

ATTACHMENT B

SCOPE OF WORK AND SPECIFICATIONS

I. SCOPE OF WORK

A. Demolition and Removal.

1. Contractor shall demolish and remove all above-grade and below-grade improvements, debris and appurtenances within the Demolition Area, including, without limitation, the main building structure and/or any detached structures, all basements, footings, foundations, floors, porches, private sidewalks and debris of any kind. Contractor should take into consideration the County's explicit preference that the main building structure be demolished on December 31, 2024/January 1, 2025 at or about 11:59PM/12:00AM. Contractor shall include the demolition and removal of all parking slabs, concrete and/or asphalt flatwork (not including city sidewalk and curb/gutter), accessory/ detached structures, sheds or garages, trees (including stumps), or any underground piping, junk, trash or dead trees which may be present within the Demolition Area. Contractor shall provide all necessary interior and exterior shoring, bracing, or support as required to prevent movement or settlement or collapse of structures to be demolished, and to ensure that any neighboring facilities remain unmolested. No debris, other than crushed masonry debris used to backfill the former basement area, shall be left or buried on the site. All removal of debris, rubbish, and other materials resulting from demolition operations within the Demolition Area must be disposed of in accordance with the requirements of the RFP and applicable law.
2. To optimize quality control, accountability and operational efficiency, all crushing operations, if required, must be performed by the Contractor, not a subcontractor, utilizing crushing equipment that meets industry standards, and which the Contractor owns and operates.
3. There may be existing and active stormwater, wastewater, water, and other facilities within the Demolition Area. It is essential that these facilities, when encountered, remain intact and in service during the proposed demolition. Consequently, the Contractor shall be responsible for the protection of these facilities and shall maintain continuous operation of the existing facilities and minimizing operational inconvenience.

- B. Hazardous Materials Abatement. Contractor shall engage a certified hazardous materials abatement company to properly remove and dispose of the hazardous materials on site, other than within the interior of the structures to be demolished, which the County shall be responsible for remediating. The structures will be vacated, asbestos abatement conducted, and asbestos reports will be provided to the Contractor. No asbestos bids are required of Contractor with the initial bid. The asbestos inspection report and verification of any abatement activity will be provided to Contractor along with notice to proceed. Contractor must have a current license/certification for asbestos and hazardous material removal for a demolition contractor.

II. DISPOSAL OF MATERIAL

- A. General. Contractor must optimize disposal operations to minimize costs and prioritize sustainable disposal and waste management practices, while complying with local, state, and federal regulations. Accordingly, Contractor must utilize a variety of waste disposal service providers based on real time assessment of waste volume and type allowing for tailored collection and disposal.
- B. Dumping Requirements. All demolition debris must be taken to a licensed landfill or other appropriate facility and disposed of in accordance with all applicable laws. All landfill receipts (for general debris and hazardous waste) must be submitted to the County before final approval and payment.
- C. Salvage and Recycling. Salvage rights belong to the Contractor. All material, equipment, rubble, debris, and other products of the demolition shall become the property of the Contractor for its disposal off-site in accordance with all applicable laws and ordinances at the Contractor's expense. County shall not be responsible for the theft or destruction of material, equipment, rubble, debris, or other products of the demolition. The sale of salvageable materials by the Contractor shall only be conducted off-site; the sale of removed items on the site is prohibited by the County. It is the County's expectation that any proceeds earned by Contractor through recycling or salvaging will offset the costs of its services.

III. UTILITIES

Utility Services and Terminations. Contractor shall contact and cooperate with applicable utilities and local authorities furnishing gas, water, electrical, telephone, cable and sewer service to shut off, cap, and disconnect services to structures within the Demolition Area. The Contractor shall be solely responsible for making all necessary arrangements and for performing any necessary work involved in connection with the interruption of all public and private utilities or services. Contractor shall remove any equipment in the structures to be demolished that the utility providers do not remove in connection with their disconnection of service. Lateral water lines will be terminated at meter vault. Contractor will cap sewer laterals at property line. All lateral lines (sewer, water, etc.) from disconnection point to the building shall be removed and disposed of by Contractor.

Contractor shall record on a record document to be delivered to the County upon completion of the Work denoting the location and extent of all capped and abandoned lines located below grade.

IV. QUALITY ASSURANCE

- A. Permits and Licenses. Throughout all times during performance of the Work, Contractor shall obtain and hold all necessary permits and licenses to complete the Work, including, without limitation, a current business license issued by the applicable governmental authorities within the State of Georgia, and a current demolition contractor license/certification for asbestos and hazardous material removal.
- B. Equipment. Contractor must provide evidence that it owns the demolition and disposal equipment required to complete the Work.
- C. Notices. Contractor shall post the property with notice of demolition in accordance with applicable ordinances, but for a period of not less than fifteen (15) days immediately preceding the commencement date of the Work. No Work shall commence within the Demolition Area until the demolition notice period has expired.

V. SUBMITTALS

- A. Submittals. Submittals setting forth the equipment, procedures, and products that Contractor plans to use in completion of the Work shall be submitted to the County for its review and approval no less than ten (10) days prior to the date on which the equipment, procedures, or products contained in the applicable Submittal are scheduled to be deployed. County's approval or failure to approve any such Submittals does not relieve Contractor of any liability arising out of use of any such equipment, procedures or products contained in the Submittals.
- B. Demolition Schedule. Within ten (10) days prior to commencing the Work, Contractor shall provide the County for its review and approval a detailed sequence and schedule of the Work (the "**Demolition Schedule**"). The Demolition Schedule shall include, without limitation, coordination of hazardous materials abatement and the shut-off and capping of utilities. The Demolition Schedule shall provide that Contractor will commence the Work within ten (10) calendar days following issuance of the notice to proceed, shall execute the Work diligently, and shall complete all Work on or before thirty (30) calendar days following the notice to proceed. This time includes weather delays of three (3) workdays. This time shall include all clean up, demobilization, and other work necessary to return the Demolition Area to the state required herein and in the Contract Documents.
- C. Preconditions to Commencing Work. Before commencing any Work within the Demolition Area, the following preconditions must be met:

1. Contractor must attend a Pre-Demolition Conference with County staff.
2. All erosion and sedimentation control measures shall be installed and inspected by the Macon-Bibb County Engineering Inspector, or other appropriate office.
3. Removal and/or capping of sewer/utilities must be complete.
4. A letter from a certified pest control company shall be submitted to the County indicating that rodent and pest extermination services have been initiated at least two weeks prior to the planned demolition.
5. Work within the Demolition Area will not begin until the County has inspected and approved the prerequisite work and authorized commencement of the Work.

VI. SITE CONDITIONS

- A. The County assumes no responsibility for the actual condition of the structures within the Demolition Area to be demolished or relocated.
- B. The County will use commercially reasonable efforts to maintain the site conditions within the Demolition Area that exist at the time of inspection for bidding purposes. However, Contractor acknowledges in the submission of its bid that variations within the Demolition Area may occur prior to the start of the Work.
- C. No additional payment will be made for pumping or other difficulties encountered due to water.
- D. Environmental Contaminant Discovery. Underground hydraulic, oil or gas tanks (each, a “UST”) may be present in the Demolition Area. Upon discovery of a UST, Contractor will:
 1. Stop all Work associated with discovery;
 2. Notify the County;
 3. Identify size and location of UST;
 4. Determine levels of contaminants; and
 5. Wait for County approval and further instructions.

VII. RESTRICTIONS

- A. No building, tank or structure, or any part thereof, shall be demolished until an application has been filed by the Contractor with the County Inspector and a permit issued if a permit is required. The fee for this permit shall be the Contractor’s responsibility. Demolition shall be in accordance with applicable provisions of the Building Code of the State of Georgia and all other applicable laws.

- B. No explosives shall be used during the demolition without the approval of the Macon-Bibb County Fire Chief. Should the Fire Chief approve of the use of explosives, the Contractor shall comply with all requirements set forth by the Fire Chief and applicable law with respect to such use. No burning of combustible material will be allowed.

VIII. TRAFFIC AND ACCESS

- A. A construction entrance/exit that has been approved in advance by the County shall be installed prior to commencement of Work within the Demolition Area.
- B. Contractor must conduct the Work in a manner that minimizes interference with off-site roads, streets, sidewalks, and occupied or used facilities. If Work is required in the right of way, Contractor must obtain a permit from the applicable governmental authority. Contractor must not close or obstruct any public streets, sidewalks, or other occupied or used facilities without permission from the applicable governmental authorities. Contractor must provide alternate routes around closed or obstructed traffic in access ways. It shall be the responsibility of the Contractor to maintain traffic by utilizing adequate construction signs and flagmen at all times. The Contractor shall furnish, install, maintain, and eventually remove all traffic control devices necessary to properly protect and divert traffic. Such barricades and detour signs shall be illuminated at night. All costs associated with traffic control shall be the responsibility of the Contractor. The Contractor shall assume all responsibility for damages resulting from the failure of the signs and/or barricades to properly protect the Work from traffic.

IX. PROTECTION AND SAFETY

- A. Minimize Damage. Contractor must conduct all Work in a manner that minimizes damage by falling debris or other causes to adjacent property, buildings, structures, roadways, other facilities, and persons. Contractor shall protect all surrounding adjoining private and public property, taking every precaution to prevent damage or injury to trees, shrubs, curbs, sidewalks, driveways and fences along or adjacent to the Work. Should damage occur, Contractor shall restore, at the Contractor's expense, any such property damage or injuries by the Contractor's operations to a condition equal to that existing before such damage or injury was done, by repairing, rebuilding or otherwise restoring as may be directed by, and to the satisfaction of, the County.
- B. Safety. Public safety must be prioritized at all times during performance of the Work. Contractor must take precautions at all times to utilize and store materials and equipment in a way that prevents injury to persons and property. Before leaving the Demolition Area at the end of each day, Contractor must ensure that proper physical barriers, signs, caution tape, and/or other devices are in place that prevent public access to the Demolition Area and signal it as a hazardous, restricted area. In addition, the Contractor must insure the safety of its employees and subcontractors

by adhering to industry best practices, OSHA safety, and traffic safety guidelines as applicable for the activity being performed. For the demolition of the main structure, Contractor shall establish a perimeter for the safe viewing of the demolition by the public. Contractor shall coordinate with local law enforcement to ensure the safety of individuals viewing the demolition of the main structure. The County has the right, but not the obligation, to temporarily stop the Work if it perceives an unsafe practice, and to suspend the Work until the issue is resolved.

X. INSPECTION

- A. The Engineer may appoint inspectors to inspect all materials used and all Work performed. Such inspection may extend to all or any part of the Work and to the preparation of manufacture of the materials to be used. The inspectors will not be authorized to revoke, alter, enlarge or relax the provisions of this specification, nor will they be authorized to approve or accept any portion of the completed Work or to issue instruction contrary to the plans and specifications. The inspector shall have authority to reject defective material and to suspend Work that is being improperly done, subject to the final decision of the Engineer.
- B. The Engineer and his inspectors shall have free access to all parts of the Work, and to all material intended for use in the Work. The Work will be inspected as it progresses, but failure to reject or condemn defective Work at the time it is done will in no way prevent its rejection whenever it is discovered before the Work is finally accepted and approved, nor will final acceptance and approval constitute waiver by the County of any right of action for defective Work or the failure to perform the contract according to its terms.
- C. It is mutually agreed between the parties to the contract that to prevent all disputes and misunderstandings between them in relation to any of the provisions contained in these specifications, or their performance by either of said parties, the Engineer shall serve as the referee to decide all matters of construction of the specifications and of the terms of the contract, and as to all matters arising or growing out of said contract and his decision shall be final and binding upon both parties.

XI. EXTERMINATION

Prior to commencing Work within the Demolition Area, Contractor shall employ a certified rodent and vermin exterminator to treat the facilities in accordance with governing health laws and regulations. Any rodents, insects, or other vermin appearing before or during the demolition shall be killed or otherwise prevented from leaving the immediate vicinity of the demolition work. A letter clearing the property of rodent infestation shall be submitted prior to the demolition inspection.

XII. POLLUTION CONTROL

- A. Dust Control. Demolition methods must include a means of controlling dust generated on the site. Should these means include the use of water, the rental of a Macon Water Authority water meter and cost of water will be the responsibility of the Contractor. AT NO TIME SHALL CONTRACTOR HOOK INTO A MUNICIPAL WATER SOURCE (HYDRANT) WITHOUT COUNTY APPROVAL AND THE REQUIRED METER.
- B. Cleaning Adjacent Structures. Contractor shall be responsible for cleaning structures and improvements adjacent and neighboring to the Demolition Area of all dust and debris caused by demolition operations. Contractor must return areas to conditions existing prior to the start of the Work.
- C. Storm Water Pollution Prevention Plan (“SWPPP”). A State issued SWPPP permit must be obtained by the Contractor for the Work. The submission, permitting, and ongoing implementation and maintenance of SWPPP shall be the responsibility of the Contractor. A SWPPP will be required for the entire Demolition Area and must be submitted, approved, and permitted prior to commencement of demolition.

XIII. FINAL GRADING AND STABILIZATION

- A. Backfill and Compaction. Excavated areas associated with the removal of all substructures should be backfilled with a well-graded granular material having a size to be approved by the County’s project manager. All earth materials placed in excavated areas should be placed in maximum eight-inch loose lifts and densified to an in-place unit weight equal to ninety-five percent (95%) of the Maximum Laboratory Density as determined by ASTM D 1557-78. Excavated areas should be compacted to a grade that will provide for positive drainage of the disturbed area to drain run-off in direction consistent with the surrounding area and to prevent the flow of storm water to adjacent properties. The Contractor shall provide all fill materials to the site as needed. Compaction of fill shall match the compaction of adjacent undisturbed material.
- B. Entrance/Exit. The construction entry/exit shall be removed.
- C. Ground Cover. Contractor shall seed and straw the site with shade resistant rye mixture grass intended for winter installations. Contractor shall leave the erosion and sediment control measures on site after the final inspections until such time as the grass is seventy percent (70%) established.

XIV. FINAL COMPLETION OF THE WORK

- A. Final Completion of the Work shall be achieved upon completion of the following:
1. The Work has been completed.
 2. Construction Entry/Exit Removed.
 3. Repairs and cleaning completed to public and private property that may have been damaged/affected during demolition operations.
 4. Final Grading and Stabilization has been completed.
 5. Demolition Area has been inspected and Work approved by the County.

[END OF ATTACHMENT B]