

TECHNICAL SPECIFICATIONS

(Required for BEP Use on or after November 1, 2019)

GENERAL REQUIREMENTS

This project consists of building and site demolition/deconstruction of buildings and basement/foundations including backfill of the excavation, securing all necessary permits (demolition, water/sewer cuts, soil erosion and any other required permits by Local, State or Federal government) and disconnect gas, water and sewer utilities or cap wells and abandonment of septic (if any) and identification, removal, and disposal of asbestos.

The CONTRACTOR shall furnish all supervision, technical personnel, labor, materials, machinery, tools, equipment, and services, including utility and transportation services, and perform and complete all work required for the demolition and complete site preparation and clearance and supplemental work as required to meet the specifications herein of all structures listed in the contract documents. OWNER reserves the right, without invalidating the agreement, to increase or decrease the work by adding and/or deleting any or all items from the Scope of Work.

Award of the Bid is subject to approval of the Bidder by the Indiana Housing and Community Development Authority. The Bidder agrees to furnish all records and reports required for compliance with Federal Regulations for this bid and contract.

The work which the CONTRACTOR is required to perform under this Contract, shall commence at the time stipulated by the OWNER in the "Notice to Proceed" to the CONTRACTOR. The project shall be fully completed within (30) days of the date of issuance of "Notice to Proceed" by the OWNER. If the contract is not completed within the contract time of (30) calendar days, \$250.00 will be assessed as liquidated damages, not as penalty, but as damages sustained for each calendar day each structure that remains undemolished and/or cleared, as required by the Contract Documents, beyond the Contract Completion Date.

A Pre-Demolition Conference will be held with the CONTRACTOR prior to review methods, procedures and requirements related to the demolition including, but not limited to, the following:

- Provide the date that the work is to start
- Provide demolition plan along with schedule
- Provide pre-demolition photographs or video
- Demolition permit and any other required permits
- Written verification from utilities that service is shut off
- Written verification from private exterminator
- Review of the Pre-demolition survey of potential environment hazards
- Asbestos Notification of Demolition to IDEM and any other agencies
- Erosion & Sediment Control Permit (if applicable)
- Proposed dump site location(s)

Failure to provide the above documentation may result in the delay in issuance of the "Notice to Proceed".

CONTRACTOR shall provide at the pre-demolition meeting, a brief narrative description of how they plan to complete the project. The plan shall include the technique that will be used to demolish the building or buildings, as well as the equipment that will be used to demolish the buildings and haul them away. In addition, the CONTRACTOR shall provide the OWNER an anticipated demolition schedule for each parcel

during the pre-demolition meeting. If the construction schedule changes the CONTRACTOR shall be required to supply a revised schedule to the OWNER.

CONTRACTOR shall provide Pre-Demolition Photographs or Video recordings showing existing conditions in sufficient detail of adjoining construction and site improvements, including finish surfaces that might be misconstrued as damage caused by selective demolition operations. CONTRACTOR shall provide the OWNER photographs or video during the pre-demolition conference prior to the demolition operations.

DEMOLITION

The demolition of structures shall include the removal of existing basement walls, basement floors and appurtenances, including utility service lines, gas tanks, storage & septic tanks, and the backfilling of each area so designated. The CONTRACTOR shall disconnect all utility service lines which provide services to secondary structures. Such demolition shall be performed in the following manner.

- a. The building, foundation, curbs, sidewalks, concrete drives, and all appurtenances outside of the public Right of Way shall be removed to one (1) foot below its current depth or as otherwise directed.
- b. Concrete slabs atop basements (walls, floors), pits, wells or cisterns, shall be broken and removed. Basement walls and floors including those where buildings have been previously removed shall be removed to one foot below their current depth, unless otherwise specified or directed by the OWNER.
- c. All debris and unsuitable material in basement areas shall be completely removed and disposed of by the CONTRACTOR at his own expense.
- d. All cisterns in the area of demolition and tank removal areas shall be treated in the same manner as set out for backfilling. Open wells in the area of demolition shall be properly closed and sealed in accordance with all State and Local requirements.
- e. Disposal shall be made concurrently with the demolition Work. Accumulations of combustible materials shall not be permitted at any time. Emission of excessive dust or particulate matter shall not occur in the course of demolition activity.
- f. Each parcel shall be left clean and free of all debris, rubbish, refuse, trash or any other foreign materials. Each parcel shall be left in a condition satisfactory to the OWNER, and individual inspection and acceptance will be made for each building or structure.
- g. The CONTRACTOR shall not use concrete from walks, steps, curbs, or any other material of this nature for such backfilling. The final grade of backfill for basements, pits, wells, and cisterns shall conform to surrounding area in such a manner as to present a neat, well drained appearance.
- h. Loading, removal, transportation costs, dumping fees, dumpster fees, or any other fees associated with the disposal of all demolition debris and material shall be the sole responsibility of the CONTRACTOR.

CONTRACTOR shall also be responsible for the performance of all other incidental and collateral work necessary to fully complete the removal of the building(s) and other improvements. This shall include barricading and fencing the Work site around all open holes until completion of back fill, this

requirement shall be in compliance with the regulations set forth by Indiana Occupational Safety and Health Association.

Unless otherwise directed or permitted, the CONTRACTOR shall arrange and execute the Work in such a manner that all highways, streets, alleys and public sidewalks within the construction limits shall be open to normal vehicular traffic and pedestrian traffic at all times.

- a. If the CONTRACTOR blocks or uses a portion of the Right of Way, then the CONTRACTOR may have to obtain a Right of Way Permit in advance from contracting authority.

The CONTRACTOR shall keep the site clean, orderly and safe while the Work is in progress. Tracked type construction equipment on the pavement, including public streets, alleys and sidewalks, is not permitted. The operation of overweight or oversize equipment on the pavement shall be governed by State and Local ordinances, laws, and regulations. Any damage to existing facilities caused by the CONTRACTOR's operations or equipment shall be satisfactorily replaced or repaired by the CONTRACTOR at no additional expense to the OWNER or property owner.

The CONTRACTOR may store demolition equipment and materials within the construction Limits, but outside the public Right of Way by at least 30 feet. All equipment and materials shall be removed immediately following work completion.

The CONTRACTOR shall not enter private property outside of the construction limits for any purpose in connection with the Work without obtaining the written permission of the property owner and shall obtain a property release from said owner at the completion of the Work.

The CONTRACTOR shall restore and fully compensate any injured party for any damage or injury to public or private property, in a manner acceptable to the OWNER.

The CONTRACTOR shall provide protection for all parking areas, walks, streets, drives, adjacent buildings, and equipment both on and off the property and in the adjacent street not scheduled for demolition. Unless specified by the Owner, the CONTRACTOR shall take all necessary precautionary measures and perform the work in such a manner, so as to adequately protect and safeguard the existing pavement, drainage structures, and other existing facilities in place from any damage due to demolition operations. Damage done shall be repaired or replaced to the satisfaction of the OWNER by the CONTRACTOR at the CONTRACTOR's expense

The CONTRACTOR shall remove all dead and/or hazardous trees and/or other vegetation from the property. All living woody growth with a trunk diameter of 6 inches or less that has been identified as "volunteer or weedy growth" shall be removed.

All wrecking and backfilling shall be in accordance with all applicable codes, statutes, standards, and specifications. Jetting of fill to obtain the required minimum density is prohibited.

If necessary, the CONTRACTOR shall slope, sheet, shore, or brace excavations to prevent danger to persons, structures, and adjacent properties and to prevent caving, erosion, and loss of surrounding soil. The sheeting, shoring or bracing shall be designed to be removed at the completion of the excavation work. Any damage caused by failure of the sheeting, shoring, or bracing and for the settlement of filled excavations or adjacent soil shall be repaired at the CONTRACTOR'S expense. The CONTRACTOR shall protect the perimeter to prevent danger to other if leaving open excavation at the end of the work day.

All Work as specified shall be paid for as set out in the Itemized Proposal and Declarations. All other Work unless otherwise specified shall not be paid for directly but shall be included in the cost of other items of the contract.

PERMITS AND NOTIFICATIONS

The CONTRACTOR shall be responsible for obtaining all permits necessary for demolition of each structure prior to commencing the work. Permits costs shall be included in the Demolition bid item. Permits shall include but are not limited to:

- Obtaining a demolition permit to be posted for the duration of demolition
- Completing & submitting and obtaining an Erosion & Sediment Control Permit (if applicable)
- Completing & submitting an Asbestos Notification of Demolition to IDEM. Must be submitted **10 working days** prior to the demolition of the structure(s).

The CONTRACTOR shall give any necessary notification of the demolitions to IDEM, EPA or any other required notifications by Local, State or Federal government. Any fees associated with such notifications shall be included in the Bid price for demolition.

Prior to performing work, the CONTRACTOR will be responsible for verification that asbestos-containing materials (ACM) and other identified hazardous wastes or materials are removed from the structure in accordance with Federal, State and Local Regulations. Non-regulated category 1 non-friable asbestos may remain in place during demolition activities if the criteria listed in the Demolition Survey recommendations are adhered to.

If additional ACM is encountered during demolition activities, the CONTRACTOR shall stop work immediately. The CONTRACTOR shall assign the removal of regulated asbestos containing materials to an asbestos removal CONTRACTOR licensed with the State of Indiana. The CONTRACTOR shall submit to the OWNER documentation certifying that regulated asbestos was removed from the properties and shall follow all rules and regulations regarding asbestos removal. The OWNER shall not be held liable for actions or damages caused by the CONTRACTOR or his subcontractors if asbestos is not properly removed & disposed during demolition activities.

All abatement activities must be conducted in accordance with requirements set forth by Federal, State and Local Regulations. The Contractor shall indemnify and hold the Owner and Recipient harmless for any and all fines or fees assessed by a regulatory agency and/ or if the Contractor fails to abide and comply with the permitting process and/or applicable Federal, State, and/ or Local Regulations.

The cost of testing, abating & monitoring required prior to and during demolition activities for compliance may warrant additional compensation in a form of a Change Order.

Prior to the start of any demolition, the CONTRACTOR shall assure that each building, part of a building, or appurtenances thereof shall be subjected to rodent eradication. This portion of the Work shall be performed by a reputable, bonded exterminating company that provides proof of comprehensive and general liability insurance as prescribed by the State of Indiana. A copy of the contract with the exterminator shall be submitted at the pre-demolition conference.

The CONTRACTOR shall also be required to notify adjoining property owners 48 hours in advance of the proposed demolition. Adjoining property owners should be notified using the Blight Elimination Program Notification form.

The CONTRACTOR shall also be required to notify residents of any parking restrictions/street closings affecting access to their property. This can be accomplished by posting temporary laminated signs in the vicinity of the closure/work zone.

UTILITIES

The CONTRACTOR shall take all necessary precautions to prevent damage of trees, pipes, conduits and other underground structures and public utilities, and shall carefully protect from damage all land monuments and property markers until an authorized agent has referenced their locations, and as authorized by the OWNER.

The CONTRACTOR shall notify all corporations, companies, individuals, or local authorities owning conduits, wires, or pipes running to the property. The CONTRACTOR shall arrange for the removal of all wires running to and on the property. The CONTRACTOR shall cap all pipes and sewers that are to remain on the property with Class "A" concrete.

All storm and sanitary sump pumps, down spouts, floor drains and laterals shall be completely and properly abandoned at the property lines. Sanitary sewer lines shall be abandoned per the local utility requirements. CONTRACTOR shall obtain all necessary permits prior to commencing the Work. Water supply lines leading directly into the property supplied from the distribution main or private main shall be removed at the distribution main and shall be the responsibility of the CONTRACTOR. The removal shall be per the current standards of the local utility. No direct payment will be made for the removal of the existing water service(s), but the cost thereof shall be included in the costs of the other items of the Contract.

FUGITIVE DUST CONTROL

The CONTRACTOR shall keep dust down at all times, including nonworking periods. All areas disturbed by demolition activities (structures, debris, soils,) should be sprayed and thoroughly wetted with water. All demolitions activities shall be conducted using methods that minimize the generation of dust.

The CONTRACTOR must vent airborne dust from dispersing into the atmosphere and impacting surrounding property. Maintain adequate water supply. This may require a water tank truck if insufficient water is available on site. Equipment used to apply water shall, at a minimum, consist of a tank, a spray bar, and a gauge-equipped pump.

EROSION CONTROL

CONTRACTOR shall protect all on-site catch basins, or public storm sewer inlets, located near the site from possible contaminated runoff of soil and/or demolition materials. Protection techniques shall be an acceptable method approved by the OWNER.

Where raised areas, hills and retaining walls or curbs are specified for removal, the CONTRACTOR shall be cut back to a maximum slope of 3:1, flat enough to prevent erosion. An erosion control mat with grass seed shall be placed on the slope to prevent the slippage of soil onto public sidewalks and thoroughfares. Low spots remaining after the removal of curbs or walls shall be filled to grade and carefully compacted. Install erosion control measures so as to prevent soil laden water from entering into storm sewers and/or waterways. Contractor shall be responsible for all costs to submit and implement an erosion control plan on any parcel where more than one acre of area is disturbed by demolition operations. Work shall not commence until CONTRACTOR has received approval on the erosion control plan.

DISPOSAL OF MATERIALS

All materials removed from the buildings, including fixtures and appurtenances shall be the property of the CONTRACTOR and shall be entirely removed from the premises. The entire premises shall be cleared of all junk, refuse, debris, and materials resulting from the removal of the buildings and contents. Upon

completion of the work, the site shall be left in a neat condition. The Contractor shall follow all applicable local, state, and federal laws, regulations and requirements for the disposal of lead, asbestos, and other routinely encountered hazardous substances. All demolition debris must be disposed of at a licensed landfill. Copies of dump receipts or tickets must accompany CONTRACTOR payment request prior to OWNER authorizing payment.

If the CONTRACTOR encounters any suspected contaminated or hazardous material, the CONTRACTOR shall stop work immediately and contact the OWNER to determine the appropriate method of handling and disposing such material. Vehicles transporting loose materials or debris shall use a container or vehicle which is equipped with a lid or cover venting the escape of any contents.

BACKFILL GRADING AND RESTORATION

Upon completion of demolition, removal, and disposal of existing debris from basements, including termination of utilities, removal of floor drains, and removal of all concrete improvements to one foot below grade, the CONTRACTOR shall backfill basement areas with clean fill material. The CONTRACTOR shall provide all fill necessary to bring the existing grades under the demolished building to be level with the adjacent present grades. The CONTRACTOR shall compact the fill in 6-12" lifts with a vibratory compactor and left clean. No compaction testing will be required, but the CONTRACTOR shall warranty the fill material against settling at all areas for a period of one year.

The fill material shall be clean and free of organic matter, rubble, frost and all deleterious substance. Pulverized building materials shall not be used as fill material. The fill material shall conform to ASTM D2487 Group Symbol SP and have no stones or rocks larger than 2-inches in any dimension. The CONTRACTOR shall obtain all fill material from off-site commercial or approved sources that are free from contamination and provide documentation from each source of fill verifying the fill to be free of contaminants. Contractor shall provide a testing report to document that the backfill material meets the required specification. Backfill will not be paid directly, but shall be included in the cost of various items of the contract.

The CONTRACTOR shall grade the site to ensure positive drainage and conform to the surrounding sites. Area grading shall consist of the grading of filled areas, the leveling of ground broken by demolition operations and the removal of non-draining areas. Said area grading shall be finish grade, leaving surface relatively smooth and capable of draining. Low areas which could permit the retention and pooling of water shall be filled or graded to drain so that no pooling of water can occur.

After the fine grading operation, the CONTRACTOR shall apply six (6) inches of screened top soil from off-site commercial or approved sources to each area that is free from pulverized building materials and construction debris. The surrounding ground shall be raked to the satisfaction of the OWNER and seeded with an approved low growth grass seed such as one consisting of a mixture of 70% tall fescue, 20% perennial rye grass and 10% Kentucky Blue Grass applied at a rate of 100 pounds per acre, placed upon screened Topsoil covered with straw (or approved equivalent) mulch.

FINAL INSPECTION

Upon written notice from CONTRACTOR that the entire Work or an agreed upon portion thereof is complete, The OWNER will make a final inspection of each demolished parcel and will notify CONTRACTOR in writing of all particulars in which this inspection reveals that the Work is incomplete or Defective. CONTRACTOR shall immediately take such measures as are necessary to complete and remedy such Work to the satisfaction of OWNER. Upon written notice from CONTRACTOR that all Work which was incomplete or Defective has been completed or remedied, the OWNER will make an additional inspection to verify the work performed. If it is determined that the Work is still incomplete or Defective, CONTRACTOR shall bear all direct, indirect and consequential costs of re-inspecting said Work (including

but not limited to fees and charges of engineers, architects, attorneys, and other professionals) and OWNER shall be entitled to an appropriate decrease in the Contract Price by written agreement.

INVOICING

The CONTRACTOR shall issue a separate invoice for each and every BEP address. Upon completion of demolition and final inspection, the CONTRACTOR shall issue an invoice for services rendered to the OWNER within seven (7) calendar days. If greening is completed with or immediately after demolition, the cost of greening shall be included on the same invoice. If greening is completed more than seven (7) calendar days after demolition a separate invoice shall be issued for greening.

Each invoice shall contain a breakdown of the overall demolition costs divided into no less than two categories: demolition and greening. The invoice may be broken into further sub-categories at the request of the OWNER.