials and Equipment

Remove materials and equipment that are listed in the Demolition & Deconstruction Plan to be removed by the Contractor and that are to remain the property of the Employer, and deliver to a storage site, as directed within the work site.

3.5 Cleanup

Remove debris and rubbish from basement, roof and from excavations. Remove and transport the debris in a manner that prevents spillage on streets or adjacent areas. Apply local regulations regarding hauling and disposal.

3.6 Disposal Of Removed Materials

3.6.1 Regulation of Removed Materials

Dispose of debris, rubbish, scrap, and other non-salvageable materials resulting from removal operations with all applicable federal, state and local regulations as contractually specified in the Waste Management Plan of Employer. Storage of removed materials on the project site is prohibited.

3.6.2 Burning on Employer Property

Burning of materials removed from demolished and deconstructed structures will not be permitted on Employer property

3.6.3 Removal to Spoil Areas on Employer Property

Transport noncombustible materials removed from demolition and deconstruction structures to designated spoil areas on Employer property.

3.6.4 Removal from Employer Property

Transport waste materials removed from demolished and deconstructed structures, except waste soil, from Employer property for legal disposal. Dispose of waste soil as directed.

4 Reuse Of Salvaged Items

Recondition salvaged materials and equipment designated for reuse before installation. Replace items damaged during removal and salvage operations or restore them as necessary to usable condition.

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