

MST/TAMC Fort Ord Abatement & Demolition Specifications

Prepared for: Monterey Salinas Transit (MST)

Site: Buildings T-2058, T-2060, T-2061, T-2062, T-2063, T-2064, T-2065, T-2071, Marina, California

S Tech Project: 21087

June 22, 2021

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1.0 Project Contacts

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Monterey-Salinas Transit District (MST) & Transportation Agency for Monterey County (TAMC)

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2.0 Project Documentation

In addition to this document and the MST/TAMC bid documentation, contractor will refer to the following project related documents to complete the scope of work:

- S Tech Consulting, Hazardous Building Materials Assessment Report for Building T-2058 (Project 21014, February 22, 2021)
- S Tech Consulting, Lead Waste Characterization Report (Project 21040, March 23, 2021)
- S Tech Consulting, Limited Asbestos Survey Report, Buildings 2060 and 2061- Under-slab Insulation (Project 21087-4, May 17, 2021)
- Vista Environmental Consulting Pre-Renovation/Demolition Hazardous Materials Survey Report for Buildings T-2060, T-2061, T-2062, T-2063, T-2064, T-2065, T-2071 (Project 191221001, June 11, 2019)
- Pacific Crest Engineering Lead-Contaminated Soil Removal Specification
- Whitson Engineers Temporary Water Pollution Control 015723.00 Section 015723
- Whitson Engineers Storm Water Pollution Prevention Plan (SWPPP) for buildings T2058, T2061-T2065, T2071 demolition
- Whitson Engineers Hydroseed Specification 329200
- TAMC Underground Utility Plan - For reference only, Contractor to submit utility locating requests.

3.0 - Building Summary

The project consists of the hazardous building materials removal, demolition, and lead contaminated soil remediation of eight, Fort Ord era military buildings. The buildings include:

T-2058: Wood structure

T-2060-2065: Six attached structures varying in construction style from wood framed to concrete and CMU.

T-2071: Concrete structure.

Table 3.1				
Fort Ord Building	APN	Former Usage	Owner	Approximate Area (SF)
T-2058	031-221-005-000	Office / Storage Building	MST	10,128
T-2060	031-221-003-000 Attached Structures	Cold Storage	TAMC	15,542
T-2061		Meat Cutting	TAMC	10,700
T-2062		Warehouse	TAMC	3,600
T-2063		Warehouse	TAMC	31,223
T-2064		Support / Storage Building (Partially Collapsed)	TAMC	11,218
T-2065		Warehouse	TAMC	18,876
T-2071	031-221-014-000	Warehouse	TAMC	9,504

4.0 - General Conditions

1. Refer to the MST bid documents for general requirements for contract work with MST. This document is specific to the abatement and demolition scopes of work.
2. Contractor is responsible for filing all permits and notifications necessary to complete the scope of work. Contractor responsible for all fees associated with permits and notifications.
3. Contractor is responsible for legal disposal of all wastes on this project.
4. Contractor to provide their own portable restrooms and clean-up facilities in compliance with Cal-OSHA.
5. Contractor responsible for fees and installation to install a Marina Coast Water District (MCWD) compliant back flow preventer and water meter for construction water usage.
6. Contractor responsible for construction water costs. Adequate water must be used to remain in compliance with Monterey Bay Air Resources District (MBARD) requirements for use of wet methods during asbestos abatement (Rule 424) and no visible emissions during demolition (Rule 439).
7. Contractor to provide their own power. There is NO power at the site.
8. Contractor to install temporary fencing around all unfenced perimeters of the demolition limits.
9. Contractor is responsible for their own security. MST/TAMC is not responsible for theft or vandalism which may occur onsite.
10. Contractor responsible for submitting a utility locating ticket for the identification and protection of any live utilities
11. Contractor responsible for traffic control and job site safety related to their activities.
12. Selected contractor and all sub-contractors will attend a pre-construction meeting with MST/TAMC, S Tech Consulting (Environmental Consultant), Pacific Crest Engineering (Soils Consultant), Whitson Engineers (SWPPP), and representatives of the Monterey Bay Air Resources District (MBARD).
13. Contractors responsible for SWPPP compliance in accordance with the Whitson Engineers SWPPP and Temporary Water Pollution Control specification.
14. Contractor responsible for proper housekeeping of their work areas during the performance of their scope of work. MST/TAMC expect a clean job-site to be maintained at all times.

5.0 - Hazardous Building Materials Removal

1. Contractor responsible for the abatement and legal disposal of all hazardous building materials and contents associated with the structures in the scope of the demolition. Contractor will refer to the S Tech Consulting, Hazardous Building Materials Assessment Report for Building T-2058 (Project 21014, February 22, 2021), S Tech Consulting Limited Asbestos Survey Report for Concrete Coring in Building 2060 & 2061. Vista Environmental Consulting Pre-Renovation/Demolition Hazardous Materials Survey Report for Buildings T-2060, T-2061, T-2062, T-2063, T-2064, T-2065, T-2071 (Project 191221001, June 11, 2019), and S Tech Consulting Lead Waste Characterization Report (Project 21040, March 23, 2021) for all materials in their scope of work and their respective Cal-OSHA, MBARD, and DTSC classifications.
2. Asbestos abatement to be performed by a current State of California C22 Licensed Asbestos Abatement Contractor who is registered with the Division of Occupational Safety & Health (DOSH) for asbestos removal. A copy of the contractor's C22 license and DOSH registration will be submitted to the Certified Asbestos Consultant (CAC) prior to beginning the project.
3. All workers shall have current training certificates, medical releases, and respiratory fit tests to legally perform asbestos and lead related work. The documentation will be submitted to S Tech Consulting prior to mobilizing and will be updated as necessary throughout the project.

5.0 - Hazardous Building Materials Removal - continued

4. All environmental related remediation work and disposal of hazardous wastes will be conducted in compliance with Cal-OSHA, MBARD, DTSC and all other applicable Federal, State, and Local requirements.
5. The contractor will have an exposure assessment program in-place for asbestos and lead, as required by Cal-OSHA. Personal air sampling of the contractors employees will be the responsibility of the contractor and will be conducted as per Cal-OSHA requirements. Perimeter sampling and clearance inspections will be provided by S Tech Consulting and paid for by MST/TAMC.
6. The buildings are in disrepair and have been vandalized, with varying levels of damage, contents and debris present. Contractor is responsible for pre-cleaning and content disposal in all buildings, except where add-alternate pricing is requested (2063 & 2065), to allow for the establishment of proper negative pressure enclosures (NPE) to conduct hazardous materials abatement work. Where materials containing asbestos are commingled with non-asbestos debris, the debris may be considered asbestos contaminated and, if so, handled and disposed of accordingly.
7. In compliance with MBARD Rules 424 and 439, adequate wet methods will be used during any asbestos or lead related work to ensure no visible emissions.
8. All materials containing asbestos, lead, or designated as Universal Wastes/Hazardous Contents will be handled and disposed of in compliance with all Federal, State, and Local requirements. Waste manifests will be signed by representatives of the MST/TAMC. Note, waste generated from building 2058, must be manifested separately from the other buildings, due to different ownership (MST).
9. All painted building components designated as RCRA and California, Non-RCRA Hazardous lead wastes will be correctly handled and legally disposed of to remain in compliance with DTSC disposal requirements. Waste manifests will be signed by representatives of MST/TAMC. **Where elevated lead has been identified, deconstruction work must occur in a manner which prevents further deposition of lead particulate into the soil. Proper engineering controls must be implemented to ensure lead-safe work practices are maintained at all times. Contractor shall submit a work plan to Pacific Crest Engineering demonstrating how they plan to conduct this task.**
10. Upon completion of hazardous building materials removal in each building, S Tech Consulting will visually inspect each completed work area. The visual clearance inspection will be to confirm all materials identified in the hazardous building materials reports have been removed and the work areas are free of any visible debris. Should the visual inspection fail clearance criteria, the contractor will be required to perform corrective action, which will be followed by additional inspection. The buildings will not be released for the next task until the clearance inspection passes.

6.0 - Demolition

1. Demolition contractor will be have a current C-21 license with the State of California Contractors State License Board.
2. Contractor responsible for clearing/grubbing and legal disposal of vegetation, including trees and stumps, to a minimum of ten feet around the building perimeters, to allow for environmental and demolition related work to occur. Vegetation removal must be conducted in a manner to avoid disturbance or spreading of lead contaminated soil (where applicable). Prior to any tree removal occurring, contractor to confirm status of the City of Marina tree removal permit with MST/TAMC.
3. Adequate water will be used at all times to ensure no 'visible emissions' to comply with MBARD Rule 439.
4. Contractor responsible for the demolition and legal disposal of all structures, including any remaining contents and attachments to the structures, listed in table 3.1 of this document. This includes the structures in their entirety, docks, ramps, steps, ladders, foundations, footings, rebar, and any insulation (above and below grade). See bid form for fee structure and add-alternate.
5. Contractor may remove asphalt around buildings only to the extent necessary to complete their scope of work. Contractor to receive permission from MST/TAMC prior to removing asphalt. Contractor responsible for disposal of any asphalt removed.

6.0 - Demolition - continued

6. Contractor responsible for the removal and legal disposal of all abandoned utility poles, fire hydrants, conductors, wires, service box equipment, meter pedestals, and bollards within the demolition limits. Prior to removal, contractor to confirm all utilities are abandoned.
7. Contractor responsible for removal and legal disposal of transformer pad at the north end of building T2065. Prior to removal, contractor to confirm all utilities are abandoned.
8. Contractor responsible for the removal of concrete slab and three sided fence and light poles on the north side of building 2071.
9. Contractor to remove and legally dispose of all lateral utilities for each building listed in table 3.1 of this document. Utilities will be removed to the edge of the building's footprint. Contractor will demarcate the termination of the utility removal for future reference by others.
10. Following the building demolition and lead contaminated soil removal, contractor to back-drag the building footprints and leave the area clean of debris and rubble greater than 3 inches in diameter. Surrounding asphalt areas will be left broom clean.
11. As per the requirements in the Whitson Engineers SWPPP, following demolition, contractor to grade slopes to 4H:1V or flatter and hydroseed all disturbed soil areas (approximately 4 acres) with a temporary erosion control seed mix. Refer to the SWPPP for specific details. The coverage is approximately:

Building 2058: 3,000 SQYD

Building 2060-2065: 15,000 SQYD

Building 2071: 2,000 SQYD

7.0 - Lead Contaminated Soil Remediation

1. Contractor to excavate and dispose of lead contaminated soil around building perimeters, in accordance with the Pacific Crest Engineering's Lead-Contaminated Soil Removal Specification. Refer to the document for specific details.

8.0 - Aerial Site Plan



CLIENT:
Monterey Salinas Transit (MST)

PROJECT:
Buildings T-2058, T-2060, T-2061, T-2062, T-2063, T-2064, T-2065, & T-2071, Marina, California

REVISIONS	DATE
2	6/4/21

DRAWN BY	DT
DATE	6/4/21

PROJECT NAME:
Site Demolition & Existing Fence Exhibit

DWG NO.	1
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SHEET NO:
1 of 1

- G Existing Gate
- Demolition Scope Limits
- Existing Fence (Approximate Locations)

NORTH →

9.0 - Non Structure, Site Demolition Items



T2058 - Trees in Demolition Limits



T2060 - Utility Pole, Box and Bollards in Demolition Limits



T2060 - Utility Pole & Wires



T2063 - Utility Poles & Wires



T2064/2065 - Utility Poles & Wires



Hydrants and Bollards



T2065 - Transformer Pad & Bollards



T2071 - Slab, Fence, and Light Poles