



Wes Moore
Governor

Michael J. Frenz
Executive Director

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Addendum No. 1

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

Date Issued: March 12, 2024

This addendum is hereby made part of the Request for Proposals dated February 20, 2024, 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 web pre-proposal power point presentation is attached hereto.
2. A copy of the web pre-proposal conference attendee list is attached hereto.
3. A copy of the site visit sign in sheet is attached hereto.
4. Additional scope documents are attached hereto.
5. MBE Goal Setting Factors Summary (Attachment U) is attached hereto.
6. A revised Scope of Work (Attachment E), which includes additions "13, 14, & 15" under Section "**II. 146-150 S. Calverton Site, Specific Scope**" is attached hereto.
7. A revised Pricing Form (Attachment F), can be accessed via the ShareFile link below and is attached hereto.

<https://mdstad.sharefile.com/d-sa2e99b2072ec4ee184d6d344615038d9>

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

Yamillette Waite
Procurement Officer

Capital Projects Development
The Warehouse at Camden Yards
351 W. Camden Street, Suite 300
Baltimore, MD 21201
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WELCOME

REQUEST FOR PROPOSALS

ABATEMENT, DEMOLITION AND SITE RESTORATION SERVICES DD-016

Web Pre-Proposal Conference

**THANK YOU FOR YOUR INTEREST IN DOING BUSINESS WITH THE
MARYLAND STADIUM AUTHORITY.**

THE PRE-PROPOSAL CONFERENCE WILL BEGIN AT 10:00 A.M.

- PLEASE PROVIDE YOUR NAME, COMPANY NAME AND EMAIL ADDRESS IN THE CHAT ROOM UPON JOINING THIS CONFERENCE.
- DURING THE PRESENTATION, THE LINES WILL BE MUTED AND QUESTIONS MUST BE SUBMITTED VIA THE CHAT ROOM. THE PHONE LINES MAY BE OPENED FOR ADDITIONAL QUESTIONS AT THE END OF THE PRESENTATION.



MARYLAND STADIUM AUTHORITY

Request for Proposals for Abatement, Demolition & Site Restoration Services DD-016

Pre-Proposal Conference

March 4, 2024

POINT OF CONTACT

Yamillette “Yai” Waite

Maryland Stadium Authority

351 West Camden Street, Suite 300

Baltimore, Maryland 21201

Telephone: 443-602-0681

Email: ywaite@mdstad.com

Ms. Paige Stinnett, Procurement Officer, will assist with this procurement

KEY DATES



ACTIVITY

Request for Proposals Issued



Pre-Proposal Web Conference



Site Visit



Offeror Questions Due



Technical AND Financial Proposal
Closing Date



Anticipated NTP

DATE (Local Time)

February 20, 2024

March 4, 2024 at 10 a.m.

March 6, 2024 at 10 a.m.

March 12, 2024 at 1 p.m.

March 25, 2024 at 1 p.m.

June 2024

GENERAL INFORMATION & PURPOSE

The Maryland Stadium Authority is accepting proposals from prime contractors to provide the scope of services set forth in **Attachment E**, generally relating to abatement, deconstruction, and/or demolition for properties identified and selected under Project C.O.R.E. Specifically, MSA is seeking proposals for abatement, demolition and site restoration services for the property located at 146-150 S. Calverton Road and 2204 Frederick Avenue in Baltimore City, Maryland.

The successful Offeror must coordinate with MSA and the City to obtain all permits required to complete abatement and demolition and site stabilization operations.

Please refer to **Section 3** of the RFP and **Attachment E** of the RFP for the full scope of work related to this project.

OFFEROR MINIMUM QUALIFICATIONS

Please refer to Section 2 of the RFP. Offerors must meet the following minimum qualifications in order to be considered for this RFP. The Offeror shall:

- ❖ be a firm experienced with providing abatement, demolition and site restoration services including the handling and disposal of hazardous materials, as a prime contractor for programs or projects similar in size and scope to that described in the RFP;
- ❖ have significant experience participating in all phases of construction including pre-construction (procurement, submittal review, etc.); construction (contract administration and enforcement, scheduling, budgeting, etc.); and post-construction (close out documentation, final reporting, etc.);
- ❖ have a minimum of five (5) years of experience providing prime contracting services on large scale abatement, demolition and site restoration projects in urban settings;
- ❖ understanding of the Project C.O.R.E Protocols, standards, laws and conditions as they apply to the work to be performed under this project, see **Attachment H**; and,
- ❖ the ability to meet the insurance and bonding requirements as set forth in Sections 3.8 and 3.9 of the RFP, and the **Attachment G**.

MINORITY BUSINESS ENTERPRISES

- ❖ **Minimum overall MBE subcontract participation goal is 33% - no subgoals (see Key Information Summary Sheet and Section 1.13 of the RFP).**
- ❖ All subcontractors named by the Offeror as part of their MBE Schedule must be certified with the Maryland Department of Transportation (“MDOT”).
- ❖ Offerors’ submissions must also include the MBE subcontractor’s MDOT certification number & NAICS product and service description of work to be performed. MBE form D-1A must be submitted with the Technical Proposal.
- ❖ For information on certified MBE firms, the directory is available at <https://marylandmdbe.mdbecert.com/?TN=marylandmdbe>. Select the MBE Program label at the left side of the website.
- ❖ The most current information on MBE’s is available at the MDOT website.
- ❖ The Governor’s Office of Small, Minority & Women Business Affairs has issued a Q&A document regarding how to count participation by MBE primes. Information is available on GOSBA’s website (<http://goma.Maryland.gov/Pages/Reporting-Tool-MBE.aspx>).

PROPOSAL SUBMISSIONS

- ❖ All submissions must be sent electronically. DO NOT send them via email. Use the links provided in Section 1.10 of the RFP.
- ❖ Read Section 4 of RFP carefully – Technical and Financial Proposals are due on the Proposal Closing Date.
- ❖ Financial Proposals must be submitted via Financial Proposal link (see section 1.10) and must be password protected.
 - ❖ The Procurement Officer will request the password to the Financial Proposals from short-listed offerors only.
- ❖ See Section 4 of the RFP for all proposal and submission requirements, including format requirements.

PROPOSAL SUBMISSIONS CONT.

❖ Technical Volume:

- Transmittal letter with requested information, per section 4.2 (a)
- Bid/Proposal Affidavit (**Attachment A**)
- Conflict of Interest Disclosure (**Attachment B**)
- MBE Form D1-A “MBE Utilization and Fair Solicitation Affidavit and MBE Participation Schedule” (**Attachment D**)
- Corporate Profile (**Attachment O**)
- Proof of Insurance/ability to meet insurance requirements
- Project Requirements Worksheet (**Attachment Q**)
- Corporate Diversity Affidavit (**Attachment R**)
- Capacity Summary Sheet for key personnel (**Attachment S**)
- Letter from the Offeror’s bonding company stating bonding limits and current available bonding capacity.

❖ Financial Volume: Shall be password protected

- Pricing Form (**Attachment F**)
- Proposal (Bid) Security (**Attachment P**)

EVALUATION CRITERIA

- ❖ Technical criteria has more weight than Financial criteria. Proposals will be evaluated based on the adequacy of their proposed work plan, Offeror's experience and qualifications, and past performance, among other criteria listed in Section 5.2 of the RFP.
- ❖ The Selection Committee will review the Offerors' Technical Proposals upon submission. Firms deemed as meeting all requirements will be ranked and, based on the achieved rankings, selected firms will then be "short-listed" to participate in the financial phase of the procurement.
- ❖ MSA will notify unsuccessful Offerors and request a password for the financial proposals of the short-listed Offerors.

IMPORTANT RFP ITEMS

- Make sure to use the forms issued with the RFP or its addenda. Outdated forms will be returned for Offeror's correction – could impact overall quality of submission. DO NOT ALTER State issued forms.
- MBE forms need to include both the NAICS code and a description of the work to be performed by the MBE on the project.
- SDAT Compliance – Make sure that your firm is in good standing with the Maryland Department of Assessments and Taxation.
- Review the RFP (including attachments) in its entirety.
- **Prevailing wage & compliance - fee needs to take into account prevailing wage rates**

QUESTIONS

- ❖ **This section is for informational purposes only. All questions regarding the RFP must be submitted to the Procurement Officer in writing via the link included in Section 1.9 prior to the deadline given for questions in order to receive an official response from the Maryland Stadium Authority.**
- ❖ **Only responses provided in writing by the Maryland Stadium Authority will be considered official answers to questions regarding this RFP.**
- ❖ Addenda will be sent via GovDelivery to everyone who participated in this pre-proposal. Please check your junk/spam folders and update your e-mail settings to ensure that you receive MSA Contracting GovDelivery e-mails.

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

Virutal Pre-Proposal Conference
March 4, 2024 10:00 AM

Company Name	Name	Email	Prime or Sub	MDOT MBE Certified	SBR Certified	Attended
A & I, Inc.	Nick Bucci	nbucci@aandiinc.com	Subcontractor	No	No	No
Access Construction & Environmental	Carlos Cordon	accessenv@yahoo.com	Subcontractor	No	No	No
ACM Services, Inc	Justin Turgel	justin@acmservices.com	Subcontractor	No	No	No
ALEC Engineering and Contracting LLC	Don Brock	dbrock@altec-llc.com	Subcontractor	Yes	No	Yes
All Phase Solutions, LLC	Holly Y. Porter	holly@allphase.org	Prime	Yes	No	Yes
Annapolis Painting Services	Severn Patolo	spatolo@annapolispainting.com	Subcontractor	No	No	No
Apex Petroleum Corporation	Somtonna Baaghi-Obiajulu	sobiajulu@apexpetroleum.com	Subcontractor	Yes	No	No
Bowen and Kron Enterprises, Inc.	Sylvan Burch	sylvan@bowen-kron.com	Prime	No	No	No
CBY Enterprises Inc.	Ralph Ifeagwu	rifeagwu@cbyenterprises.com	Subcontractor	Yes	Yes	No
Compliance Construction & Remediation, Inc	James Lang	tlang@ccrhubzone.com	Subcontractor	Yes	No	Yes
Delta Engineering Group LLC	Michael Yadeta	Info@deltaeg.com	Prime	Yes	Yes	No
Demolition Services Inc.	Chris Zylonis	czylonis@demoservicesinc.com	Prime	No	Yes	Yes
EBA Engineering, Inc.	James Sines	james.sines@ebaengineering.com	Subcontractor	Yes	No	Yes
EnviCon Services, LLC	Yansi Hernandez	yansi@enviconservices.com	Subcontractor	Yes	No	No
Envirosys Technologies LLC	Murali Kalavapudi	murali.kalavapudi@envirosystech.com	Subcontractor	Yes	Yes	No
Equip-Co Unlimited of NY LLC	Jeff Glod	Jeff@Equip-CoUnlimited.com	Prime	No	No	No
Goel Services, Inc.	Willie Graves	willie.graves@goelservices.com	Prime	Yes	No	Yes
Goel Services, Inc.	PJ Goel	pj.goel@goelservices.com	Prime	Yes	No	Yes
Goel Services, Inc.	Yolanda Lofties	yolanda.lofties@goelservices.com	Prime	Yes	No	No
I&F Concrete Construction	Fidel Villatoro	fvillato@ifconcrete.com	Subcontractor	Yes	No	Yes
Jones Childcare and Transportation LLC	Tiffani Jones	tiffanicj@gmail.com	Prime	Yes	Yes	No
Jones Enterprise II	Audrey McMillan	amcmillan@jonesenterprise.net	Prime	Yes	Yes	Yes
K&K Adams, Inc.	Michael Fedako	mfedako@kkadamsinc.com	Prime	Yes	Yes	Yes
KCW Engineering Technologies, Inc.	Jeff Kreis	jkreis@kcw-et.com	Subcontractor	Yes	Yes	Yes
Latinos Unidos Services	Emanuel Fernandez	Info@latinosunidoservices.com	Subcontractor	Yes	Yes	No
Lay'Hu Demolition Company	Michael McCree	contact@layhudemo.com	Subcontractor	No	Yes	No
LJW	Lenzie Johnson	Lenzie@ljwinc.com	Subcontractor	Yes	Yes	No
Lombard Exteriors	Dan Ackley	dackley@lombardexterior.com	Subcontractor	Yes	Yes	No
Mayoka Services, LLC	Samantha Bragan	sam@mayokaservices.com	Prime	Yes	Yes	Yes
Mayson-Dixon	Atieh Badr Taleh	atieh@maysondixon.com	Prime	Yes	No	Yes
North Point Builders	Rob McCahill	rmccahill@npbinc.com	Prime	No	No	Yes
P&J Contracting Company Inc.	Sham Vij	sham.vij@pandjcontracting.com	Prime	Yes	Yes	Yes
P&J Contracting Company Inc.	Pless Jones Jr	pless.jonesjr@pandjcontracting.com	Prime	Yes	Yes	Yes
Rebirth	Victor Akinagbe	Safecollct@gmail.com	Prime	Yes	No	No
Reclaim Company LLC	Sandeep Murthy	sandeep@reclaimco.com	Prime	Yes	Yes	Yes
RemacUSA, Inc.	Mark Soresi	mvs@remac.com	Prime	No	Yes	Yes
RemacUSA, Inc.	Judiht Tinta	tinta@remac.com	Prime	No	Yes	Yes

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

**Site Visit
March 6, 2024 10:00 AM**

Company	Name	Email	Prime/Sub	MDOT MBE Certified	SBR Certified	Attended
A & I, Inc.	Nick Bucci	nbucci@aandiinc.com	Subcontractor	No	No	
Access Construction & Environmental	Carol Padilla	accessenv@yahoo.com	Subcontractor	No	No	
Access Construction & Environmental	Carlos Cordon	accessenv@yahoo.com	Subcontractor	No	No	
Access Construction & Environmental	Samantha Cordon	sami21234@yahoo.com	Subcontractor	No	No	
Adisa Enterprises, LLC.	Karriem Shabazz	karriem.adisa@gmail.com	Prime/Subcontractor	Yes	Yes	
All Phase Solutions, LLC	Holly Y. Porter	holly@allphase.org	Prime	Yes	No	
ALLEC, LLC	Don Brock	dbrock@altec-llc.com	Subcontractor	Yes	No	
Bethel Environmental Solutions	Ade Olujobi	ade.olujobi@bethelgroup.com	Subcontractor	No	Yes	
Bowen and Kron Enterprises, Inc.	Sylvan Burch	sylvan@bowen-kron.com	Prime	No	No	
Bowen and Kron Enterprises, Inc.	Travis Rawl	travis@bowen-kron.com	Prime	No	No	
D & H Demolition LLC	Hessler Espinal	hessler@dhdemo.com	Subcontractor	No	Yes	
D & H Demolition LLC	Manuel Espinal	manuel.dhdemo@gmail.com	Subcontractor	No	Yes	
Demolition Services Inc	Brandon Dofferfire	bdofferfire@demoservicesinc.com	Prime	No	Yes	
Demolition Services Inc.	Chris Zylonis	czylonis@demoservicesinc.com	Prime	No	Yes	
EBA Engineering Inc	James Sines	james.sines@ebaengineering.com	Subcontractor	Yes	No	
ECS Mid Atlantic	Dan Tress	dtrees@ecslimited.com	Subcontractor	No	No	
Equip-Co Unlimited of NY LLC	Jeff Glod	jeff@equip-counlimited.com	Prime	No	No	
Goel Services, Inc.	PJ Goel	pj.goel@goelservices.com	Prime	Yes	No	
Goel Services, Inc.	Willie Graves	willie.graves@goelservices.com	Prime	Yes	No	
Gray & Son Inc	Jacob Sisco	jsisco@grayson.com	Prime/Subcontractor	No	No	
Green Environmental	John Coleman	gesestimating@hotmail.com	Subcontractor	No	No	
Jones Enterprise	Dante Jones	dante@jonesenterprise.net	Prime/Subcontractor	Yes	Yes	
Jones Enterprise	Audrey McMillan	amcmillan@jonesenterprise.net	Prime/Subcontractor	Yes	Yes	
Mayoka Services, LLC	Samantha Bragan	sam@mayokaservices.com	Prime	Yes	Yes	
North Point Builders	Robert McCahill	rmccahill@npbinc.com	Prime	No	No	
P&J Contracting Company Inc.	Sham Vij	sham.vij@pandjcontracting.com	Prime	Yes	Yes	
P&J Contracting Company Inc.	Pless Jones Jr	pless.jonesjr@pandjcontracting.com	Prime	Yes	Yes	
Progress Environmental	Tim Shears	tshears@progress-environmental.com	Subcontractor	No	No	
Reclaim Company LLC	Sandeep Murthy	sandeep@reclaimco.com	Prime	Yes	Yes	
RemacUSA, Inc.	Mark Soresi	mvs@remac.com	Prime	No	Yes	
Ross Contracting	Jerry Oxendine	bids@rosscontracting.com	Prime	No	No	
Ross Contracting	Mike Ross	bids@rosscontracting.com	Prime	No	No	
Ross Contracting	Patrick Brennan	bids@rosscontracting.com	Prime	No	No	
S & S Partners	Francisco Torres	ftorres@sandspart.com	Subcontractor	Yes	No	
S & S Partners LLC	Rob Isenock	risenock@sandspart.com	Prime/Subcontractor	Yes	Yes	

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[Handwritten signature in blue ink]

[Handwritten signature: Mark Soresi M13R]

[Handwritten signature: Francisco Torres]

S & S Partners LLC	Michael Cardinale	mcardinale@sandspart.com	Prime/Subcontractor	Yes	Yes	
S & S Partners LLC	Trish Campbell	trish@sandspart.com	Prime/Subcontractor	Yes	Yes	
S & S Partners LLC	Francisco Torres	ftorres@sandspart.com	Prime/Subcontractor	Yes	Yes	
SFMS LLC	David Farazad	estimating@sfmsllc.net	Prime/Subcontractor	Yes	Yes	
SGA	Shellie Mayrant	shelliemayrant2@gmail.com	Subcontractor	Yes	Yes	
SGA	Stephanie Gross	sgross@sgandassociatesllc.com	Subcontractor	Yes	Yes	
Siebert Construction Management	Paul Siebert	paulsiebert@verizon.net	Subcontractor	No	No	
Siebert Construction Management	Connie Siebert	paulsiebert@verizon.net	Subcontractor	No	No	
Site Services, LLC	Chris Tsottles	chris@sitesvcs.com	Prime	Yes	Yes	
The Berg Corporation	Joe Fluehr	jfluehr@bergdemo.com	Prime	No	No	JRF
Total Environmental Concepts, Inc.	Tokes Adesida	tadesida@teci.pro	Prime	No	Yes	
UNICOM Construction & Engineering Consultants	Felix Sappor	sapporf@ucecllc.com	Prime	Yes	Yes	attorney client
TAMCO Construction	Nick Bucci	NICK@TAMCO.DEMO	PRIME	YES	NO	
A&ND I	Nick Bucci	NBUCCI@AANDI.NC.COM	SUB	NO	NO	
Service All Inc	Keith Poter	Keith@Serviceall.com	P/SUB	Y	Y	KP

146-150 S. Calverton Road & 2204 Frederick Ave Additional Property Outlines

Key:

To be demolished —

Separations —

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



2204 Frederick Ave



146-150 S. Calverton Rd

ntley®



146-150 S.
Calverton
Road

146-150 S.
Calverton
Road



2204
Frederick Ave

146-150 S.
Calverton
Road

EXHIBIT 1: MBE, VSBE, and (if applicable) SBR Research Factors

Solicitation Title: RFP- Project C.O.R.E. Abatement, Demolition & Site Restoration Services – DD-016

eMMA Solicitation No. BPM042492

This exhibit serves as a summary of the factors the State used, in conjunction with guidance from the Governor’s Office of Small, Minority, and Women’s Business Affairs, to determine:

- 1. The expected degree of Minority Business Enterprise (MBE) participation for the procurement contract, including subcontracting opportunities identified for the project, any applicable North American Industry Classification System (NAICS) codes linked to the subcontracting opportunities, and the number of certified MBEs in those industries;*
- 2. The expected degree of Veteran-owned Small Business Enterprise (VSBE) participation for the procurement contract, including subcontracting opportunities identified for the project, any applicable United Nations Standard Products and Services Codes (UNSPSC) [identified in eMaryland Marketplace Advantage (eMMA) as Categories] linked to the subcontracting opportunities, and the number of certified VSBEs in those industries; and*
- 3. If this procurement is for a Statewide Master Contract where secondary competition may occur, the expected degree of Small Business Reserve (SBR) participation for the secondary competition agreement (such as a task order agreement or purchase order agreement) to be designated as an SBR, including opportunities identified for the secondary competition agreement, any applicable UNSPSCs linked to the subcontracting opportunities, and the number of certified SBRs in those industries.*

Disclaimer: *This summary’s research results are not all inclusive and do not exclude any other subcontracting opportunities that the Bidder/Offeror may identify in preparing a Bid/Proposal to submit in response to the solicitation.*

EXHIBIT 1: MBE, VSBE, and (if applicable) SBR Research Factors

MBE Research by NAICS Code		
NAICS Codes	Description	# MBEs in MDOT Directory
561710	Exterminating and Pest Control/ Rodenticide	Approx. 29
423390, 238990, 332618	Fencing	Approx. 26
562910	Abatement/Remediation	Approx. 125
562111, 562212	Hauling/ Waste Collection (Clean Materials)	Approx. 99
238910	Demolition	Approx. 154
238910	Excavation/Grading	Approx. 33
561730	Landscaping/Seeding	Approx. 278
238110, 238990	Concrete Sidewalks	Approx. 133
MBE Research by Keywords		
Keywords		# MBEs in MDOT Directory

EXHIBIT 1: MBE, VSBE, and (if applicable) SBR Research Factors

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 3.11.24

Proposing Firm Name: _____

Proposal Date: _____

SUMMARY					
Base Service Description (146-150 S. Calverton)	Subtotal Base Bid (B1-B6)	Subtotal Allowances (A1 - A8)	Subtotal Base Bid Plus Allowances	10% 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-A2)	Subtotal Base Bid Plus Allowances	10% Owner Contingency	Base Total
2204 Frederick Ave	\$0.00	\$0.00	\$0.00	\$ -	
Total:					\$0.00

Alternate Services	
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
Subtotal Base Services (B1-B6)				\$0.00

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 soils as mandated by Owner.		/Ea 300	\$0.00
A3	Removal of all above ground storage tanks under the supervision of an CH		/Ea 12	\$0.00
A4	Wall Build inclusive of separation, stabilization, infill, Stucco construction, pilasters, pargeeting, damproofing and roof tie-in and flashing		/SF 3,500	\$0.00
A5	Complete necessary shoring and stabilization on failing retaining wall between McPhail St and Frederick Ave.		/LF 250	\$0.00
A6	Removal and disposal of dumped tires with Rim, prior to demolition		/Ea 75	\$0.00
A7	Removal and disposal of dumped tires without Rim, prior to demolition		/Ea 75	\$0.00
A8	Installation of permanent 8' high fencing on East and West end of the property with two (2) double swing entry gates.		/LF 400	\$0.00
Subtotal Allowances (A1-A7)				\$0.00

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
Subtotal Alternate Services				\$0.00

*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

Base Services 2204 Frederick Ave					
	Base Service Description	Base Cost *			Total Base Cost
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
Subtotal Base Services (B1-B4)					\$0.00

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	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	\$0.00
Subtotal Allowances (A1-A2)					\$0.00

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