



December 7, 2022

**PROJECT:** **Lead Paint Abatement & Building Demolition**  
Vacant Buildings  
320 Houston Avenue  
Port Arthur, Texas 77640

**OWNER:** Port of Port Arthur  
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Port Arthur, Texas 77641  
409-242-8934  
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**CONSULTANT:** Honesty Environmental Services, Inc.  
2300 Highway 365, Ste. 450  
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**BY:**   
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DSHS Certification # 2071088 Exp. Date: 2/20/23

**SCOPE OF WORK**

This project will include the proper removal, transportation, and legal disposal of lead-based paint from the vacant buildings located at 320 Houston Avenue in Port Arthur, Texas as described below:

Lead Paint	Location	Approximate Quantity
Yellow Paint on Pipe Fence/Gate and Pipe Bumper Guard	Exterior Metal Pipe Fence and around North Warehouse	412 linear feet
Brown Paint on Door	Wood Kitchen Door/Frame leading to the Hallway	56 square feet
Yellow Paint on Overhead Equipment	Interior Metal Overhead Equipment at the Ceiling of North Warehouse	627 square feet

**NOTES:**

1. For directional simplicity, Houston Avenue is considered to run North and South.
2. Color of lead paint listed is for description purposes only. The paint with lead would more likely be an older paint layer on the substrate.



The Contractor shall inform himself of the conditions for the project and is responsible for verifying the quantities and location of all work to be performed as outlined in this section. Failure to do so shall not relieve the Contractor of his obligation to furnish all materials and labor necessary to carry out the provisions of the Contract.

## 1.1 REMOVAL OF LEAD-BASED PAINT

- 1.1.1** The work specified herein shall be the proper removal, transportation, and legal disposal of approximately 412 linear feet of yellow lead-based paint on the exterior metal pipe fence/gate on north side of Red Roof office building and the metal pipe bumper guards located around the north warehouse; approximately 56 square feet of brown lead-based paint on the wooden kitchen door/frame leading to hallway; and approximately 627 square feet of yellow lead-based paint on the interior metal overhead equipment at the north warehouse ceiling located at 320 Houston Avenue in Port Arthur, Texas. This work shall be accomplished by persons who are knowledgeable, qualified, and trained in the abatement, handling, and disposal of LBP materials, and subsequent cleaning of the affected environment.
- 1.1.2** The contractor shall supply all labor, material, equipment, testing, services, permits, notifications, insurance, and incidentals which are necessary or required to perform work of lead-based paint abatement or removal of items bearing lead-based paint (LBP) in accordance with applicable local, state, federal regulations, and the following specifications.
- 1.1.3** Contractor shall be responsible for verifying all quantities prior to submitting bids.
- 1.1.4** The following methods shall be adhered to during the abatement activities. Any deviation from this list shall require Consultant prior approval:
- A. Following evacuation of the removal area, establish the work area with barrier tape, signs, and polyethylene sheeting. Prevent access by unauthorized personnel.
  - B. Enclose work area to ensure that contaminated dust and debris does not contaminate the environment. Provide scaffolding, decking, etc. as necessary to perform work safely and prevent the spread of contamination.
  - C. HEPA vacuum visible debris in vicinity of proposed removal area.
  - D. Remove all layers of lead-containing paint from the structure, leaving a clean substrate.
  - E. Collect and properly dispose of lead-contaminated paint chips and debris from the areas of LBP removal.

## 1.2 PROJECT COORDINATION

- 1.2.1** Contractor shall coordinate and schedule all phases of work of the contract documents with the facility representative, Consultant and other parties involved as necessary to ensure the smooth and orderly transition of separate phases, timely placement of items and materials, complete cooperation between parties, and proper execution of the work.
- 1.2.2** Scheduling and access to the work areas will be approved by the facility representative, and the consultant prior to start of work.

- 1.2.3 Normal working hours of the facility will be observed in performing the work unless approved by the facility representative and the Owners Representative or designated herein.
- 1.2.4 The contractor, project superintendent, subcontractors, and other appropriate parties shall attend meetings as scheduled and as otherwise necessary to accomplish the work in a timely and efficient manner.

**1.3 APPLICABLE REGULATIONS, CODES AND STANDARDS**

- 1.3.1 The Contractor shall acknowledge that he is aware of and will maintain strict compliance with all regulations, codes, standards, and ordinances governing the performance of his work. Furthermore, the Contractor shall be responsible for any failure to comply with applicable documents.
- 1.3.2 Applicable documents include but are not limited to the following:
  - a. OSHA 29 CFR 1926.62, Lead Exposure in Construction (Interim Final Rule);
  - b. OSHA 29 CFR 1910.1025, Lead, General Industry;
  - c. OSHA 29 CFR 1910.1200, Hazard Communication;
  - d. OSHA 29 CFR 1910.134, Respiratory Protection;
  - e. OSHA 29 CFR 1910.145, Specifications for Accident Prevention Signs and Tags;
  - f. OSHA 29 CFR 1926.59, Hazard Communication;
  - g. US HUD, A Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, July 2012;
  - h. Lead-Based Paint Hazard Elimination; Interim Rule Title 24, Part 35, 905, 941, 965, and 968 of the Code of Federal Regulations;
  - i. EPA 40 CFR 261, Resource Conservation and Recovery Act (RCRA);
  - j. Texas Environmental Lead Reduction Rules, January 1, 2005.
- 1.3.3 The most current issue of each document shall apply. Where conflict among requirements or with these specifications exists, the more strict or stringent requirement or interpretation shall apply.
- 1.3.4 The Contractor shall provide at least one copy of any applicable EPA, OSHA, State or City regulation, Code, or Ordinance at the site available for review.
- 1.3.5 Nothing is intended to relieve the Contractor of any responsibility for compliance with state or local laws, ordinances, codes, or regulations governing lead-based paint abatement. Where state and local requirements are more stringent than the Federal regulations, those state and local requirements must be followed by the Contractor.

**1.4 SIGNAGE**

- 1.4.1 At least 24 hours before starting removal or handling of lead-painted components, the Contractor shall establish a regulated work area around the removal area and shall display a warning sign(s), as appropriate.

**WARNING  
LEAD WORK AREA  
POISON  
NO SMOKING OR EATING**



## 1.5 LEAD AIR MONITORING

**1.5.1** Personnel air samples representative of a full shift including at least one sample for each job classification on each work area either for each shift or for the shift with the highest exposure level shall be collected and analyzed. Air samples shall be collected in accordance with NIOSH method 7082, or equivalent.

**1.5.2** The OSHA Action Level (8-hour time-weighted average) for lead in air is  $30 \mu\text{g}/\text{m}^3$ , and the Permissible Exposure Limit (8-hour time-weighted average) is  $50 \mu\text{g}/\text{m}^3$ . The permissible blood lead level is  $40 \mu\text{g}/\text{dl}$ , according to OSHA.

If measured exposure levels exceed the criteria set for respiratory protection and personal protection of workers, the contractor shall stop work, shall attempt to correct and control the operation to reduce the elevated contamination dust levels, and shall change protective measures for workers to the next higher level of protection before re-assuming operations.

## 1.6 CONTROL OF EMISSION AND DUST

**1.6.1** When handling/abating lead-contaminated building components, Contractor shall spread a minimum 6 mil polyethylene sheet beneath the work area under the component to be removed. The drop cloth shall extend a minimum of 6 feet from the material for every 10 feet of vertical distance involved in the work. Lateral distance along the wall should match this distance on either side of the work area.

**1.6.2** For abatement of building components in place, a containment shall be required as follows:

A. Contractor shall seal the abatement area prior to any abatement by covering floors with at least one layer of 6 mil polyethylene (poly) sheeting, secured by waterproof tape and glue where applicable. Mini-containments may be used at locations with small quantities.

B. Polyethylene walls shall be used to separate work areas from non-work areas.

C. Top layer of plastic sheeting on floors shall be removed along with the debris and lead waste prior to the clearance procedures.

**1.6.3** Minimize creation of lead-contaminated dust and airborne particles by using methods and procedures that create the least amount of dust, in accordance with the Lead regulations, including the utilization of HEPA filters on tools that have the potential for creating dust and airborne contamination.

**1.6.4** Plastic drop cloths, contaminated paper towels, and other dust and debris generated during the abatement shall be carefully folded into the plastic sheeting to avoid shaking dust from the surface. Folded plastic sheeting shall be deposited for temporary storage and testing in a disposal bag.

## 1.7 LEAD-BASED PAINT ABATEMENT

**1.7.1** After the work area has been inspected by the consultant, removal may begin.

**1.7.2** Paint may be removed using solvents or by mechanical means.

- 1.7.3** When removal is complete, the contractor shall wet wipe all surfaces in the work area and remove all debris from the floors and walls and dispose of it as lead waste.
- 1.7.4** The contractor shall clean and wet wipe plastic in the work area. After cleaning is complete, consultant shall perform a visual inspection of the entire work area to ensure all lead-containing and lead-contaminated materials have been removed.

## **1.8 CLEARANCE TESTING**

- 1.8.1** The risk assessor shall perform clearance wipe sampling of the work area following the visual inspection. Clearance criteria is as follows:

Floors:	<10 micrograms per square foot
Porch Floors	<40 micrograms per square foot
Windowsills:	<100 micrograms per square foot
Window Troughs:	<100 micrograms per square foot

Wipe samples shall be delivered to the laboratory for analysis, and results shall be available within 48 hours.

- 1.8.2** After clearance is achieved, the contractor shall remove the abatement equipment and containment enclosures and repair damaged surfaces.

## **1.9 LEAD DISPOSAL**

- 1.9.1** Disposal bags shall be, as a minimum, individual, 6 mil thick, leak-tight, manufactured polyethylene bags, labeled in accordance with U. S. Department of Transportation regulation on hazardous waste marking 49 CFR parts 171 and 172. Hazardous Substances: Final Rule. Published November 21, 1986 and revised February 17, 1987:

RQ HAZARDOUS  
SUBSTANCE,  
SOLID, NOS,  
ORM-E, NA 9188  
(LEAD)

- 1.9.2 EXECUTION:** COMPLY WITH THE FOLLOWING SECTIONS DURING ALL PHASES OF THE WORK:

THE EPA HAZARDOUS WASTE REGULATIONS DISTINGUISH THREE TYPES OF GENERATORS. THOSE THAT GENERATE NO MORE THAN 100 KILOGRAMS (ABOUT 220 POUNDS) OF HAZARDOUS WASTE PER MONTH ARE CONDITIONALLY EXEMPT GENERATORS. AS DISCUSSED BELOW, THEY ARE GENERALLY EXEMPT FROM EPA HAZARDOUS WASTE REGULATIONS. GENERATORS PRODUCING MORE THAN 100 BUT LESS THAN 1000 KILOGRAM OF HAZARDOUS WASTE PER MONTH ARE CALLED SMALL GENERATORS. THEY MUST COMPLY WITH EPA HAZARDOUS WASTE REGULATIONS FOR ACCUMULATION, TREATMENT, STORAGE AND DISPOSAL OF HAZARDOUS WASTES. LARGE GENERATORS, GENERATING 1000 KILOGRAMS OR MORE OF HAZARDOUS WASTE PER MONTH, ARE SUBJECT TO ALL EPA HAZARDOUS WASTE REGULATIONS, INCLUDING REPORTING AND RECORDKEEPING REQUIREMENTS. THE METHOD USED FOR LBP ABATEMENT WILL AFFECT THE

GENERATOR STATUS OF AN OWNER AND ITS ABATEMENT CONTRACTOR. FOR EXAMPLE, A STRATEGY OF REPLACEMENT AND OR ENCAPSULATION IS LIKELY TO PRODUCE SMALL QUANTITIES OF HAZARDOUS WASTE SO THAT THE SMALL GENERATOR EXEMPTION MAY APPLY. ON-SITE PAINT REMOVAL MAY PRODUCE LARGE QUANTITIES OF SLUDGE AND WASTEWATER FROM STRIPPING, MAKING THE OWNER SUBJECT TO MOST OR ALL OF THE RCRA REGULATIONS. SINCE HAZARDOUS WASTE DISPOSAL IS MUCH MORE EXPENSIVE THAN SOLID WASTE DISPOSAL, DISPOSAL COST CONSIDERATIONS ARE A FACTOR IN THE CHOICE OF ABATEMENT METHOD.

- 1.9.3 WASTE EVALUATION:** The abatement Contractor may evaluate the waste produced by abatement to determine which types are hazardous. The consultant will review and has final right of refusal. The determination can be based on the prior experience or knowledge of the Contractor, the Owner or the consultant. If prior experience is not adequate to characterize a waste, testing must be performed to determine whether the waste exhibits one of the four RCRA characteristics of a hazardous waste: ignitability, corrosivity, reactivity and toxicity.

The fourth hazardous characteristic, toxicity, is the lead-based paint contaminated material usual category. The testing procedure is an extraction process that mimics the leaching action in a landfill. Currently, the Extraction Procedure (EP) Toxicity Test is used with the more stringent Toxicity Characteristic Leaching Procedure (TCLP) also acceptable. The limit is 5 mg/liter in EP or TCLP.

This section shall also apply to any lead-based paint discovered, that is non-covered in the original survey.

Waste evaluation will be completed as early in the project as possible to minimize the amount of hazardous waste produced.

- 1.9.4 DETERMINING GENERATOR STATUS:** The results of waste evaluation are used to determine whether the Owner and abatement contractor are conditionally exempt (no more than 100 kilograms per month), small (100-1000 kilograms per month) or large (1000 kilograms or more per month) generators. Generator status is determined by the amount of waste generated per month at the abatement site. Conditionally exempt generators (no more than 100 kilograms per month) are required only to dispose of their wastes in compliance with State regulations, which, in most States, means that they must label their waste and take it to a licensed solid waste disposal facility. However, some States require disposal of even small quantities of hazardous waste at a licensed hazardous waste disposal facility. Both small (non-exempt) and large generators must follow additional procedures described below.
- 1.9.5 OBTAINING AN EPA IDENTIFICATION NUMBER:** Unless the contractor and Owner are conditionally exempt, an EPA Identification Number must be obtained for each abatement site. The assignment of an ID number takes 3-6 weeks. Therefore, the application should be submitted well in advance of the start of abatement.

**DISPOSAL OF WASTES-LEAD-BASED PAINT MATERIAL:** Wastes must be segregated into solid and hazardous wastes. Wastes should neither be left on the property in an unsecured area, nor dumped in an unauthorized dumpster. Lead-contaminated wash water should not be flushed into storm drains or sanitary sewers without permission of local authorities.



- 1.9.5.1 Solid Waste Disposal:** Solid waste which has been evaluated and determined not to be hazardous can be disposed of in a State approved landfill. Large debris such as doors, windows and trim should be wrapped in 6-mil plastic, sealed with tape, and moved to the trash storage area. Small debris such as disposable clothing should be placed in two 4-mil or one 6-mil plastic bags, sealed and placed in the trash storage area. A Waste Shipment Record (WSR) will be prepared as required by 40 CFR 61.

Waste should be transported to the disposal facility in covered vehicles. Covered dumpster services are acceptable, if the service company is informed of the presence of lead, and if the Owner ensures that appropriate disposal methods are used.

- 1.9.5.2 Hazardous Waste Disposal:** Hazardous waste must be disposed of at a hazardous waste disposal facility, usually called a treatment, storage, and disposal facility (TSD).

While in the work area, the exterior of the filled waste containers should be HEPA vacuumed and wet-wiped to remove residual contamination. If plastic bags are used, they should be bagged again as they come out of the work area. Waste should be removed from work areas at times when tenant use of hallways and staircases is low.

- 1.9.5.3 Disposal Site Procedures:** At a disposal site, sealed plastic bags may be carefully unloaded from the truck. If bags are broken or damaged, return to work site for re-bagging.

At a processing site truck and loading dock are arranged as a controlled work area and containerized waste is transferred to storage area by site personnel. All bags including broken ones will be transferred.

Retain receipts from landfill or processor for disposed materials.

At completion of hauling and disposal of each load submit copy of waste manifest, chain of custody form, and landfill receipt to Owner's Representative.

## **BUILDING DEMOLITION**

### **GENERAL DESCRIPTION OF THE WORK OF THIS SECTION:**

Demolition work includes the complete wrecking of structures and the removal and disposal of all demolished materials as outlined in the Owner's drawings and notes. All driveways, parking areas, asphalt, concrete, tire bumpers, signs, sign posts, non-City-owned sidewalks, dead trees, brush, etc. shall be removed in their entirety unless stated otherwise in the drawings and notes. All work shall be conducted to the satisfaction of the Owner and governing authorities. Contractor shall submit the EPA required 10-day notification prior to beginning work.

### **SUBMITTALS:**

Submit proposed schedule and methods and operations of demolition to the Owner for review prior to the start of work. Include in the schedule the coordination for shut-off, capping and continuation of utility services as required. Include any and all correspondence from as acceptable to the governing authorities.

### **JOB CONDITIONS**

The Owner assumes no responsibility for the actual condition of structures to be demolished.

Buildings and other structures to be demolished will be vacated and discontinued in use prior to the start of the work.

Conditions existing at the time of inspection for bidding purposes will be maintained by the Owner insofar as practicable. However, variations within the structure may occur by Owner's removal and salvage operations prior to the start of the demolition work.

Items of salvable value to the Contractor may be removed from the structure as the work progresses. Salvaged items must be transported from the Project Site as they are removed.

Storage or sale of removed items on the Project Site will not be permitted.

Historic artifacts, including time capsules, cornerstones and their contents, commemorative plaques and tablets, antiques, and other articles of historic significance remain the property of the Owner. Notify Owner's Representative if such items are encountered and obtain acceptance regarding method of removal and salvage for Owner.

The use of explosives will not be permitted.

Do not bring explosives to the Project Site or use any explosives without the written consent of authorities having jurisdiction. Such written consent will not relieve the Contractor of total responsibility for any injury to persons or for any damage to property due to blasting operations. Perform required blasting complying with governing regulations.

Conduct demolition operations and the removal of debris to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities.

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Do not close or obstruct streets, walks, or other occupied or used facilities without permission from authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.

Ensure the safe passage of persons around the area of demolition. Conduct operations to prevent injury to adjacent buildings, structures, other facilities, and persons.

Erect temporary covered passageways as required by authorities having jurisdiction.

Provide interior and exterior shoring, bracing, or support to prevent movement or settlement or collapse of structure to be demolished and adjacent facilities to remain.

Promptly repair damages caused to adjacent facilities by demolition operations at no cost to the Owner.

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 service during interruptions to existing utilities, as acceptable to the governing authorities.

The Contractor will disconnect and seal the utilities serving each structure to be demolished, prior to the start of demolition work, upon written request of the Owner.

## **DEMOLITION**

Use water sprinkling, temporary enclosures, and other suitable methods to limit the amount of dust and dirt rising and scattering in the air to the lowest practicable level.

Comply with the governing regulations pertaining to environmental protection.

Do not use water in excess when it may create hazardous or objectionable conditions such as ice, flooding and pollution.

Clean adjacent structures and improvements of all dust, dirt and debris caused by demolition operations, as directed by the Consultant or governing authorities. Return adjacent areas to condition existing prior to the start of the work.

Demolish buildings completely and remove from the Project Site. Use such methods as required to complete the work within the limitations of governing regulations.

Small structures may be removed intact when acceptable to the Consultant and approved by the authorities having jurisdiction.

Proceed with demolition in a systematic manner, from the top of the structure to the ground. Complete demolition work above floor before disturbing any of the supporting members on ground level.

Demolish concrete and masonry in small sections.

Remove structural framing members and lower to ground by means of hoists, derricks, or other suitable methods.

### **DISPOSAL OF DEMOLISHED MATERIALS:**

Remove from the Project Site all debris, rubbish and other materials resulting from demolition operations.

Burning of removed materials from demolished structures will not be permitted on the Project Site.

### **General Demolition Notes**

1. Contractor shall be responsible for all permits, notifications, and authorizations from governing entities necessary to conduct site demolition work.
2. Contractor shall call 811 – CALL BEFORE YOU DIG prior to any underground disturbance.
3. Demolish all structures within the property lines including (but not limited to) roof, walls, slab, structural framing, foundation, plants, sidewalks, etc. complete. Use care not to damage adjacent buildings and to confine operations within project limits. Contractor shall remove all debris from site.
4. Demolish and remove below-grade construction and concrete slabs-on-grade.
5. All disturbed areas shall be properly graded after demolition is complete. No ponding shall be allowed to occur.
6. Contractor to take measures to protect trees outside of construction limits.
7. Cut and cap existing gas line. Coordinate work with the gas company.
8. Cut and cap existing sanitary sewer.
9. Contractor shall coordinate shut down of electrical service.
10. Contractor shall protect the storm sewers, contain any runoff and keep adjacent streets and parking lots free of debris, dirt, mud, etc.
11. Contract shall submit proper SWPPP and implement accordingly.
12. Structures to remain in place shall be protected from damage during all phases of work.
13. Contractor shall patch and repair all exposed openings or damage due to demolition at no cost to the Owner.
14. Contractor to coordinate the shut-off and capping of utility services as required.
15. Contractor shall be responsible for fencing Work area.

16. Contractor shall field verify the work indicated prior to work. Report discrepancies or concerns immediately to Owner or Owner's representative.
17. Buildings and other structures to be demolished will be vacated and discontinued in use prior to the start of the work.
18. The Owner assumes no responsibility for the actual condition of structures to be demolished.
19. The demolition work specified herein shall be performed in a safe, satisfactory condition, starting with the roof and working down, with the safety and welfare of all people and property being of the highest priority.
20. The Contractor shall haul off all debris and unsalvageable materials; and no debris or rubble which may pose a threat to public safety will be left on the site overnight. No such debris or material will be placed on a sidewalk or public right-of-way so that it poses a danger to any person.
21. Conduct demolition operations and the removal of debris to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities.
22. Ensure the safe passage of persons around the area of demolition. Conduct operations to prevent injury to adjacent buildings, structures, other facilities, and persons.
23. Maintain existing utilities indicated to remain, keep in service, and protect against damage during demolition operations.
24. Do not interrupt existing utilities serving occupied or used facilities, except when authorized in writing by authorities having jurisdiction. Provide temporary service during interruptions to existing utilities, as acceptable to the governing authorities.
25. Use water sprinkling, temporary enclosures, and other suitable methods to limit the amount of dust and dirt rising and scattering in the air to the lowest practicable level.
26. Comply with the governing regulations pertaining to environmental protection.
27. Do not use water when it may create hazardous or objectionable conditions such as ice, flooding and pollution.
28. Clean adjacent structures and improvements of all dust, dirt and debris caused by demolition operations, as directed by the Owner or Owner's Representative or governing authorities. Return adjacent areas to condition existing prior to the start of the work.
29. Demolish buildings completely and remove from the Project Site. Use such methods as required to complete the work within the limitations of governing regulations.
30. Small structures may be removed intact when acceptable to the Owner or Owner's Representative and approved by the authorities having jurisdiction.
31. Proceed with demolition in a systematic manner, from the top of the structure to the ground. Complete demolition work above floor before disturbing any of the supporting members on ground level.
32. Demolish concrete and masonry in small sections.
33. Break up and remove concrete slabs-on-grade, grade beams and top of concrete footings.

34. Locate demolition equipment throughout the structure and remove materials so as not to impose excessive loads to walls, floors or framing to remain.
36. Grade the surface to meet adjacent contours and to provide flow to surface drainage structures.
37. Remove from the Project Site all debris, rubbish and other materials resulting from demolition operations.
38. After grading is complete, the site shall be cleaned of all construction debris 2" in diameter and larger.
39. Burning of removed materials from demolished structures will not be permitted on the Project Site.
40. Contractor shall mow all grass with a finish lawnmower prior to completion of project.

### **SCOPE**

The scope and purpose of these specifications is to establish certain regulations, general requirements, and particular requirements necessary for the demolition, removal and cleanup of the vacant buildings located at the subject address found herein.

### **PERMITS**

The Contractor/Successful Bidder must obtain from the City and all other governmental entities, at his own expense, all necessary general and special permits and pay any and all fees for said permits and any other fees, public or private.

All Contractors are required to have a Landfill Permit, which includes a *minimum* escrow account of five hundred dollars (\$500). If you opt not to set up an escrow account, you must pay cash or by cashier's check as you dispose.

### **GENERAL CONDITIONS AND REQUIREMENTS**

The following list of conditions and requirements are to be understood as being a general guide in the demolition of the building.

- A. It is understood and agreed that the Contractor/Successful Bidder will function and operate as an independent contractor. Any liability incurred by the Contractor/Successful Bidder will accrue only to that party as an independent contractor and not to the Owner or its Consultant.
- B. No work shall be subcontracted by the Contractor/Successful Bidder without prior, written approval. No subcontractor will be approved unless that subcontractor meets the same insurance requirements specified for and required of the Contractor.
- C. The demolition work specified herein shall be performed in a safe, satisfactory condition, starting with the roof and working down, with the safety and welfare of all people and property being of the highest priority.
- D. All materials, debris, and rubble from the demolition of the building specified herein will become the property of the Contractor/Successful Bidder. Salvage can only begin *immediately* prior to the beginning of demolition.

- E. The Contractor/Successful Bidder will be held responsible for repair of broken or damaged water, gas, or any other type of lines, which occur during the course of the demolition work. The Contractor shall repair or replace, if necessary, to the Owner's satisfaction, any damage to the work site, the adjacent areas, the access areas to the work site and to any elements within these areas that may have suffered damage as a result of the Contractor's or any of the subcontractor's operations. The Contractor shall leave these areas in a satisfactory condition.
- F. The Contractor/Successful Bidder shall haul off all debris and unsalvageable materials; and no debris or rubble which may pose a threat to public safety will be left on the site overnight. No such debris or material will be placed on a sidewalk or public right-of-way so that it poses a danger to any person.
- G. All demolition work must be carried out to the satisfaction of the Owner's Inspections Official.
- H. If the Contract is terminated as provided above or as provided in the Contract, the Owner will engage another contractor to complete the work. Payment for the completion of such work will come from funds obligated by the Owner under its contract with the original Contractor.

### **PARTICULAR WORK REQUIREMENTS**

The following work requirements and conditions apply specifically to the building located at the subject addresses.

- A. Before the building is demolished, its utilities shall be safely disconnected. The Contractor shall serve notice to all suppliers of utilities to the building to be demolished and have them disconnect the services and remove all meters and equipment belonging to them. Forty-eight (48) hours' written notice must be given the Owner for termination of their utilities. All piping and wiring shall be properly terminated. Any costs incurred in the termination of utilities and services shall be borne by the Contractor.
- B. Demolition and clean-up includes, but is not limited to, the removal of all lumber, doors, windows, wire, sheet metal, appliances, furniture, loose rock, brick, mortar, concrete, and the cleaning and removal of all rubbish, trash or other debris that would inhibit or prevent the mechanical mowing of said lot and premises. The building foundation shall be removed.
- C. Fill, grade, and level with clean fill dirt all depressions in the earth which exist on the lot and all ruts or other depressions created during the demolition work when the average depth of such depressions exceeds three (3) inches.
- D. The grass at the demolition site shall be mowed to a height not exceeding two (2) inches.
- E. All sewer lines exposed through demolition work must be cut off within two (2) inches of the surface to the ground or concrete slab and must be plugged with concrete in such a manner as to prevent ground water incursion into the Owner's sanitary sewer system.

**HAZARDOUS MATERIALS**

Materials defined by the Environmental Protection Agency to be hazardous to the environment or persons, shall be disposed of in accordance with all local, state and federal government regulations and governing laws. This shall be the responsibility of the Contractor. The Contractor shall furnish written proof of such disposal.