



American Ordnance

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American Ordnance, LLC
17575 State Highway 79
Middletown, Iowa 52638

DEMOLITION of EXCESS FACILITIES - PHASE 2 & 3

Phase 2 AO.JG303.N001
Phase 3 AO.JG328.N001

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SECTION 01 00 00 – GENERAL REQUIREMENTS

PART 1 - PROJECT DESCRIPTION

- 1.1 Provide all necessary materials, supervision, and labor for removal of excess structures located at the Iowa Army Ammunition Plant in Middletown, IA.
- 1.2 Work includes, but is not limited to: planning, decontamination of regulated material, explosive contaminated building remediation, transportation of C&D and regulated material, building inspection, and site restoration.

PART 2 - WORK SCHEDULING

- 2.1 Work accomplishment: the project area consists of 78 structures located at various areas around the base. The project may be accomplished during normal business hours. AO Standard working week (Monday – Thursday between the hours of 7:00AM and 5:30PM). Coordinate schedule with AO Project Manager.

A. Project Manager:

Ben Lofthus

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- 2.2 The subcontractor's Project Manager will be required to meet with AO's Project Manager to develop a project schedule, including tasks, durations, and project finish date. If the subcontractor falls behind on the work schedule developed in the scheduling meeting, adjustments shall be made to meet the project completion date at no cost to AO.
- 2.3 Project Completion – Subcontractors shall complete all work outlined within this scope of work within the time frame allotted. Failure to complete the project by the dates referenced below will result in a \$250/calendar day penalty assess against the final payment amount of the contract.

A. Completion Date: 04/30/2018

PART 3 - BIDDING INSTRUCTIONS

- 3.1 Provide base bid
- 3.2 Provide alternate bid pricing for the following

- A. Additional building demolition -cost per square foot (\$/SF) <ADD>
- B. Removal of building from list -cost per square foot (\$/SF) <SUBTRACT>
- C. Additional environmental sampling –lump sum cost per building <ADD>
 - 1. Sampling to include: survey of building identifying any regulated material, sampling of suspect material (PCB, ACM, Explosive, Sump/Basement Water, etc.), and preparation of final report.
- D. Additional cost for screening crushed concrete –cost per ton (\$/ton) <ADD>

PART 4 - SAFETY

- 4.1 The subcontractor shall be familiar with, and abide by, all of the rules and procedures outlined in the IAAAP General Requirements for Subcontractors with special consideration given to the following items:
 - A. As of 1/1/2015 EVERY EMPLOYEE working on a project within the plant will have to complete a safety orientation annually. The orientation is given twice daily at 8:00AM and 1:00PM by appointment only. The subcontractor shall schedule employees appropriately to limit the number of safety orientations required.
 - B. Prior to issuance of a safety permit the subcontractor (as well as any other subcontractors associated with the job) must provide a Job Hazard Analysis (JHA) for the AO Safety Department to review. Upon acceptance a permit will be issued. The JHA should include, at a minimum, the following:
 - 1. All activities associated with the job
 - 2. The hazards associated with each activity
 - 3. Steps taken to mitigate identified hazards
 - C. A safety work permit shall be issued by American Ordnance Safety Department prior to commencing work. A hot work permit shall be required for any type of work involving flame/spark producing devices.
 - D. Unless a waiver is granted by the Fire Department, all working sites shall have a minimum of one (1) 10# ABC fire extinguisher.
 - E. Throughout the performance of work the subcontractor shall take special care to ensure a clean workplace.

- F. All personnel on or near the roadway must be wearing fluorescent safety vest or shirt.
- G. No powered equipment is permitted within 50 feet of buildings containing explosives and actively production munitions.
- H. No refueling is permitted within 90 feet of explosive buildings.
- I. Utilize extreme caution when operating equipment and wear all the proper PPE at all times.

PART 5 - GENERAL NOTES

5.1 Confine operations to the area(s) permitted under the contract. Portions of the site beyond areas on which work is indicated are not to be disturbed. Conform to Plant Safety, Security, and General Requirements for the Sub-Subcontractors which states all applicable AO Rules and regulation.

5.2 Common Abbreviations associated with the Ammunition Plant and/or this scope:

IAAAP	Iowa Army Ammunition Plant
AO	American Ordnance (IAAAP Operating Contractor)
ACO	Administrative Contracting Officer (Local Army Staff)
PCO	Procurement Contracting Officer (Rock Island Army Staff)
CO	Commanding Officer
PM	Project Manager
IDNR	Iowa Department of Natural Resources
NPDES	National Pollutant Discharge Elimination System
SWPPP	Storm Water Pollution Prevention Plan
ACM	Asbestos Containing Material
PCB	Polychlorinate Biphenyl Assessment
ORM	Other Regulated Material
UXO	Unexploded Ordnance
ECA	Environmental Contamination Assessment

5.3 The subcontractor shall submit approximate crew size and names of all the personnel that could be involved in the project. This shall be submitted prior to any work taking place.

5.4 Any work done throughout the duration of the project that differs from this specification will be approved by the AO project manager and documented with American Ordnance's standard change order before the proposed changes take place. Failure to do so may result in non-payment for the additional or alternate work performed.

- 5.5 Buy American Confirmation: Submit documentation certifying that products comply with provisions of the Buy American Act 41 U.S.C 10a-10d.
- 5.6 The site(s) shall be inspected by American Ordnance and ACO staff prior to acceptance. All work not performed in a professional manner as well as any deficiencies found as a result of the inspection shall be corrected at the contractor's expense.
- 5.7 The subcontractor awarded this job shall be held responsible for all subcontractors involved with the project. Contractor responsibilities include, but are not limited to the following:
 - A. Making all employees and subcontractor's aware of all plant safety requirements.
 - B. Notify the Project Manager of all subcontractors involved in the job and setting up a date/time for the subcontractor's safety onsite. NOTE: ALL subcontractors are required to go through the same safety permitting process described above.
 - C. Ensure that the selected subcontractor is competent regarding the work they were subcontracted for.
 - D. Ensure that the subcontractor can be properly badged for the location they will be working in.
 - E. Submission of the names of all possible workers that may be involved in the project.
- 5.8 All quantities, measurements, and distances given are for subcontractor reference only. Subcontractor to field verify all quantities, measurements, and distances given prior to submitting bid.
- 5.9 Explosive contaminated buildings will require government approval prior to demolition. This approval comes in the form of a DA337 form. AO is currently going through the approval process for these documents. Subcontractor can decontaminate, remove PCBs, abate ACM, and remove ORM **BUT** must wait until approval from AO PM to demolish explosive contaminated buildings.

PART 6 - INVOICING AND PAYMENT

- 6.1 Subcontractor shall submit invoices on the first week of each month for work performed/materials supplied in the previous month.
- 6.2 Subcontractor shall use AO's schedule of values (see attachments) as part of their invoicing process. If the subcontractor has a similar document it can likely be substituted for AO's schedule of values.

6.3 Retention

- A. The retention for this project is 5%
- B. Retention shall be accumulated as work is performed on the project
- C. Retention will be paid to the contractor upon satisfactory completion of the project and acceptance by AO and the ACO staff.

PART 7 - SUBMITTALS

- 7.1 Subcontractor will be required to submit information prior to starting work. Submittal Matrix enclosed as Attachment 1.

SECTION 02 00 00 – EXISTING CONDITIONS

PART 1 - HAZARDOUS MATERIAL ASSESSMENT

- 1.1 Two (2) Environmental Contamination Assessments (ECA) have been performed on the buildings to be demolished. Buildings sample results that were diluted, estimated, or not performed due to the inaccessibility of the structure need to be resampled. This price is to be included in the base bid. Subcontractor shall prepare a report listing the building number, error reported on either one of the ECA reports, documentation for sampling procedure, and final report containing results. Sampling is to be complete prior to any demolition activities taken place in that specific structure.

PART 2 - ASBESTOS REMEDIATION

- 2.1 All Asbestos containing material (ACM) will be abated per Federal, State, and Local guidelines and regulations. Air monitoring reports, weigh tickets, and all documentation pertaining to ACM abatement shall be documented and submitted to AO PM with the final report.
- 2.2 Following ACM abatement the subcontractor shall notify AO PM for acceptance walkthrough. Walkthrough is to take place prior to any demolition activities taken place in the structure. Failure to coordinate acceptance walkthrough prior to demolition of structure will result in a \$2,500 fine per structure; deduction from final payment. A waiver may be granted by the AO PM for walkthrough if subcontractor has a third-party perform an asbestos walkthrough and provides all the necessary documentation of ACM abatement (i.e. pictures). AO PM reserves the right to approve or deny waiver.

PART 3 - POLYCHLORINATE BIPHENYL REMEDIATION

- 3.1 Subcontractor to prepare PCB Abatement and Disposal Plan. Plan is to include procedure for abatement of PCB contaminated material, handling, and name of approved disposal

site. The subcontractor shall also submit a letter from said disposal site stating they are permitted to accept PCB contaminated material. AO can provide a previously approved PCB plan upon subcontractor's request. It will be the subcontractor's responsibility to contact disposal site and obtain the letter of acceptance; as stated above.

- 3.2 All polychlorinated biphenyl (PCB) contaminated material will be abated according to subcontractor supplied PCB plan. All weigh tickets shall be submitted to AO PM in a timely manner. Subcontractor is to properly document procedure to ensure plan if followed. AO PM will inspect the material, prior to leaving the site, to ensure all PCB contaminated material has been properly disposed. After inspection subcontractor will dispose of material at disposal site listed in plan.

PART 4 - ORM REMEDIATION

- 4.1 ORM identified in ECA reports shall be collected and disposed of in containers provided by AO. It is the subcontractor's responsibility to remove all ORM in structures and turn material over to AO Waste Disposal. After subcontractor has removed all ORM, notified AO Waste Disposal, and AO PM will perform a walkthrough of site. After acceptance of AO PM, subcontractor can continue with demolition activities.
- 4.2 Subcontractor will be required for a log of all items removed, e.g., (X) Mercury Thermostats from Building XX-XX-XX on [Date], and submit with final report.
- 4.3 ORM includes, but is not limited to, the following:
 - A. PCB-containing light ballasts
 - B. Mercury-containing light tubes
 - C. Mercury-containing thermostats
 - D. Self-actuated fire alarms
 - E. Any other items that are identified as a danger or safety issue or hazardous material/waste.

PART 5 - LEAD

- 5.1 Lead will be placed in an AO supplied dumpster and will be recycled through AO.

PART 6 - DEMOLITION

- 6.1 After AO has inspected buildings, verified ALL ACM, PCB, ORM, LEAD, personal property, utilities are disconnected, and proper located are complete, and gave acceptance, the

subcontractor may continue with demolition activities. Locates must be performed on site prior to any ground breaking.

- 6.2 Concrete will be crushed to 2-inch minus. Metal will be separated from the concrete and recycled. Concrete coated with or containing PCB latent material will be handled according to attached PCB plan.
- 6.3 All metal debris generated from demolition activities will be recycled. Weigh tickets shall be submitted to AO PM.
- 6.4 Subcontractor responsible for demolition of all items within a 15 feet perimeter of the subject structure to be removed.
- 6.5 Subcontractor responsible for installation of all safety barriers and barricades around the work site.
- 6.6 Foundations shall be removed to their FULL depth. Facilities with basements will have the complete structure removed.
- 6.7 Utilities shall be terminated and capped at a distance of no less than 15 feet from the building. Every attempt will be made to remove all utilities to the furthest point possible without hindering any active structures.
 - A. Subcontractor will be required to furnish Cut and Cap plans for each utility. The Cut and Cap plans will include a descriptive plan of actions to be taken and a separate drawing indicating locations of each cut/cap point. AS-BUILTS shall be submitted to AO at the end of the project in the final report for each utility.
 - B. Determination of Cut and Cap points shall be coordinated with AO utility system manager and AO PM. Subcontractor to notify AO a minimum of (14) days in advance to demolishing any structure for coordination/approval of cut/cap points.
- 6.8 Debris disposal/diversion: the subcontractor will dispose of debris generated by this work action at an approved landfill. Transport all waste per the regulations to an EPA approved landfill. Signed waste manifest will be submitted to the AO PM.
- 6.9 All demolition activities are to be recorded and submitted as a final report at the end of the project. Final report to include, but is not limited to, the following:
 - A. Daily Activity Report: documented daily activities of each building (i.e. when ACM, PCB, ORM, etc. was abated, when acceptance walkthrough took place, day demolition started, duration of demolition, site restoration, etc.)
 - B. Weigh Tickets: all recycled material, crushed concrete total, PCBs, ACM, etc.

- C. Pictures: before, during, and after
- D. ECA Report: Final report for items needing resampled
- E. Air Monitoring Reports
- F. All permits: General Permit #2, General Permit #3, etc.
- G. Any and all notifications to IDNR construction activities (i.e. asbestos abatement notification)
- H. Cut and Cap Plans with As-builts
- I. Any and all information pertaining to abatement and demolition activities.

PART 7 - EXPLOSIVE CONTAMINATED BUILDINGS

- 7.1 Subcontractor is to prepare a decontamination and demolition plan for all the explosive contaminated buildings and submit with their bid form for review. Plan will be evaluated and considered in award of contract.
- 7.2 Department of Defense Explosive Safety Board (DDESB) approved plans preferred but AO will evaluate all plans for decontamination and demolition of explosive contaminated buildings as received.

SECTION 31 00 00 – EARTHWORK

PART 1 - SITE RESTORATION

- 1.1 Site Restoration and Final Cleanup: Following completion of the demolition effort, the subcontractor will clean and restore the finished surface. The subcontractor shall blend and grade the soils into the surrounding grade to ensure that there is no ponding and to provide positive drainage. The subcontractor is responsible for management of the permitted surface water protection controls until the state-issued permits are closed out.
 - A. Backfill soil shall be certified clean and approved by AO and IAAAP Government Staff.
 - B. Soil will be compacted to a level that prevents uneven settling. Operations deeper than 2 feet will be back filled 10” above the existing surrounding soil.
 - C. Seed the disturbed area per IDOT 2601.04 seeding regulations for the rural areas.

D. Seeding specifications and rate: apply the following pounds per acre to all disturbed areas

500 lb. Fertilizer 13-13-13 to all disturbed areas
3 ton Ag. Lime
14 lb. Smooth Brome
4 lb. Orchard Grass
2 lb. Birds Foot Trefoil
10 lb. Red Clover
80 lb. Seed Oats or Rye

E. Lime and fertilizer should be tilled into the soil. Seed should be drilled not sown/broadcast.

F. After the area has been approved fertilize and seed all of the disturbed area with approved materials at the rates listed above in the specification section.

G. Incorporate the seed and fertilizer as needed and roll to insure seedbed is compacted properly.

H. Apply straw over the entire disturbed area that was seeded and pin the straw in to assure the straw doesn't blow away.

1. Subcontractor will guarantee 70 percent ground cover. If 70 percent ground cover is not achieved, reseeding is required by the subcontractor. Upon establishment, the subcontractor will remove ditch checks and silt fences.

PART 2 - SWPPP

2.1 SWPPP Preparation: the subcontractor shall prepare a Storm Pollution Prevention Plan according to the requirements of the Iowa DNR NPDES General Permit No. 2.

2.2 The subcontractor shall ensure that controls utilized for the SWPPP conform to all state and federal regulations.

2.3 SWPPP Management: Coordinate and carry out all requirements of Iowa DNR NPDES General Permit No. 2 and any local ordinance requirements, including:

A. Update the SWPPP according to the requirements of the NPDES General Permit No. 2.

B. Revise the SWPPP and implement changes, as necessary, to prevent sediment or hazardous materials from being transported off the site.

C. Submit all SWPPP revisions to AO for review and approval.

- D. Perform, and maintain records of, weekly erosion and sediment control site inspections, unless otherwise specified.
- E. Maintain records of transfer of responsibility under the NPDES General Permit No. 2.
- F. Retain all records on-site, or as required by the NPDES General Permit No. 2.
- G. Provide all records and documentation to the PM upon completion of the project. Retain a copy of all records for the period required under the Permit.
- H. Continue to perform the work required under this item throughout the duration of the project, and until final stabilization is achieved, and a Notice of Discontinuation is filed.

2.4 Erosion and Sediment Control Inspection

- A. Perform inspections according to and at frequency required by the Iowa DNR NPDES General Permit No. 2
- B. Notify the PM immediately of situations requiring attention beyond that provided for in the contract documents.
- C. Provide copies of the inspection reports to the AO PM.

PART 3 - BORROW SITE

- 3.1 Borrow sites for backfill soil are available for the subcontractors use. Subcontractor to provide all equipment, material, and labor for extraction of said soil. Subcontractor also responsible for erosion and sediment control of borrow site and installation of drain tile.
- 3.2 AO will assign borrow site to subcontractor.

Attachment 1: Submittal Matrix

The following submittal matrix should be followed throughout the project.

Submittal Description	Submission Timeline	Recipient	Consequences of non-submittal
Demolition Plan (explosive contaminated building)	With Bid Form	AO PM	Disregard of subcontractor's bid
PCB Plan	Prior to start of work	AO PM	No approval to begin work
Completed JHA, AO safety work permit and risk assessment	Prior to start of work	AO PM/Safety Department	No approval to begin work
AO supplied environmental impact statement (if project more than \$10,000)	Prior to start of work	AO PM	No approval to begin work
MSDS sheets on all applicable materials used	Prior to start of work	AO PM/Safety Department/Fire Department	No approval to begin work
IDNR Asbestos Notification of Demolition	Prior to start of work	PM and Safety Department	No approval to begin work
Hot Work Permit	Prior to start of work	AO PM and Safety Department	No approval to begin work
I-9 Forms for each employee who is not a United States citizen	Prior to start of work	AO PM	No approval to receive subcontractor badge
Utilities Cut and Cap Plan and As-build drawings	Prior to start of work and project completion	AO PM	No approval to begin work
General Permit #3	Prior to start of work	AO PM	No approval to begin work
SWPPP	Prior to start of work	AO PM/Environmental	No approval to begin work
Demolition Plan (non-explosive contaminated buildings)	Prior to start of work	AO PM	No approval to begin work
Final Report	Within (7) business days of removal from site	AO PM	Stop work notice at subcontractor's expense

*Total Retention on this project will not exceed 10% if multiple items are not sub

- Attachment 2: American Ordnance General Permit #2**
- Attachment 3: ECA Report for Buildings (Phase 2 (1))**
- Attachment 4: ECA Report for Buildings (Phase 2 (2))**
- Attachment 5: ECA Report for Buildings (Phase 2 (3))**
- Attachment 6: ECA Report for Buildings (Phase 3 (1))**
- Attachment 7: ECA Report for Buildings (Phase 3 (2))**
- Attachment 8: ECA Report for Buildings (Phase 2 (3))**
- Attachment 9: Building Information**