Request for Proposals

FOR

DEMOLITION AND SITE RESTORATION OF THE FORMER JAMESTOWN MALL PROPERTY IN ST. LOUIS COUNTY

Addendum No. 1

Date: May 15, 2023

REVISIONS FROM ORIGINAL RFP

Revision to Attachment 4 of the Original RFP:

Demolition Specification Sheet C-2.1 of Attachment 4 "Building and Site Demolitions Plans and Site Restoration Plans" shall be deleted in its entirety and replaced with Demolition Specification Sheet C-2.1 attached hereto.

No other provisions of the RFP are affected by this addendum. All other terms and conditions from the RFP shall remain in effect.

SHEET C-2.1 See attached.

C. Protection of Public and Private Utilities

D. Soil Surface Restoration 1.02 DESCRIPTION OF WORK

Unless directed otherwise in the Contract Documents, the Contractor shall:

A. Remove and properly dispose of the "entire" building (all structures, trash, building debris, equipment, rubbish, basement walls, floors, foundations, sidewalks, steps and driveways)

from the specified parcel. B. Remove any fuel tanks, outdoor toilets and septic tanks, disterns, meter pits, and plug or

C. Remove and disposal of all materials from the demolition site in accordance with federal,

D. Remove and dispose of appliances and other items that may contain refrigerants in accordance with 40 CFR, Part 82. Appliances and other Items that may contain refrigerants include, but are not limited to, refrigerators, freezers, dehumidiflers and portable or central air conditioners. A manifest will be required for all hazardous waste material disposal.

E.Remove and legally dispose of any remaining mercury-containing materials including fluorescent, high-pressure sodium, mercury vapor, metal halide light bulbs, and thermostats containing a liquid filled capsule. PCB-containing materials include capacitors, ballasts, and transformers where the component is contained within a metal jacket and does not have a specific, legible label stating no PCBs are present.

F. Disconnect and cap all utility services before demolition.

G. Perform site clearance, grading and restoration.

H. Complete the demolition work in accordance with the plans and these technical

specifications and any special provisions included in the Contract Documents. I. At no time shall demolition debris be buried on the property or be brought in and used as

Contractor shall obtain all necessary permits prior to execution of demolition work and

1.03 PROTECTION OF THE PUBLIC AND PROPERTIES

A. Littering Streets

1. The Contractor shall be responsible for removing any demolition debris or mud from any public or private street, alley or right-of-way resulting from the execution of the demolition work, Arry cost incurred by St. Louis County in cleaning up any litter or mud shall be charged to the Contractor and be deducted from funds due for the

Littering of the site shall not be permitted.

3.All waste materials shall be promptly removed from the site.

B. Street Closure

1.If it should become necessary to close any traffic lanes, it shall be the Contractor's responsibility to obtain necessary permits and approvals from the appropriate jurisdiction. Contractor shall be responsible for submitting traffic control plans created in accordance with the current version of the M.U.T.C.D. and revising as necessary based jurisdictional reviews.

C. Protection of the Public and Property by the Contractor

 The Contractor shall be responsible for any damage to existing improvements including sidewalks abutting or adjacent to the demolition properties resulting from the execution of the demolition work. The cost of repair or replacement shall be considered incidental to the work and the Contractor shall obtain all permits and

2. Pedestrian Access: It shall be the Contractor's responsibility to place and construct the necessary warning signs, barricades, fencing and temporary pedestrian sidewalks, as directed by St. Louis County and to maintain alternate pedestrian access for sidewalks around the demolition site. The cost of these items shall be considered incidental to the work.

3. Temporary Fence: Temporary fence shall be erected around all excavation, dangerous building(s) or structure(s) to prevent access to the public. Such fence shall be at least four feet high, consistently restrictive from top to grade, and without horizontal openings wider than two inches. The fence shall be erected before demolition and shall not be removed until the hazard is removed. D. Demolition Hours

1. The Contractor shall comply with any restrictions to working hours as included in the Contract Documents.

The Contractor shall comply with all applicable ordinances and restrictions of

E.Noise Pollution: All construction equipment used in conjunction with this project shall be in good repair and adequately mulfied. The Contractor shall comply with any noise pollution requirements of St. Lauis County.

F.Dust Control: The Contractor shall comply with applicable air pollution control requirements of St. Louis County. The Contractor shall take appropriate actions to minimize atmospheric pollution. To minimize atmospheric pollution, St. Louis County shall have the authority to require that reasonable precautions be taken to prevent particulate matter from becoming airborne. Such reasonable precautions shall include, but not be limited to:

1. The use of water or chemicals for control of dusts in the demolition of existing buildings or structures, construction operations, the grading of roads, or the clearing

2. Covering, at all times when in motion, open-bodied trucks transporting materials likely to give rise to airborne dusts.

G. Requirements for the Reduction of Fire Hazards

1. Removal of Material: Before demolition of any part of any building, the Contractor shall remove all volatile or flammable materials, such as gasoline, kerosene, benzene, cleaning fluids, paints or thinners in containers, and similar

2. Fire Extinguishing Equipment: The Contractor shall be responsible for having and maintaining the correct type and class of fire extinguisher on site. When a cutting torch or other equipment that might cause a fire is being used, a fire extinguisher shall be placed close at hand for instant use

4. Hydrants: No material obstructions or debris shall be placed or allowed to accumulate within fifteen feet of any fire hydrant. All fire hydrants shall be

Fires: No fires of any kind will be permitted in the demolition work area.

5.Debris: Debris shall not be allowed to accumulate on roofs, floors, or in areas outside of and around any structure being demolished. Excess debris and materials shall be removed from the site as the work progresses.

6.Telephone Service: The Contractor shall arrange for access to and use of, during working hours, one or more telephones in the vicinity of the work site for the purposes of making calls in case of fire or other emergencies, and shall keep all personnel on the job, and St. Louis County informed of the location of such telephones. The Contractor's foreman, or at least one regular member of each shift, shall be charged with the responsibility of promptly calling emergency services when necessary. The same person shall be required to inspect the building and the site frequently for possible fires or fire-producing conditions and to apply appropriate corrective action, particularly at the close of work each day.

H. Protection of Public and Private Utilities: The Contractor shall not damage existing fire hydrants, street lights, traffic signals, power poles, telephone poles, fire alarm boxes, wire cables, pole guys, underground utilities or other appurtenances in the vicinity of the demolition sites. The Contractor shall pay for temporary relocation of utilities as necessary, which are relocated at the Contractor's request for his convenience.

I. Protection of Adjacent Property 1. The Contractor shall not damage or cause to be damaged any public

right-of-way, structures, parking lots, drives, streets, sidewalks, utilities, lawns or any other property adjacent to parcels released for demolition whether or not the property is scheduled for future demolition. The Contractor shall provide such neeting and shoring as required to protect adjacent property during demolition Care must also be taken to prevent the spread of dust and flying particles:

The Contractor shall restore existing agricultural drain tiles or roadway subdrains that are cut or removed, including drainable backfill, to original condition. Repairs shall be subject to approval by the property owner where applicable, and

1.04 RISK OF LOSS

The Contractor shall accept the site in its present condition and shall inspect the site for its character and the type of structures to be demolished. St. Louis County assumes no responsibility for the condition of existing buildings, structures, and other property within the demolition area, or the condition of the property before or after the solicitation for proposals. No adjustment of proposal price or allowance for any change in conditions that occur after the acceptance of the lowest responsible, responsive proposal will be allowed.

1.05 PROPERTY OWNERSHIP

A. Title: The property address, legal description, and ownership will be included in the contract Documents. Upon execution of the contract for the work of demolition and site learance on all or any part of the demolition area, all rights, title, and interest of St. Louis County in and to buildings, structures and other property to be demolished and/or removed by the Contractor on part or all of said project area as described in the Contract Documents and contract addends thereto, shall be deemed to be vested in the Contractor.

B. Land: No property rights, title, or interest of any kind whatsoever, in or to the land or premises upon which such buildings or structures stand, is created. assigned, conveyed, granted, or transferred to the Contractor, or any other person or persons, except only the license and right of entry to remove such buildings and structures in strict accordance with the Contract Documents. Contractor shall not use the land or premises, or allow any other party to use the land or premises, for any purpose other than activities in direct support of the demolition of the building

1.06 VACATING OF BUILDINGS

The structures identified in the Contract Documents shall be vacated before a Notice to Proceed is issued and the Contractor begins work. In case the Contractor finds that any structure is not vacated, the Contractor shall immediately notify St. Louis County and shall not begin demolition or site clearance operations on such property until further directed by St. Louis County. The Contractor's responsibility for such buildings will not begin until the St. Louis County issues a Notice to Proceed the Demolition Order. No claim for extension of time or increase in price will be considered because of occupancy of any buildings. In case such occupancy is prolonged, St. Louis County reserves the right to delete the

1.07 RELEASE OF BUILDINGS

The demolition area shall be released to the Contractor upon Notice to Proceed. Said Notice to Proceed shall give any sequence of the demolition and the portion of work that is available to be released if all areas are not ready at the same time. St. Louis County shall approve any change in the sequence. The Contractor shall have full control of the demolition progress and clearance of the site, subject to the provisions of the Contract Documents.

1.08 PERMITS AND FEES

The Contractor shall obtain all the necessary permits and pay all permit fees that are required by the St. Louis County and other agencies in conjunction with the demolition work.

1.09 MEASUREMENT AND PAYMENT

A. Incidental Cost: The Contractor shall provide and pay for all materials, labor, tools, equipment, transportation, temporary construction, charges, levies, fees, permits and other expenses necessary to complete this work in accordance with the plans and specifications.

B. Lump Sum Payment: The Contractor will be paid the lump sum price for all items

1.Demolition Work: The Contractor shall be paid the lump sum price for demolition as indicated in the proposal and as approved by St. Louis County, and this payment will be full compensation for removal and disposal of buildings, building materials, contents of buildings, appliances, trash, rubbish, basement walls, foundations, sidewalks, steps and driveways from the site; disconnection of utilities, urnishing and compaction of backfill material; finish grading of disturbed areas; placing and removing safety fencing; and removal of septic tanks and cisterns.

2. Seeding Work: The Contractor shall be paid the lump sum price for seeding as indicated in the proposal and as approved by St. Louis County. This payment will be ull compensation for preparation of the seedbed, furnishing and installing seed, fertilizer and mulch, maintenance, and guarantee for completed seeded areas, as specified in the Contract Documents. Seeding will be considered complete when vegetation is sufficiently established and SWPP measures are removed.

Acceptance and payment of the seeding work, shall also be definedd as as acceptance of the work as complete in accordance with the Contract Documents. The maintenance period under the bond for work shall begin on the issuance date of the check for payment of the

PART 2 - PRODUCTS -- NOT APPLICABLE

The Contractor shall be responsible for providing the St. Louis County with a minimum of 72 hours advance notification prior to beginning the execution of demolition of any structure

property owned by St. Louis County. The property ownership will be shown in the Contract

3.02 SALVAGE OF DEMOLITION MATERIALS

A. The Contractor shall be allowed to salvage demolition materials only from this project

B. The Contractor may salvage demolition materials on St. Louis County -owned properties as long as demolition is completed within the completion provisions included in the Cont ocuments. All buildings, building materials, and equipment resulting from this work shall become the property of the Contractor, and shall be removed from the premises at once. Salvaged material shall be removed immediately from the premises, right-of-way, streets or

3.03 DEMOLITION AND REMOVALS

A. Structural Parts of Buildings

 No wall or part thereof shall be permitted to fall outwardly from any building except through chutes or by other controlled means of methods, which will ensure safety and minimize dust, noise and other nuisance.

2. Subject to site restrictions, outside chimneys or outside portions of chimneys shall be raised in advance of general demolition of each building. Any portion of a chimney inside a building shall be razed as soon as it becomes unsupported by reason of removal of other parts of the building.

3. Any part of a building, whether structural, collateral, or accessory, which has become unstable through removal of other parts, shall be removed as soon as practicable, and no such unstable part shall be left free-standing or inadequate braced against all reasonably possible causes of collapse at the end of any day's

B. Basements and Foundation Walls: All basement floors, footings, and foundations shall be completely removed from the site unless specifically stated in the special provisions. The ontractor shall ensure that no basement excavation will remain open and exposed for

C. Concrete Stabs: The Contractor shall remove all concrete stabs, asphalt, surface bstructions, masonry slabs and appurtenances.

D. Retaining Walts: Retaining walts or curbs near the perimeter of parcels shall be removed unless otherwise indicated in the Contract Documents. The Contractor shall employ hand labor or other suitable tools and equipment necessary to complete the work without damage to adjacent public or private property. Where such retaining walls or curbs are removed, the embankment shall be graded to a slope of not greater than 3.1 horizonta vertical or as per plans. The cost of any tree or brush removal due to the removal and grading out of the retaining wall shall be considered incidental and shall be included in the lump sum bid for demolition.

E.Fences: Fences, guardralls, bumpers, signs, clotheslines, and similar facilities shall be ompletely removed from the site, except fences on the apparent boundary between a contract parcel and an improved non-contract parcel shall not be removed unless specifically stated in the special provisions. All posts for support shall be pulled out or dug up so as to be entirely removed.

F.Partially Buried Objects: All piping, posts, reinforcing bars, anchor bolts, railings and all other partly buried objects protruding from the ground shall be removed. The remaining void shall be filled with soil and compacted in accordance with these specifications. G. Vegetation: The Contractor shall remove all dead trees, trees identified for removal, stumps, all trees which are not an asset to the property, bushes, vegetation, brush and weeds, whether standing or fallen, unless specifically stated otherwise by St. Louis County. The Contractor shall protect all trees not removed from damage by the demolition operation. In the event that the Contractor damages a tree, it shall be repaired or removed by the Contractor as directed by St. Louis County .

H.Fuel Tanks: Fuel tanks, above or below ground, shall be carefully removed and disposed of in a safe manner in accordance with the State Fire Marshal's regulations and those of the Missouri Department of Health and Environment.

1. Fuel tanks, above or below the ground, or tanks which have been used for storage of gasoline, kerosene, benzene, oils or similar volatile materials shall be carefully removed and disposed of in a safe manner. The time, place and manner of disposal will be as set forth in the Contract Documents.

2. All other tanks or receptacles shall be pumped out or emptied in a safe manner, and then shall be flushed out immediately with water, carbon dioxide or nitrogen gas until they are gas-free when checked with a "Explosimeter" or another equally efficient instrument, before the work of removal is begun. Checking with the Explosimeter" shall be done in the presence of the St. Louis County or its designated consultant by competent personnel.

I. Outdoor Toilets and Septic Tanks: Outdoor toilets and septic tanks shall be pumped out by a licensed company. The toilet building or septic tank shall be demolished and removed from the site. The excavation or pit shall be backfilled and compacted in accordance with nese specifications. Septic tanks shall be broken up and removed from the site and the excavation filled in accordance with the requirements of St. Louis County.

J.Cistems and Meter Pits: Cistems and meter pits shall be demolished and removed. The excavations shall be backfilled and compacted in accordance with these specifications

3.04 WELL PLUGGING AND ABANDONMENT

All wells shall be olupped and abandoned in accordance with the Missouri Division of Water Resources regulations. A well plugging report (MO 780-1603) must be filed and a copy of the report sent to St. Louis County . Please refer to the State Rules and Regulations (10. CSR 23.3.110, RSMo 256.600 to 256.640) to be compliant.

3.05 DISPOSAL OF DEMOLITION DEBRIS AND SOLID WASTE

the basements and demolition area free of debris. Any cost incurred by St. Louis Dounty in cleaning up such materials and debris left behind shall be deducted from funds due the Contractor under this contract.

A. Disposal of Demolition Debris and Solid Waste: All debris and solid waste shall be delivered by the Contractor to - an approved disposal facility licensed in accordance with state and/or local regulations, laws, and zoning. The Contractor shall be responsible to pay all fees for waste disposal. The Contractor shall submit to St. Louis County copies of all disposal tickets for each structure demolished, where available, which identify the specific address of the origin of the debris associated with each ticket. The cost of all disposal fees shall be considered incidental to the demolition.

B. Asbestos Abatement: The handling of asbestos material is subject to all applicable state and federal mandates. Known asbestos containing materials have been removed from existing structures by a licensed abatement contractor under a separate contract. In the event that asbestos is discovered on the property during demolition, the Contractor shall notify St. Louis County and the asbestos shall be removed by a licensed abatement

transite siding shall be listed in the Contract Documents, and all demolition debris from these structures shall be disposed of at an approved landfill. The Contractor shall be responsible for notifying said landfill prior to commencing demolition on these structures to allow for authorization to dispose of material at the landfill. The Contractor shall assume responsibility for the landfill fees for disposing of the demolition debris. All structures with transite siding shall be thoroughly sprayed with water during the execution of the demolition

D. Freon Removal and Disposal: The handling of Freon containing appliances is subject to all applicable state and federal mandates and regulations. The Contractor shall be nsible for the identification and removal and disposal of the material in accordance with applicable regulations. All costs associated with said removal and disposal shall be

A. Additional Fill Material: All additional fill material shall be as indicated within the contract drawings and free of rubble or organic matter. The Contractor shall provide for a minimum depth of six inches of topsoil over the excavated area. There shall be no payment for additional fill material, which shall be considered incidental to the demolition bid price

B. Compaction: All excavations shall be backfilled with acceptable material free of debris and organic material. Compaction should be at a rate to minimize settling of the backfilled

is unsafe or unable to produce a finished job. Hand labor shall also be used to clean the site of any debris. D. Grading: The site shall be graded to conform to all surrounding areas and shall be

E.Final Cleaning Up: Before acceptance of the demolition work, the Contractor shall remove all unused material and rubbish from the site of the work, remedy any objectionable conditions the Contractor may have created on private property, and leave the right-of-way in a neat and presentable condition. The Contractor shall not make agreements that allow salvaged or unused material to remain on private property. All ground occupied by the Contractor in connection with the work shall be restored. Restoration shall include

F.Contractor is to prevent erosive runoff and sediment transport from the project site using

the Contractor shall complete fine grading and shaping of the site to leave the site in a neat and presentable condition subject to the approval of St. Louis County. The bid item for seeding shall include preparation of the seedbed, furnishing and installing seed, fertilizer and mulch, maintenance, and guarantee for completed seeded areas, as specified in the

Final cleaning up shall be subject to approval of the St. Louis County and in accordance with

A. Sanitary Sewer Service Disconnection: All sanitary sewer services shall be disconnected and plugged in conformance with the Metropolitan St. Louis Sewer District. Sanitary sewer abandonment must be completed by a licensed plumber, and inspected by the Metropolitan St. Louis Sewer District, if applicable, prior to demolition or excavation.

B. Service Disconnection: All water services and stubs for the buildings or properties within the demolition work shall be disconnected by a licensed plumber and inspected and approved by St. Louis County prior to demolition or excavation.

C. Backfill and Compaction within County Right-of-Way:

Contractor shall backfill, compact as specified and patch the surface of all excavations made in streets. This cost shall be paid by the Contractor,

parking and sidewalk areas) shall be compacted in conformance with St. Louis County regulations, graded and seeded.

parking and sidewalk areas) shall be restored to St. Louis County Department of Highways and Traffic standards.

3.09 SAFETY AND FENCING

B. Safety Fencing: The Contractor shall furnish and place a safety fence around the site of the work adequate to secure the demolition site, including any resulting debris or excavation, and to prevent pedestrian access. The fencing, including all materials, shall be considered incidental to the demolition. The safety fence shall remain in place until the olished materials are removed from the site and all holes or excavated areas are backfilled. The fencing material shall remain the property of the Contractor.

dispose of any part of the demolition structure or its contents.

3.11 DAILY CLEAN UP OF RIGHT-OF-WAY AND PRIVATE PROPERTY

PART 4 - SITE SPECIFIC ITEMS

abated due to the structural issues of the roofs. The demolition during the demolition activities and that they are removed in as large of pieces as possible and placed directly into the roll-off dumpster or dump truck. Based on their non-friable characteristics, these materials can be disposed of as general Construction and Demolition Waste at a licensed disposal facility which is capable of accepting such waste.

4.02. The hydraulic lifts are located within the Sears Auto Repair center as shown on the attached aerial. During demolition activities, every 100 cubic yards of stockpiled soil and analyzed for benzene, toluene, ethylbenzene, xylenes, naphthalene (BTEXN), oxygenates, polychlorinated biphenyls (PCBs) and total petroleum hydrocarbons range organics (ORO). Should analytical results exceed the Missouri

4.03. The attached figure produced from the GPR survey, shows the potential location of a remaining UST system. Prior to demolition activities, excavation should occur in this area to investigate the existence of the UST system. Attached is a narrative we typically use for UST handling during demolition

Debris: All materials, rubbish, and trash shall be removed from the demolition area leaving

contractor by contract or in accordance with the special provisions.

C. Demolition of Structures with Transite Siding: Privately owned properties containing to contain airborne particles. All debris shall be thoroughly wetled prior to transporting to the

considered incidental and shall be included in the lump sum bid for demolition.

Plan adapted from 7.5 minute U.S.G.S. maps

for Columbia Bottoms, Missouri-Illinois and

Interpreted Area of Possible Removed UST

UNDERGROUND STORAGE TANKS REMOVAL

waste characterization requirements

1.3 GENERAL REQUIREMENTS

1.2 SUBMITTALS, NOTIFICATIONS, AND DELIVERABLES

1.1 SUMMARY OF WORK

the UST system.

Example GPR Cross-Section (See Plate 4)

Disturbed Soil

Florissant, Missouri quadrangles, last revised

limited EST and GPR Survey

ormer Sears - Jamestown Ma

St. Louis County, Missouri

GPR SURVEY RESULTS

Prior to commencement of demolition activities at the Sears building, excavation should occur in the

area of the potential UST system as shown on the GPR Survey Results figure. If present, the

Contractor will be responsible for properly removing and disposing of liquid or studge associated with

In addition to removing the UST system. Contractor is responsible for assisting the Consultant, when

The Contractor shall be responsible for temporally storing and disposing of all products and/or waste

resulting from this task. The Contractor will be responsible for completing the necessary waste profiles,

expense, shall also be responsible for collecting and analyzing samples necessary to meet the landfills

If USTs are encountered, the Contractor should immediately notify the Owner or their Consultant. No

additional UST removal activities should be performed without the Owner or Consultants approval

Additional UST removal activities, if required, shall be performed in accordance with this specification.

The Contractor must address the additional UST(s), if encountered, within 5 days of receiving approval

The Contractor shall submit in their proposal a qualifications statement showing their experience or

A. The following documents should be provided to the Consultant no later than 15 days prior to

with disposing of the tanks and associated piping and impacted soils and liquids.

Copies of the permits as required by St. Louis County, Fire Marshall and utility locators.

B. The following documents should be provided to the Consultant no later than 15 days following the

ii. A Certificate of Cleaning and Destruction for the USTs and associated piping and equipment.

i. Draft copies of all waste profiles, manifests, or other documentation associated with the

D. The Contractor must provide a written request for visual inspection and work area clearance to the

A. The Contractor is responsible for taking all necessary steps to ensure that no UST contents are

released to the environment during excavation, cleaning, and removal activities. To ensure safe

removal of the UST systems, the Contractor is responsible for compliance with all applicable state and local requirements for UST removal, including the Missouri Department of Natural Resources

- Missouri Risk-Based Corrective Action (MRBCA) Process for Petroleum Storage Tanks, January

2004, Section 4.5., API Recommended Practice 1604, "Closure of Underground Petroleum

Storage Tanks", and (if any tanks are entered and cleaned) API Standard 2015-2001

Contractor shall provide the necessary equipment and provide the Consultant with assistance in

collecting soil samples at the time of UST removal. As detailed below, the Contractor shall

perform waste characterizations for the impacted soils, residues, sludges, rinsates and liquids to

meet all applicable waste disposal/transportation requirements as provided within the

C. The Contractor is responsible for acquiring all licenses required for Contractors engaged in UST

E. The Contractor shall be held liable for all costs incurred to correct and remove any contamination

F. The Contractor shall assist the Consultant in accessing the excavation pits, excavated soil, and

G. In performing excavations, the Contractor shall follow the instructions of the Consultant as to the

H. Before site mobilization, submit necessary permits and certifications of waste haulers and disposal

I. The Contractor shall complete and submit the notification form attached to this specification as

J. It will be the responsibility of the Consultant to perform the sampling and analysis required to

sequence and direction of the excavation, interrupting the excavation for field observations, tests

facilities with plans for disposing the tanks and associated piping and impacted soils and liquids. In

haracterize any free liquids, sludges, or solids in conformance with all applicable local, state and

Federal waste disposal regulations prior to disposal. It will be the Contractor's responsibility to

store the overburden, UST contents, or suspected contaminated water or soils on-site until the

waste characterization is complete. The contractor will also be responsible for preparing all waste

profiles and manifests applicable to the disposal facility. The Contractor, at the Contractors

expense, shall also be responsible for collecting and analyzing samples necessary to meet the

excavated tanks to make field observations, perform field tests, and collect samples.

of other areas of the property due to its negligence for any reason. The Owner shall assume no

The Consultant shall perform the clearance soil sampling and closure reporting to the MDNR. The

transportation/disposal of products or wastes associated with the UST removal should be

A copy of the terminated waste manifests for each load of transported material.

C. Other documents that should be provided to the Consultant for review include:

provided prior to submittal to the applicable disposal facility.

Requirements for Safe Entry and Cleaning of Petroleum Storage Tanks*.

removals in the state of Missouri and St. Louis County.

D. The USTs and appurtenances must be scrapped, and are not to be re-used.

dditional costs or obligations for requirements contained in this paragraph.

addition, the Contractor must submit copies of the permits as required.

required. A copy shall be transmitted to the Owner or their Consultant.

landfills waste characterization requirements

All necessary permits and certifications of waste haulers and disposal facilities associated

from the Consultant. All subcontractors must be preapproved prior to beginning work on the site.

their selected Subcontractor's experience with UST removals in the state of Missouri.

beginning this task. No work shall begin without approval from the Consultant.

manifest, and any other documentation relative to the disposal. The Contractor, at the Contractors

requested, in collecting closure samples from the UST excavation and pipe trenches.

E.PCB and Mercury Removal and Disposal: The handling of any fluorescent lighting fixtures and ballasts containing PCB or mercury is subject to all applicable state and federal mandates and regulations. The Contractor shall be responsible for the removal and disposal of any such materials in accordance with applicable regulations. All costs associated with said removal and disposal shall be considered incidental and shall be included in the lump sum bid for demolition. 3.06 BACKFILL, GRADING, AND CLEAN UP

C. Hand Labor: The Contractor shall employ hand labor where the use of power machinery

finished to have a uniform surface that shall not permit ponding of water. The Contractor shall grade and shape the site to drain, complete fine grading and final clean up as part of the lump sum price for demolition.

appropriate smoothing to its original condition and stabilization as indicated on the contract

best practices (silt fence, straw matting, etc).

3.07 SANITARY SEWER AND WATER SERVICE DISCONNECTIONS

1. Streets: Unless stipulated otherwise in the Contract Documents; the

2. County Right-of-Way: All areas within the County right-of-way (including-

3.County Right-of-Way: All areas within the County right-of-way (including

3.08 SEEDING . If applicable: Specifications will be stated.

A. Safety: The Contractor shall comply with all applicable current federal, state and local

3.10 AUTHORIZED WORKERS

Only the Contractor and its employees are allowed to demolish, dismantle, detach or

Remaining ACM - 1,300 linear feet of black flashing tar on the roof of Macy's and 900 if of flashing tar on Dillards. A note should be put on the drawings so the demo contractor is aware of the asbestos containing flashing tar on the roof of both structures. Below is a narrative for the demolition spec-

Non-friable asbestos containing roof flashing exists on the roof of the Macy's and Dilliards. These non-friable materials could not be Contractor must ensure that all non-friable materials are kept wet

contaminated soil should be stockpiled on and covered with polyethylene sheeting. Soil samples should be collected at a rate of one sample per (TPH)-gasoline range organics (GRO), diesel range organics (DRO) and oil Department of Natural Resources (MDNR) Default Target Levels (DTLs), the soil should be properly disposed of at an applicable landfill. Should the analytical results be below DTLs, the soil can be reused on site.

K. The Contractor shall maintain shoring, sheeting and bracing as necessary to prevent caving. erosion or gullying of the sides of the excavation to make excavations safe for entry of personnel; in conformance with all applicable OSHA regulations and to ensure the integrity of the surrounding sidewalks and streets. If shoring is necessary, the Architect and Owner will review the design

regarding dust and air quality standards, including but not limited to the St. Louis County, Air

M. Contractor is responsible for providing, all documentation necessary to close out the UST removal task as required by Missouri regulation within 30 days of performing on-site activities. All costs/penalties associated with not meeting the time constraints of the regulatory reporting will be the responsibility of the Contractor.

1.4 REMOVAL AND STOCKPILE OF OVERBURDEN

A. If any visibly contaminated overburden is encountered during excavation the material shall be stockpiled on plastic sheeting to prevent contact with the ground surface. Potentially contaminated stockpiled overburden shall be covered with plastic sheeting to contain odors, to eliminate direct contact with contaminated materials, and to prevent inflitration/runoff of precipitation. Plastic sheeting covering the stockpile shall be secured.

B. Overburden material should be segregated into two separate piles if contaminated soil and uncontaminated material is encountered.

or for off-site disposal as a special waste.

atmospheres shall be monitored at three levels (upper, middle and bottom). If liquids and sludge remain in the UST, care should be taken to not submerge the inlet of the combustible gas meter. Reading inside the UST and surrounding work areas shall be recorded prior to proceeding with

B. A combustible gas reading of less than 10% of the Lower Explosive Limit shall be required to continue closure activities without regard to purging the UST of combustible vapors.

A. The Contractor shall remove the fill pipes, gauge pipes and vapor recovery connections, submersible pumps and other UST features, if present. Except for vent lines, all lines attached to the tank shall be capped or removed. A vent line shall be present so that all vapors will exit through the vent line during the vapor freeing process.

complete when the properly calibrated combustible gas meter reads less than 10% of the Lower Explosive Limit. The work area shall be free of ignition sources during the purging process.

1.7 REMOVAL OF UST SYSTEM

pump islands/dispensers must be removed. B. Rigging equipment shall be of adequate size and strength to support the weight of the UST without stretching or breaking. Lifting equipment shall be connected to the tank in a manner that will not come undone or slip during the lifting and removal of the UST. The purged tank shall be placed a level ground and secured to prevent shifting or rolling. If exterior or interior cleaning is necessary, plastic sheeting shall be placed underneath the tank to keep any petroleum contaminated materials from impacting the ground

occur, the Contractor will be responsible for the dewatering of the excavation pit. Water accumulated in the UST excavations should be temporarily stored and characterized as outlined above. The Contractor shall be responsible for disposing of any contaminated water at an additional cost set by the unit costs included in the Bid Form.

1.8 TANK CLEANING

1.9 DISPOSAL OF UST SYSTEM

A. The Contractor shall cut open the purged tank with spark resistant tools and methods to gain access for interior cleaning in addition to rendering the tank unsuitable for reuse.

cleaning prior to entering. After all free liquid has been removed from the tank, remove any remaining residual liquids, sludges, and solids by cleaning the interior of the tank. C. If the tank is entered, the Contractor is required to comply with OSHA Confined Space Regulation 29 CFR 1910.146.

B. Tank shall be labeled with a tank number, the previous contents, and "Scrap Use Only". The tank, piping, and equipment shall be removed from the site for disposal the same day as it was removed

C. Dispose of the tank at a preapproved destruction facility and obtain a Certificate of Destruction for the tank and associated piping and equipment. Provide Consultant with the Certificate of

1.10 REMOVAL AND DISPOSAL OF UST CONTENTS A. If encountered, the Contractor shall remove all liquids from the UST's with explosion-proof or air

being transported off-site for disposal B. If a vacuum truck is used, the area of operation for the vacuum truck shall be vapor-free. The truck shall be located upwind from the tank and outside the path of probable

C. All residual materials from inside the USTs shall be handled, stored, transported, and otherwise managed as hazardous wastes unless otherwise determined by analytical procedures. If the UST wastes are managed under an exemption, appropriate documentation shall be provided to the Consultant to verify proper disposal.

approved off-site disposed facility. These materials should be characterized and handled as outlined above.

1.11 EXCAVATE, LOAD, TRANSPORT AND DISPOSE OF IMPACTED SOILS (IF ANY) A. Removal of contaminated soils may be necessary if visible impacted or if analytical results of the

B. Excavate contaminated soil as directed by the Consultant. If possible, directly load the material into the waste hauler's trucks for direct transportation to the preapproved disposal facility.

D. If the contaminated soil cannot be directly loaded for transportation, the material shall be stockpiled on plastic sheeting to prevent contact with the ground surface.

precipitation. Plastic sheeting covering the stockpiled material shall be secured. Department of Transportation and all other applicable federal, state or local regulatory agencies. All soil shall be properly manifested. The disposal facility (landfill) shall be chosen by the Contactor and the haulers shall cover all loads of waste exiting the site, and will ensure that no waste soil spill onto public right-of-ways. Any such spills must be immediately cleaned-up to the

satisfaction of the Owner. 1.12 BACKFILL AND COMPACTION OF UST EXCAVATION

will be obtained from on-site sources. B. Backfill material must be compacted as specified in Section shall be responsible for all

damage associated with improperly placing and/or compacting of backfill material.

A. Backfill for the excavation resulting from the removal of the USTs and associated piping systems

prior to implementation

L. The Contractor shall be responsible for complying with all local, state, and federal regulations

C. The Consultant will be responsible for characterizing this material for either use as backfill material

1.5 TANK ATMOSPHERES

A. Before initiating work in the tank area or on the UST, a properly calibrated combustible gas meter shall be used to assess vapor concentrations in the UST and surrounding work area. UST

1.6 PURGING UST EXPLOSIVE VAPORS

B. Vent all vapors from the UST until the UST is purged of flammable vapors. Purging is considered

A. Prior to removal of the UST system, the tank and associated piping and equipment shall be sufficiently drained and cleaned of residual product, liquids, sludges, and solids so that no spills or releases to the environment may occur during the removal process. All existing product piping and

C. If groundwater is encountered during the excavation or if a significant precipitation event should

B. If the tank is free of combustible vapor and oxygen content is between 19.5 and 23.5%, personnel entering the tank shall use minimum Level C Personnel protective equipment for interior tank

A. Contractor shall obtain any required permits and bills of lading for transportation and disposal of the tank, piping and associated equipment.

from the ground.

Destruction within 15 days of disposal.

driven pumps. Pump motors and hoses shall be bonded to the UST or rounded to prevent to prevent static electrical ignition hazards. Hand pumps may be used to remove residues that cannot be removed with the explosion proof or air driven pumps. Impacted water that has been removed shall be properly stored in a secure area provided with secondary containments prior to

vapor travel. The vacuum pump exhaust gases shall be discharged through a hose of adequate size and length downwind of the truck and UST area.

D. Disposal of the UST contents shall be properly manifested and be performed by a licensed special waste hauler and/or hazardous waste transporter, as applicable, to a properly designated and

soil clearance samples by the Consultant detect petroleum constituents above the applicable MDNR Risk Based Target Levels (RBTLs).

C. The Contractor shall characterize, profile, and manifest the contaminated materials, as outlined

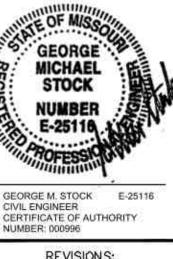
E. Stockpiled material shall be covered with plastic sheeting to prevent infiltration/runoff of F. All waste hauters transporting contaminated soil (if necessary) shall be licensed by the Missouri

> NUMBER: 000996 REVISIONS:

> > Rev Specs

CHECKED BY: DRAWN BY: J.F.F. G.M.S. JOB NO: 217-6171 BASE MAP #

SHEET



Stl. Co. Comments 6.13.20

Added Specs 5.12.2023

03/09/2022 22MSD-00125 S.L.C. H&T #: H&T PAC # HT7608 22PAC-0010 M.D.N.R. # MORA21735 SHEET TITLE: DEMOLITION SPECIFICATION

C-2.1