9 Property Management – Demolition and Removal

9.1 General

The Property Management Section is responsible for managing improvements acquired for transportation purposes on both State-Aid and Federal-Aid System Projects. This includes conducting an inventory and inspection of all real and personal property acquired by the Department. If the property is not vacant and has improvements on it (i.e. structures, wells, fences, signs or other trade fixtures etc.), Property Management is responsible for ensuring that these items are removed from the property and the land is clear and ready for the construction of the transportation facility.

9.2 Purpose

Structures and improvements will be demolished or rented pending disposition by the State Property Manager. These activities will be conducted in a manner so as to serve the best interest of the public, but still meet project schedules.

9.3 Policy for the Demolition of Structures and Improvements

It is the Department’s policy to demolish or remove structures and improvements within the required Right of Way (ROW) and/or ROW easements as soon as practical post-acquisition. Policy is to permit the demolition contractor to take possession immediately after the property becomes vacant in order to discourage vandalism and eliminate avoidable property management cost in connection with vacant properties. The following process and procedures should be used in the handling of surplus improvements.

9.4 Procedures

A. Preliminary Data and Inspection

During the initial owner contact, the pre-acquisition agent should obtain all necessary information concerning improvements. This information must be furnished to the Property Management Office in the General Office along with the following:

1. Property Management Initial Inspection Form

2. Photographs of all affected improvements including wells, outbuildings, fences, liquid propane storage tanks and Underground storage tanks (UST’s).

3. Improvements shall include any building on the parcel, regardless of its’ size, function or age. For example, on a parcel, there may be a house, a well, a
detached garage or carport, a barn, a storage shed that are in the required Right of Way and will be demolished.

4. Include floor plan sketches of all improvements complete with dimensions. Include location of wells and affected septic systems.

5. Underground Storage Tanks are to be identified and the EPD form 7530 must be submitted. If this form is not available, then the pre-acquisition agent shall contact the Georgia Environmental Protection Division at 404-362-2697 for a copy. Ask for the Duty Officer, then provide them with the business name, county and complete street address. City/State/Zip code. They will send you an EPD form 7530 Tank Registration document.

B. Retention Value Appraisals

A retention value is determined from the approved Appraisal and Review Appraiser Report “R/W 532” for the parcel. The Acquisition manager or negotiator will calculate the RETENTION VALUE by using the formula FMV X .40. This is the salvage value of the improvements.

The PERFORMANCE BOND is established by the Acquisition Manager or Negotiator by using the formula FMV X .20

The Retention and Bond values will be used in the offer package.

All retention values are recorded in the Property Management Section of T-Pro Right of Way computer reporting system, and a copy should be maintained as the property inventory until all improvements are removed from the right of way.

C. Owner Retention of Structure

1. If an owner desires to retain the improvements for the retention value established by the Acquisition Manager or team member. This method of disposal should be fully explained to the owner. If the owner indicates an interest, he may retain the improvements with the retention value and bond deducted at closing. A bond is not withheld for incidental structures (signs, lights, poles, fences, etc.) retained and the property owner should be advised that the improvements must be removed from the right of way within 30 days after the Department receives physical possession of the property.

2. A Sign Inventory form is sent to the Property Management Section by the ROW agent prior to the preparation of the appraisal contracts. It should be updated
and resubmitted upon the Final Field Plan Review and with the right of way certification package.

3. Property owners involved in condemnation cases may retain improvements by execution of a “Retention of Improvements” and payment of Retention Bond no later than 15 days after filing of the condemnation. Improvements may be retained at the retention value unless bids have been received for the demolition of improvements.

D. Demolition of Structures by Sealed Bids

1. The demolition of improvements located within the required right of way should be scheduled no less than 120 days prior to the project letting date. Bids will be accepted from Pre-Qualified Demolition and Removal contractors. No sale of improvements located within the right of way will be made to the general public. Parcels involving improvements should receive priority in the appraisal and negotiations process.

2. No bids will be accepted from GDOT employees or from persons employed in connection with the appraisal and/or acquisition process on any right of way project.

3. Bid proposals are furnished to the pre-qualified list of bidders maintained in the Office of Procurement.

4. The Property Management Section prepares the bid proposal, by parcel, including all buildings within the required right of way and/or easement area. Bid proposals may be offered either as a group sale or on an individual basis with positive or negative bids accepted.

5. Bids are received by the Office of Procurement who has the responsibility of bid openings and tabulation of bids. A recommendation on award of the successful bids is forwarded to the State Right of Way Property Manager for approval by the Procurement Officer.

After approval of the bids by the Office of Procurement, successful bidders are notified of awards and requested to furnish the performance bond and insurance certificate to the Office of Right of Way as required in the bid proposal. In the event of a positive bid, the balance of payment will be requested after the vacancy of each building. Upon receipt of the payment, the buildings are released to the successful bidder for removal upon vacancy provided the required performance bond and insurance certificates have been received.
This procurement process may differ and be replaced with an Open Agency Contract bid process. This process is only offered for pre-qualified contracts for Site Inspectors, Asbestos Abatement services, Demolition and Removal services and Underground Storage Tank removal services.

E. Demolition Authorization

The Property Management Section will authorize removal of buildings only after receiving notification from the Acquisition Team that the Department has obtained legal title and legal possession. The removal form shall be used to report this information. All structures within the required Right of Way must be listed and specified for removal on this form. A sketch should be attached showing the location of outbuildings, wells, underground storage tanks and septic systems to be removed. Prior to demolition, all utilities must be disconnected and a Notice of Final Vacancy & Demolition/UST removal authorization form must be completed and forwarded to the Property Management Office. The procurement of pre-qualified contractors begin once this form is received. A description of the contractor services are listed below.

F. Inspection of Sites

It is the Acquisition Team’s responsibility to keep current visual inspection on all improvements that have been retained by the owner or authorized for removal by demolition contractors. The following process and procedures should be employed in handling site inspection and clearance reporting.

G. Clearance Reporting

The Acquisition agent will forward a completed Clearance Report to the Right of Way Property Management Section upon satisfactory clearance of each parcel.

H. Bond Released and Payment to Clear Right of Way

1. If the owner retains an improvement, payment of the cash bond withheld at closing will be made by the Department Designated closing attorney after the Clearance Report has been approved by the Property Management Section and returned to the Owner.

2. The Acquisition Team will forward a copy of the executed Option, a copy of the Settlement & Disbursement Statement, a copy of the original check for the Performance Bond and an original of the Clearance Report to the G.O Property Management Office.
3. If the improvements are to be removed by a Demolition Contractor, The Property Management Section will request from the Right of Way Accounting Section payment of the contract price or cash bond on receipt of the clearance report.

4. Payments withheld at closing for the demolition or removal of buildings or other improvements within the required right of way by the property owner (normally referred to a Performance Bond or Cost to Cure), will be returned to the property owner by the Department's designated closing attorney.

I. **Bond Forfeiture and Penalties**

Any necessary bond forfeitures and penalties placed upon the Demolition Contractor will be at the discretion of the Department.

All improvements not receiving either a positive or a negative bid will be declared abandoned property and removed by the property management office. Approval is authorized on a project parcel-by-parcel basis by the Office of Engineering Services prior to certification for project letting.

The Department has the option of retaining any improvements that could be used for Departmental purposes. Any improvement that is determined useable by another section of the Department is coordinated with that section for removal through the Office of Maintenance. All retained improvements should be removed prior to project certification except in instances where the structure is to be utilized for project purposes.

9.5 **Protection of Improvements**

The following procedures should be used in the security and protection of all improvements acquired by the Department.

A. **Initial Security Measures**

It is the acquiring Team's responsibility to collect all keys and secure all improvements when they become vacant. Any condition considered to be a fire or safety hazard will be corrected immediately by coordination between the Acquisition Team and the Right of Way State Property Manager. The appropriate public protection agencies should be notified and property management signs posted on the structures.

B. **Additional Security Measures**
In certain instances the use of enforcement personnel will be used to provide security and protection of the improvements until they are released for demolition and removal. The acquiring Acquisition Manager should contact the District Maintenance Engineer to obtain these services if they are deemed necessary.

9.6 Rodent Control Measures

On all Federal-Aid Highway projects, the Property Management Section determines if conditions warrant the use of rodent control measures. Should treatment be required, assistance is received from the State Property Manager and the following procedures will apply:

A. Finding Repeated on PM-9

The Property Management Section will report their finding on Form PM-9. When rodent control is determined to be required, Property Management will obtain two (2) estimates from licensed contractors for the required treatment. These estimates will be forwarded to the Office of Procurement for review and approval, and a Notice To Proceed will be sent to the low bidder. The Acquisition Manager will be notified and will note on the project certification that Rodent Control Measures were taken.

B. Inspection, PM-9 upon Completion

The Property Management Office will complete Form PM-9 when the treatment has been satisfactorily completed. The completed Form PM-9 and invoice for payment will be sent to Property Management for documentation purposes and payment.

C. Treatment completed Prior to Demolition

If rodent control measures are required, treatment must be completed prior to demolition or removal of improvements. Acquired right of way shall be maintained in a manner, which will prevent or correct problems such as illegal dumping or disposal of rubble, debris, high grass/weeds, and garbage until needed for construction.

9.7 Asbestos Inspection

After receiving the Notice of Final Vacancy Inspection Form and prior to releasing an improvement to the demolition contractor, an asbestos inspection must be made by a pre-qualified certified Asbestos Inspector. If it is determined that an improvement contains asbestos, it must be removed by a pre-qualified certified abatement contractor prior to demolition. The EPD must be notified ten (10)
business days prior to any asbestos abatement and ten (10) days before any demolition is performed.

9.8 **Underground Storage Tanks**

The Department does not acquire title to Underground Storage Tanks. The Department will remove tanks from the required Right of Way as the agent for the owner if the tank owner cannot be identified or refuses to authorize removal. Any tanks within the limits of construction must be removed by a qualified Underground storage tank removal contractor in accordance with Georgia Environmental Protection Division policies and guidelines. The Department assumes no liability for any contamination related to the UST’s.

9.9 **Rental and Occupancy of Improvements**

Under the ordinary servicing of projects, right of way lead-time normally will not permit the rental of improvements. Projects are usually advertised for construction contract promptly upon the completion of right of way clearance. When right of way is acquired under advanced acquisition and on projects where right of way is acquired in stages, the renting of improvements may be considered appropriate. Rental rates are determined as specified under Official Code of Georgia Annotated, Section 32-7-5. The collection and recording of rents are administered by the Property Management Section and such rates will be reviewed periodically and revised as necessary to reflect market conditions.

A. **Owner Occupant Rental Procedures**

The owner occupant is permitted to occupy the premises for a period of up to sixty (60) days rent free from the date the notice to vacate is transmitted (normally the date payment is made and the deed is executed and delivered to the Department or its agent). If the property is tenant occupied, the tenant is also permitted continued occupancy for a period of up to sixty (60) days before being required to vacate. The owner is not permitted to collect rent from any tenant subsequent to the date the title passes to the Department of Transportation. If the tenant has prepaid one month’s rent, the Department does not require the owner to refund the amount to the Department of Transportation. The same policy applies to property acquired by eminent domain proceedings. The Acquisition Team will deliver the notice to vacate upon acquisition of the property and forward a copy to the Property Management Section. The Notice to Vacate will include a rental rate and the termination date of the sixty (60) days free occupancy period. Immediately following vacancy, the Acquisition Team will forward the Notice of Final Vacancy Inspection (PM-10A) to the Property Management Section. If improvements are not vacated prior to the
required vacancy date, the Acquisition Team, in coordination with the Property Management, should determine if the project schedule would allow sufficient time for rental. Based upon this determination, the Acquisition Team should proceed with eviction procedures or obtain payment for rental and forward it to the Property Management Section.

*An Extension Request may be requested by an Owner still in occupancy that has for some reason not been able to relocate from the acquired property. Reference 49 CFR 24.102(m). In such an instance, the Owner(s) must request a hardship extension in writing to the Acquisition Manager. The Acquisition Manager will forward the hardship letter along with a copy of the original Notice to Vacate to the Assistant State Right of Way Administrator along with the completed Extension Request form. The Assistant State Right of Way Administrator will ensure the Let Date of the project to make certain the project delivery will not be compromised. This may be done by printing out the electronic TPro Project Status Report to establish the Let Date. The information for the request will be reviewed and a decision made. Rent may be waived for no more than a three-month period at the discretion of the Assistant State Right of Way Administrator or the State Right of Way Administrator. The request letter, Extension Request form, Notice to Vacate and the electronic TPro sheet are signed and any comments made before being sent to the State Right of Way Administrator for final approval. Once the request has been finalized, the information is forwarded to the State Right of Way Property Demolition Manager who will draft a letter to the Owner. The letter is signed by the State Right of Way Administrator and mailed to the Owner, with copies to the Acquisition Manager and Assistant State Right of Way Administrator.

B. Rental Ledger

The Property Management Section will maintain a ledger indicating project, parcel, rental rate, and amount of rent accrued and collected. If an occupant is delinquent in rent, the Property Management Section will advise the Acquisition Team to attempt to collect the delinquent rent or proceed with eviction proceedings acting through the Special Assistant Attorney General assigned to the project.

C. Long Term Rental

When improvements are not immediately needed for construction purposes, the Department may require the tenant to execute a lease agreement depending upon the circumstances. This may or may not involve a free sixty (60) day occupancy period on the part of the lessee. If the improvement is leased to the owner occupant or tenant, the free occupancy would apply. If leased to a non-interested party, there would be no free occupancy period. In either event, Property Management will coordinate this procedure with the Acquisition Team.
D. **Rental Maintenance**

Consideration should be given to an expenditure of funds in the maintenance of rental property only when it appears that the time of rental and proceeds will justify the expenditure. The Acquisition Team should assist in making property inspections and repairs as needed.

1. **Rental Payment**

   a. Rental payments are collected by the Acquisition Team while assigned to a project and forwarded to the Property Management Office. Upon completion of a project acquisition, tenants should be advised to forward rental payments directly to the Property Management Section.

   b. With the concurrence of the property owner, unpaid rent obligations may be satisfied through deduction from relocation payments. This method of collection will be utilized only when prior efforts to obtain payment have failed. The Department shall not make any deduction, which will prevent the displaced person from obtaining comparable replacement housing.

   c. The Property Management Section will review each case involving rentals which are unpaid and determine if waiver of payment is justified. Waiver of rental payment exceeding thirty (30) days will require approval of the State Right of Way Administrator.

9.10 **Temporary Work Easements**

The Property Management Section will provide technical assistance to the Acquisition Teams in determining the easement area needed to remove encroachments. The Acquisition Teams shall provide the Property Management Section with 11X17 size plans and any cost to cure reports involving septic tanks and/or wells. Once the easement area has been determined, it will be up to the Acquisition team to get with the designer for any plan revision.
9.11 Property Management Contractors Responsibility

The pre-qualified contractors for the Demolition and Removal services include a Site Inspector, Asbestos Abatement, Demolition & Removal and UST removal. The below assigned responsibilities may be more or less than the descriptions below and should serve as a guide. Each assignment will provide detailed parcel specific information for the desired services. All forms, specific reports required for EPD and technical specifications can be found as Exhibits for Chapter 9.

Asbestos Inspection:

The Asbestos Inspector inspects the improvement and/or structures for asbestos-containing material (ACM). These inspections include visual and physical assessments and, where necessary, destructive demolition inspection methods throughout the interior and exterior of the structures to collect bulk samples of suspect friable and nonfriable ACM for analysis using polarized light microscopy (PLM). Asbestos inspections are to be performed by persons accredited to perform such inspections as required by Chapter 391-3-14 Asbestos Removal and Encapsulation as authorized by the Georgia Asbestos Safety Act (OCGA 12-12-1). All ACM, by structure, is to be identified and quantified by location and included in a written Asbestos Inspection Report prepared by the Asbestos Inspection Contractor that is to include the laboratory analytical results of all building materials sampled and analyzed and photos to facilitate location of the ACM by the subsequent Asbestos Abatement Contractor. The inspector may also provide details for what corrections are needed and, if repair or removal of asbestos materials is performed, he or she can ensure the asbestos abatement contractor has followed proper procedures, including during cleanup, and can monitor the air to ensure no increase in asbestos fibers. An asbestos abatement contractor repairs or removes asbestos materials. To avoid a conflict of interest, the asbestos inspector should not be affiliated with the asbestos abatement contractor.

Site Inspector Contractor:

The Site Inspector acts as the project manager for demolition and removal services to be performed by contractors performing asbestos inspection, asbestos abatement, demolition and removal, and underground storage tank (UST) removal services. Site Inspectors coordinate with R/W acquisition team leaders and members, use project management forms (PM-1 and PM10-A) and utilize R/W plan sheets as well as other available documentation to determine the scope and extent of the work to be performed on each parcel.

Following completion of the Asbestos Inspection Report prepared by the Asbestos Inspection Contractor, the Site Inspector prepares a scope of work for the abatement of the asbestos-containing materials and items identified in accordance
with Technical Specifications for Asbestos Abatement issued on June 1, 2018 by the State RW Property Manager for Demolition and Removal. It is the responsibility of the Site Inspector to inspect the progress and perform periodic and final clearance inspections, photograph and document the completion of the abatement, and to prepare an Asbestos Project Completion Report including an evaluation of the Asbestos Abatement Contractor’s performance.

The Site Inspector prepares the Demolition Scope of Work document from which the Demolition Contractor will base their estimate of work. This document will include the scope of the structures or other encumbrances that will be demolished or removed, any special conditions or requirements for the demolition outside of the Technical Specifications for Demolition issued on June 1, 2018 by the State RW Property Manager for Demolition and Removal. It is the responsibility of the Site Inspector to inspect, photograph and document the completion of the demolition and to prepare a Demolition Project Completion Report including an evaluation of the Demolition and Removal Contractor's performance.

It will be the Site Inspector’s responsibility to determine the scope of work and scheduling related to the UST Removal Contractor's removal of the underground storage tanks (USTs) in relation to the demolition and removal of structures from a parcel. The Site Inspector shall prepare a Scope of Work describing the work to be performed related to the removal of the USTs, the required site restoration, and Closure Report preparation as required by the GA EPD. The Site Inspector shall inspect the site during tank removal and shall review the UST Closure Report as prepared by the UST Removal Contractor prior to its submittal to the GA EPD and shall coordinate the deliverance of the final report’s content and GA EPD response, including NFAR or Corrective Action letters, to the Responsible Party. A copy of the final closure report shall be submitted to the State RW Property Managers.

Asbestos Abatement Contractor:

The pre-qualified Asbestos Abatement Contractor is selected and assigned to perform the abatement and disposal of the ACM identified in the Asbestos Abatement Scope of Work as prepared by the Site Inspector in accordance with Technical Specifications for Asbestos Abatement issued on June 1, 2018 by the State RW Property Manager for Demolition and Removal. The Asbestos Abatement Contractor provides the equipment, supervision, and all other services required for the complete abatement, removal, and proper disposal of asbestos-containing or contaminated materials as set forth in the Asbestos Abatement Scope of Work. Asbestos abatement and disposal are to be performed by GA EPD licensed asbestos abatement contractors with accredited asbestos abatement supervisors and abatement workers as required by Chapter 391-3-14 - Asbestos Removal and Encapsulation as authorized by the Georgia Asbestos Safety Act (OCGA 12-12-1) and Chapter 391-3-4 - Solid Waste Management as authorized by the Georgia
Comprehensive Solid Waste Management Act of 1990. The work should be completed in strict accordance with the Technical Specifications dated April 2018.

Demolition and Removal Contractor:

The pre-qualified Demolition and Removal Contractor will perform the demolition and removal of structures and other site improvements from the right of way or easement areas. The Demolition and Removal Contractor will provide the equipment, supervision, and all other services required for the complete demolition and clearance of the parcel or designated easement areas as set forth in the Demolition Scope of Work. The work will be completed in strict accordance with the Technical Specifications for Demolition issued on June 1, 2018 by the State RW Property Manager. During and following demolition, all demolished improvements, debris, and items cleared from the parcel are to be removed and disposed properly in an appropriate, licensed landfill or recycled in accordance with the provisions of the Georgia Comprehensive Solid Waste Management Act of 1990 and the Georgia Rules for Solid Waste Management Chapter 391-3-4. All form, specific reports required for EPD and technical specifications can be found at https://epd.georgia.gov/

UST Removal Contractor:

The UST Removal Contractor furnishes all labor, materials, equipment, and incidentals required for the removal of underground storage tanks and related petroleum system components in accordance with the UST Removal Scope of Work to be provided by the Site Inspector. Examples of the work to be performed may include but not be limited to the following:

- Removal and disposal of unverified quantity of existing liquids within USTs. At the time of the site visit, the tank fill ports will be capped.
- Removal of product dispensers and product and vent piping.
- Removal of the concrete paving covering the tanks and associated piping to facilitate removal of USTs and related piping.
- Removal of USTs, product piping to the USTs, and vent line(s). Backfill and compact with new, non-contaminated, acceptable soil.
- Provide field sampling and lab sample analyses for all tanks, dispenser islands, product lines, vent lines, and soil piles as required by the regulations. Gas tanks/piping/dispenser islands may require analysis for BTEX and TPH- GRO; kerosene requires BTEX, PAH, TPH-DRO; soil pile(s) containing soil from gas and kerosene fuel backfill requires BTEX, TPH-GRO, PAH, TPH-DRO.
- Conduct Water Resources Survey and prepare UST Closure Report, including Form 7530-1. Submit the UST Closure Report to the Site Inspector for review.
• Submit photographic documentation of the tanks out of the tank pit as well as the empty tank pit to the Site Inspector.
• Submit documentation of disposal of the tanks to the Site Inspector.
• After tank removal and backfill is completed, the area where surfacing was demolished to facilitate the demolition of the canopy and dispensers, grade as required to promote drainage and eliminate ponding.
• Once the new grade has been prepared, the UST Removal Contractor shall apply temporary seeding and straw cover to stabilize the demolition area and assist in erosion control, as prescribed in the GESA Handbook 2” - 4” of dry straw covering (Ds1, Ds2) grass seed mixtures based on the season of the year and the geographic area.
• The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land disturbing activities. The UST Removal Contractor is required to follow all erosion, runoff, and sediment control practices, including erecting of silt fencing or other measures as necessary, as required by local, state, and federal regulations. All erosions control measures shall comply with TITLE 12. Conservation and Natural Resources and rules for Erosion and Sedimentation Control at Chapter 391-3-7 of the GA EPD regulations.

ASBESTOS REPORT REQUIREMENTS

The Asbestos Consultant shall produce a summary report of findings related to the performance of the inspection of each parcel or structure as assigned. The report shall provide information related to the following:

1. The project description or title, the project identification (PI) number, the parcel number, and other items pertinent to identifying the structure.
2. A picture of the parcel or structure.
3. The identification of the presence of ACM.
4. A brief description of the ACM including location, percent asbestos by type of asbestos, and an estimated quantity of ACM material.
5. Information necessary to assist the Abatement Contractor’s completion of the Project Notification required by §61.145(b) of the NESHAP.
6. Factors that may have limited the completeness or thoroughness of the inspection.

The Asbestos Consultant shall produce a summary report related to each bulk sample collected including the following:

1. A unique sample identification number;
2. A description of the sample location;
3. A classification of the bulk sample material as surfacing material, thermal system insulation, or miscellaneous material;
4. A description of the material including type, color, size, layer, or other information helpful to identifying the material and its location; and
5. A description of the analytical results.
Policies and Procedures of the Department in this chapter may be waived, altered, or modified at any time and at the full discretion of the Department and FHWA as necessary to accomplish the overall goals and objectives of the Department and FHWA, and as long as any waivers, alterations, and modifications of said policies and procedures are not in direct violation or contradiction with state and federal codes, of which will rule over any recommended waivers, alterations, or modifications.
I. SCOPE OF WORK

The Work contemplated and covered in these specifications consists of the equipment, supervision, and all other services required for the complete abatement, removal and proper disposal of asbestos-containing or contaminated materials from improvements, structures, or other encumbrances on the right of way or easement areas as identified in specific project areas. The abatement shall be performed by a pre-qualified Georgia licensed asbestos abatement contractor who was awarded a Demolition Contract or is subcontracted to a pre-qualified Demolition Contractor and, herein, will be referred to as the Abatement Contractor. The Abatement Contractor shall hold a current GDOT Right of Way pre-qualification certificate for the Service Classification 10.5 Property Management Services - 10.5.2 Asbestos Abatement. No sub-contractors or contract personnel which have not been pre-qualified and disclosed on the Bid Document may be employed on the project. As right of way properties are acquired for a specific project, an AHERA-accredited, pre-qualified Asbestos Inspector/Site Inspector has surveyed the structures on each parcel and identified asbestos-containing materials (ACM) required for removal to support the planned demolition. The scope of ACM removal includes all ACM identified in attached Summary: Asbestos Inspection and Pre-Demolition Report included in EXHIBIT 1 – Project Requirements and Scope of Services issued with the Bid Documents. The Summary: Asbestos Inspection and Pre-Demolition Report prepared by the Site Inspector and included in the Bid Document as Exhibit 1 – Project Requirements and Scope of Services describes the parcels and specific activities to be performed during the abatement and/or demolition. The Abatement Contractor will submit the Project Notification Form to the GA EPD as directed in Article IV. Scheduling. Work will commence immediately after the Notice to Proceed is issued and will be performed in the time frame established on the submitted Project Notification Form. Any modification to the contents of the Asbestos Abatement Technical Specifications shall be described in EXHIBIT 1 – Project Requirements and Scope of Services issued with the Bid Package.

II. QUALITY CRITERIA

A. Qualifications for Performance of Work

1. Abatement Contractor shall:

   (a) Be a certified and licensed asbestos contractor in accordance with State of Georgia. Submit documentation confirming current licensure.

   (b) Be pre-qualified by the GDOT Office of Right-of-Way.

   (c) Utilize workers and supervisors who are trained in accordance with State of Georgia Statutes, and the OSHA Construction Standard (29 CFR 1926.1101) for Class I and II activities. Submit documentation confirming current training.

   (d) Shall not utilize subcontractors for the performance of the Work.

   (e) Utilize job-site supervisor who is bi-lingual if the abatement workers on the project are not fluent in English.

B. Training Requirements for Licensed Asbestos Contractors

1. The following training requirements apply to state licensed asbestos abatement contractors who remove all categories of asbestos containing material.
(a) Each worker shall complete a state approved, EPA accredited, Asbestos Worker course, a minimum of 32-hours in duration, and annual 8-hour refreshers.

(b) Each Competent Person shall complete a state approved, EPA accredited, Asbestos Supervisor course, a minimum of 40-hours in duration, and annual 8-hour refreshers.

C. Reference Standards

1. The Abatement Contractor acknowledges, by the executing of the Contract, awareness and familiarity with the contents and requirements of the following regulations, codes, and standards, and assumes responsibility for the performance of the Work in strict compliance therewith and, for every instance of failure, to comply therewith.

2. The current issue of each document shall govern. Where conflict among requirements or with the Contract Documents exists, the more stringent requirements shall apply.

   (a) U.S. Environmental Protection Agency (EPA) Regulations for Asbestos (Code of Federal Regulations Title 40, Part 61, Subparts A and B).


   (d) US EPA Asbestos Hazard Emergency Response Act (AHERA) regulations (Code of Federal Regulations Title 40 Part 763, Subpart E).

   (e) U.S. Occupational and Safety and Health Administration (OSHA) Asbestos Regulations (Code of Federal Regulations Title 29, Part 1926, Section 1926.1101).


   (h) Georgia Asbestos Safety Act, O.C.G.A. Section 12-12-1 et seq.

   (i) Rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-14, Asbestos Removal and Encapsulation

   (j) All state, county, and city codes and ordinances as applicable. Make available for review at the site one copy of EPA, OSHA, and applicable State, County, and City Regulations governing the Work.

3. Patent/Copyright Compliance: Comply with all patent and copyright laws involved with processes, equipment and materials regarding the work of the Contract Documents.

4. The Abatement Contractor, his assignees, and successors in interest also agrees to comply with Regulations of the Department of Transportation relative to non-discrimination in Federally-assisted programs herein defined:
(a) **Compliance with Regulations**: The Abatement Contractor will comply with the regulations of the Department of Transportation relative to non-discrimination in Federally-assisted programs of the Department of Transportation (Title 15, Code of Federal Regulations, Part 8, herein referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

(b) **Non-Discrimination**: The Abatement Contractor, with regard to the work performed by it after award and prior to completion of the contract work, will not discriminate on the ground of race, color, or national origin in the selection and retention of Subcontractor Contractors, including procurement of materials and leases of equipment. The Abatement Contractor will not participate either directly or indirectly in the discrimination prohibited by Section 8.4 of the Regulations, including employment practices when the contract covers a program set forth in Appendix A-11 of the Regulations.

(c) **Solicitations**: In all solicitations either by competitive bidding or negotiation made by the Abatement Contractor for work to be performed under a subcontract, including procurement of materials or leases of equipment, supplier, or lessor, shall be notified by the Abatement Contractor of the Abatement Contractor’s obligations under this contract and the Regulations relative to non-discrimination on the ground of race, color, or national origin.

(d) **Information and Reports**: The Abatement Contractor will provide all information and reports required by the Regulations, or orders and instruction issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information and its facilities as may be determined by the Department or the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of an Abatement Contractor is in the exclusive possession of another who fails or refuses to furnish this information, the Abatement Contractor shall so certify to the Department or the Federal Highway Administration, as appropriate, and shall set forth what efforts it has made to obtain the information.

(e) **Sanctions for Noncompliance**: In the event of the Abatement Contractor’s noncompliance with non-discrimination provisions of this Section II (3), The Department shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including but not limited to, withholding of payments to the Abatement Contractor under the contract until the Abatement Contractor complies, and/or cancellation, termination or suspension of the contract, in whole or in part.

(f) **Incorporation of Provisions**: The Abatement Contractor will include the provisions of Section II (3) in every subcontract, including procurement of materials and leases pursuant thereto. The Abatement Contractor will take such action with respect to any subcontract, procurement, or lease as the Department, or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event an Abatement Contractor becomes involved in, or is threatened with litigation with a Subcontractor, Contractor, supplier, or lessor as a result of such direction, the Abatement Contractor may request the State enter into such litigation to protect the interest of the
State, and in addition, the Abatement Contractor may request the United States to enter into such litigation to protect the interest of the United States.

III. DEFINITIONS

A. ACM - Asbestos-containing material, any material containing more than one (1) percent asbestos as determined by Polarized Light Microscopy. PACM - Presumed asbestos-containing material as defined by OSHA as a material containing any amount of asbestos.

B. Adequately wet - means sufficiently mix or penetrate with liquid to prevent the release of particulates.

C. Air Monitoring - the process of measuring the fiber content of a specific volume of air in a stated period of time.

D. Amended water - water to which a surfactant, such as a sudsy detergent, has been added.

E. Category I Nonfriable Material - As defined by the Environmental Protection Agency (EPA), asbestos-containing packings, gaskets, resilient floor covering, and asphalt roof products (such as asphalt shingles, built-up roofing, and single-ply modified bitumen roofing) containing more than one percent asbestos as determined by Polarized Light Microscopy.

F. Category II Nonfriable Material - all remaining types of nonfriable asbestos-containing materials (ACM) not included in Category I that when dry cannot be crumbled, pulverized, or reduced to powder by hand pressure. Nonfriable asbestos cement products, such as Transite™, are an example of Category II material.

G. Class I Asbestos Work - activities involving the removal of asbestos-containing TSI and surfacing ACM and presumed asbestos-containing material (PACM).

H. Class II Asbestos Work - activities involving the removal of ACM flooring, roofing, wallboard, and other materials as defined in the OSHA regulations.

I. Competent Person - As defined by OSHA, one who, in addition to the definition in 29 CFR 1926.32 (f), is capable of identifying existing asbestos hazards and selecting the appropriate control strategy for asbestos exposure, and who has the authority to take prompt corrective measures to eliminate them. In addition, the Competent Person for asbestos work must complete specified training.

J. Encapsulation - the sealing of surfaces involving application of a material (encapsulant/sealant).

K. EPA - United States Environmental Protection Agency.

L. Excursion Limit (EL) - The permissible exposure limit to an airborne fiber concentration in excess of 1.0 fibers per cubic centimeter of air (f/cc) as averaged over a sampling period of 30 minutes, as determined by PCM.

M. Friable asbestos material - any material containing asbestos, that when dry, can be crumbled, pulverized, or reduced to powder by hand pressure or by mechanical means during abatement.

N. Glove-bag - An impervious plastic bag-like enclosure, not more than 60 inches by 60 inches, with glove-like appendages which is sealed air-tight around an asbestos-containing material so that materials and tools may be handled.

O. HEPA Filter - a High Efficiency Particulate Absolute (HEPA) filter capable of trapping and retaining 99.97 percent of asbestos particles 0.3 microns in diameter.
P. HEPA Vacuum Equipment - Vacuuming equipment with a filter system capable of collecting and retaining asbestos fibers. Filters should be 99.97 percent efficient for retaining thermally generated DOP particles 0.3 microns in diameter.

Q. Intact - As defined by OSHA, an ACM that has not been crumbled, pulverized, or otherwise deteriorated so that asbestos is no longer likely to be bound with its matrix.

R. Negative Exposure Assessment (NEA) - A determination in accordance with the OSHA standards that employee exposures are, or that there is a high degree of certainty they will be, below the PEL (both 8 hour TWA and EL).

S. NIOSH - National Institute for Occupational Safety and Health.

T. OSHA - Occupational Safety & Health Administration.

U. Permissible Exposure Limit (PEL) – The maximum exposures to an airborne fiber concentration, as expressed by the thirty-minute excursion limit and eight-hour time weighted average. Sample analysis is performed using Phase Contrast Microscopy (PCM).

V. Regulated Area - An area established where OSHA Class I, II, or III asbestos work is conducted, any adjoining area where debris and waste from such asbestos work accumulate, and a work area within which airborne concentrations of asbestos exceed, or there is reasonable possibility they may exceed the PEL and EL. A regulated area must be demarcated with barriers and signage to allow access only by authorized, trained persons.

W. Regulated Asbestos Containing Material (RACM):
   1. Friable asbestos material
   2. Category I nonfriable ACM that has become friable
   3. Category I nonfriable ACM that will become friable or has been subjected to sanding, grinding, cutting, or abrading
   4. Category II nonfriable ACM that has the high probability or has become crumbled, pulverized, or reduced to powder by forces expected to act on the material in the course of demolition or renovation operations performed under the State’s regulations.

X. Removal - The act of taking out or stripping asbestos-containing or contaminated materials from structures or substrates.

Y. Surfactant - A chemical wetting agent and/or sudsy detergent added to water to improve its penetrating ability and, thus reducing the quantity of water required to saturate asbestos-containing materials.

Z. Wet Cleaning - The process of eliminating asbestos contamination from building surfaces and objects by using cloths, mops, or other cleaning tools that have been dampened with amended water.

AA. Work Area - Area or areas of the Project that undergo "abatement" or are contaminated. See also Regulated Area.

BB. Waste Shipment Record - The shipping document, required to be originated and signed by the waste generator, used to track and substantiate the disposition of asbestos-containing material. A form similar to that shown as Figure 4 of the Asbestos NESHAP Regulations at 40 CFR part 61, subpart M.; 55 FR 48406; November 20, 1990.
IV. SCHEDULING AND SEQUENCING

The schedule for asbestos abatement and demolition or the removal of the improvements from the subject parcel(s) is critical. The specified time limit for the completed abatement, demolition or removal, disposal, and site restoration of this project shall be specified in EXHIBIT I – Project Requirements and Scope of Services.

Whenever the Scope of Work includes asbestos abatement work to be performed by a pre-qualified Abatement Contractor under a separate contract from that of the demolition that is to be performed by a pre-qualified Demolition Contractor, it is the responsibility of the Abatement Contractor to submit the Project Notification Form and Completion Notification Form as set forth in the paragraph below. Whenever, a Scope of Work includes the performance of asbestos abatement that is being performed under a separate contract by a pre-qualified Abatement Contractor it shall be the responsibility of the Abatement Contractor and Demolition Contractor to coordinate the submittal of the Project Notification Form and Completion Notification Form with lead responsibility by the Demolition Contractor. A copy of the submitted Project Notification Form and any revisions thereto shall be submitted simultaneously to the GA EPD and the Site Inspector. In no instance shall demolition activities be performed until the completion of the asbestos abatement activities and/or approval by the Site Inspector.

To meet this schedule, the ten (10) working day notification for demolition and/or abatement must be filed with the Georgia Environmental Protection Division (GA EPD) on the “Project Notification of Asbestos Renovation, Encapsulation or Demolition Project” (Project Notification Form) within 2 days after the Bid Opening and notification of intent to award is made to the successful bidder. Project Notification Forms may now be submitted through the Georgia EPD Online System (GEOS) portal:

https://geos.epd.georgia.gov/GA/GEOS/Public2/GovEnt/Shared/Pages/Main/Login.aspx.

Beginning July 1, 2018, all Project Notification Forms must be submitted through the GEOS portal.

After the Abatement Contractor and/or Demolition Contractor has received the Notice to Proceed, the Demolition Contractor shall make appropriate revisions to the Project Notification Form for the dates and times he/she is scheduled to be on site and commence the demolition immediately. Receipts from a postal service, e-mail confirmations, or a screen shot of the GEOS portal confirming the date of submittal of forms to the GA EPD shall be kept as part of the project's on-site records. The Abatement/Demolition Contractor shall have a copy of the Project Notification Form and any amendments to the Project Notification Form, as well as, a copy of the Summary Asbestos Inspection and Pre-Demolition Report at the site at all times during the abatement and demolition efforts. The Abatement/Demolition Contractor should be aware that the Georgia Environmental Protection Division does inspect these projects on a random basis and there can be severe penalties if the abatement schedule is not followed or revisions filed as changes occur. The U. S. Environmental Protection Agency, Region IV also inspects the notification forms for compliance with start and completion dates.

V. PRE-JOB SUBMITTALS

No work on this Contract may be performed until the Abatement Contractor has received a Notice to Proceed from the Procurement Office and/or the Demolition Contractor in those cases where the pre-qualified Abatement Contractor is working as a sub-contractor to the Demolition Contractor. Prior to
the issuance of a Notice to Proceed, all required submittal(s) for the Procurement Office must be received per the Bid Documents.

Additionally, the following items shall be submitted to the Site Inspector identified on the Summary: Asbestos Inspection and Pre-Demolition Report in EXHIBIT 1 – Project Requirements and Scope of Services of the Bid Package from the licensed Abatement Contractor:

A. A copy of the Asbestos Removal Project Notification Form submitted to the State of Georgia Environmental Protection Division. This notice shall be filed in accordance with the NESHAP standard not less than ten working days before asbestos removal commences on the project.

B. The work schedule for abatement on the project to identify the days and times that the abatement will take place will be furnished to the Department. Any deviation from that schedule will be reported to the Contracting Officer immediately.

C. A project-specific Work Plan detailing the means and methods to be employed on the project. Include a description of work area containment, location of decontamination units, placement of HEPA fan units (if required), and methods to be utilized to remove and dispose of identified ACM.

D. Certificate of Worker’s Acknowledgment: Submit an original signed copy of the Certificate of Worker's Acknowledgment of Asbestos Hazard, for each worker who is to be at the job site or enter the Work Area(s). Worker’s Acknowledgements must be submitted in the primary language of the worker.

E. Training Certification: Submit evidence of each supervisor’s and worker's training as well as a copy of the photo identification card issued by the training provider or other form of photo identification which will indicate the worker’s social security number as well as a signature.

F. Report from Medical Examination: Submit a doctor's written opinion for a medical examination conducted within the last 12 months as part of compliance with OSHA medical surveillance requirements for each worker who is to enter the Work Area and/or wear a negative-pressure respirator.

H. Notarized Certifications: Submit a notarized certification, signed by an officer of the abatement contracting firm, that exposure measurements, medical surveillance, and worker training records are being kept in conformance with 29 CFR 1926.1101. Submit the most recent NEA that is related to the abatement Scope of Work for the parcel(s) being abated.

I. Respiratory Protection Schedule: Submit level of respiratory protection intended for each operation required by the project.

J. Respirator Fitting Documentation: Submit documentation indicating successful fit check testing of respirators, if used, for the individuals working on this project in accordance with 29 CFR 1910.134 and 29 CFR 1926.1101.

K. A contingency plan that details the procedures to be employed in the case of emergency. Include provisions for notification to fire, police, and rescue authorities.

VI. ONGOING DOCUMENTATION

Any changes to the documents submitted prior to receiving the Notice to Proceed shall be submitted to the Site Inspector in the same form as described in the above paragraph. Changes in schedule, personnel, accreditation, licensing, waste hauler, waste disposal site, insurance, and/or bonding are to be submitted to the Site Inspector. As required by Asbestos NESHAP, any changes to the schedule, waste hauler, waste disposal site, or quantity of asbestos-containing material must be submitted to GA EPD as a revision to the Project Notification Form submitted through the GEOS system.
VII. PROJECT CONDITIONS

The Abatement Contractor shall become thoroughly familiar with the requirements of these specifications and with the existing conditions under which the work of this Contract is to be performed. The Department assumes no responsibility for the actual condition of items to be abated. Conditions existing at the time of commencement of the contract will be maintained by the Department insofar as practicable; however, some changes in building conditions and the site may occur.

A. The Abatement Contractor shall maintain a copy of the Summary: Asbestos Inspection and Pre-Demolition Report as well as a copy of the pre-job submittals at the site. The Abatement Contractor is cautioned that destructive access was not utilized to access and identify potentially concealed suspect materials. In the event additional applications of concealed suspect asbestos-containing materials are discovered during the course of abatement, the Abatement Contractor will notify the Site Inspector.

1. If the quantity of previously concealed suspect material is less than ten (10) square feet, the material is to be assumed ACM and is to be removed.
2. Suspect ACM in quantities larger than 10 SF are to be reported to the Site Inspector. The Site Inspector will coordinate appropriate testing of encountered suspect material to verify or refute asbestos content.
3. The Abatement Contractor shall submit a revised Project Notification Form to the GA EPD through the GEOS portal as appropriate to address additional quantities of ACM encountered during the course of abatement.

B. Worker and Visitor Procedures: The Abatement Contractor is hereby advised that asbestos has been determined by the U.S. Government to be a CANCER-CAUSING AGENT and the Abatement Contractor shall provide workers and visitors with respirators, which as a minimum shall meet the requirements of OSHA 29 CFR 1926.1101, and protective clothing during preparation of system of enclosures; prior to commencing and during actual asbestos removal; and until final clean-up is completed.

VIII. UTILITIES

It shall be the responsibility of the Abatement Contractor to verify the status of the various utilities in order to prevent an accident that could result from a utility remaining connected. The Abatement Contractor is responsible for providing electricity and water to each parcel site.

IX. MATERIALS

In order to perform the work of this Contract in a manner that complies with the laws, regulations, and guidance documents listed above, the Abatement Contractor shall provide materials such as the following:

A. Amended Water: For wetting prior to and during disturbance of ACM, use amended water, such as a non-sudsing detergent. Provide water to which a surfactant has been added. Use a mixture of surfactant and water that results in wetting of the ACM and retardation of fiber release during disturbance of the ACM.

B. Removal Encapsulant: For wetting prior to and during disturbance of ACM, use a removal encapsulant. Provide a penetrating type encapsulant designed specifically for removal of
ACM. Use a material that results in wetting of the ACM and retardation of fiber release during disturbance of the ACM.

C. Lock-down Sealant: For sealing surfaces from which ACM has been removed and which have passed visual inspection. Lock-down shall be tinted blue.

D. Plastic Film Sheeting: Provide a single polyethylene film in the largest sheet size possible to minimize seams, 6-mils thick.

E. Duct Tape: Provide duct tape in 2-inch or 3-inch widths, with an adhesive that is formulated to stick aggressively to sheet polyethylene and other surfaces.

F. Spray Adhesive: Provide spray adhesive in aerosol cans that is specifically formulated to stick tenaciously to sheet polyethylene and other surfaces.

G. Waste Bags: Contain all asbestos waste within two individually sealed layers of 6-mil thick, leak tight polyethylene bags or two layers of sealed polyethylene 6-mil thick sheets labeled with text printed in large, bold letters on a contrasting background to meet the requirements of US EPA, US DOL/OSHA, US DOT, and the Georgia DNR/EPD.

H. Solvent: Use only solvents that will not contribute to more extensive and burdensome worker protection requirements and will not contribute to more extensive regulatory requirements for waste handling, transportation, and disposal. Solvents and/or mastic removal products containing methylene chloride shall not be used on GDOT abatement projects.

X. EQUIPMENT

In order to perform the work of this Contract in a manner that complies with the laws, regulations, and guidance documents listed above, the Abatement Contractor shall provide equipment such as the following:

A. Provide suitable tools for asbestos removal.
   1. Sprayer - Utilize airless or other low-pressure sprayer for amended water application.
   2. Scaffolding - Shall be as required to accomplish the specified work and shall meet all applicable safety regulations.

B. HEPA-Filtered Vacuum: Provide vacuum collection equipment with a HEPA filter system capable of collecting and retaining 99.97 percent or more of asbestos fibers 0.3 microns or larger in diameter.

C. Negative Pressure Ventilation System or Negative Air Machine: Provide a local exhaust system utilizing HEPA filtration capable of maintaining a negative pressure inside the work area and a constant air flow from adjacent areas into the work area and exhausting filtered air to the outside of the work area.

D. Negative Pressure Respirator: A respirator in which the air pressure inside the respiratory-inlet covering is positive during exhalation in relation to the air pressure of the outside atmosphere and negative during inhalation in relation to the pressure of the outside atmosphere.

E. Personal Protective Equipment: Provide negative pressure respirators; disposable protective clothing; head and eye protection; and work gloves.

F. Transportation - Waste shall be hauled in enclosed trucks as required for loading, temporary storage, transit, and unloading of contaminated waste without exposure to persons or property.
XI. PERSONNEL PROTECTION

A. Prior to commencement of work, all workers shall be instructed by the Asbestos Abatement Contractor and shall be knowledgeable, in the appropriate procedures of personnel protection and asbestos removal.

B. The Abatement Contractor acknowledges and agrees that he is solely responsible for enforcing worker protection requirements at least equal to those required by federal regulations.

C. The Abatement Contractor is responsible for providing respiratory protection consistent with the requirements of OSHA 29 CFR 1926.1101, OSHA's Asbestos Standard for the Construction Industry.

D. The Abatement Contractor shall provide workers with personally issued and marked respiratory equipment approved by NIOSH and OSHA and as a minimum suitable for the asbestos exposure level in the work areas.
   1. Type of respiratory protection required:
      (a) Fibers: For purposes of this Section fibers are defined as all fibers regardless of composition as counted using the OSHA Reference Method (ORM) or NIOSH 7400 procedures, or asbestos fibers of any size as counted using a transmission electron microscope.
      (b) Provide respiratory protection as allowed by these specifications and as set forth in 29 CFR 1910.134(d)(3)(i)(A). For the work of all sections, the level of respiratory protection that supplies an airborne fiber concentration inside the respirator below 0.01 fibers per cubic centimeters (f/cc) is the minimum level of protection allowed. Regardless of the anticipated fiber concentrations, half-face air purifying respirators shall be the minimum level of respiratory protection for work area preparation, removal, cleaning, and decontamination activities. Determine the proper level of protection by dividing the expected or actual airborne fiber concentration in the Work Area by the "Protection Factors" given below:

<table>
<thead>
<tr>
<th>RESPIRATORY PROTECTION FACTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Respiator Type</td>
</tr>
<tr>
<td>-------------------------------</td>
</tr>
<tr>
<td>Air purifying:</td>
</tr>
<tr>
<td>Negative-pressure respirator, High efficiency filter, Half-face piece</td>
</tr>
<tr>
<td>Air purifying:</td>
</tr>
<tr>
<td>Negative-pressure respirator, High efficiency filter, Full-face piece</td>
</tr>
<tr>
<td>Powered air purifying (PAPR):</td>
</tr>
<tr>
<td>Positive-pressure respirator, High efficiency filter, Full-face piece</td>
</tr>
<tr>
<td>Type C supplied air:</td>
</tr>
<tr>
<td>Positive-pressure respirator, pressure-demand, Full-face piece</td>
</tr>
<tr>
<td>Type C supplied air:</td>
</tr>
<tr>
<td>Positive-pressure respirator, pressure-demand, Full-face piece, Equipped with an auxiliary</td>
</tr>
</tbody>
</table>
positive-pressure Self-contained breathing apparatus (SCBA)

E. Where respirators with disposable filters are used, provide sufficient filters for replacement as necessary by the workers, or as required by applicable regulations.

F. Permit no visitors, except for governmental inspectors having jurisdiction, or as authorized by Owner, in the work areas after commencement of asbestos disturbance or removal. Provide authorized visitors with suitable respirators in accordance with 29 CFR 1926.1101.

G. Provide workers with sufficient sets of protective disposable clothing, consisting of full-body coveralls, head covers, gloves, and foot covers; of sizes to properly fit individual workers in accordance with 29 CFR 1926.1101.

H. Provide authorized visitors with a set of suitable protective disposable clothing, headgear, eye protection, and footwear of sizes to properly fit visitors whenever they are required to enter the work area, to a maximum of six sets per day.

XII. WORK AREA PREPARATION

Work Area preparation is required to contain and/or isolate the area that asbestos removal will be performed. Varying levels of work area preparation are required to support removal of different categories of ACM. The method of work area containment required is related to the type of ACM to be removed and corresponding fiber release potential.

The Abatement Contractor may be required to selectively demolish building components to facilitate removal efforts. The selective demolition will be limited to the areas affected by the abatement efforts. Additionally, the Abatement Contractor may be required to remove items abandoned in the structure by the previous owner to properly prepare the work area. The Abatement Contractor shall properly dispose of all materials selectively demolished or removed from the work area to facilitate the removal of identified asbestos-containing/contaminated materials. The non-contaminated materials that are selectively removed or demolished will not be stored on site but are to be placed into containers for disposal as provided by the Abatement Contractor and/or Demolition Contractor as they may agree. Asbestos-containing/contaminated materials shall be disposed of in accordance with Section XV of the Technical Specifications. Other materials may be disposed of as ordinary construction debris.

The Abatement Contractor shall not salvage building components for his future use, resale, or redistribution.

Methods of Work Area Preparation include:

A. Regulated, Non-contained Work Area
   1. Demarcate work area using construction barrier tape and "Danger Asbestos" tape. Do not allow any unauthorized personnel inside the barrier tape.
   2. Create a buffer zone with a minimum distance of 20 feet surrounding the perimeter of the construction tape.
   3. Provide warning signs outside barriers surrounding work area, reading as follows:

      DANGER
      ASBESTOS
      MAY CAUSE CANCER
      CAUSES DAMAGE TO LUNGS
      WEAR RESPIRATORY PROTECTION AND
4. Provide a remote, 2-stage worker and waste/equipment decontamination units in compliance with EPA guidelines and OSHA regulations concerning number, size and placement of airlocks, etc. Shower in worker decontamination unit shall open on two sides and open into airlock on both sides. Construct decontamination units of appropriate materials including polyethylene sheeting (to provide airtight barriers) and plywood or other suitable rigid materials. Require all persons and equipment without exception to pass through this decontamination unit for exiting from the work area for any purpose.

B. Contained Work Area

1. For removal of resilient floor coverings, as well as other miscellaneous materials that may become friable during removal, the Abatement Contractor shall provide a fully contained work area utilizing critical barriers. Primary and secondary barriers are not required unless facility salvage and/or reuse is planned.

2. Provide warning signs outside barriers, reading as follows:

   DANGER
   ASBESTOS
   MAY CAUSE CANCER
   CAUSES DAMAGE TO LUNGS
   WEAR RESPIRATORY PROTECTION AND
   PROTECTIVE CLOTHING IN THIS AREA
   AUTHORIZED PERSONNEL ONLY

3. Construct 2-stage worker and waste/equipment decontamination units in compliance with EPA guidelines and OSHA regulations concerning number, size and placement of airlocks, etc. Shower in worker decontamination unit shall open on two sides and open into airlock on both contaminated and uncontaminated sides. Construct decontamination units of appropriate materials including polyethylene sheeting (to provide airtight barriers) and plywood or other suitable rigid materials to allow work area containment to be maintained. Require all persons and equipment without exception to pass through this decontamination unit for entry into and exiting from the work area for any purpose. Do not allow parallel routes for entry or exit. Supply sufficient number of lockers, in worker decontamination unit change or “clean” room, for workers’ clothing. Reserve one locker for Department Representative, Asbestos Inspector, and/or Site Inspector.

C. Contained, Negative Pressure Work Area

1. For removal of Thermal System Insulation (TSI), Surfacing ACM, and wallboard and joint compound, the Abatement Contractor shall provide a fully contained HEPA filtered negative pressure containment utilizing critical barriers. Primary and secondary barriers are not required unless facility salvage and/or reuse is planned. Floor surfaces shall be covered minimally with 1 layer of 6 mil polyethylene.

2. Provide warning signs outside barriers, reading as follows:

   DANGER
   ASBESTOS
   MAY CAUSE CANCER
3. Provide diminished air pressure within the work area (negative pressure) using HEPA filtration systems. Allow no air movement system or air-filtering equipment to discharge unfiltered air outside the work area. Maintain a diminished air pressure within the work area continuously (24 hours per day) from the start of asbestos removal and until the area has been decontaminated and confirmed by the required visual inspection of the Site Inspector.

4. Construct 3-stage worker and waste/equipment decontamination units in compliance with EPA guidelines and OSHA regulations concerning number, size and placement of airlocks, etc. Shower in worker decontamination unit shall open on two sides and open into airlock on both contaminated and uncontaminated sides. Construct decontamination units of appropriate materials including polyethylene sheeting (to provide airtight barriers) and plywood or other suitable rigid materials to allow negative pressure to be maintained in Work Area. Supply sufficient number of lockers, in worker decontamination unit change or "clean" room, for workers' clothing. Reserve one locker for Department Representative, Asbestos Inspector and/or Site Inspector.

D. Mini-Containment, Negative Pressure Work Area

1. For removal of TSI and Surfacing ACM, the Abatement Contractor may provide a negative pressure mini-containment enclosure in lieu of completely containing the entire work area.

2. The enclosure shall consist of two chambers of critical and primary barriers, a work area and a change room.
   (a) The work area chamber shall be of sufficient size to enclose the material to be abated and accommodate one worker and all the tools required to perform the work.
   (b) The work area shall be separated from the change room by a double curtained polyethylene door.
   (c) The change room shall be of sufficient size to accommodate one worker with a minimum of nine (9) square feet.
   (d) The change room shall be separated from the non-work area by a double curtained poly door.

3. A local exhaust system shall be utilized. An obvious and noticeable differential pressure within the work area shall be demonstrated by a smoke test and maintained throughout the abatement work efforts.

4. Provide warning signs outside barriers surrounding the work area, reading as follows:

   CAUSES DAMAGE TO LUNGS
   WEAR RESPIRATORY PROTECTION AND
   PROTECTIVE CLOTHING IN THIS AREA
   AUTHORIZED PERSONNEL ONLY

   DANGER
   ASBESTOS
   MAY CAUSE CANCER
   CAUSES DAMAGE TO LUNGS
   WEAR RESPIRATORY PROTECTION AND
   PROTECTIVE CLOTHING IN THIS AREA
   AUTHORIZED PERSONNEL ONLY
5. Provide a remote, 3-stage worker and waste/equipment decontamination unit in compliance with EPA guidelines and OSHA regulations concerning number, size, and placement of airlocks, etc. Shower in worker decontamination unit shall open on two sides and open into airlock on both sides. Construct decontamination units of appropriate materials including polyethylene sheeting (to provide airtight barriers) and plywood or other suitable rigid materials. Require all persons and equipment without exception to pass through this decontamination unit for exiting from the work area for any purpose.

The methods of work area containment required for removal of indicated ACM Categories and OSHA-designated Classes of ACM removal are specified below.

<table>
<thead>
<tr>
<th>Method of Work Area Preparation</th>
<th>ACM Category and Class of ACM Removal</th>
<th>ACM Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regulated, Non-Contained Work Area</td>
<td>Category I and Category II Non-Friable ACM that will remain non-friable during the removal process</td>
<td>Asphalt roof products (such as asphalt shingles, built-up roofing, and single-ply modified bitumen roofing), and asbestos cement products (such as Transite™ siding).</td>
</tr>
<tr>
<td>Contained Work Area</td>
<td>RACM or Category I and Category II Non-Friable ACM that may become friable during the removal process. [Class II Work as defined by OSHA regulations.]</td>
<td>Resilient floor covering and other Miscellaneous ACM that are currently friable, or may become friable during removal.</td>
</tr>
<tr>
<td>Contained, Negative Pressure Work Area</td>
<td>RACM [Class I Work as defined by OSHA Regulations.]</td>
<td>TSI, Surfacing ACM, and Wallboard and Joint Compound.</td>
</tr>
<tr>
<td>Mini-Containment Work Area</td>
<td>RACM [Class I Work as defined by OSHA Regulations.]</td>
<td>TSI and Surfacing ACM.</td>
</tr>
</tbody>
</table>

XIII. REMOVAL OF ASBESTOS CONTAINING MATERIALS

A. Properly remove and dispose of asbestos-containing materials indicated to be removed as described in Exhibit 1 – Project Requirements and Scope of Services in accordance with the methods and procedures outlined in the U.S. Department of Labor Occupational Safety and Health Administration (OSHA) Asbestos Regulation (Code of Federal Regulations Title 29, Part 1926, Section 1926.1101) or as more stringently specified herein.

B. Ensure that all barriers and critical seals remain effectively sealed and taped for duration of asbestos removal and subsequent cleaning. Repair damaged barriers and remedy defects immediately upon discovery. Visually inspect enclosures at the beginning of each work period. Use smoke methods to test effectiveness of barriers when directed by Asbestos Inspector.
C. Maintain emergency and fire exits from the work areas, or establish alternative exits satisfactory to fire officials.

D. Provide temporary power, lighting and heating, utilizing ground fault protection devices as necessary, to maintain a comfortable work environment.

E. Maintain for the duration of the abatement of each parcel from the first activity requiring disturbance of asbestos-containing material, a sign in/out log in the immediate area of the change room. Log shall be utilized by every person each time upon entering and leaving the work area(s). Submit copies of this log to the Site Inspector for permanent file upon completion of the parcel's abatement.

F. Filter shower wastewater using filters having a pore size of 20-microns and 5-microns installed in-line. Dispose, drain and/or pump filtered shower wastewater into the structure's sanitary and/or septic system. Replace contaminated filters when they become clogged but not less than every third day. Dispose of filters as contaminated waste. Abatement Contractor may trap and collect shower wastewater in impermeable containers and dispose of as contaminated material, at his option, rather than filtering and draining into a sanitary sewer and/or septic wastewater system.

G. Asbestos-containing waste in disposal bags shall not be stored in the work area.

H. Prepare work areas as previously specified based upon the ACM Category and OSHA Class of ACM removal.

1. Spray-applied Fireproofing Material, Architectural Acoustical Finish, and Other Surfacing ACM
   a. Remove and properly dispose of all asbestos-containing fireproofing, architectural acoustic finish, and other surfacing ACM in accordance with federal, state and local regulations, or as more stringently specified herein.
   b. Fireproofing or architectural finish or other surfacing ACM on solid substrate: Spray ACM with a fine mist of amended water. Allow time for amended water to saturate materials to substrate. Do not over saturate to cause excess dripping. Scrape materials from substrate. Remove materials in manageable quantities and control the descent to staging or floor below; if over 15 feet, use enclosed inclined drop chute to contain material through descent. Spray mist surface continuously during removal process. Remove residue remaining on substrate after scraping using stiff nylon-bristled hand brush. If substrate dries before complete removal of residue, re-wet with amended water.
   c. Fireproofing or architectural finish or other surfacing ACM on wire lath: Spray asbestos-containing fireproofing or architectural acoustic finish with a fine mist of amended water. Allow time for amended water to completely saturate material. Do not over saturate to cause excess dripping. If surface of material has been painted or otherwise coated, cut small holes as required and apply amended water from above. Cut wire lath into 2-ft by 6-ft sections and cut hanger wires. Roll up complete with asbestos-containing material and hand place in disposal containers. Place rolled-up wire lath in corrugated cardboard boxes before placing in disposal bags. After removal of lath and asbestos-containing material, remove any overspray on decking and structure above using stiff nylon bristled brush.
   d. After removal of asbestos-containing material, all surfaces shall be wet-cleaned to remove residual accumulated material. Continue wet cleaning until surface is free of visible material.
2. TSI on Mechanical Equipment and Ductwork
   
   (a) Remove and properly dispose of all asbestos-containing insulation materials in accordance with federal, state, and local regulations, or as more stringently specified herein.
   
   (b) Thoroughly wet asbestos-containing materials to be removed prior to stripping and/or tooling to reduce fiber dispersal into the air. Accomplish wetting by a fine spray (mist) of amended water. Saturate material sufficiently to wet to the substrate without causing excess dripping. Allow time for water to penetrate material thoroughly. Spray material repeatedly during the work process to maintain a continuously wet condition. Perforate outer covering of any installation which has been painted and/or jacketed in order to allow penetration of amended water or, where necessary, carefully strip away while simultaneously spraying amended water on the insulation to minimize dispersal of asbestos fibers into the air. Mist work area with amended water whenever necessary to reduce airborne fiber levels.
   
   (c) Remove saturated asbestos-containing material in small sections from all areas. Do not allow material to dry out. As it is removed, simultaneously pack material while still wet into disposal bags.

3. TSI on Mechanical Piping
   
   (a) Remove and properly dispose of all asbestos-containing pipe insulation in accordance with federal, state, and local regulations, or as more stringently specified herein.
   
   (b) Spray pipe insulation with a mist of amended water. Allow amended water to saturate material to substrate. Cut bands holding preformed pipe insulation, slit jackets at seams, remove, and hand place in a disposal bag. Remove job molded fitting insulation in chunks and hand place in a disposal bag. Do not drop to floor. Remove any residue on pipe or fitting with amended water and stiff nylon bristle hand brush.
   
   (c) In locations where pipe-fitting insulation is removed from pipe with straight runs insulated with fibrous glass or other non-asbestos containing fibrous material, remove all fibrous material within 6-inches of the point where it contacts the asbestos-containing insulation.
   
   (d) Wall Penetrations:
   
   i. Where asbestos-containing pipe insulation passes through a wall within the workspace, remove all insulation within the wall penetration.
   
   ii. Where asbestos-containing pipe insulation passes through a wall (or floor slab) that is a work area boundary, remove all insulation to a minimum depth of one inch into the wall or slab. Seal the penetration with expandable foam fire stop material.
   
   (e) After removal of asbestos-containing material, wet clean all surfaces to remove residual accumulated material. Continue wet-cleaning until surface is free of visible material.
4. TSI on Mechanical Piping Utilizing Glove-bag Procedures

(a) General: In work area(s) where ACMs are limited to intact pipe insulation and pipe joint insulation, Abatement Contractor may, with Site Inspector’s approval, utilize glove-bag procedures as specified herein.

(b) Prepare areas as a contained work area and cover floor in vicinity of work area and 6-ft beyond with 6-mil polyethylene drop sheet. Where work is adjacent to wall, extend drop sheet up wall and secure at ceiling with duct tape.

(c) Perform glove-bag procedures as follows:
   i. Wrap any damaged areas of pipe insulation in one layer of 6-mil plastic. Seal seams and ends with duct tape.
   ii. Place one layer of duct tape around pipe insulation at points where glove-bag will be attached.
   iii. Attach and use glove-bag in accordance with manufacturer's instructions, unless more stringently specified herein.
   iv. Insert wand from garden sprayer through water sleeve. Duct tape water sleeve tightly around the wand to prevent leakage.
   v. Use smoke tube and aspirator bulb to test seal. Gently squeeze glove-bag and look for smoke leaks. Seal leaks and retest.
   vi. Wet the ACM within the glove-bag with amended water prior to removal. Utilize two asbestos workers per glove-bag.
   vii. Carefully cut and remove ACMs within the glove-bag. Exercise care while cutting ACMs from piping.
   viii. Thoroughly wet removed material, bag, and piping with amended water. Scrub exposed piping with a bristle or nylon brush. Remove visual accumulations of debris from piping. Allow mist to settle.
   ix. Seal exposed ends of pipe insulation not removed and exposed piping in glove-bag with encapsulant.
   x. Remove tools, through gloves or tool pouch by inverting, twisting glove, taping at twist to seal, and severing glove at midpoint of tape.
   xi. Collapse glove-bag by inserting HEPA-vacuum. Twist bag several times at the top of bag. Twist and tape to secure.
   xii. Place appropriately labeled 6-mil bag around glove-bag. Score glove-bag above taped seal to remove from pipe and place inside 6-mil bag. Seal 6-mil bag around disassembled glove-bag.
   xiii. If more than one adjacent section of pipe insulation is to be removed, Abatement Contractor may elect to advance the glove-bag to the next section of insulation. Use the HEPA vacuum to collapse the glove-bag, twist the bag to seal the throat, loosen the tape at both ends of the bag and slide the bag to the new position. Ends of the glove-bag must be resealed prior to untwisting the throat of the bag. If these procedures are not followed precisely or workers are not skilled in glove-bag movement procedures, then glove-bags are not to be moved to adjacent sections and should be
limited to single-use and placement applications. In no case shall the glove-bag be reused on adjacent sections more than three times.

5. Abandoned Piping Assemblies with Asbestos-Containing Insulation

(a) General: At the Abatement Contractor’s option, in lieu of removing asbestos-containing pipe insulation from piping assemblies, entire pipe assembly with intact pipe insulation may be removed and properly disposed. Remove and properly dispose of complete sections of insulated piping as ACMs in accordance with federal, state, and local regulations, or as more stringently specified herein.

(b) Prepare areas as a contained work area and cover floor in vicinity of work area and 6-ft beyond with 6-mil polyethylene drop sheet. Where work is adjacent to wall, extend drop sheet up wall and secure at ceiling with duct tape.

(c) Determine lengths of insulated piping that can readily be handled by available personnel and equipment during cutting, transportation, and disposal.

(d) Using glove-bag procedures, remove asbestos-containing pipe insulation, minimum eighteen inches in length, from pipe at locations where pipe will be cut.

(e) Wrap insulated sections of pipe with at least two layers of 6-mil plastic sheeting prior to cutting. Seal ends and seams of each layer with duct tape, and then “candy-stripe” the entire assembly with duct tape.

(f) Handle and support pipe securely during cutting, transportation, and disposal; do not drop or cause any other impact that might damage the protective plastic wrap.

(g) Cut wrapped pipe into sections, attach labels identifying the insulated pipe sections as asbestos-containing waste, and transport the materials to the disposal site in accordance with the requirements of these Asbestos Abatement Technical Specifications.

6. Asbestos-Containing Ceiling Tiles

(a) Remove and properly dispose of all asbestos-containing acoustical ceiling tiles in accordance with federal and state regulations, or as more stringently specified herein.

(b) Spray sections of ceiling tile from above with a mist of amended water to reduce the release of fibers. Spray the material sufficiently to wet it without causing excessive dripping.

(c) Do not permit removed ACM to fall to the floor. Lift ceiling tiles from the grid and hand tiles down to be placed in a 6-mil disposal bag. Do not break tiles.

(d) After removal of ACM, wet-clean surfaces of ceiling grid and/or other ceiling system components and associated substrates to remove residual material. Continue wet-cleaning until surface is free of visible material.

7. Asbestos-Containing Floor Tile and Adhesive

(a) Remove and properly dispose of all asbestos-containing resilient floor covering material and/or adhesive in accordance with federal, state, and local regulations, or as more stringently specified herein.
(b) Prepare areas as a contained work area.
(c) Wet floor tiles with amended water to minimize fiber release during its removal. Use amended water sparingly and apply with a sponge or cloth to eliminate standing water and to prevent water from traveling on the floor.
(d) Remove individual tiles by wedging a scraper under one edge of the tile and exerting a prying twisting force as it is moved under the tile until the tile releases from the floor. Do not break tiles. If tiles do not release easily, a mallet or hammer may be used to strike the scraper and force it under the tile; hot air blowers may be used to heat a tile and soften the adhesive. Place tiles immediately in disposal bags as they are removed. Place bags in barrels before removing from work area.
(e) As small areas of subfloor are cleared of tile, scrape up remaining adhesive and deposit scrapings in disposal bags. Clean floor of all adhesive residue by wet mopping with solvent.
(f) Wet clean all surfaces in the flooring material removal area and proceed with work area cleanup procedures.

8. Asbestos-Containing Resilient or Vinyl Sheet Flooring (VSF)
   (a) Remove and properly dispose of all asbestos-containing VSF and adhesive in accordance with federal, state, and local regulations, or as more stringently specified herein.
   (b) Make a series of parallel cuts, with a knife, four to eight inches apart parallel to the wall, keeping cut lines wet.
   (c) Start at the end of the room farthest from the entrance door. Pry up the corner of the first strip, separating the backing layer. As the strip is being removed, spray a constant mist of amended water into the delamination nip point to minimize the release of airborne fibers. Felt remaining on the floor and on the back of the strip must be kept thoroughly wet.
   (d) Roll the strip tightly as it is removed. Tie or tape the roll securely and place in a disposal bag or closed impermeable container for disposal. Scrape wet felt backing material from the floor and place immediately, while wet, into disposal bags.
   (e) As small areas of subfloor are cleared of sheet flooring, scrape up remaining adhesive and deposit scrapings in disposal bags. Clean floor of all adhesive residue by wet mopping with solvent.

9. Asbestos-Containing Drywall Joint Compound and Contaminated Gypsum Wallboard
   (a) Remove and properly dispose of all asbestos-containing drywall joint compound in accordance with federal, state, and local laws and regulations, or as more stringently specified herein.
   (b) Prepare areas as contained, negative pressure work areas.
   (c) Wet walls with amended water to minimize fiber release during removal. Use an airless sprayer to apply amended water.
   (d) Cut the gypsum wallboard with a utility or carpet knife and remove in sections as large as possible. Do not allow material to accumulate on the floor, but bag or wrap it as it is removed. Wrap large pieces of wallboard in two layers of six-mil plastic and seal with duct tape.
(e) As areas of studs or furring are revealed by removal of the wallboard and joint tape compound, remove remnants of wallboard attached to fasteners or otherwise lodged in the framing assembly. Nail heads and fasteners must be removed or cleaned of any wallboard debris or residual coating of drywall joint compound.

(f) Dispose of gypsum wallboard, tape, and joint compound material as asbestos-contaminated waste. If framing members are indicated to be removed, they may be disposed of as non-asbestos waste after they are thoroughly cleaned within the work area.

10. Asbestos-Containing Ceiling Texture Finish and Plaster

(a) Remove and properly dispose of all asbestos-containing plaster finish materials on ceilings and walls in accordance with federal, state, and local laws and regulations, or as more stringently specified herein.

(b) Prepare areas as contained, negative pressure work areas.

(c) Mist surface of ceiling or walls with amended water to minimize fiber release during removal. Where surface of material has been painted or otherwise coated, cut small holes as required and apply amended water from above/behind.

(d) Where plaster is found applied to gypsum wallboard:
   i. Wet substrates with amended water to minimize fiber release during removal. Use an airless sprayer to apply amended water.
   ii. Cut the gypsum wallboard with a utility or carpet knife and remove in sections as large as possible. Do not allow material to accumulate on the floor, but bag or wrap it as it is removed. Wrap large pieces of wallboard in two layers of six-mil plastic and seal with duct tape.

(e) Where the plaster is found in a suspended ceiling, cut wire lath into manageable sections and cut hanger wires. Roll-up lath complete with ACM and hand place in disposal containers. Place rolled-up wire lath in corrugated cardboard boxes before placing in disposal bags. After removal of lath and ACM, remove any overspray on decking and structure above using stiff nylon bristled brush.

(f) Where the plaster is found on a framed partition, remove lath and plaster in sections as large as possible. Do not allow material to accumulate on the floor, but bag or wrap it as it is removed. Wrap large pieces of lath and plaster in two layers of six-mil plastic and seal with duct tape.

(g) As areas of studs or furring are revealed by removal of the lath and plaster, remove remnants of lath and plaster attached to fasteners or otherwise lodged in the framing assembly.

(h) Dispose of lath and plaster as asbestos-contaminated waste.

11. Asbestos-Containing Roofing and Flashing Materials

(a) Remove and properly dispose of any asbestos-containing roof flashing materials and built-up roofing materials in accordance with federal, state, and local regulations or as more stringently specified herein.

(b) Provide a regulated, non-contained work area.
(c) Provide appropriate worker footwear to assure firm footing while walking on the roof. Asbestos-containing surfaces will be wetted with amended water and may be slippery. Use extreme caution during work on roof surfaces and comply with OSHA regulations at 29 CFR 1926.500-503 related to worker fall protection safety.

(d) Spray large areas of asbestos material with amended water using spray equipment recommended by surfactant manufacturer capable of providing a “mist” application to reduce the release of fibers. Saturate the material sufficiently to wet it without causing excessive dripping or ponding. Spray the asbestos material repeatedly during the work process to maintain wet condition but do not use excessive amounts of water.

(e) Remove the saturated ACMs in small sections, using knives, cutting spuds, or other non-abrasive techniques for cutting roofing and flashing materials.

(f) As it is removed, place wet materials into double plastic disposal bags of minimum of 6-mil thickness and seal with tape. Wet clean outside of bag just prior to transporting the bag from the roof work area.

(g) Transport material from roof work area to ground using an enclosed chute or lower bagged material by hand or mechanically into a closeable, lockable dumpster or similar container double-lined with two layers of 6-mil thick plastic. Do not allow bags to fall or break.

Clean area and remove all non-asbestos debris from roof and dispose with other non-asbestos debris removed from the parcel. Do not allow non-asbestos roof debris to remain on roof or fall onto yard or other ground level surfaces.

(h) Cleaning and Clearance Sequence (roofing material work areas)
   i. Clean work area of all visible debris continually during work. Do not allow debris to accumulate. After removal of visible debris, clean surface with vacuum equipped with HEPA filter and damp-mop. Do not perform dry dusting or dry sweeping. Continue this cleaning until there are no visible bulk accumulations of debris from removed materials on any surfaces.
   ii. Clean all equipment (excluding that which will be needed for further cleaning in the work area) and remove from work area.
   iii. After the work area is found to be visually clean, apply one coat of approved sealant to all dried, exposed surfaces from which ACMs have been removed.

(i) In place of building decontamination units on the roof, workers may don two disposable protective clothing suits during asbestos removal of roofing and flashing materials. Follow the procedures below for personnel decontamination when using the two-suit method:
   i. Prior to leaving the roof work area and while wearing respirator, HEPA vacuum outer suit completely and remove, turning it inside out while doing so. Place suit in a disposal bag.
   ii. Proceed directly to centralized decontamination unit (units from other work areas may be used following the acceptance of final air test from the work area) while wearing respirator.
iii. While continuing to wear the respirator, remove second suit in the equipment room section of the decontamination unit and proceed to shower with respirator still on.

iv. After initial shower wetting, remove respirator and following proper showering techniques, proceed to the clean room to change back into street clothes.

12. Cement-Asbestos Board and Transite™ Siding
   (a) Carry out removal of cement asbestos board in a manner that will minimize pulverizing, breaking or abrading of involved materials.
   (b) Prepare areas as regulated, non-contained work areas.
   (c) Cover ground in vicinity of work area and 6-ft beyond with 6-mil polyethylene drop sheet. For two-story or gabled areas, extend ground covering to 10-ft beyond.
   (d) Wet area of fasteners with amended water or removal encapsulant and back out fasteners. Use caution to prevent breakage of cement asbestos board. Hold cement asbestos board in place until all fasteners are removed.
   (e) Take down cement-asbestos board and wrap in two layers of 6-mil sheet plastic or a double disposal bag. Dispose of as ACM.
   (f) Shingle nails and any backing material, such as building vapor barrier felt or felt fastener strips, located between the cement asbestos board and the structure shall be considered as asbestos-contaminated and removed and disposed of as ACM.
   (g) For project were abatement of both drywall joint compound and cement-asbestos siding is required, the abatement of the interior materials (drywall joint compound,) will be completed before the exterior cement asbestos siding is removed.

XIV. PROJECT CLEAN UP AND CLEARANCE

The Site Inspector will perform a post abatement visual clearance inspection or final inspection on all abatement projects prior to demolition efforts. Additionally, on-site inspections may be performed at any time during the abatement process using a qualified Department representative or Site Inspector. For projects that fail the visual inspection, the Abatement Contractor will correct any deficiencies, complete an amendment to the Project Completion Form, and redistribute as described above.

A. Provide general clean-up of work areas concurrently with the removal of asbestos-containing materials. Do not permit accumulation of removed materials on floor or ground.

B. The Abatement Contractor shall properly dispose of all materials selectively demolished to facilitate the removal of identified asbestos-containing/contaminated materials. Asbestos-containing/contaminated materials shall be disposed of in accordance with Section XV of the Asbestos Abatement Technical Specifications. Other materials may be disposed of as ordinary construction debris.

C. The asbestos abatement work area is cleared when the work area is visually clean in accordance with ASTM Standard E1368-14 Standard Practice for Visual Inspection of Asbestos Abatement Projects does not reveal the presence of visible dust, debris, residue, or other suspect matter. In the event that release criteria are not met, the Abatement Contractor shall bear all costs associated with re-cleaning.
D. Cleanup Sequence:

1. Remove all visible accumulations of asbestos material and debris.
2. Wet clean all surfaces in the work area(s).
3. Clean all sealed impermeable containers and all equipment (excluding that which will be needed for further cleaning) used in the work area(s) and remove from work area(s) via the equipment decontamination enclosure system.
4. Work area cleaning will be deemed to be complete when a visual inspection in accordance with ASTM Standard E1368-14 does not reveal the presence of visible dust, debris, residue, or other suspect matter.
5. Following the cleaning sequence and prior to removing plastic sheeting; all surfaces from which ACMs were removed shall receive one coat of sealant to seal existing surfaces. The sealant will be tinted blue or other approved color. Misting, spraying and pumping equipment, as recommended by the encapsulate material's manufacturer, shall be used. The Abatement Contractor will notify the Site Inspector of the schedule and progress of the abatement efforts. The Abatement Contractor shall contact the Site Inspector to schedule final inspections. **Do not apply sealant before final visual clearance inspection by the Site Inspector.**
6. Mist and seal all exposed surfaces of the plastic sheeting and carefully remove plastic sheeting from walls and floor, folding inward to trap debris. Doors, windows, vents and other openings shall remain sealed.
7. The Abatement Contractor shall not use sealant sprayed into the air as a means of reducing fiber levels after plastic sheeting is removed.
8. Dismantle and remove sturdy barriers and plastic seals on all openings and wet clean immediate areas.
9. Dismantle decontamination enclosure systems and thoroughly wet clean immediate areas.
10. Dispose of debris, used cleaning materials, unsalvageable materials used for sturdy barriers, and any other remaining materials. Consider the materials as contaminated and dispose of accordingly.

XV. DISPOSAL OF CONTAMINATED WASTE

A. Remove sealed and labeled containers of ACM and wastes and dispose of in an approved sanitary landfill. The Georgia Rules for Solid Waste Management, Chapter 391-4-3.04(8) provides for the disposal of asbestos containing waste into permitted landfills. Disposal site shall be approved by the Environmental Protection Division of the Georgia Department of Natural Resources and shall be acceptable to the Department. Treat all waste materials, regardless of friability, as regulated asbestos-containing materials (RACM).

B. Notify the Site Inspector, not less than 24 hours prior to the proposed time of removing and delivery of contaminated waste to the landfill. The Site Inspector and/or Owner’s Representative may elect to observe this operation.


All trucks and/or roll-off containers, while stationary on site or at the landfill during unloading, shall be labeled with a warning sign as follows:
D. Transport double-bagged contaminated waste from work area to disposal container in fiber or steel drums if waste bags rip or tear during moves from work area to dumpster.

E. Use only enclosed or covered trucks to haul impermeable containers to prevent loss or damage to containers in route to sanitary landfill.

F. Pre-clean truck using HEPA vacuum equipment and wet-cleaning methods and place one layer of six mil plastic sheeting on walls and floor of truck prior to transport of contaminated waste.

G. Allow only sealed plastic bags or impermeable containers to be deposited in landfill. Leave damaged, broken, or leaking plastic bags in the impermeable container and deposit entire container in landfill.

H. Ensure that there are no volatile or visible emissions to the outside air from site where materials and waste are deposited as a result of materials from this project.

I. Submit landfill receipts after completion of the work to the Site Inspector.

J. Following the last trip to dispose of contaminated waste, all plastic sheeting shall be removed from the walls and floor of the truck and also be disposed of as contaminated waste.

XVI. FIELD QUALITY CONTROL

A. A final visual observation will be performed by the Site Inspector after final clean up to inspect for visible trash, dust, dirt, debris and areas of damage.

B. The Abatement Contractor shall perform additional cleaning of area(s) if, in the opinion of the Site Inspector, previous clean-up operations are determined to be inadequate.

XVII. WASTE DISPOSAL

Abatement Contractor agrees to indemnify and hold harmless the Department, its employees, representatives and Site Inspectors from any and all claims in connection with the removal of hazardous material related to the performance of the Contract. Waste shipment records or manifests shall be prepared for job completion submittals to the Site Inspector.

XVIII. JOB COMPLETION/REQUEST FOR PAYMENT

Upon completion of the demolition project, the Demolition Contractor must submit payment request, waste shipment records and/or manifests, and the attached “Certificate of Compliance” in electronic form to the Site Inspector. The Site Inspector will forward the submitted documentation along with final inspection reports to the Department to be processed for payment. Payment and bond release payments will be made within forty-five (45) days after approval of the site by the Site Inspector.
XIX. PENALTIES

As the construction schedule is critical for these projects, the Abatement Contractor must begin work as soon as is practical after the Notice to Proceed. If the work on a specific project has not commenced within two weeks of the Notice to Proceed and the Contracting Officer deems that the work remaining cannot be completed by the completion date as established for that project, the State of Georgia may terminate the Contract.

Any Abatement Contractor who is found to have non-responsive or disqualified bids will be removed from the list of pre-qualified Abatement Contractors for a period of one year from the date of the second infraction.

Any citation given to the Abatement Contractor by the US EPA, OSHA, or GA EPD shall be forwarded to the Contracting Officer through the Site Inspector. The Department may terminate the contract for the Abatement Contractor based on the severity or frequency of citations or non-performance and may remove the Abatement Contractor from the list of pre-qualified Abatement Contractors for a period of one year from the date of the second infraction.

The State of Georgia may cancel, terminate, or suspend the Contract in whole or in part wherein it is determined by the State that the Abatement Contractor is in violation of this instrument. Additionally, The Abatement Contractor may also be removed from the pre-qualified Abatement Contractor’s List if the Abatement Contractor is determined to be in violation of this Contract.
DEMOLITION TECHNICAL SPECIFICATIONS

I. SCOPE OF WORK

All improvements must be completely demolished and removed from their present site. All demolition debris must be removed and disposed of properly in an appropriate landfill or recycled in accordance with the provisions of the Georgia Comprehensive Solid Waste Management Act of 1990 and the Georgia Rules for Solid Waste Management Chapter 391-3-4.

The Summary: Asbestos Inspection and Pre-Demolition Report prepared by the Site Inspector and included within this document describes the parcels and specific activities to be performed during the abatement and/or demolition. The Successful Bidder, hereinafter referred to as the Demolition Contractor will also receive Project Notification for Asbestos Renovation, Encapsulation or Demolition Project (Project Notification Form). The Demolition Contractor will submit the Project Notification Form to the GA EPD as directed in Article II. Scheduling. Work will commence immediately after the Notice to Proceed is issued and will be performed in the time frame established on the submitted Project Notification Form.

Any modification to the contents of the Technical Specifications shall be described in EXHIBIT I – Project Requirements and Scope of Services issued with the Bid Package

II. SCHEDULING

The schedule for demolition or the removal of the improvements for the subject parcel(s) are critical. The specified time limit for the completed demolition or removal, disposal, and site restoration of this project shall be specified in EXHIBIT I – Project Requirements and Scope of Services. Liquidated damages will be assessed and a penalty of $500.00 will be imposed for each day beyond the specified day limit on each parcel.

To meet this schedule, the ten (10) working day notification for demolition must be filed with the Georgia Environmental Protection Division (GA EPD) on the “Project Notification of Asbestos Renovation, Encapsulation or Demolition Project” (Project Notification Form) within 2 days after the Bid Opening and notification of intent to award is made to the successful bidder. Project Notification Forms may now be submitted through the Georgia EPD Online System (GEOS) portal:

https://geos.epd.georgia.gov/GA/GEOS/Public2/GovEnt/Shared/Pages/Main/Login.aspx.

Beginning July 1, 2018, all Project Notification Forms must be submitted through the GEOS portal.

After the Demolition Contractor has received the Notice to Proceed, the Demolition Contractor shall make appropriate amendments to the Project Notification Form for the dates and times he/she is scheduled to be on site and commence the demolition immediately. Receipts from a postal service, e-mail confirmations, or a screen shot of the GEOS portal confirming the date of submittal of forms to the GA EPD shall be kept as part of the project records. The Demolition Contractor shall have a copy of the Project Notification Form and any amendments to the Project Notification Form at the site at all times during the demolition efforts. The Demolition Contractor should be aware that the Georgia Environmental Protection Division does inspect these projects on a random basis and there can be...
severe penalties if the demolition schedule is not followed or amendments filed as changes occur. The U. S. Environmental Protection Agency, Region IV also inspects the notification forms for compliance with start and completion dates.

Whenever the Scope of Work includes asbestos abatement work to be performed by a pre-qualified asbestos abatement sub-contractor, it shall be the responsibility of the Demolition Contractor to coordinate the submittal of the Project Notification Form and Completion Notification Form (for asbestos projects). In no instance shall demolition activities be performed until the completion of the asbestos abatement activities and/or approval by the Site Inspector.

III. CODES AND REGULATIONS

The Demolition Contractor will comply with all Federal, State, or local laws or ordinances applicable to this Work during the performance of this Contract.

The Demolition Contractor, his assignees, and successors in also agrees to comply with Regulations of the U. S. Department of Transportation (USDOT) relative to non-discrimination in Federally-assisted programs of the Georgia Department of Transportation herein defined:

a. Compliance with Regulations: The Demolition Contractor will comply with the regulations of the U. S. Department of Transportation (Title 15, Code of Federal Regulations, Part 8, herein referred to as the “Regulations”) relative to non-discrimination in Federally-assisted programs of the Georgia Department of Transportation. The USDOT Regulations referenced above are herein incorporated by reference and made a part of this Contract.

b. Non-Discrimination: The Demolition Contractor, with regard to the work performed by it after award and prior to completion of the contract work, will not discriminate on the ground of race, color, or national origin in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The Demolition Contractor will not participate either directly or indirectly in the discrimination prohibited by Section 8.4 of the Regulations, including employment practices when the Contract covers a program set forth in Appendix A-11 of the Regulations.

c. Solicitations: In all solicitations either by competitive bidding or negotiation made by the Demolition Contractor for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor, supplier, or lessor, shall be notified by the Demolition Contractor of the Demolition Contractor’s obligations under this Contract and the Regulations relative to non-discrimination on the grounds of race, color, or national origin.

d. Information and Reports: The Demolition Contractor will provide all information and reports required by the Regulations or orders and instructions issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information and its facilities as may be determined by the Department or the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations, orders, and instructions. Where any information required of a Demolition Contractor is in the exclusive possession of another who fails or refuses to furnish this information, the Demolition Contractor shall so certify to the Department, or the Federal Highway
Administration, as appropriate, and shall set forth what efforts it has made to obtain the information.

e. Sanctions for Noncompliance: In the event of the Demolition Contractor's noncompliance with non-discrimination provisions of the USDOT Regulations. The Department shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including but not limited to,

(1) withholding of payments to the Demolition Contractor under the Contract until the Demolition Contractor complies, and/or

(2) cancellation, termination, or suspension of the Contract, in whole or in part.

f. Incorporation of Provisions: The Demolition Contractor will include the provisions of this contract in every subcontract, including procurement of materials and leases pursuant thereto. The Demolition Contractor will take such action with respect to any subcontract, procurement, or lease as the Department, or the Federal Highway Administration may direct as means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event a Demolition Contractor becomes involved in, or is threatened with litigation with a subcontractor, supplier, or lessor as a result of such direction, the Demolition Contractor may request the State enter into such litigation to protect the interest of the State, and in addition, the Demolition Contractor may request the United States to enter into such litigation to protect the interest of the United States.

IV. SITE CONDITIONS

The Demolition Contractor shall become thoroughly familiar with the requirements of these specifications and with the existing conditions under which the work of this Contract is to be performed. Changes in building conditions and at the site may occur. The Department assumes no responsibility for the actual condition of the improvements to be demolished. Assumed salvage materials or salvage value at the time of the bid is not guaranteed by the Department.

The Department will not be responsible for the condition of improvements, vandalism and damaged or missing equipment and fixtures. No guarantee, expressed or implied, is made as to the quality or condition of the improvements, materials in the buildings, or other improvements.

In no case will the Demolition Contractor be permitted to collect rentals on right of way property or improvements released for demolition.

V. PRE-JOB SUBMITTALS

Prior to issuing of Notice to Proceed, the Demolition Contractor must furnish:

a. Certificate of Insurance and Performance Bond

The Certificate of Insurance and Performance Bond will be submitted as required by the Procurement Office in the Bid Package within the specified period of time prior to the issuance of a Notice to Proceed.
b. **Copies of EPD Project Notification Form or Permits**
   Copies of the EPD Project Notification Form or permits as required by any entity prior to the commencement of the demolition shall be submitted to the Site Inspector in accordance with Section II. **Scheduling** of this document.

c. **Copies of Evidence of NPDES Certification (Blue Card minimum)**
   Georgia Erosion and Sediment Control Act (GESA) requires all persons involved in land development design, review, permitting, construction, monitoring, or inspection, or any land disturbing activity to meet the education and training certification requirements. For all site supervisory personnel, evidence of this training is required to be submitted.

d. **Copies of Advanced Awareness Training**
   Copies of Advanced Awareness Training certificates shall be submitted for individuals trained in the provisions of Federal Regulations (NESHAP/40/CFR Part 61) who are required to be on site during demolition.

e. **Contact information**
   Provide contact information for the project supervisor, the point of contact on site.

f. **Dig Permit**
   The Georgia Utility Facility Protection Act (GUFPA) was established to protect the underground utility infrastructure of Georgia. GUFPA mandates that, before starting any mechanized digging or excavation work, Georgia 811 must be contacted at least 48 hours but no more than 10 working days in advance to have utility lines marked. Provide the Dig Permit number and effective dates.

VI. **ASBESTOS-CONTAINING MATERIALS**

Prior to the release of the bid package, an AHERA accredited inspector has inspected the structures on each parcel for asbestos-containing materials. The Summary: Asbestos Inspection and Pre-Demolition Report is included in **EXHIBIT 1 – Project Requirements and Scope of Services** to provide the Demolition Contractor information regarding the suspect asbestos-containing materials previously identified in the structures. The Summary: Asbestos Inspection and Pre-Demolition Report will include **Attachment 1 – Summary of Bulk Samples** that documents all suspect asbestos-containing materials sampled and analyzed for asbestos content. The Demolition Contractor shall have a complete copy of the Summary: Asbestos Inspection and Pre-Demolition Report at the site at all times during the demolition efforts.

Materials identified as asbestos-containing materials shall be removed by a GDOT Right of Way prequalified licensed Abatement Contractor as a subcontractor of the Demolition Contractor. If the Demolition Contractor is a licensed Abatement Contractor, the removal of asbestos-containing materials will be removed by the Demolition Contractor’s trained and licensed personnel. The Technical Specifications for Asbestos Abatement are provided in a separate document.

The Abatement Contractor may be required to selectively demolish building components to facilitate removal efforts. Depending upon the abatement efforts necessary, these items that may be selectively demolished or removed include, but are not limited to: furnishings, appliances, plumbing fixtures, cabinetry, lighting fixtures, doors, windows, and decorative molding and trims as well as any paneling or covering that may conceal an asbestos-containing material. Materials selectively demolished to facilitate asbestos abatement will be disposed of properly in waste containers by the Abatement Contractor.
During demolition efforts, suspect materials (such as Transite™ panels, cement-asbestos flues, pipe insulation, flooring concealed under an existing floor system, etc.) previously concealed may be exposed by the demolition efforts. At the time of discovery, these materials should be assumed to contain asbestos until properly sampled by the Site Inspector to verify otherwise.

In the event previously concealed, suspect asbestos-containing materials are discovered, the Demolition Contractor will notify the Site Inspector identified in the Summary: Asbestos Inspection and Pre-Demolition Report within the Bid Proposal Package. The Demolition Contractor will stop all demolition efforts that will further disturbe this material until the material is determined to be non-asbestos containing or abated by a Georgia Licensed Abatement Contractor. Provide, as necessary, appropriate notifications or amendments to prior GA EPD Project Notification Forms regarding the increase in asbestos-containing material and/or change in the completion date.

Asbestos requires special handling and is regulated by the Georgia Asbestos Safety Act and the respective promulgated Rules. The Demolition Contractor should be aware that the Georgia Environmental Protection Division does inspect these projects on a random basis and there can be severe penalties if violations are discovered.

VII. PRE-JOB SET-UP /MOBILIZATION REQUIREMENTS

To locate each improvement, the Demolition Contractor shall use the address within the Summary: Asbestos Inspection and Pre-Demolition Report as well as contact the appropriate Site Inspector to correctly identify each improvement prior to proceeding with demolition. If no specific street address is available for the improvement, the Demolition Contractor shall use the description listed along with photos, GPS coordinates, and plan sheets to determine location and/or have the site physically located by the Site Inspector.

It is the intent of the Department that utilities to the parcels or structures shall be severed prior to the mobilization of the Demolition Contractor. However, it shall be the responsibility of the Demolition Contractor to verify the status of the various utilities in order to prevent an accident that could result from a utility remaining connected. The Demolition Contractor should be equipped with a water meter stop key wrench to assure that water service to the structure is cutoff prior to demolition.

The Demolition Contractor is responsible for providing electricity and water to each site.

VIII. EROSION CONTROL

The Demolition Contractor will implement erosion control measures in compliance with TITLE 12, Conservation and Natural Resources Chapter 7. Control of Soil Erosion and Sedimentation O.C.G.A. § 12-7-1 (2009). The design of the erosion control measures shall be provided by NPDES trained and certified personnel.

The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and best management practices (BMPs) prior to, or concurrent with, land disturbing activities. The Demolition Contractor is required to follow all erosion, runoff, and sediment control practices, including erecting of silt fencing or other measures as necessary, as required by local, state, and federal regulations. Further, adjacent property will be protected from any damage that potentially could result from the demolition efforts including runoff or erosion from the site. Erosion control measures will be maintained at all times. Any disturbed area left exposed for a period greater than 14 days shall be
stabilized with temporary seeding and mulch.

IX. DEMOLITION REQUIREMENTS

The Demolition Contractor is required to remove the structure(s) as described in Exhibit B in its (their) entirety from the subject parcel(s). Specifically, the Demolition Contractor shall remove structures, appurtenances and other improvements, down to bare soil. Unless specified in EXHIBIT 1 – Project Requirements and Scope of Services, the structures shall be completely demolished. No portion of a structure shall remain in any location of the parcel or remainder of the parcel. The finished project will be a vacant, mowable lot.

Only improvements listed on the EXHIBIT 1 – Project Requirements and Scope of Services will be demolished. If the Demolition Contractor suspects that there is a structure that is in the R/W, but not listed within EXHIBIT 1 – Project Requirements and Scope of Services, the Demolition Contractor will not demolish the structure without written approval by the GDOT State Property Manager, Demolition & Removal or the Site Inspector. The Demolition Contractor shall contact the Site Inspector to verify if the structure in question is in the Right of Way (R/W). If it is determined to be in the R/W, a cost for demolition will be negotiated after an Asbestos Inspection has been completed and a change order will be issued. Approval of the demolition of any structure not shown within EXHIBIT 1 – Project Requirements and Scope of Services shall be in writing. The Demolition Contractor shall be responsible for all costs associated with removal of an unauthorized structure.

In addition, the Demolition Contractor shall be responsible for the following:

a. The Demolition Contractor shall provide for the security of the job site during the demolition and site restoration efforts.

b. The Demolition Contractor is responsible for clearing all human inhabitants from all spaces within the interior of all structures to be demolished prior to demolition.

c. Before removing any part of a building, all volatile or inflammable materials, such as gasoline, kerosene, benzene, cleaning fluids, and other similar substances, shall be removed/handled as required by regulation and disposed of properly. Any remaining furnishings, clothing, appliances, or rubbish are considered abandoned and must be remove/handled as required by regulations and disposed of properly.

d. If the structure was abated prior to the demolition efforts, those components of the structures that were not removed prior to abatement may not be used for salvage.

e. No unstable portions of any building shall be left freestanding or inadequately braced against all reasonable cause of collapses at the end of a day’s work.

f. All rubbish, refuse, dumped material, debris, junk, old automobiles, etc., shall be completely removed from the right of way or easement areas. The right of way shall be left clear of existing trash or debris as well as any debris generated by demolition efforts.

g. All vegetation, shrubbery, brush, etc. required to be removed to facilitate the demolition of the structures will be removed from the site and disposed of properly.
h. All concrete slabs within the structure or adjacent to the structure such as garage slabs, carport slabs, porches, and patios at grade level or below grade level (basement or crawl space), concrete foundation walls, and footings must be completely removed to bare soil. Depressions created by the removal of these components shall be filled to match the mean grade or graded and sloped to match the mean grade. Mean grade, when referred to in these specifications, shall be defined as that grade existing adjacent to the foundation prior to demolition. Fill material, if required, shall be clean soil to a 95% compaction. All paved areas or ground slabs within the right of way such as driveways and parking areas are required to be removed except as noted in bid package and will be identified on site by the Site Inspector.

i. All concrete pool decks, pools, bottom slabs, steel retaining walls, liners, and other in ground pool components shall be completely removed prior to filling. Swimming pools, if any, must be filled to the mean grade. Fill material, if required, shall be clean soil to a 95% compaction.

j. All sewer connections must be covered with wire mesh and filled with cement completely sealing off all sewers. Refer to Section X. Septic Tanks for specific requirements for the removal of septic tanks.

k. The Demolition Contractor shall take whatever steps necessary to control dust during demolition and removal. Water shall be sprayed to adequately wet the debris to control dust during the entire demolition process.

l. Improvements shall not be used for storage purposes or cleared lots used as salvage yards or storage areas.

The Demolition Contractor is responsible for finding and properly removing all hazardous material, with the exception of asbestos-containing materials, as required by applicable laws. The removal of these materials, if applicable, will be included in the base price for the demolition of the structure. The Demolition Contractor shall submit an executed “Certificate of Compliance”. Contract payments and bond releases will not be processed before the “Certificate of Compliance” has been furnished and the parcel site has been found to be complete by the Site Inspector.

The Demolition Contractor agrees to assume all liability for both personal and property damages in the removal of the above improvements. The State of Georgia and its authorized agents or consultants of the Department are not liable in any way in connection with the removal of these improvements, etc., from their present location. The Demolition Contractor agrees to indemnify and hold harmless the Department and its authorized agents or consultants of the Department in the administration of this Contract from any and all claims in connection with construction of this road project due to the failure of the Demolition Contractor to perform in accordance with this Contract. It is the Demolition Contractor's responsibility to have all utilities disconnected prior to demolition.

The Demolition Contractor agrees to indemnify and hold harmless the Department or any of its authorized agents or consultants from any and all claims in connection with removal of hazardous material contained with the improvements to be removed and furnish an executed "Certificate of Compliance" (to be furnished to the successful bidder by the Department) with the payment invoice. Contract payments and bond releases will not be processed until the "Certificate of Compliance" has been received. Failure to properly inspect and test materials will not constitute grounds for adjustments to this Contract.
The Demolition Contractor agrees that a person with training previously described as Advanced Asbestos Awareness Training shall be on site at all times during the performance of work under this Contract.

It is further understood and agreed that the Department will not be liable in any way for utility reconnections adjacent to rights of way acquired or to be acquired on this project or any subsequent location of improvements.

X. SEPTIC TANKS

If identified in “EXHIBIT 1 – Project Requirements and Scope of Services”, the Demolition Contractor shall be required to remove or close the septic tank in accordance with the following procedures:

a. The septic tank must be pumped and the contents disposed of in accordance with all federal, state, and local regulations. Provide to the Department, through the Site Inspector, a receipt documenting the pumping and disposal of the contents of the septic tank.

b. Add two 50# bags of lime to the emptied septic tank.

c. The septic tank must be cracked or punctured sufficiently to allow drainage through the remaining tank materials after the septic tank is closed and filled.

d. The lid for the septic tank must be cracked or broken and dropped inside of the remaining tank.

e. The septic tank will be completely filled with 1 ½ inch gravel.

f. The gravel will be covered with a water permeable mat allowing water to flow through the gravel and tank walls, keeping the soil outside of the remaining tank.

g. The tank pit will be backfilled. Fill material, shall be clean soil to a 95% compaction.

h. The excavated area will be landscaped and grassed in accordance with the Technical Specifications, Section XII.

If a septic tank is discovered that is not identified in “EXHIBIT 1 – Project Requirements and Scope of Services”, the Demolition Contractor shall contact the Site Inspector for further instructions and to initiate a change order, if necessary.

XI. PLUGGING/SEALING ABANDONED WATER WELLS

All open pump and dug wells located within the required right of way of the awarded parcel will be temporarily closed in accordance with The State of Georgia Water Well Standards Act, (OCGA 12-5-120–12-5-137) All open wells located within the required right of way of the awarded parcel must be covered with a reinforced four (4) inch thick concrete slab as required for a temporary closure. Mark the concrete slab with a blue painted “W” inside of a blue circle to denote the well and place a 4’ high PVC pipe, spray painted orange, beside the well. Well piping shall not be removed and well holes shall not be filled.
XII. SITE RESTORATION REQUIREMENTS

The site of the demolition shall be graded and filled, if necessary, such that ponding shall not occur in the areas of the demolition after the demolition is completed and site is restored. The right of way property shall remain in a manner that is similar in appearance to the adjacent properties. As the entire area acquired for the right of way may not be disturbed during road improvement projects and may remain as frontage to other properties, it is imperative that the demolition site remain in a finished manner after the demolition efforts are complete. The contractor shall fill and final grade the site to eliminate any depressions and/or holes on the property. Fill material, if needed, shall be clean soil to a 95% compaction and compacted in 6” lifts.

The final grade shall be prepared for landscaping by smoothing or raking the surface to remove all debris from the surface. Surface debris includes large dirt clods, rocks, debris from demolition, trash, etc. The soil surface should be smoothed such that ruts and treads from the excavation equipment are not visible. The final grade should be in a condition that it can be maintained by a residential lawn mower.

To stabilize the demolition area and assist in erosion control, the Demolition Contractor shall apply temporary seeding as prescribed in the Field Manual for Erosion and Sediment Control in Georgia. Alternative grassing standards may be submitted for review and approval by the Department.

Special provisions may be required on each parcel as noted in the description within Additional Instructions to the Bidders. These provisions shall prevail when in conflict with the above requirements.

XIII. MOVING OF STRUCTURES

Houses or other permanent structures, previously abated of asbestos-containing materials, may not be removed from the parcel. The Demolition Contractor may not move any such structure for the purpose of relocation and re-inhabiting the structure nor may the Demolition Contractor sell a previously abated structure to a third party with the intent to relocate and re-use the structure.

Any exception to this demolition requirement will be specified in “EXHIBIT 1 – Project Requirements and Scope of Services” of the Bid Proposal Package and is subject to the approval of the GDOT State Property Manager, Demolition & Removal.

XIV. MOBILE HOMES

No mobile home titles will be furnished to the Demolition Contractor. The Demolition Contractor shall not sell, give away, move, transfer, or dispose in any way other than by demolition any mobile home and/or manufactured home previously abated of any quantity of asbestos-containing materials. The Demolition Contractor shall notify anyone that they sell or give away a mobile home, not previously abated of any quantity of asbestos-containing materials, that titles are not available. Additionally, the Demolition Contractor will instruct this person(s) not to contact Property Management with regard to obtaining a title for a mobile home acquired from the Demolition Contractor.

XV. WASTE DISPOSAL

Waste disposal or recycling from the demolition projects shall comply with the provisions of the Georgia Comprehensive Solid Waste Management Act of 1990 and the Georgia Rules for Solid Waste
Management Chapter 391-3-4. The Demolition Contractor is required to maintain waste shipment records, disposal receipts, or recycling manifests for at least one year after the project is completed to document “proof of proper disposal or recycling”. On projects when the Demolition Contractor uses a licensed, pre-qualified asbestos abatement contractor to abate asbestos-containing material, it shall be the responsibility of the Demolition Contractor to collect such records from the Abatement Contractor for submittal to the Site Inspector as part of the Job Completion process. Additionally, the Demolition Contractor is to complete “Certificate of Compliance” submitted at the completion of the job.

The Demolition Contractor agrees to indemnify and hold harmless the Department from any and all claims in connection with removal and/or disposal of hazardous material contained within the improvement to be removed.

The Demolition Contractor should be aware that on-site burning of structures is not permitted within the right of way or adjacent property under any circumstances and the destruction of trees is not permitted without first receiving permission from the GDOT State Property Manager, Removal & Demolition through a request submitted through the Site Inspector.

XVI. INTERIM AND COMPLETION INSPECTIONS

To verify completion and compliance with the Technical Specifications, the Site Inspector will perform a post demolition final inspection on all projects. The final inspection will occur within 10 days after the Demolition Contractor notifies the Site Inspector that the project has been completed. For projects that fail the visual inspection, the Demolition Contractor will correct any deficiencies and the Site Inspector shall re-inspect the project for completion.

Additionally, the Department reserves the right to perform on-site inspections at any time during the demolition process using a Department representative or Site Inspector.

XVII. JOB COMPLETION/REQUEST FOR PAYMENT

Upon completion of the demolition project, the Demolition Contractor must submit payment request, waste shipment records and/or manifests, and the attached “Certificate of Compliance” in electronic form to the Site Inspector. The Site Inspector will forward the submitted documentation along with final inspection reports to the Department to be processed for payment. Payment and bond release payments will be made within forty-five (45) days after approval of the site by the Site Inspector.

XVIII. LIQUIDATED DAMAGES

It is the intent of the Department that the time schedule for demolition of all improvements shall be enforced. At the discretion of the Department, violations of the time schedule will result in either the removal of the Demolition Contractor from the project and termination of the contract or assessment of liquidated damages.

In the event the Demolition Contractor fails to remove the improvements from the parcel and clear the right of way of all debris, refuse, or rubbish within the specified period of performance, the Department has the option to remove the Demolition Contractor from the project and terminate the contract or impose a penalty of $500.00 for each day beyond the period of performance. Liquidated damages will be assessed for 10 days past the period of performance. After the 10 days of liquidated damages, the
Department will retake possession of improvements as well as all deposits, payments, and bonds and will terminate the Contract.

Also, upon notice of default, any and all monies on deposit with the Department, either as bond or as deposit on purchases, shall by virtue of the Demolition Contractor’s unsatisfactory performance be subject to claim by the Department. Further, such unsatisfactory performance shall vest title to all remaining improvements and/or materials in said Department unless the Demolition Contractor’s bonding company assumes responsibility for completing the Contract.

XIX. PENALTIES

As the construction schedule is critical for these projects, the Demolition Contractor must begin work as soon as is practical after the Notice to Proceed. If the work on a specific project has not commenced within two weeks of the Notice to Proceed and the Contracting Officer deems that the work remaining cannot be completed by the completion date as established for that project, the State of Georgia may terminate the Contract.

If the Demolition Contractor fails to meet the time constraints and has been assessed liquidated damages for two instances, the Demolition Contractor will be removed from the pre-qualified Demolition Contractors’ List for a period of one year from the date of the second infraction.

Any Demolition Contractor who is found to have non-responsive or disqualified bids will be removed from the pre-qualified Demolition Contractors’ List for a period of one year from the date of the second infraction.

Any citation given to the Demolition Contractor by the GA EPD shall be forwarded to the Contracting Officer and the GDOT State Property Manager, Demolition & Removal. The Department may terminate the contract for the Demolition Contractor based on the severity or frequency of citations or non-performance and may remove the Demolition Contractor from the pre-qualified Demolition Contractors’ List for a period of one year from the date of the second infraction.

The State of Georgia may cancel, terminate, or suspend the Contract in whole or in part wherein it is determined by the State that the Demolition Contractor is in violation of the Technical Specifications. Additionally, The Demolition Contractor may also be removed from the pre-qualified Demolition Contractor’s List if the Demolition Contractor is determined to be in violation of this Contract.
GEORGIA DEPARTMENT OF TRANSPORTATION
CERTIFICATE OF COMPLIANCE

Project Number: ________________________________ Parcel No.: ________________________________

Contract Price: $________________________ P.O. No.: ________________________________

This is certifying that all DEMOLITION was completed in compliance with all Federal and State Regulations as specified and materials that were on the above referenced project were removed and disposed in compliance with all terms and conditions of the Contract.

When asbestos-containing materials have been abated as part of the Contract, this is to further certify that all ASBESTOS -CONTAINING AND CONTAMINATED MATERIALS and other hazardous materials were removed and disposed in compliance with all Federal and State Regulations as specified.

Company: ________________________________

Owner or Authorized Representative: ________________________________

Title: ________________________________

Date ________________________________

Note: Upon completion of the work, submit this completed form, along with copies of Waste Shipment Records, Manifests, Purchase Order, and Invoice to the Site Inspector and request that the Site Inspector perform a final inspection of the site.