



PROJECT MANUAL

Renovate the South Pier & Demolish the Loading Dock

St. Clement's Island
St. Mary's County

Project Number: P-062-250-010

March 11, 2025

For the State of Maryland
Department of Natural Resources
Engineering and Construction Division
Josh Kurtz, Department Secretary

State of Maryland
Board of Public Works
Wes Moore, Governor
Brooke E. Lierman, Comptroller
Dereck E. Davis, Treasurer

TABLE OF CONTENTS

- I. Detailed Specifications
 - A. Scope
 - B. Qualifications of the Contractor
 - C. Site Visit
 - D. Schedule of Work
 - E. Standards and Codes
 - F. Materials and Supplies
 - G. Method of Work
 - H. Specific Requirements
 - I. Warranty and Guarantee
 - J. General Requirements
- II. Alternates, Unit Prices, and Allowances
- III. Drawings & Attachments

I. DETAILED SPECIFICATIONS

A. SCOPE:

1. This project consists of the Contractor providing all labor, equipment, materials, supplies, insurance, etc., necessary to renovate the South Pier (T-Head pier) and completely remove the Loading Dock ruins at St. Clements State Park in St. Mary's County.
2. The proposed project shall include but is not limited to the following:
 - a. On South Pier, adjacent stairs, and platform. - Remove and replace all timber decking, stringers, beams, cross bracing. Replacement of damaged/deteriorated pilings shall be done under **Unit Price #1**.
 - b. At location of destroyed Loading Pier – Pull pilings, collect debris, and remove all remnants from the island. Dolphin piles are to remain.
 - c. Site restoration and stabilization, including all needed fill, rough grading, topsoil, and final grading; and establishment of vegetative cover (grass seed) at all work-related, site disturbances.
 - d. Clean up and dispose of all construction materials off of State property.

B. QUALIFICATIONS OF THE CONTRACTOR:

1. **The Contractor shall be licensed in the State of Maryland and be an approved Maryland of the Environment (MDE) registered marine contractor to perform work associated with this contract.**
2. The Contractor shall have a minimum of five (5) years of experience performing construction work of a similar nature.
3. Upon request, the Contractor shall supply to the DNR Project Manager a list of similar projects which have been successfully completed by the Contractor.

C. SITE VISIT:

1. The Pre-Bid meeting will be held on site. All attendants are to meet at the St. Clement's Island Museum pier at 9:45 AM to ride the ferry to the island. The address is 38370 Point Breeze Road, Coltons Point, MD 20626. It is advised that you arrive early as you will need to enter the museum and sign a safety waiver prior to riding on the public ferry to the island. The ferry will leave the dock at 10:00 AM. This meeting and site visit is dependent on the weather and may be cancelled at the last minute. This will not extend the bid due date.

2. The St. Clement's Island Museum runs a public ferry to the island 7 days a week.
3. All prospective bidders are encouraged to visit the site on their own to familiarize themselves with the requirements for the project. Failure to visit the site will not relieve the successful bidder from complying with the requirements of these specifications at no additional cost to the State.

D. SCHEDULE OF WORK:

1. Work shall be scheduled through and approved by the DNR Project Manager and Park Manager. The Contractor shall perform all work Monday through Friday during the normal working hours of 7:00 am to 5:00 pm., unless approved by the Project Manager in writing.
2. The Contractor shall notify the Project Manager seven (7) days prior to his start of work. He shall coordinate with the Project Manager and the Park 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. The Contractor will be responsible for securing any equipment and/or materials left at the site during non-work hours, without any reimbursements from the State.
4. The contract shall be for a period of a hundred and twenty (120) days.

E. STANDARDS AND CODES:

1. All work shall be performed in accordance with the latest edition of applicable building codes.
2. All work and materials shall be installed in strict compliance with manufacturer's specifications.
3. The Contractor shall adhere to OSHA/MOSHA regulations throughout the project to ensure the safety of their employees and state workers.
4. The Contractor shall conform to all relative Department of the Army and U.S. Coast Guard regulations.
 - a. The Contractor shall display signal lights and conduct his/her operations in accordance with the General Regulations of the Department of the Army and of the Coast Guard. Governing lights and day signs to be displayed by towing vessels, dredges, and vessels engaging in laying cables or pipes. Lights shall be displayed vessels of more than 65 feet in length moored or anchored in the channel, and the passing of other vessels of floating plants working in un-navigable channels.

- b. The Contractor shall properly mark hazards and obstructions in accordance with Coast Guard regulations. The barges, boats, and equipment shall be secured and away from normal operations at the end of each day.
- c. DNR will not undertake to keep the area free from vessels or other obstructions, except to the extent of such regulations, if any, as may be prescribed by the Secretary of the Army, in accordance with the provisions of Section 7 of the River and Harbor Act approved the 8th of August, 1917. The Contractor will be required to conduct the work in such a manner as to obstruct navigation as little as possible, and in case the Contractor's plant so obstructs the waterway as to make it difficult or endanger the passage of vessels, said plant shall be promptly moved on the approach of any vessel to such extent as may be necessary to afford a practicable passage.
- d. Should the Contractor, during the progress of the work, lose, dump, throw overboard, sink or misplace any material, plant, machinery or appliance, which in the opinion of the State may be dangerous to or obstruct navigation, the Contractor shall recover and remove the same with the utmost dispatch. The Contractor shall give immediate notice with description and location of such obstructions until the same are removed. Should the Contractor refuse, neglect or delay compliance with the above requirements, such obstructions may be removed by the State and the cost of the removal may be deducted from any money due or to become due to the Contractor, or may be recovered under his bond. The liability of the Contractor for the removal of a vessel wrecked or sunk without fault or negligence shall be limited to that provided in Sections 15, 19 and 20 of the River and Harbor Act of March 3, 1899.

F. MATERIALS AND SUPPLIES:

- 1. General
 - a. All materials shall be as specified or approved equal as determined by the Project Manager.
 - b. The Contractor shall be responsible for the coordination, off-loading and proper storage of all materials and supplies up until the time of final inspection. All materials shall be stored on an off-shore barge at the contractor's expense and responsibility. Timber labels shall be accessible, intact and legible. No materials are permitted to be stored on St. Clements Island State Park. The Contractor shall retrieve any materials, lumber or otherwise, should they fall into the waterway. Any material or equipment that is stored on the island is the sole responsibility of the contractor and must be properly identified to provide safety to the public visitors. DNR does not guarantee the safety of any material or equipment that is stored on the island overnight.

- c. All materials shall be stored up off the ground surface and should be protected from the weather with a waterproof covering. Any special storage instruction required by the material manufacturer shall be performed by the Contractor or as if specified herein.
- d. Any materials or supplies which have not been specifically mentioned but are necessary for the complete, safe and satisfactory completion of the project shall be provided by the Contractor as if specified herein.

2. Pier Timber

NOTE: Timber treatment identified in these specifications take precedence over any treatment identified on Attachment A.

- a. All timber shall be Southern Yellow Pine unless otherwise approved by the State. Timber shall be free from all defects that will impair its strength and durability. All timber shall comply with the following specifications;
 - i. All timbers, dimensional lumber, and boards shall be graded and carry an identifiable grade mark in accordance with the Grading Rules of the Southern Pine Inspection Bureau. The in-place length of lumber shall be as shown on *Attachment A*, unless otherwise noted herein.
 - ii. All lumber to be Grade No. 1 Dense, SYP, moisture content less than or equal to 19%, Fb = 1,500 psi minimum before treatment and surfaced on surfaced four sides (S4S).

3. Pier Treatment

- a. All lumber shall conform to the latest American Wood Preservers Association (AWPA) Standard U1 with a minimum sapwood penetration of 85%. All lumber shall be pressure treated with the following levels of preservatives as indicated:
 - i. All timber pilings shall be treated with Chromated Copper Arsenate, Type C (CCA-C) preservative to a final net retention of no less than 2.5 pounds per cubic foot.
 - ii. All structural timber including, but not limited to, beams, stringers and cross bracing shall be treated with CCA-C preservative to a final net retention of no less than 1.5 pounds per cubic foot.
 - iii. All posts and railing for the Observation Deck shall be treated with Micronized Copper Azole, Type C (MCA-C) or Copper Azole, Type C (CA-C) preservative to a final net retention of no less than 0.15 pounds per cubic foot.

- iv. All decking boards shall be treated with a MCA-C or CA-C preservative to a final retention of no less than 0.15 pounds per cubic foot.
- v. The methods of application shall conform to AWWA Standards U1 for marine piles and lumber subject to marine borer exposure.
- vi. The penetration requirements shall be as per AWWA Standards U1.
- vii. To ensure proper fixation of the preservatives, the treated timber shall remain at the treatment plant a minimum of three (3) days prior to shipment or use.
- viii. In general, treated lumber shall be bundled and branded or tagged after treatment for identification. Lumber shall be tagged with the following information: the supplier's brand, plant designation and date.

NOTE: Timber treatment requirements identified in these specifications take precedence over requirements outlined on Attachment A.

4. Pier Materials Certifications

- a. Prior to delivery of materials to the construction site, the Contractor shall supply to the State or its agent, the following certifications:
 - i. A notarized Certificate attesting to the fact that all timber meets the requirements of the Plans and Specifications as to species, grade, strength, finish, and size.
 - ii. A notarized Certificate of Treatment from the supplier indicating that all timber meets the Specifications as to type of preservative used, method of application and final net retention by assay in pounds per cubic foot. The Certificate shall include the number of pieces involved and their description. Accompanying the Certificate shall be a copy of the Charge Report and a copy of the chart obtained from the combination recorder. A date shall be shown when the gauges and recorder were certified by a particular inspection agency.

5. Pier Hardware

- a. All hardware to be used for the construction shall be manufactured from good, commercial quality material and shall meet the minimum requirements of the following specifications.
 - i. A notarized Certificate indicating that all hardware (bolts, washers, etc.) meet these Specifications as to the galvanizing and steel type. The

certificate shall list the materials in detail.

- b. Screws shall be used to secure new decking boards.
 - i. Decking screws shall be Simpson Strong-Drive, SDWS timber screws, #10 x 4", or approved equal. Contractor to follow manufacturer's recommendation for screw spacing.
 - ii. Contractor to submit the screw's material and type for as a submittal for State's review and approval.
 - c. Bolts shall be hot forged with hexagonal heads and meet ASTM specification A-307 for Grade A steel.
 - d. Nuts shall be hexagonal heads and meet ASTM specification A-307 for Grade A steel.
 - e. NYDD Washers and Standard Cut Washers shall be fabricated from a commercial grade steel and shall conform to ASTM Specification Designation F844-83 with the exception that galvanizing shall be as outlined in these specifications.
 - f. Screws, spikes, bolts, and similar fastenings shall be furnished and placed as required. Where information is not given on the Plans, the type and size of the fastenings shall be such as to draw the members into place and securely hold them in position.
 - g. Spikes and other parts coming under the heading of "Hardware" shall be composed of carbon steel and shall meet the requirements of Federal Specifications FF-N-105.
 - h. All of the above hardware shall be hot-dipped galvanized in accordance with ASTM designation A-153. The zinc coating shall be Class A and a minimum of 2.0-ounces of zinc per square foot of hardware surface.
 - i. Threads on all threaded fasteners shall be of the rolled or cut type. All threads shall be cut prior to being galvanized.
6. Pier Miscellaneous Materials
- a. Water-borne preservative solution for the treatment of field cuts, trimmed areas, and holes for CCA, MCA and CA treated lumber only, shall meet the requirements of AWPA M4 (latest edition), Standard for the Care of Preservative-Treated Wood Products.
 - b. All field cuts and trimmed areas shall be given a treatment of an approved

waterborne preservative solution prior to assemble. The preservation treatment shall meet the specified requirements.

- c. Field Coatings: After all hardware is installed, all field cuts shall be scraped and brushed clean and given two coats of ZINC-X as manufactured by INSL-X Products Corporation, Stony Point, New York, or an approved equal. All coatings shall be in accordance with the Manufacturer's specifications.
 - d. Asphalt roofing cement for coating all exposed hardware shall be high grade, waterproof cement, easily spread by trowel to 1/8 -inch in one coat, meeting the requirements of ASTM-D-4586-93 Type I Specification. Use Clipper Ship Roofing Cement MP-51 or an approved equal product.
 - e. Pile Caps: Pile caps shall be black plastic pile caps. The caps shall be molded from 3/16-inch thick, ultraviolet resistance, low density polyethylene as manufactured by SSi of Hollywood, Maryland, or an approved equal. In order to ensure minimal trimming of the pile tops for proper fit, the Contractor shall measure each pile butt after cut-off and prior to ordering respective pile caps. Pile tops shall be beveled and treated with preservative. The caps shall be fastened with 10 gauge, 1 1/4" copper roofing nails, 2 inches on center around the cap.
7. Site Stabilization Materials
- a. Topsoil: Shall be from a source off the project site. It shall consist of natural surface soil from well-drained areas from which no topsoil has been previously stripped. It shall be homogeneous in nature, free from any materials harmful to plant growth and have organic content of not less than 1.5% by weight.
 - b. Seed: Shall be Maryland Department of the Environment (MDE) approved Seed Mix. Seed bag tags shall be made available to the DNR Engineer in order to verify the type and rate of seed used.
 - c. Straw: Shall be wheat or rye, free of noxious weeds or seeds.

G. METHOD OF WORK:

1. The Contractor shall submit to the DNR Project Manager all material certifications referenced in these specifications and secure his approvals prior to ordering said materials.
2. All work shall be performed in the best and most professional manner by mechanics skilled in their respective trade.
3. Throughout the entire project, the Contractor shall maintain the work site in a safe, clean and orderly manner. The Contractor shall take steps to ensure public safety.

4. The Contractor shall perform the work in accordance with the state and federal permits, as applicable.
5. At the completion of the project, the Contractor shall conduct a general clean-up of the work site and shall dispose of all the excess materials and debris off-site, and shall leave the entire area clean and in an acceptable condition.

H. SPECIFIC REQUIREMENTS:

1. Demolition of Loading Pier remains (Adjacent to North Pier):
 - a. Provide barge and containers to haul away demolition materials.
 - b. Remove all timber, decking, pilings, and hardware in their entirety from the water and shore. **Dolphin Piles are to remain in place and undisturbed.** Larger sections may be brought on shore to disassemble if necessary to fit onto barge. Pilings shall be removed to -1 feet below river bottom grade, minimum.
2. Repairs to South Pier (T-Shaped Pier) and associated wooden Stairs and Upper Deck:
 - a. Provide barge and containers to haul away demolition materials.
 - b. Remove all timber decking, stringers, beams, cross bracing from dilated pier, wooden stairs, and upper deck platform. Remove two detached mooring piles where finger pier was once attached.
 - a. Remove and replace deteriorated pilings at the direction of the DGS Inspector and DNR Engineer using **Unit Price #1**. New pilings are to receive caps using **Unit Price #2**.
 - b. The contractor shall make every effort to protect the pilings that are scheduled to remain. Any impact or damage to pilings shall be the financial responsibility of the contractor to replace in-kind. Pilings to remain shall be inspected by the DGS Inspector and DNR Engineer to determine their need for new caps using **Unit Price #2**.
 - c. Assembly of new stringers, beams, cross bracing, blocks, and hardware shall be as shown on **Attachment A**. All field cuts shall be treated with wood preservatives prior to assembly.
 - d. Pier decking shall be sized and screwed to the stringers as specified herein. Pre-drilling of the decking boards is not required, unless otherwise in accordance with the manufacturer's recommendations.
3. Site Restoration

- a. Backfill all disturbed areas with clean screened topsoil and grade to match adjacent undisturbed contours. Any tire ruts, holes, etc., left by the contractor shall be filled with topsoil.
- b. Spread seed using **Facility Manager** and MDE approved Seed Mix.
- c. Remove any remaining debris from the Island and dispose of off of State property.

I. WARRANTY AND GUARANTEE:

1. The Contractor shall 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.
3. The Contractor shall provide the Project Manager all manufacturer's warranties for materials and systems used on this project.
4. Acceptance by the Project Manager of any procedures, materials, workmanship, or final product shall not relieve the Contractor of his contractual requirements.
5. All work is subject to the inspection and approval of the Project Manager.

J. GENERAL REQUIREMENTS:

1. The Contractor shall make his own arrangements at his own expense, coordinating with the Park Manager and the Project Manager, for storage of materials on a barge as needed to execute this project. The Contractor will be responsible for implementing all Coast Guard rules for mooring vessels in open waters, specifically lighting and signage.
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. He shall repair all damage caused by his operation 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 plantings, etc., and leave the property in good condition and/or at least equivalent to the condition found.
4. The Contractor shall make his own arrangements to acquire any temporary utility

service which he requires to perform this contract. Any expenses incurred must be paid by the Contractor.

5. The Contractor shall provide the DNR Project Manager with transportation via boat to and from the St. Clement's Island Museum public pier located directly adjacent to the island for the purpose of inspecting completed work. The DGS Project Inspector and DNR Project Manager will give the contractor two hours' notice prior to requiring the transportation and will only require access during times when the contractor is on site.

II. ALTERNATES AND UNIT PRICES

A. ALTERNATIVES:

None.

B. UNIT PRICES:

1. Unit Price #1, the Contractor shall insert a cost per piling X an estimated one (1) piling to remove and replace an existing deteriorated piling. Existing piling shall be removed to a minimum of -1 (one foot) below river bottom. Unit Price shall include all costs associated with the removal of the existing piling and the purchase, driving, and any other incidentals to replace a pile. Timber pilings are to be Class B, 40' minimum in total length, and shall be treated in accordance with specifications listed herein.
2. Unit Price #2, the Contractor shall insert a cost for providing a pile cap on top of an existing or new piling X and estimated 5 pilings. Unit Price shall cover all costs associated with the purchase, installation, and any other incidentals to providing pile caps.

NOTE: The Contractor shall incorporate all costs associated with transportation, fuel, maintenance on equipment, employee salary, benefits, overhead, profit, etc., in the Unit Price. Unit Prices will be used to increase/decrease the contract price based on actual quantities installed, in accordance with the Instructions to Bidders for Construction Projects (3.B.3).

III. DRAWINGS & ATTACHMENTS

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

- *Attachment A – Photo Document*