

DEPARTMENT OF GENERAL SERVICES
PROJECT MANUAL
FOR
GRINDER HOUSE INTERIOR DEMO
SMALLWOOD STATE PARK
CHARLES COUNTY, MARYLAND
FOR THE
MARYLAND DEPARTMENT OF NATURAL RESOURCES
PROJECT NO. P-030-170-010

June 2, 2020

Project Cost Classification A

**"Minority Business Enterprises are Encouraged
to Respond to this Solicitation Notice"**

STATE OF MARYLAND

Department of General Services
Ellington Churchill, Jr., Secretary
301 West Preston Street
Baltimore, Maryland 21201

Board of Public Works
Larry Hogan, Governor
Peter Franchot, Comptroller
Nancy K. Kopp, Treasurer

DIVISION 0 - PROCUREMENT & CONTRACTING REQUIREMENTS

- Notice To Bidders - Solicitation Fact Sheet (eMaryland Marketplace Advantage attachment)
- Instructions to Bidders for Construction Projects (March 2007) (eMaryland Marketplace Advantage attachment)

- General Conditions for Construction Contracts (July 1, 2018) (eMaryland Marketplace Advantage attachment)
- Bid Proposal Affidavit (eMaryland Marketplace Advantage attachment)
- State Funded Construction Projects – Payment of Employee Health Care Expenses (eMaryland Marketplace Advantage attachment)
- Contractors Questionnaire
- Bid Bond, *if applicable* (eMaryland Marketplace Advantage attachment)
- Minority Business Enterprise Utilization Procedures (May 7, 2019) (eMaryland Marketplace Advantage attachment)
- MBE Attachment D-1A Forms (eMaryland Marketplace Advantage attachment)
- List of Prevailing Wage Rates, *if applicable*
- Addenda, *if any* (eMaryland Marketplace Advantage attachment)
- List of Drawings
- Pre-Bid Conference/Site Visit – **Refer to: State Finance and Procurement Article §14-302(a)(7)(v) and COMAR 21.11.03.09.C.(2)(e).**

DETAILED SPECIFICATIONS

<u>Section</u>	<u>Title</u>
I	Detailed Specifications
II	Alternates and/or Unit Prices (where applicable)

DRAWINGS/ATTACHMENTS

<u>Section</u>	<u>Title</u>
III	Drawings/Attachments
	Drawing S-1 Vicinity Map

I. DETAILED SPECIFICATIONS

A. SCOPE:

1. This project consists of the Contractor providing all labor, equipment, materials, supplies, insurance, etc., necessary to remove and dispose of all hazardous materials and stabilize the structure of the Grinder Farm House located in Smallwood State Park at 2750 Sweden Point Rd., Marbury, Charles County, MD 20658.
2. The project includes, but is not limited to the following:
 - a. Building materials with >1% **Asbestos Containing Materials (ACM)** have been found in the house and will need to be properly removed and transported in accordance to the specifications and MDE regulations. Lab results are attached.

NOTE: A TCLP has been performed to test the leachable lead levels for the structures. The testing indicated that the lead levels are less than 5.0 mg/L. Therefore, any construction waste/debris associated with the house should be considered non-hazardous for lead. Any items covered with lead paint should be removed with suitable PPE in accordance with MDE requirements. Lab results are attached

- b. Disconnect all utilities. Remove and dispose of all appliances, including the range, refrigerator, hot water heater, boiler, baseboard heaters, etc.
- c. Properly remove and dispose of all plumbing fixtures, piping, and accessories.
- d. Properly remove and dispose of all materials and debris from the interior of the residence, including insulation, drywall, plaster, carpet, tile, laminate, wall panel, ceiling, and floor finishes expose the existing wall cavity and subfloor/slab.
- e. The Contractor is responsible for proper packaging, temporary storage, transport, and off-site disposal of all hazardous waste generated as the result of this project.
- f. All demolition materials shall be completely removed from State property and shall be considered property of the Contractor unless otherwise directed by the DNR Project Manager.

NOTE: The accuracy of all applicable dimensions and quantities associated with the work is the responsibility of the Contractor. All information should be confirmed by the Contractor prior to bidding. The State will not be held responsible for the Contractor's failure to do so.

B. QUALIFICATIONS OF THE CONTRACTOR:

1. The Contractor must be licensed in the State of Maryland as a General Contractor to perform work associated with this project.
2. The Contractor must have a minimum of five (5) years current and continuous experience performing similar construction projects on **structures of a similar age and method of construction.**
3. Upon request, the Contractor must supply to the Procurement Officer and DNR Project Manager a list of similar projects, which have been successfully completed by the Contractor.
4. **Companies performing asbestos removal/abatement on this project must have an asbestos abatement contractor's license. The Contractor shall conform to Asbestos Project standards set forth in COMAR 26.11.21.**
5. All workers involved in mold-related activities shall be trained as required by the OSHA Hazard Communications Standard, 29 CFR 1910.1200 on the chemical hazards that they will be exposed to on this project.

C. SITE VISIT:

1. All prospective bidders are encouraged to attend the Pre-bid conference meeting and familiarize themselves with the requirements for the project. Failure to attend the Pre-bid conference meeting, or visit the site, will not relieve the successful bidder from complying with the requirements of these specifications at no additional cost to the State.
2. Please contact the Facility Manager, by calling (301) 743-7613 prior to any site visit, other than the Pre-Bid Meeting.

D. SCHEDULE OF WORK

1. Work shall be scheduled through and approved by the DNR Project Manager and Facility Manager. The Contractor shall perform all work Monday through Friday during the normal working hours of 8:00 am to 5:00 pm. unless approved by Project Manager in writing.
2. The Contractor shall notify the DNR Project Manager seven (7) days prior to his start of work. He shall coordinate with the Project Manager and Facility Manager the dates of the Work Initiation Conference, the work, and any closures required.
3. Use of the premises by the Contractor is to be limited to specified work areas and approved storage areas.
4. Contractor shall complete the project within **60** calendar days of the Notice to Proceed.

E. STANDARDS AND CODES:

1. All work shall be performed in a top quality workmanship manner in accordance with the standards of the trade.
2. All work shall be performed in accordance with the Maryland Department of the Environment regulations.
3. The Contractor shall comply with OSHA (Occupational Safety and Health Administration) and MOSHA (Maryland Occupational Safety and Health Administration) regulations regarding construction safety and health standards throughout the duration of the Project.
4. All work shall be performed in accordance with the applicable code requirements and standards as defined by the Maryland Code Administration 2012 "Maryland Building Performance Standards" (MBPS) and the latest editions of:
 - International Building Code (IBC)
 - International Residential Code (IRC)
 - International Plumbing Code (IPC)
 - International Mechanical Code (IMC)
 - National Electric Code (NEC)
 - International Energy Conservation Code (IECC)
 - Maryland Accessibility Code (MAC)
 - National Fire Protection Association Code (NFPA)
 - Maryland Department of Transportation-State Highway Administration's (SHA) "Standards Specifications for Construction and Materials

F. METHOD OF WORK:

1. General:
 - a. All work shall be as called for in these written specifications.
 - b. The Contractor shall coordinate all work with the various trades and material suppliers in order to complete the project expeditiously and within the time limits of the contract. The sequence of events shall be left up to the Contractor.
 - c. All work shall be performed in the best and most professional manner possible by mechanics skilled in their respective trades.
 - d. The Contractor shall provide and install adequate barricades, signs, etc., necessary to insure public safety as approved by the Facility Manager.
 - e. The Contractor shall adhere to OSHA/MOSHA regulations throughout the project to insure the safety of his/her employees, state employees, and the public.

- f. The Contractor shall maintain the work site(s) in a safe, neat and orderly manner throughout the entire project. The Contractor shall take steps to prevent the accumulation of debris at the job site(s).
- g. Any work that has not been specifically mentioned, but is reasonably implied and is necessary for the safe and the satisfactory completion of the project, shall be performed by the Contractor as if specified herein.
- h. With approval of the Facility Manager, a “staging area” where materials are to be sorted may be used. This should be within the construction safety fence zoned area. This area may be used to sort materials and to cut materials to suitable size for transport.
- i. With the approval of the Facility Manager, position dumpsters. Dumpsters are to be positioned to reduce damage to grassed areas by either the dumpster or the truck that places and/or removes them and any access roads leading to the area. The Contractor shall repair any damaged areas of the site at no additional cost to the State.

2. Specifics:

- a. Provide and install orange PVC type construction safety fence around areas of demolition and debris removal. Site access, material storage, vehicles, etc., must be kept within this area.
- b. With approval of the Facility Manager, a “staging area” where materials are to be sorted may be used. This should be within the construction safety fence zoned area. This area may be used to sort non-hazardous materials and to cut non-hazardous materials to suitable size for transport.
- c. Prior to any demolition, the contractor shall ensure that all utilities are turned off.
- d. The results of laboratory analysis indicates the presence of Asbestos Containing Material (ACM) amounts greater than 1% by weight [$>1\%$]. Reference the attached laboratory test results for a detailed breakdown.
 - i. All abatement shall be performed in accordance to the Occupational Safety and Health Administration (OSHA) Construction Asbestos Standard, 29 CFR 1926.1101; as well as the Environmental Protection Agency (EPA) Asbestos NESHAP, 40 C.F.R., Part 61, Subpart M.
 - ii. All Regulated Asbestos Containing Material (RACM) and ACM greater than 1% by weight [$>1\%$] shall be removed by a licensed asbestos abatement contractor.
 - iii. The Contractor shall be required to submit “Form 259-PC” to The Maryland Department of the Environment (MDE). This form must be approved prior to any demolition or abatement work.

- e. The following materials were found to be ACM. Reference the attached laboratory test results for a detailed breakdown.
 - i. Grey Floor Tile and Black Mastic – 450 sf
 - ii. Red Floor Tile and Black Mastic – 450 sf

- f. **Submittals** – Prior to any demolition or asbestos abatement, the following information shall be submitted for review, and be approved by the DNR Project Manager:

ACM >1%
 - A copy of the abatement contractor's license;*
 - A copy of the approved MDE Form 259-PC;*
 - A description of how all ACM and RACM materials will be abated and removed from the building / site;*
 - A description of how materials will be transported and stored on site;*
 - A description of the method to be used to transport waste material off site; and*
 - The location of the dump site with copies of all disposal tickets*

- g. Properly disconnect, remove, and dispose of all existing appliances including the range, refrigerator, boiler, hot water heater, etc.

- h. Properly remove and dispose of all electrical conduit, receptacles, switches, fixtures, etc., and associated wiring back to panel.

- i. Cap the existing main supply/waste lines and protect from damage.

- j. Properly remove and dispose of all plumbing fixtures, associated supply/waste piping, and accessories.

- k. The contractor shall carefully remove the following items and return them to the facility manager for storage. Every precaution should be taken to ensure the material is removed intact without further damage.
 - i. Baseboards on both walls of the straight run of the staircase.
 - ii. Trim on doors and windows on front wall of house on the first level.
 - iii. Door frame and transom on the second level at the top of the staircase.

- l. The contractor shall carefully remove and dispose of all drywall, plaster, insulation, trim, finishes, etc., to expose masonry walls.
- m. Remove and dispose of wood floor finish, underlayment, etc., down to the concrete slab on the first level of the residence.
- n. The contractor shall be responsible to remove all excess materials and debris associated with this project from State property unless otherwise noted in these specifications.
- o. Return the interior and exterior of the site to its pre-construction condition. The interior shall be left in a "broom swept" condition.

G. WARRANTY AND GUARANTEE:

1. The Contractor must fully guarantee the work covered under this contract for a period of two (2) years from the date of acceptance against defects in materials and workmanship.
2. Any defects found within the two (2) year warranty period shall be promptly repaired or replaced by the Contractor at no additional cost to the State.
4. Acceptance by the DNR Project Manager of any procedures, materials, workmanship, or final product shall not relieve the Contractor of his contractual requirements.
6. All work is subject to the inspection and approval of the DNR Project Manager.

H. GENERAL REQUIREMENTS:

1. The Contractor shall make his own arrangements at his own expense, coordinating with the Facility Manager and the DNR Project Manager, for storage of materials and any construction yard he may require to execute this project.
2. Deviation from the manufacturer's instructions or this specification will not be acceptable.
3. The Contractor shall take all necessary precautions and measures to protect all properties from damage. The Contractor shall repair all damage caused by this project to all public and private property including roads, walks, curbs, utilities, trees, shrubs, plantings, etc., and leave the property in good condition and/or at least equivalent to the condition found.
4. The Contractor shall make arrangements to acquire any temporary utility service which may be required to perform this contract. Any expenses incurred must be paid by the Contractor.

5. The Maryland Dept. of Natural Resources “Instructions to Bidder for Construction Projects” and “General Conditions” are hereby made part of these specifications.
6. All work shall be coordinated with the Facility Manager and DNR Project Manager during the work initiation meeting.
7. The complete project is subject to the inspection and approval by the Department of Natural Resources and the Department of General Services.

I. METHOD OF BIDDING:

See Section V “Alternates and Unit Prices” for additional bidding requirements.

J. METHOD OF PAYMENT:

- i. Payments shall be made in accordance with “Instructions to Bidder for Construction Projects” and “General Conditions”.
- ii. After satisfactory completion of the work the Contractor shall submit an invoice to the DNR Project Manager for processing and payment.

II. ALTERNATES AND UNIT PRICES

A. ADD ALTERNATES:

None

B. UNIT PRICES:

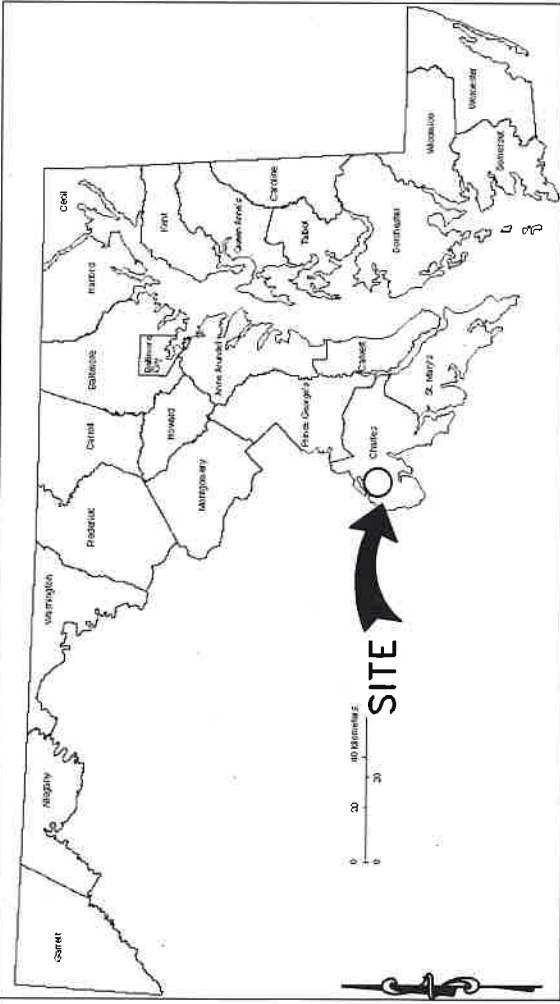
None

III. DRAWINGS

The following drawings are attached and should be considered part of these specifications as if specified herein:

Drawing S1

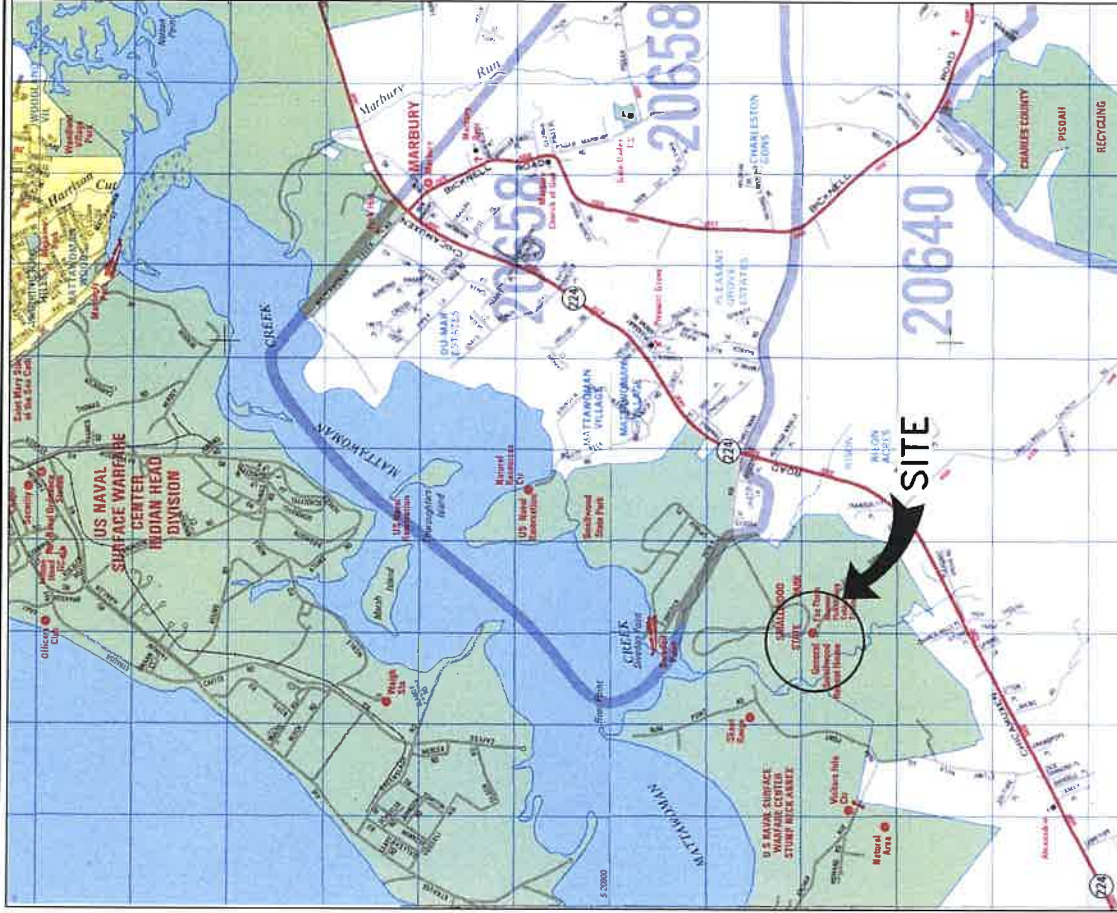
Vicinity Map



STATE MAP
SCALE: N.T.S.



VICINITY MAP
SCALE: N.T.S.



LOCATION MAP
SCALE: N.T.S.

The ADC map image was provided by Kappa Map Group, 6198 Butler Pike, Blue Bell, PA 19422. All rights reserved. This publication may not be reproduced, in whole or in part, in any form or by any means, without written permission of the copyright owner.



MARYLAND
DEPARTMENT OF
NATURAL RESOURCES

GRINDER HOUSE INTERIOR DEMOLITION

SMALLWOOD STATE PARK
2750 SWEDEN POINT ROAD
MARBURY, MARYLAND 20658