

# **DEMOLITION PLAN**

## **Jackson County Engineering**

**3062 Clary Road, Jackson, Ohio**



Prepared For:

Jackson County Economic Development Partnership  
920 Veterans Drive, Suite A  
Jackson, Ohio 45640

Prepared By:

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## **1.0 INTRODUCTION**

Tetra Tech Inc. (Tetra Tech) has been tasked by the Jackson County Economic Development Partnership (JCEDP) to develop a demolition plan for the Jackson County Engineer's Office property in Jackson County, Ohio (Subject Property), see Figures 1 and 2. JCEDP plans to demolish two buildings on the Subject Property. The following includes a brief description of the Subject Property buildings and scope of work for the demolition activities.

This Demolition Plan provides a brief background about the project, a brief description of the Subject Property and its history (Section 2.0), an explanation of the Bidding Process (Section 3.0), and a description of the requested Scope of Work (Section 4.0).

### **1.1 BACKGROUND**

Tetra Tech was contracted by JCEDP to perform a Pre-Demolition Asbestos Containing Materials (ACM) survey, which was conducted by SRS Environmental Services (SRS) on August 30, 2022. The objective of that survey was to identify ACM that may will require proper management, removal, and disposal prior to conducting demolition activities.

As part of a separate contract, the friable ACM will be properly abated by an appropriately certified firm and prior to the initiation of demolition activities identified in this scope of work.

## **2.0 SUBJECT PROPERTY DESCRIPTION AND HISTORY**

The Jackson County Engineer's Office property is in Jackson, Jackson County, Ohio (see Figure 1). The asbestos survey included two buildings that are metal barn structures. The smaller barn is one story, and approximately 2,500 square feet. The second barn is a two-story barn with a basement and is approximately 7,000 square feet (excluding the basement). The basement of the larger barn was flooded with several inches of water at the time of the asbestos inspection in August 2022. The barns are both constructed of metal sides and roofs with concrete floors.

### 3.0 BIDDING PROCESS

The following sections describe the bidding process. Note that due to the nature of the Subject Property ALL prospective BIDDERS must be currently an Ohio-registered demolition Contractor. **Also note that this is a prevailing wage project.**

#### 3.1 PRE-BID SITE WALKTHROUGH

A mandatory Subject Property walkthrough is scheduled for **Thursday May 4, 2023, at 2:00PM** Eastern Standard Time (EST). Following the property walkthrough, the property will remain open to Contractors for further inspection until 4:00 PM EST. An JCEDP representative must escort the potential Contractors on the premises at all times. This will be the only opportunity Contractors will have on the property. Any questions must be submitted by Tuesday, May 9<sup>th</sup>, 2023 via email to Matthew Wagner at Tetra Tech ([matthew.wagner@tetrattech.com](mailto:matthew.wagner@tetrattech.com)) as the Owner's Consultant, with a copy to Sam Brady, the Executive Director of the Jackson County Economic Development Partnership (JCEDP) ([sam.brady@jacksoncountyohio.com](mailto:sam.brady@jacksoncountyohio.com)) who is supporting the JCEDP with this project. Questions will be answered via an addendum to be issued by approximately Wednesday, May 10, 2023.

#### 3.2 BID SUBMITTAL DEADLINE

All bids are due to the JCEDP no later than 5:00 PM EST Friday, May 12, 2023. You may submit your completed bid package in the following manner:

Electronic mail (email) a copy of your bid to Tetra Tech at [matthew.wagner@tetrattech.com](mailto:matthew.wagner@tetrattech.com) as the Owner's Consultant, with a copy to JCEDP at [sam.brady@jacksoncountyohio.com](mailto:sam.brady@jacksoncountyohio.com).

Contractors shall submit the Bid Form found in Appendix A of this document, along with certificates of insurance, and a proposed schedule.

#### 3.3 PROJECT AWARD DATE

The anticipated project award date is scheduled for approximately May 19, 2023. An email message to all Contractors submitting on this project shall be sent alerting them to the project award.

## **4.0 SCOPE OF WORK**

The Contractor responsibilities and scope of work for demolition are as follows:

1. Pre-Planning and Notifications
2. Disconnection of utilities
3. Demolition of buildings
4. Proper removal and off-site disposal of debris
5. Site Completion

The following sections provide more detailed information about these items.

### **4.1 PRE-PLANNING & NOTIFICATIONS**

The demolition Contractor will be notified when asbestos-containing materials (ACM) are abated prior to demolition of the two buildings. A copy of the asbestos abatement and inspection report will be provided to the demolition Contractor prior to planned demolition of the buildings.

Tetra Tech (Owner's Consultant) will oversee the demolition activities, record observations, and ensure health and safety practices are followed. If additional suspect ACM are discovered during demolition activities, work will stop, and Tetra Tech personnel will notify JCEDP. Upon authorization, the Tetra Tech Ohio-licensed Asbestos Hazard Evaluation Specialist will sample the materials and submit for laboratory analysis. Upon receipt of results, Tetra Tech will either inform the demolition Contractor they can proceed with demolition or coordinate with the ACM Abatement Contractor to have the identified materials properly removed and disposed of.

The recycling and disposal facility receiving the demolition debris must be identified to ensure it can receive it and to check for any restrictions or special requirements they have for the waste.

#### **4.1.1 Permits**

The selected Contractor will be responsible for acquiring appropriate permits from the city, county, and other agencies, as required.

#### **4.1.2 Notifications**

The demolition Contractor shall submit a *Notification for Demolition and Renovation* form to Ohio EPA, Division of Air Pollution Control at least 10 working days prior to demolition start date of any regulated structure (public, commercial, and in some cases residential). Tetra Tech (Owner's Consultant) will provide a copy of the asbestos inspection report and any abatement documentation for completion of the notification form.

#### **4.2 DISCONNECTION OF UTILITIES**

The demolition Contractor shall coordinate with JCEDP to schedule utility disconnects for water, sanitary sewer (if present), and natural gas (if present). The utility lines will be capped at the main line.

#### **4.3 DEMOLITION OF STRUCTURE**

Demolition will be performed by an Ohio-registered demolition Contractor. Demolition will proceed as follows:

- Demolition will proceed by use of excavators equipped with concrete breakers, grapples, and other modern hydraulic demolition tools and attachments.
- General building/structure demolition will not interfere with or encroach upon surrounding pedestrian and vehicular traffic during normal activities.
- The Contractor shall provide fencing around the project area and will work within the confines of that fencing, whenever possible.

Upon completion of demolition, all demolition debris will be handled as construction demolition debris by the demolition Contractor and properly recycled, when possible.

#### **4.4 SITE COMPLETION**

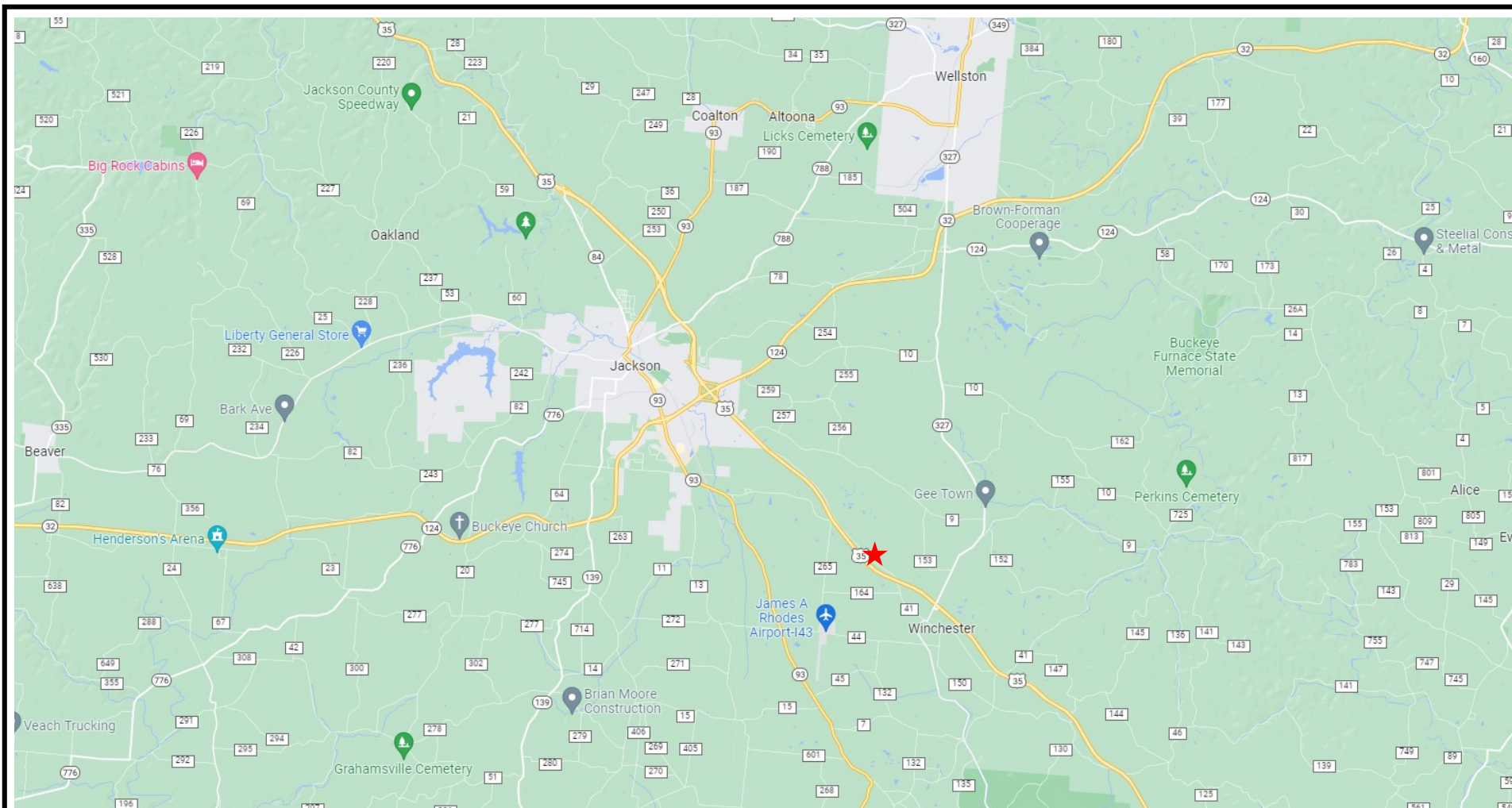
Following demolition, excavations, holes, or depressions will be backfilled and graded with earthen soil. The Contractor shall then apply grass seed and straw to the work area.

#### **4.5 DISPOSAL OF DEBRIS**

The demolition Contractor will be responsible for determining and complying with applicable requirements for sealing material in leak-tight wrapping, securing loads while in transit, and ensuring that each truck has a solid tailgate made of metal. The Contractor will also ensure that all material is kept adequately wet during loading, transportation, and disposal of the material. The demolition Contractor shall follow guidance provided in OAC 3745-400 for disposal and beneficial use of construction and demolition debris.



## **FIGURES**



★ Subject Property location



Source: Google Maps



**FIGURE 1**  
Site Location  
3062 Clary Road  
Jackson, OH 45640





— Approximate site boundary

Source: Google Pans



**FIGURE 2**  
Site Layout  
3062 Clary Road  
Jackson, OH 45640





- IA-1: Large 2-story barn
- IA-2: Small 1-story barn
- IA-3: Parking lot fill
- IA-4: Former tank pit 3
- IA-5: Sitewide groundwater / Approximate site boundary



**FIGURE 3**  
 Identified Areas  
 3062 Clary Road  
 Jackson, OH 45640

**APPENDIX A  
BID FORM**

## CONTRACTOR BID FORM

All bids should be listed as a firm fixed price unless otherwise noted. The bid includes a base bid for the Building Demolition.

All Contractor bidders are required to fill out and submit bids in the format shown in **Table 1** and for the line items they are bidding on. Please note that each bid is intended to be stand alone cost estimate for the contractor, meaning the Jackson County Economic Development Partnership (JCEDP) may choose to select separate firms for the hazardous materials abatement and building demolition:

**Table 1**

### Base Bid

Bid Options	Lump Sum Price Per Line Item
Base Bid - Building Demolition <sup>1</sup>	

Notes:

- 1 The price should be an all-inclusive lump sum price for proper removal and disposal of these materials per the Demolition Scope of Work provided as part of this solicitation, including any salvage items for the Historical Society. This is a prevailing wage project.

If additional demolition activities or a reduced scope of work are encountered, the Contractor completing this project will be compensated or have a deduction from their fixed price bid on a per unit price basis. Unit prices for each item should be provided for removal and disposal if additional demolition activities or quantities are encountered. These unit prices should be all-inclusive, with the assumption that these additional quantities will be removed during the same mobilization as the original scope of work. Prior to any removal of additional materials or quantities, Tetra Tech should be notified so an agreed upon quantity of additional materials to be removed can be established. Or, if a new suspect material is encountered Tetra Tech will sample the material to determine its hazard.

**Prime Contractor (Who is solely responsible for any team subcontractors in the execution of this project and presented bid price for each item in this Bid Form).**

Submitted By:

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Printed Company Name

**Additional Team Subcontractors (If Applicable)**

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Printed Company Name

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Printed Company Name