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**Addendum No. 2**

**To Offerors: Request for Proposals  
Project C.O.R.E.  
Abatement, Demolition & Site Restoration  
Services DD-016**

**Date Issued: March 21, 2024**

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This addendum is hereby made part of the Request for Proposals dated February 20, 2024, as amended, on the subject work as though originally included therein. The following amendments, additions, and/or corrections shall govern this solicitation.

This addendum incorporates the following items:

1. A copy of the questions submitted, along with their respective answers, is attached hereto.
2. Additional revised scope documents, is attached hereto.
3. Additional interior photos, are attached hereto.
4. A revised Scope of Work (Attachment E), is attached hereto.
5. A Scope of Work Review Meeting will be held **Monday, March 25, 2024 at 12:00 p.m. (Local Time)**. Please use the link below to register for the meeting.  
<https://uso2web.zoom.us/meeting/register/tZcrc-qgrjotGdXRomlvffiNCDxGKQR8uqpp#/registration>
6. A revised Pricing Form (Attachment F), can be accessed via the ShareFile link below and is attached hereto.  
<https://mdstad.sharefile.com/d-s909d2402fa32487d8e9efa7e7bf9c3c5>
7. The deadline for Technical and Financial proposals has been extended to **April 1, 2024 at 1:00 p.m. (Local Time)**. Submissions must be uploaded via the corresponding links in Section 1.10 of the RFP.
8. Section 4.2(b) 2.9 of the RFP is hereby revised to remove the reference to Project Experience Form Attachment F and include a reference to Attachment Q "Projects Requirements Worksheet".

**Note: All addenda must be acknowledged by the Offeror in the Technical Proposal.**



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Yamillette Waite  
Procurement Officer

**Request for Proposals  
Project C.O.R.E.  
Abatement, Demolition & Site Restoration Services DD-016  
Addendum No. 2**

**Action Item**

	<b>Question</b>	<b>Answer</b>
1.	<p>This is a request for clarification: In the specific scope on pg. 83, in regard to demolition, it says to leave root balls and below grade footers, walls etc.</p> <p>Then in the C.O.R.E. section, pg. 127—11-3 it says to completely remove roots, and all existing walls, footers etc. Which will be the one to follow?</p>	<p>The scope for 146-150 S. Calverton is to leave in place the below grade items to limit the site disturbance as indicated in the site specific scope. Please reference Attachment H: Project Manual &amp; Technical Document Supplement Dated January 26, 2024.</p> <p>The site at 2204 Frederick Ave is to be demolished according to the Project CORE manual, to include removal of all below grade items.</p>
2.	<p>Is it possible for you to provide us with an approximately dollar range? To explain, we would like to verify that we have sufficient bonding to pursue this project beforehand.</p>	<p>MSA does not provide this information to Offerors.</p>
3.	<p>Please confirm that all debris at 146 -150 S. Calverton Road have to be classified as friable asbestos and disposed off at an approved landfill and manifest submitted to MSA.</p>	<p>Confirmed. As indicated under the site specific scope Section B #9 - “Contractor is responsible for all debris to be classified as friable material and disposed of at an approved landfill as full-friable material. All materials leaving the site are to be tracked with the appropriate manifests submitted to MSA”</p>
4.	<p>Please confirm that removal of steel is not included in base bid and an option price has to be submitted.</p>	<p>Removal of steel is included in the base bid. The cleaning and salvaging of the steel is to be included as an alternate price in Alt #2.</p>

5.	Please confirm that all trees and brush are to be removed within the project limits.	All trees are to be cut down to grade & removed on the 146-150 Calverton property and 2204 Frederick Ave footprint.
6.	Please confirm that 8 feet high permanent fence has to be installed around the property.	Confirmed. To be installed at the end of the job. See additional attachment provided.
7.	Please confirm that all basements areas are to be filled with virgin # 57 stone along with geo tech fabric and 8" of imported topsoil and stabilized with seed and mulch and remaining area will receive 6" of topsoil and compost as per spec. section 02300.	The stone, geotech fabric & 8" coverage is required over the infilled structures, stumps, roots & non-paved areas for the 146-150 Calverton property.  The 2204 Frederick Ave property is to be infilled as defined in the Project CORE Manual with clean backfill.
8.	Please confirm that all sidewalks at McPhail and Calverton abutting the properties have to be replaced per the City detail.	Sidewalk removal & replacement is to occur at the sidewalk abutting the 2204 Frederick Ave site along Frederick Ave and McPhail No sidewalk removal and replacement is expected along Calverton Road.
9.	Please confirm that silt fence/super silt fence has to be provided around the site.	Confirmed.
10.	A2 - Please confirm that hauling of over excavated additional soil is non contaminated and unit measure is CY not EA	Yes. Assume it is contaminated. Financial form will be revised.
11.	A3 - Please provide range of sizes of AST removal and how those have to be bidded empty or full.	Removal of ASTs is included as an allowance and to be bidded as full. Assume 12 - 5000 gal. tanks, 2 - 10,000 gal. tank. Financial form to be revised.
12.	A5 - Please clarify if permanent fence is to be all around or just east and west ends. What is to be included in base bid?	Please see additional attachment provided outlining expected permanent fence and updated Financial Form.

13.	2204 Fredrick Ave. - Please confirm that the basement voids can be filled up with satisfactory soil as per spec section 02300 and compaction requirements can be 90% instead of 95 specified.	Confirmed that 2204 Frederick Ave is to be infilled with satisfactory soil types as indicated in section 02300.  The specified compaction requirement can be reduced to 90%.
14.	Please confirm that bidder has to be licensed demolition contractor with the City of Baltimore in order to pull the demolition permits.	Confirmed.
15.	Is this Davis-Bacon?	The prevailing wage requirements are included as Attachment J.
16.	Is Attachment C not required for submission?	The Contract Affidavit (Attachment C) is not a requirement for the technical or financial submissions. It will be requested from the apparent awardee.
17.	What is the timeframe between the review of the technical proposals and becoming shortlisted to the time the MSA will ask for the password to the financial proposal?	The password to the financial proposal will be requested concurrently with the short-listing notification. Offerors will be given one (1) business day to provide MSA the password to the financial proposal.
18.	Why was there no hazmat report conducted on 146/150?	Per discussions with MDE, buildings and site were inaccessible due to dangerous conditions resulting in a full-friable determination.
19.	Why is an Environmental Assessment required when the one property already has a hazmat survey performed and the other property requires all demo debris disposed as full-friable?	Environmental assessment & associated report submission is not required for 146-150 S. Calverton.  Any environmental hazards discovered or identified during demolition operations should be brought to MSA's attention prior to proceeding.

20.	Has MSA differentiated a difference between hazardous materials and RCRA waste?	<p>Please review the provided hazmat survey for 2204 Frederick Ave.</p> <p>No differentiation has been provided for 146-150 S. Calverton. All materials are to be considered full friable.</p>
21.	<p>Why is a CIH required on-site? This work is typically performed by an IH under the supervision of a CIH.</p>	MSA will allow a credited IH onsite under the supervision of a CIH.
22.	Can the building interior photos mentioned at the site walk be released for our review?	<p>Please review the photos in the provided Hazmat report for 2204 Frederick Ave. More photos will be provided as an attachment.</p> <p>Attachment T contains a link to the drone survey for additional imagery.</p>
23.	Please confirm that all cars/boats/vehicles will be removed from the site prior to our NTP.	<p>MSA will work with the City of Baltimore to have vehicles removed prior to demolition activities. See additional attachment for what is expected to be the contractor's responsibility.</p> <p>Please see revised financial form.</p>
24.	Please confirm that we will have access to the parking lot along Frederick Ave. for demolition.	Access to the aforementioned lot at 2112 Frederick Ave is pending for installation of site security measures only. However MSA still expects temporary fencing along the south side of 150 S. Calverton to be anticipated and included in work plans and pricing.
25.	Please confirm that all exterior flatscapes on site are to remain.	Confirmed.

26.	Please confirm that all slabs-on-grade are to be removed.	The slabs on grade at 2204 Frederick Ave are to be removed. Slabs-on-grade at 146-150 S. Calverton to remain.
27.	Please confirm that all footings, foundations, and below grade walls are to remain.	These items are only to remain at the 146-150 Calverton property.
28.	Please provide requirements for the permanent fencing to be installed after demolition.	See site 146-150 Calverton specific scope item C #2. Per Baltimore City standards this is an 8' chain link fence.
29.	Please provide documentation showing the layout of all basements.	Not available.
30.	Who is responsible for providing the engineered E&S design?	The contractor is responsible for providing all necessary documents to obtain a Baltimore City Demolition permit.
31.	Please confirm all hazmat remediation is as identified and quantified per the provided hazmat reports.	The Hazmat Survey has been provided for the 2204 Frederick Ave site. No survey was performed on 146-150 S. Calverton. This site's waste has been determined to go out as full friable per MDE.
32.	Can clean fill be acceptable as backfill in lieu of #57 stone?	No. #57 stone is required for infill at 146-150 Calverton.

33.	Is this site in part or in whole overseen or governed by the U.S. Environmental Protection Agency (EPA) under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)?	No.
34.	Is this site in part or in whole on the Superfund National Priorities List (NPL)?	No.
35.	Please provide the environmental/hazmat report in hopes that it includes ACM presence in certain buildings as identified in the report and the report could or should indicate the contaminants in the soil and where the contaminants are.	Hazmat report has been provided for the 2204 Frederick Ave property. No report will be provided for the 146-150 Calverton Property. See answer to question No. 18 above.
36.	Please provide a specific site diagram, listing the buildings/structures to be demolished and please number each buildings with an accompanying note as to which buildings are to be demolished as asbestos contaminated or to be abated prior to demolishing (see question/comment 10 below) – or another way to describe this request: Please provide a more succent and better laid out diagram - perhaps color coded - of the buildings to be demolished indicating the building numbers noting which of those buildings will be demolished such that they contain asbestos as compared to building to be abated first (see question/comment 10 below).	Alternate angles & site mapping have been provided as an addenda. Contractor is required to provide their own phasing & demolition plan as part of their proposal.

<p>37.</p>	<p>Indicate whether MSA requires ESC installed and if so:  1. What kind?  2. If silt fencing whether, is it regular silt or super silt?  3. Where exactly is the sediment control fencing to be installed?</p>	<p>Erosion and sediment control requirements are indicated in the Project CORE manual as a part of the RFP. It is expected that the entire site perimeter will receive sediment &amp; erosion control fencing.</p>
<p>38.</p>	<p>Indicate any other ESC measures to be installed beside sediment control fencing. If any other esc measure to be in place, please describe as such.</p>	<p>Erosion and sediment controls are indicated in the Project CORE manual as a part of the RFP.</p>
<p>39.</p>	<p>Please confirm that the buildings that MSA wishes to be demolished as is without abatement occurring do all in fact contain both friable and non-friable asbestos.</p>	<p>All buildings at 146-150 Calverton are to be considered as full friable demolition and hauled out as friable to a licensed landfill as approved by MSA.   The building at 2204 Frederick Ave has had a Hazmat survey performed and may be demolished accordingly.</p>
<p>40.</p>	<p>Indicate which building has only friable as compared to non-friable asbestos – or in the eyes of the MSA is all the same as a function of demolition, transportation, and disposal?</p>	<p>See answer to question No. 39.</p>
<p>41.</p>	<p>Please confirm if in fact ALL buildings and structures in this project have asbestos and if not, please indicate MSA’s allowance to transport and dispose of such building as regular C&amp;D waste and not as C&amp;D waste contaminated with ACM and if so, indicate which buildings those are.</p>	<p>See answer to question No. 39.</p>

<p>42.</p>	<p>Building 2204 is slated to be abated of asbestos, yet it is clearly structurally unsound with collapsing walls and a sinking roof with a large gaping hole in the roof and clearly cannot be safely entered to perform any abatement. Will MSA please inspect the building for structural integrity and if in fact determined to be unsafe to and in turn indicate that his building 2204 is to be demolished, transported, and disposed of as ACM contaminated.</p>	<p>No. MSA will not perform an engineering survey of the site. Additional photos of the interior are provided as an attachment.</p> <p>Offerors work plan and financial proposal submission should be reflective of their approach to the demolition and abatement operations of this site.</p>
<p>43.</p>	<p>Can you provide clarification about all the trash, tires, shrubbery, I-beams storage tanks etc. around and inside the buildings to be disposed as asbestos? There are many items that are clearly not contaminated with asbestos such as scrap metal, scrap tires and other waste products. Will MSA assist in the determination and can MSA quantify the non-ACM items such as these?</p>	<p>The Hazmat Survey has been provided for the 2204 Frederick Ave site.</p> <p>No survey was performed on 146-150 S. Calverton. This site's waste has been determined to go out as full friable per MDE, with the exception of tires located outside the structures.</p>
<p>44.</p>	<p>The MSA site representative during the walk-thru site visit indicated that a retaining wall which exists in what was referred to as an alleyway is to be shored up. This wall is seriously dilapidated with a large horizontal crack throughout the length of the wall. Is MSA going to provide an engineering design and support in how it wants this wall to be shored up? For example, will the MSA and its engineers dictate timber, steel beams or shotcrete as an example of how it wants this retaining wall short up?</p>	<p>After further evaluation, this item has been removed from the scope of work and demolition footprint decreased. Please see the revised Attachment "146-150 S. Calverton Road &amp; 2204 Frederick Avenue Additional Property Outlines (Updated)".</p>

45.	Further, regarding this retaining wall, it was said on the site visit that the soil behind the containing wall is contained by the retaining wall itself., If in the event during shoring the wall, soil were to escape from behind the wall, what if any, will it be the responsibility of the contractor to collect the contaminated soil and place it back up behind the repaired wall?	Please see answer to No. 44.
46.	If the escaped soil from the retaining wall repair is the responsibility of the contractor, then provide the soil analysis results indicating the presence of RCRA waste constituents thus classifying it as RCRA waste or as TSCA waste.	Please see answer to question No. 44.
47.	Provide clarification about all the trash, tires, shrubbery, I-beams, etc. around and inside the buildings to be dispose as asbestos instead of as non-ACM waste There are many items that are clearly not contaminated with asbestos such as scrap metal, scrap tires and other waste products. Will MSA assist in the determination and can MSA quantify the non-ACM items such that these items – or another way to ask this question is: (Can you provide clarification about all the trash, tires, shrubbery, I-beams storage tanks etc. around and inside the buildings to be disposed of as ACM waste. There are many items that are clearly not contaminated with asbestos such as scrap metal, scrap tires and other waste products. Will MSA assist in the determination and can MSA	See answer to question No. 43 above.

	quantify the non-ACM items such that these items can?	
48.	Will the parking lot between building 156 and Frederick Ave. be accessible?	See answer to No. 24 above.
49.	There is a lot with what appears to be junk cars stored in it. Please indicate what MSA's intention I regarding this lot and the junk cars?	See answer to No. 23 above.
50.	Will the MSA consider breaking out into specific tasks contend with this large site lessening the largeness of it all and in turn, going out on bid for certain tasks?	The submitted proposal is to include all work specified in the RFP.
51.	In Volume 1 – Technical Proposal in the experience and qualifications section it states that a summary of the projects must be submitted on the Project Experience Form, included in this RFP as Attachment F. We did not see an area in Attachment f where we can include this information. Can you please provide some clarification on this?	There is no Project Experience Form Attachment F. Attachment F is the pricing (financial) proposal form. You want to refer to Attachment Q, Projects Requirements Worksheet, and include the information under the "Brief Narrative" column for each project.

# 146-150 S. Calverton Road & 2204 Frederick Ave Additional Property Outlines (Updated)

<b>Key:</b>
To be demolished <span style="color: red;">—</span>
Separations <span style="color: green;">—</span>
Permanent Fence <span style="color: orange;">—</span>

These aerial views can be found in the Drone Survey Link provided in the RFP

**2204 Frederick Ave** - to be abated and demolished per the provided Hazmat Survey

**No Identified Address** - Friable



Separation

Separation

**150 S. Calverton Rd** - Friable

**146 S. Calverton Rd** - Friable

**148 S. Calverton Rd** - Friable





**Anticipated permanent 8' fence to be installed with double-swing gates on Calverton Road side and McPhail Street side.**

## **2204 Frederick Ave Additional Interior Photos**













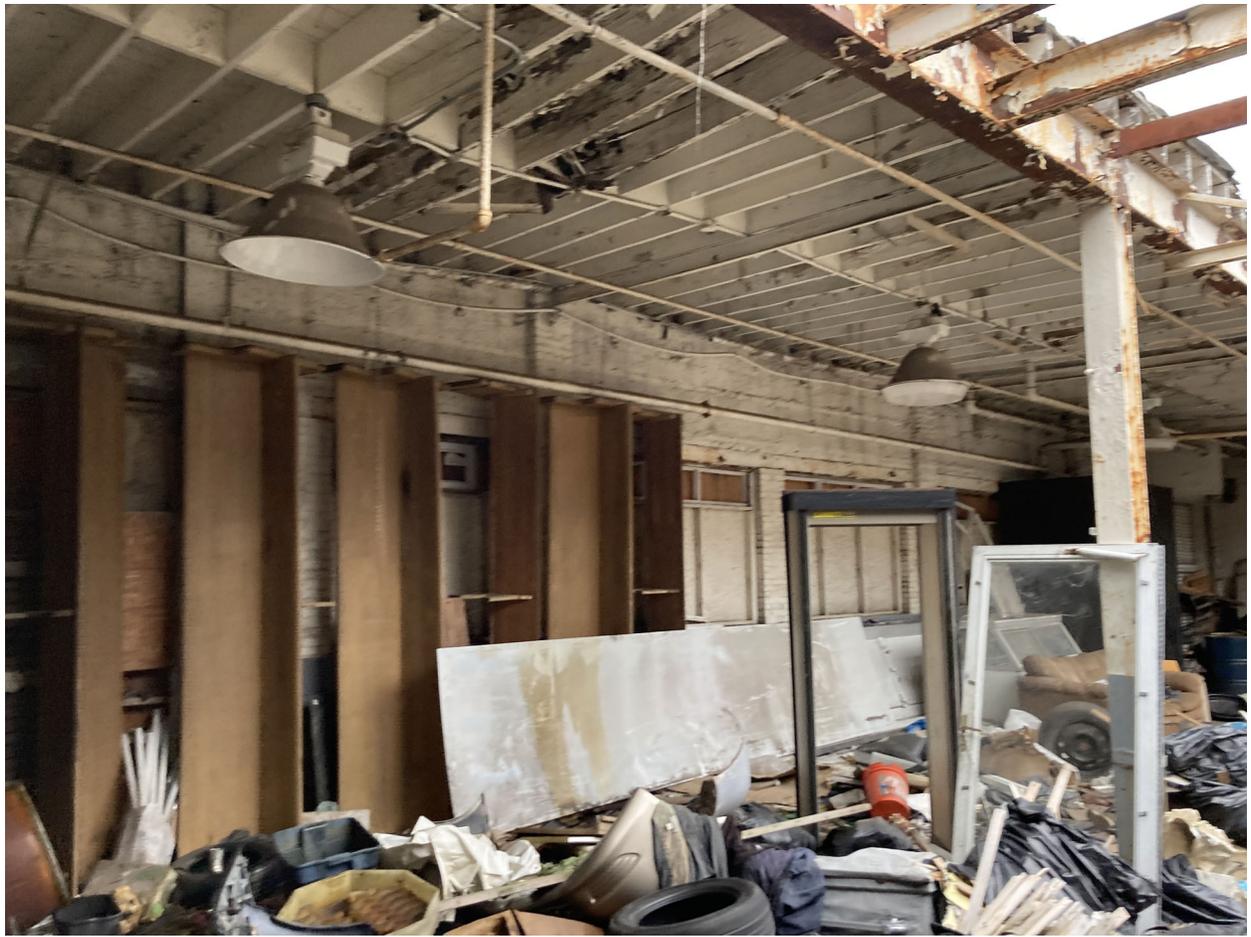
















# Project C.O.R.E.



## Scope of Work 146-150 S. Calverton Road & 2204 Frederick Ave

### I. GENERAL

#### A. Project Coordination

1. Coordinating with the City for procurement of all necessary permits required to complete abatement, demolition and site stabilization operations.
2. Providing all required submittals in accordance with the Project Manual.
3. Providing a project schedule that incorporates but is not limited to mobilization, rodenticide, abatement, demolition, stabilization and demobilization activities. Contractor to provide a 2-week look ahead schedule at each weekly progress meeting.
4. The project schedule will be submitted for acceptance by MSA, allowing for 5 business days for review. No work shall be performed on site until this schedule is accepted.

#### B. Health and Safety

1. Conducting pre-work inspections and providing reports, and as necessary, make MSA aware of any concerns regarding pre-site conditions and mitigation prior to the start of demolition.
2. Posting site signage, including but not limited to, Pedestrian Traffic Control signs, Hazardous Materials Project Notifications, posting the Public Notice of Demolition prior to commencing demolition as well as furnishing and installing the Project Construction Sign and maintaining site signage until fencing is removed.
3. Identifying the “Dedicated Field Superintendent” who will be responsible for daily oversight of the abatement, mitigation, containment, demolition /debris removal and site stabilization activities. The Dedicated Field Superintendent and Certified Industrial Hygienist will be responsible for identifying and mitigating potential hazardous substance identification, handling, exposure/release, and management including disposal and oversight of the dust suppression and any other environmentally sensitive activities. The Dedicated Field Superintendent must be directly employed by the prime contractor and onsite at any time work is being performed.

4. Responsible for ensuring that all onsite personnel have the proper licenses/ training/ certifications as required by the Contract Documents including but not limited to lead and asbestos based MDE training. Contractor is to maintain a master list of all personnel that highlights certification/licensing status with respective expiration dates.
5. Contractor shall utilize employees with HAZWOPER training, as outlined in 29 CFR 1910.120 and 8 CCR 5192, when handling all possible hazardous materials, including but not limited to fluorescent light ballasts with potential PCBs, mercury light tubes, petroleum fuels/products, and other chemicals.
6. Contractor shall examine all reports available from MSA on hazardous materials present in building to become aware of locations where hazardous materials are present. It is understood that any such reports may not be comprehensive or accurate, and it is the responsibility of the Contractor to identify such hazardous/petroleum substances and establish management procedures that are protective of the works, the public and the environment.
7. Contractor shall not disturb hazardous materials or items suspected of containing hazardous materials except under procedures specified in the contract documents.
8. Contractor shall maintain material safety data sheets for materials that are known to be present in building and structures to be removed because of building operations or processes performed there.

#### C. Information Submittals

1. Creating and submitting a Waste Management Plan (WMP) inclusive of a site logistics plan, list of anticipated waste streams and the associated disposal methods in accordance with the Contract Documents. All cleaning of non-hazardous and non-petroleum-contaminated items for offsite disposal shall be performed onsite prior to haul off. All disposal locations must be submitted to MSA and approved prior to acceptance of debris.
2. The WMP shall specify actions undertaken by the Contractor to prevent exposure of workers, the public, and/or the environment from suspect or known hazardous / petroleum substance/materials. The WMP shall include actions when such substances/ materials are discovered during pre-demolition actions or during demolition to isolate and dispose prior to demolition of the associated structure. Where pre-demolition removal is not possible, the WMP will specify the procedures to mitigate the release and dispersion of said substances/materials by demolition activities.
3. The WMP will specify the best management practices (BMPs) to isolate/remove hazardous and petroleum substances/materials following any demolition to secure disposal.
4. The WMP will identify the disposal/recycling facility(ies) and acceptance criteria for materials generated by the work scope. Specify the facility(ies) for each anticipated waste stream.

#### D. Environmental Assessment

1. The Contractor shall engage an environmental professional to conduct an Environmental Assessment of the buildings, investigating the possible or suspected presence of lead-based paint, asbestos-containing materials, universal waste, PCBs, mercury, etc. Appropriate sampling techniques shall be recommended depending on the materials of concern and the location of the contamination in or on the building. Wipe samples, bulk samples, air samples, coring samples, or field measurements may be appropriate in different situations.
2. The Environmental Assessment shall be completed by personnel who are accredited by the State as asbestos inspectors for those performing asbestos inspection or assessment, and as lead paint inspectors for those performing lead-based paint analysis.
3. As part of this Environmental Assessment, the Contractor shall thoroughly characterize the site to: (1) identify any methodology used, including sampling/testing of any hazardous/petroleum substance; (2) document contaminant levels; (3) ensure that all potential exposure pathways to on-site and off-site receptors have been addressed; and (4) ensure public and worker health and safety during remedial activities and demolition.
4. Visible signs of staining, pooling, or discharge of waste material inside structures shall be sampled by the reported methodology based on the suspected material.
5. Samples collected pursuant to the Environmental Assessment shall be sent to a state certified laboratory for analysis. The laboratory analyses of environmental samples shall be conducted according to approved holding time and QA/QC requirements.
6. The Contractor shall immediately notify MSA upon:
  - a. Discovery of a petroleum spill or “reportable quantity” hazardous substance discharge. This discovery must be reported in accordance with applicable federal, state and local laws.
  - b. Discovery or evidence of hazardous materials that pose a potential or actual significant threat to public health or the environment that must be reported in accordance with applicable federal, state or local laws.
7. Following the environmental assessment of the site conditions, the Contractor shall prepare and submit to MSA a report that describes the location, quantity and condition of hazardous/petroleum substances and provides recommendations for the management (including pre-demolition removal, where possible) and disposal of assessed waste material. The report will be provided to MSA for review and acceptance a minimum of 15 days (working) prior to the start of demolition activities. Following this review, the Contractor shall amend or update the WMP accordingly.
8. If hazardous material contamination is detected or when environmental concerns exist, the Environmental Assessment report must, at a minimum, contain the following information and results:
  - a. Overview of investigation;
  - b. Hazardous/petroleum substances present (descriptions, contaminants, quantities) – include both confirmed and suspect materials;

- c. Receptor populations, both human and environmental (descriptions, numbers, locations);
  - d. Indoor air investigations;
  - e. Sampling methods, chain of custody, and quality assurance (if a Phase II environmental assessment was performed);
  - f. Summary and conclusions, which include the contractor's recommendations for proper handling of the various materials or conditions discovered on the property site prior to or following demolition of the structures and building components;
9. The Contractor shall engage an environmental professional to amend the WMP, based on the finding of the Environmental Assessment, that specifies:
- a. Any further necessary surveying and sampling of suspect hazardous/petroleum substances;
  - b. The pre-demolition securing and mitigation of all identified hazardous/petroleum substances;
  - c. The prevention of release/exposure of said suspect or identified substances during demolition;
  - d. The securing of appropriate disposal of demolition-derived hazardous/petroleum wastes; and
  - e. The reporting of all actions to MSA, including any suspect materials that could not be sampled/tested due to site safety concerns, with a description of how these substances will be managed during the demolition in a manner not to result in a release.
10. The Contractor shall secure all necessary permits/approvals.

#### E. Project Execution

1. Performing utility abandonments (cut, capped and made safe) prior to beginning demolition activities in accordance with the Contract Documents.
2. Completing rodenticide of all interior and exterior areas of the properties to be demolished in accordance with the Contract Documents.
3. Completing installation, maintenance and removal of site security measures in accordance with the Contract Documents. This includes but is not limited to any required security fencing, barriers and signage. Security fencing must be at least eight (8) feet high and is to be covered with a windscreen. Windscreen and fencing is to be maintained in a presentable fashion at all times and replaced as needed. Note that the windscreen at each location is to be uniform in color and free of rips and holes. Fence must contain lockable gate controlled entrances, the rolling & pulling back of the fence to accommodate equipment will not be allowed.
4. Completing installation, maintenance and removal of sediment and erosion controls in accordance with the Contract Documents. Sediment and erosion controls are required around the entire site perimeter.

5. Performing hazardous/regulated materials abatement services in accordance with the Contract Documents. The Contractor is responsible for performing work under the supervision of a ~~Certified~~ Industrial Hygienist and will be responsible for providing required clearance documentation.
6. Performing building demolition services and hazardous/petroleum substance removal in accordance with the Contract Documents. Building demolition services are to include the razing and removal of the complete building structure, existing fences, in-grown trees, vehicles, miscellaneous items, etc. in accordance with the contract documents. All below grade walls and foundations are to be left in place undisturbed.
7. Conducting demolition and removal of debris. These operations are to be performed in a controlled manner in accordance with the Contract Documents. Best Management Practices are to be implemented to segregate obvious/known/suspect hazardous materials and ACM from demolition debris.
8. Performing stabilization services in accordance with the Contract Documents.
9. Contingent on the results of the Environmental Assessment, all removal and disturbance of asbestos-containing materials (ACM) and subsequent waste disposal shall be performed by a state-accredited asbestos abatement contractor, using state-accredited asbestos trained workers. Abatement contractor's work shall be supervised by experienced and trained workers, knowledgeable and qualified in the techniques of asbestos abatement, handling and disposal of asbestos-containing and/or asbestos-contaminated materials, and the subsequent cleaning of contaminated areas, including, at a minimum, Competent Person/Contractor Supervisor training as outlined in 40 CFR 763.
10. Contingent on the results of the Environmental Assessment, all management (sampling, testing, disturbance, disposal, etc.) of lead-based paints shall be performed by a state-accredited contractor, using state-accredited inspectors and risk-assessors with at least one state-accredited Supervisor. Abatement contractor's workforce shall be supervised by experienced trained workers, knowledgeable and qualified in the techniques of lead paint abatement, painted materials handling and disposal of lead-containing and/or lead-contaminated materials, and the subsequent cleaning of contaminated areas.
11. Contingent on the results of the Environmental Assessment, all removal and disturbances of lead-containing painted surfaces shall be performed using appropriate PPE as identified in the contractor's health and safety plan.

#### F. Quality Assurance

1. Contractor is responsible for submission of daily reports (within 2 business days). At a minimum, daily reports are to include:
  - a. Location identification.
  - b. Weather summary.
  - c. A description of work performed.

- d. Documentation of labor force including names, company name, work classifications and hours worked for each individual onsite.
  - e. Logs for all materials entering and leaving the site with accompanying truck/landfill tickets.
  - f. Identification of any onsite equipment (including idle equipment).
  - g. Identification of any site visitors.
  - h. Summary of any issues/accidents.
  - i. Photos documenting work progress.
2. Providing any required notifications and closeout documentation to the appropriate local authorities or agencies.
  3. Complying with all local, state and federal laws.
  4. Complying with city, Maryland Department of the Environment (MDE) and federal EPA regulations before starting demolition.
  5. Complying with hauling and disposal regulations of authorities having jurisdiction of transportation and disposal activities and locations, and preventing spillage on nearby surfaces or to surface water.
  6. Not allowing removed material to accumulate on-site.
  7. Not allowing the burning of removed materials.

## **II. 146-150 S CALVERTON SITE, SPECIFIC SCOPE**

### A. General Scope

1. Contractor is responsible for staffing a full-time project team including, but not limited to:
  - a. Project Manager
  - b. On-site Field Superintendent
  - c. On-site ~~Certified~~ Industrial Hygienist
2. Contractor is responsible for phased demolition of a single structure at a time to be demolished and hauled off site prior to advancing to the next structure.
  - a. Contractor is responsible for providing anticipated phasing of demolition of structures to align with the submitted work plan.
  - b. Contractor is responsible for ensuring the controlled demolition of the existing tower structure. Any specialized equipment is the responsibility of the Contractor.

### B. Asbestos, Tanks, and Miscellaneous Waste Removal

For materials that exhibit visual or olfactory evidence of potential regulated substance impact, that have not been chemically assessed/evaluated, such as, but not limited to; suspect contaminated soil/groundwater, suspect asbestos containing materials, suspect lead-based paint, and/or aboveground storage tanks (ASTs), other hazardous materials, etc.; all work shall be stopped, and the condition addressed as defined in the WMP and/or below.

1. If the Contractor in the course of normal inspections identifies any unidentified items, including materials that may contain asbestos or any other potentially hazardous substances that will (or may) require additional demolition and removal other than as required by this contract, the Contractor shall immediately report to MSA, with recommendations for addressing the identified concerns.
2. Contractor shall provide all labor, materials, tools, equipment, and incidentals necessary for worker, public, and property protection from hazardous materials exposure hazards, for the abatement, removal, disposal, and/or monitoring of asbestos-containing material (ACM), lead-based paint (LBP), and other hazardous materials, as necessary, located within the building to be demolished and in accordance with the recommendations of the Environmental Assessment.
3. Contractor shall obtain/submit all necessary permits and notifications in accordance with all federal, state and local regulations and authorities. Preparation and submittal of the required, but not limited to:
  - MDE Asbestos Project Notification Form at least 10 working days prior to start of work (MDE 259).
  - MDE Notification of Intent to Demolish Form at least 10 working days prior to demolition (Asbestos Demolition Form – Notice of Intent to Demolish).
4. Contractor shall submit a plan, as a part of the WMP described above, for review, comment, and acceptance by MSA describing work to be performed for asbestos abatement prior to commencement of work. The plan shall include, at a minimum:
  - Contractor qualifications;
  - Project time frame;
  - Applicable regulations;
  - Safety compliance (medical clearance, respiratory compliance, PPE, signage, MSDS/SDS, etc.);
  - On-site supervisor information;
  - Abatement process (stages, work area, materials, encapsulant, surfactants, handling of ACM, etc.);
  - Decontamination procedures;
  - Air monitoring procedure (pre-abatement, ambient, worker, final clearance, etc.);
  - Post-removal inspection;

- Clean-up;
  - Disposal.
5. Contractor shall furnish all labor, materials, services, insurance, specifically covering the handling and transportation of asbestos, lead, PCBs, mercury, and equipment that is specified, shown or reasonably implied for the removal, transport, and disposal of hazardous materials.
  6. In the event that unanticipated/unknown potential soil, groundwater, or other suspect contaminated material is discovered in the course of construction, the Contractor will stop work and notify MSA. The Contractor will prepare a written sampling plan for approval by MSA prior to implementation. This sampling plan will establish the purpose of the sampling, the location of the unknown material, the specific analyses to be performed, and the date(s) of the sampling. The Contractor will provide adequately trained personnel, equipment, materials, and laboratory analytical services to complete this work in accordance with the site-specific HASP.
  7. For unexpected/unassessed underground or aboveground storage tanks, work shall cease, and the MDE Oil Control Program (OCP) regulations shall be reviewed and next steps evaluated, in accordance with the WMP.
  8. If unexpected/unassessed underground or aboveground storage tanks are found at the site, the Contractor shall:
    - a. Demolish and remove any dispensers and appurtenances as applicable.
    - b. Expose, enter, clean, and remove any residual liquids and sludges contained in the USTs or ASTs; and containerize, transport and dispose off-site.
    - c. Disconnect, clean, cut, remove and dispose supply, return, and vent lines associated with the UST/AST.
    - d. Remove the UST from subgrade, load and dispose at a state-licensed facility.
    - e. Demolish and remove any concrete tie-down slabs and dispose off-site.
    - f. Obtain and submit documentation of disposal of the UST/AST, residuals, and any other components required to be disposed.
    - g. Collect samples to evaluate soil conditions in accordance with the approved sampling plan, and determine whether a reportable petroleum release has occurred.
    - h. If evidence of a petroleum release is identified, notify MDE OCP.
  9. Contractor is responsible for all debris to be classified as friable material and disposed of at an approved landfill as full-friable material. All materials leaving the site are to be tracked with the appropriate manifests submitted to MSA.
  10. Alternate pricing will be requested in the event steel is able to be cleaned and recycled. Contractor should consider cleaning of all steel prior to leaving the site for recycling opportunities.

11. Contractor is responsible for the removal of all ASTs under the supervision of a ~~Certified~~ Industrial Hygienist.
12. Contractor is responsible for the clearing and grubbing / removal and disposal of all trees and brush throughout the footprint of the site. Trees are to be cut down to grade and the root system left intact so as to limit site disturbance. This removal is to be performed prior to demolition of any onsite structures. The final site grading should provide a minimum of 8" coverage over any stumps / root balls. Contractors are responsible for providing a site map with the location of all stumps and building foundations left in place.
13. Contractor is responsible for separation and wall stabilization with stucco material at two points where buildings to be demolished connect with buildings to remain as identified in the additional documents in the RFP.
14. Contractor is responsible for providing a structural engineer to inspect and provide a report on the structural integrity of the rear of 2200 Frederick Ave that connects on the rear of 150 S. Calverton Road prior to wall build to make any further determinations.
15. Contractor is responsible for removal of all dumped tires on site, prior to commencement of demolition and friable haul out.
16. At a minimum, Contractor is responsible for sufficient watering and saturation of all material on site throughout the demolition and debris removal operations using the methods described in the Contract Documents. Contractor may need to provide an increased level of watering in the event the minimum contract requirements do not sufficiently suppress dust during demolition and debris removal operations. The Contractor is responsible for the management, treatment and disposal of any excess or runoff water resulting from these operations.

#### C. Site Monitoring and Security

1. Contractor is responsible for air and dust monitoring throughout the duration of the demolition using a ~~Certified~~ Industrial Hygienist who will be onsite for the full duration of demolition and haul out operations.
2. Contractor is responsible for installing a permanent fence per Baltimore City standards around the property at the end of demolition to ensure long term site security. MSA is open to the permanent fencing being installed prior to demolition operations so that it can be used to meet the driven fencing requirements for site security. Cleaning and repair of the fencing at the conclusion of the project will be required if using permanent fencing installation for the construction security fencing. Fence gates capable of accommodating the vehicular truck traffic are required in both the temporary and permanent configurations.
3. Contractor to install and maintain stabilized construction entrances to site along with wash station at exit of site. If multiple locations will be utilized to access the site, each location will require a stabilized construction entrance with a tire wash station.
4. Contractor to install asphalt or other impervious surface in areas where equipment is to be operated and hard surface is not currently in place.

5. Contractor to ensure that disturbance of the existing soil is kept to an absolute minimum.
6. Contractor to infill remaining basement structures with #57 stone. The use of recycled materials for infill is strictly prohibited. Stone infill areas to be capped with a geotextile warning layer (US Fabrics, US 100NW-HVO Warning Barrier or approved equal) and 8" of topsoil stabilized with seed and mulch. Grade finished surface of the soil cap to provide positive drainage following existing drainage patterns.
7. Contractor will be responsible for coordinating any temporary power / telecommunications service shutdowns necessary to safely complete the demolition operations.
8. Contractor shall be responsible for site security during all demolition operations.
9. Contractor shall confine operations at the site to the property areas permitted under the Contract. Portions of the site beyond areas on which work is indicated are not to be disturbed.
10. Contractor shall restrict the work area to only authorized, trained and protected personnel, including Contractor, Contractor's employees, Owner's employees, Owner, Construction Manager, and State and Local Inspectors.
11. Contractor shall report to MSA the entry into the work area by any unauthorized individuals.
12. Contractor shall develop emergency planning and procedures prior to project demolition initiation.
13. Emergency procedures shall be in written form and prominently posted. Contractor shall ensure that all persons entering the work area read these procedures and understand the site layout, location of emergency exits and emergency procedures.
14. Emergency planning shall include considerations of fire, explosion, electrical hazards, slips, trips and falls, confined spaces, and heat related injury. Contractor shall develop written procedures and provide training to employees on them. Contractor shall submit these procedures and the documentation of all employee training to MSA prior to the start of demolition.
15. Employees shall be trained in evacuation procedures in the event of work place emergencies.
16. For non-life threatening situations, employees injured or otherwise incapacitated shall decontaminate following normal procedures with assistance from fellow workers, if necessary, before exiting the work place to obtain proper medical treatment.
17. For life threatening injury or illness, worker decontamination shall take least priority. After measures to stabilize the injured worker, remove him from the workplace and secure proper medical treatment.
18. Telephone numbers of all emergency response personnel shall be prominently posted in accessible areas.

19. All rubbish and debris, including asbestos waste shall be properly packaged, labeled and stored in a designated lockable storage facility at the end of each working day.

**III. 2204 FREDERICK AVE SITE, SPECIFIC SCOPE**

- A. This location is to be demolished and material removed according to the provided Hazmat Survey included as **Attachment L**.

**ATTACHMENT F**  
**Pricing Form**  
**Abatement, Demolition & Site Restoration Services - Project C.O.R.E.**  
**RFP DD-016- Revised 3.18.24**

**Proposing Firm Name:** \_\_\_\_\_

**Proposal Date:** \_\_\_\_\_

<b>SUMMARY</b>					
Base Service Description (146-150 S. Calverton)	Subtotal Base Bid (B1-B6)	Subtotal Allowances (A1 - A9)	Subtotal Base Bid Plus Allowances	20% Owner Contingency	Base Total
146-150 S. Calverton Road	\$0.00	\$0.00	\$0.00	\$ -	
Base Service Description (2204 Frederick Ave)	Subtotal Base Bid (B1-B4)	Subtotal Allowances (A1-A3)	Subtotal Base Bid Plus Allowances	10% Owner Contingency	Base Total
2204 Frederick Ave	\$0.00	\$0.00	\$0.00	\$ -	
<b>Total:</b>					<b>\$0.00</b>

<b>Alternate Services</b>	
TOTAL IF ALTERNATE ACCEPTED (BASE + ALT. 1 + ALT 2)	\$0.00

ATTACHMENT F  
Pricing Form REVISED  
Abatement, Demolition & Site Restoration Services - Project C.O.R.E.  
RFP DD-016

Base Services 146-150 S. Calverton Road (Brewery)				
	Base Service Description	Base Cost *		Total Base Cost
B1	Perform rodenticide services in accordance with the requirements of the RFP.		/LS	\$0.00
B2	Provide Structural Engineer and report in accordance with the requirements of the RFP.		/LS	\$0.00
B3	Furnish, install, maintain and remove site security fencing and sediment erosion control measures in accordance with the requirements of the RFP.		/LS	\$0.00
B4	Perform abatement / demolition and debris removal operations in accordance with the requirements of the RFP. All debris to be hauled off and disposed as full-fragile material.		/LS	\$0.00
B5	Perform removal and disposal of all trees and brush in footprint of the site in accordance with the requirements of the RFP.		/LS	\$0.00
B6	Perform backfill with #57 stone of remaining basement structure, site stabilization (topsoil / seeding) operations in accordance with the requirements of the RFP.		/LS	\$0.00
<b>Subtotal Base Services (B1-B6)</b>				<b>\$0.00</b>

Allowances				
	Allowance Description	Unit Cost *	Allow for	Total Allowance Cost
A1	Complete domestic water and sanitary abandonment services in accordance with the requirements of the RFP.		/Ea 2	\$0.00
A2	Haul off over excavated additional contaminated soils as mandated by Owner.		/CY 300	\$0.00
A3	Removal of all above ground storage tanks under the supervision of an IH. Assume 12 - 5000 gal. and 2 - 10000 gal.		/Ea 14	\$0.00
A4	Wall Build inclusive of separation, stabilization, infill, Stucco construction, pilasters, pargeing, damproofing and roof tie-in and flashing		/SF 3,500	\$0.00
A5	Removal and disposal of dumped tires with Rim, prior to demolition		/Ea 75	\$0.00
A6	Removal and disposal of dumped tires without Rim, prior to demolition		/Ea 75	\$0.00
A7	Installation of permanent 8' high fencing at perimeter of the property with two (2) double swing entry gates on East and West sides of property.		/LF 1,200	\$0.00
A8	Removal and disposal of junk vehicles from property.		EA 5	\$0.00
A9	Removal of small 15ft boat from property.		EA 1	\$0.00
<b>Subtotal Allowances (A1-A9)</b>				<b>\$0.00</b>

Alternate Services				
	Alternate Description	Alternate Cost*	Allow For	Total Alternate Cost
Alt 1	Provide a geotechnical fabric between existing and new soil import as outlined in Project Documents		/SF 75,000	\$0.00
Alt 2	Cleaning and disposing of steel		/Ton 175	\$0.00
<b>Subtotal Alternate Services</b>				<b>\$0.00</b>

\*Costs include required administration, permitting, documentation and reporting requirements.

**ATTACHMENT F**  
**Pricing Form REVISED**  
**Abatement, Demolition & Site Restoration Services - Project C.O.R.E.**  
**RFP DD-016**

<b>Base Services 2204 Frederick Ave</b>					
	<b>Base Service Description</b>	<b>Base Cost *</b>			<b>Total Base Cost</b>
B1	Perform rodenticide services in accordance with the requirements of the RFP.			/LS	\$0.00
B2	Furnish, install, maintain and remove site security fencing and sediment erosion control measures in accordance with the requirements of the RFP.			/LS	\$0.00
B3	Perform abatement / demolition and debris removal operations in accordance with the requirements of the RFP. The material for this location will be disposed of according to the provided Hazmat report.			/LS	\$0.00
B4	Perform backfill with clean fill, site stabilization (topsoil / seeding) operations in accordance with the requirements of the RFP.			/LS	\$0.00
<b>Subtotal Base Services (B1-B4)</b>					<b>\$0.00</b>

<b>Allowances</b>						
	<b>Allowance Description</b>	<b>Unit Cost *</b>		<b>Allow for</b>		<b>Total Allowance Cost</b>
A1	Complete domestic water and sanitary abandonment services in accordance with the requirements of the RFP.		/Ea	2	/Ea	\$0.00
A2	Removal and disposal of junk vehicles from property.		EA	2	/EA	\$0.00
A3	Complete sidewalk removal and replacement along McPhail Street & Frederick Ave. Sidewalk removal replacement expected to be 2 panels wide on McPhail St and 3 panels wide on Frederick Ave.		/CY	60	/CY	\$0.00
<b>Subtotal Allowances (A1-A3)</b>						<b>\$0.00</b>

\*Costs include required administration, permitting, documentation and reporting requirements.