

**Genesee County Land Bank Authority Blight Elimination Program**

**Invitation for Bids- 26-003 Environmental Abatement & Disposal of Asbestos and Hazardous Materials & Demolition and Disposal of Residential and Commercial Structures in Genesee County**

**ADDENDUM #1  
April 16, 2026**

The following information is to be incorporated into the bidding and contract documents and acknowledged by all bidders for the above referenced project. Bids submitted that do not acknowledge this Addendum will be deemed incomplete and may be rejected on such basis.

1. **IMPORTANT DATES:** Please replace the **IMPORTANT DATES** table on page 12 with the following and questions are due April 21, 2026, by 3:00 pm:

**IMPORTANT DATES**

<b>Questions Due</b>	<b>No later than Tuesday, April 21, 2026, by 3:00 pm</b>
<b>Question Responses</b>	<b>GCLBA will post by end of the day Thursday, April 23, 2026</b>
<b>Bids Due</b>	<b>Tuesday, April 28, 2026, by 3:00 pm</b>
<b>Notice of Award</b>	<b>On or around Friday, May 22, 2026</b>
<b>Contract Signed</b>	<b>On or around Friday, May 29, 2026</b>
<b>Start Work</b>	<b>On or around Monday, June 1, 2026</b>
<b>Winter-grade work completed and paper work submitted</b>	<b>Not applicable</b>
<b>Final-grade, seed and straw work completed and paperwork due</b>	<b>On or before Friday, September 4, 2026</b>

NOTE: GCLBA PROVIDES ITS BEST ESTIMATE OF THE TIMING. Bidders should ensure they have capacity to meet the timing outlined above.

2. **Addition of Environmental Construction Management Plan (ECMP).** The IFB is amended to include the attached Appendix 13 - Environmental Construction Management Plan (ECMP) for the properties located at 2624 S Saginaw and 108 W Linsey Blvd. The ECMP is required due to off-site recognized environmental conditions (RECs) identified in the July 2020 Phase I Environmental Site Assessment (ESA). The ECMP establishes procedures for the identification and management of potentially contaminated soil, groundwater, and storage tanks at the subject properties. These procedures are intended to protect human health and the



environment, ensure proper management of soil and groundwater, and satisfy applicable due care obligations during demolition activities.

The contractor shall review the ECMP in its entirety. All applicable requirements shall be incorporated into the Contractors work scope, practices, procedures, schedule, and Bid Amount. Failure to do so shall not constitute grounds for a change order or extra compensation. Copies of the Phase I ESA and the regulated materials survey reports are available upon request and will be provided to the successful bidder.

The Phase I ESA evaluated three parcels located at 2624 S. Saginaw Street, 2626 S. Saginaw Street, and 108 W. Linsey Blvd.

- An on-site REC was identified for a former 300-gallon above ground heating oil tank located in the basement of 2626 S Saginaw Street.
- No on-site RECs were identified at 2624 S. Saginaw Street or 108 W. Linsey Boulevard; however, off-site RECs were documented.

Demolition of the structure at 2626 S. Saginaw Street was completed by a third party without GCLBA's involvement. GCLBA does not possess additional documentation or information related to demolition activities, material handling, or remediation, if any, associated with that structure.

Soil and groundwater contamination exceeding Michigan Department of Environment, Great Lakes, and Energy (EGLE) Part 213 Risk Based Screening Level (RBSL) has been identified along the north property boundary at the south adjoining property (2706 S Saginaw Street). No additional investigations have been conducted to address potential off-site groundwater migration or vapor risks. Therefore, Contractor shall exercise care in the handling of all soil and groundwater throughout the properties. Copies of the 2706 S Saginaw Steet Limited Site Investigation and DEQ Activity Reports are available upon request and will be provided to the successful bidder.

Due to the known or suspected environmental contamination, the Contractor shall comply with all applicable federal, state, and local laws and regulations and shall take all reasonable measures necessary to protect workers, the public, and adjacent properties.

The ECMP specifies the contractor shall install, and maintain a 6-foot-high, chain link fence with lockable gates around entire perimeter of the Site. The fenced area shall include 2626 S. Saginaw, 2624 S. Saginaw, and 108 W. Linsey. The fencing shall establish a continuous and secured perimeter for the duration of demolition activities and shall be maintained in good condition to control site access and ensure public safety.

3. **108 W Linsey Blvd – Two surveys are available for review.** The original survey conducted by Mannik Smith Group, dated July 31, 2020, is included as attachment to the updated survey

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completed Sasquatch Property Services LLC, dated March 2, 2026. Uploaded to box.com. No change to Attachment D or bid tabs.

4. **4101 N Dort Highway** – The Hazardous Materials Survey, Phase I ESA, site map, and BS&A document for 4101 N Dort Highway were uploaded to box.com on March 24, 2026. No change to Attachment D or bid tabs.

**Each bidder must acknowledge receipt of this addendum on IFB SUBMITTAL REQUIREMENTS CHECKLIST.**

**\*\*END OF ADDENDUM\*\***

**APPENDIX 13—ENVIRONMENTAL CONSTRUCTION  
MANAGEMENT PLAN**

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## APPENDIX 13- ENVIRONMENTAL CONSTRUCTION MANAGEMENT PLAN

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**NOTE: A COPY OF THE CONTRACTOR DISCLOSURE STATEMENT MUST BE SUBMITTED WITH BID FOR BIDDER. PRIOR TO AWARD, BIDDERS WILL BE REQUESTED TO COMPLETE THE CHECKLIST AT THE END OF THIS APPENDIX.**

## **GENERAL**

The Genesee County Land Bank Authority (GCLBA) proposes to conduct general demolition activities at commercial properties in Genesee County utilizing grant funding. All site work, especially excavation and associated subsurface work, shall comply with the Due Care Obligations as set forth in this Environmental Construction Management Plan (ECMP). The tasks that will be conducted during the demolition activities will include some or all of the following: 1) abatement and disposal of asbestos and hazardous materials/waste; 2) demolition of site features and subject buildings 3) removal of abandoned containers and underground storage tanks (USTS), if encountered; 4) subsurface investigation and demarcation of contaminants, if warranted, 5) removal of brush and vegetation; 6) plug, cap and bulk head utilities, and; 7) site restoration including grading and compaction of imported fill materials and seeding.

This ECMP addresses the identification and management of contaminated soil, groundwater, and storage tanks at the subject property. The recommended policies and procedures are meant to ensure that human health and the environment is protected, soil/groundwater is properly managed, and due care responsibilities for the subject property are met during demolition activities. A variety of residuals (soil, groundwater, debris, etc.) could potentially be generated during demolition. This document specifies methods for management of these residuals. The procedures and guidelines set forth in this document were developed to ensure that residuals generated during the course of demolition will be managed in a manner that: (1) conforms to Federal, State, and local solid waste and environmental response laws; (2) protects workers and the general public from unacceptable exposure to the residuals; and (3) reduces the potential for exacerbation of environmental conditions of the properties.

This document comprises the due care management plan for the project. A Contractor's Disclosure Statement summarizing the subject property environmental demolition and construction requirements is provided as an addendum to this document. Any and all contractors conducting site work and subsurface activities at the subject property will be required to sign a copy of this disclosure prior to starting work.

## **Definitions**

**Owner-** Genesee County Land Bank Authority (GCLBA)

**Contractor-** The Contractor(s) are those companies designated by the Owner that have responsibility for the implementation for specific work activities. These work activities are identified in the Scope of Work and ECMP document. The Contractor is responsible for the procedures described in this Due Care Obligations document.

**Qualified Environmental Professional (QEP)-** The QEP –if applicable- is the qualified individual retained by the Owner to ensure that all environmental due care obligations are being met

during demolition. In this context, the QEP is a person that: 1) has experience in the management and implementation of Due Care Plans/Environmental Construction Management Plans; 2) has experience in the identification and management of environmental contamination and hazardous materials; 3) has a Bachelor's degree or higher in engineering, geology, or other science-related discipline, or has demonstrated sufficient ability through past performance; and 4) possesses current 40-hour certification under the Hazardous Waste Operation and Emergency Response Standard (HAZWOPER), Michigan Occupational Safety and Health Act (MIOSHA) -STD-1216 and 29 CFR 1910.120.

The QEP retained for this project is: To Be Determined

The QEP must be made aware 48 hours in advance and provided the opportunity to conduct independent oversight/observation during all soil disturbance and subsurface excavation activities to ensure proper material handling, disposal, and site restoration protocols are followed.

### **Conflicts, Ambiguity, or Discrepancy**

Before undertaking each part of the work, Contractor shall carefully study and compare this document and the Contract Documents and any additional environmental documentation made available for bidding purposes, and check and verify pertinent information is shown and described. If, during the performance of the Work, Contractor discovers any conflict, error, ambiguity or discrepancy within the ECMP/Due Care document or Contract Documents, or between the ECMP/Due Care document and Contract Documents and/or any provision of any such Law or Regulation applicable to the performance of the work or of any such standard, specification, manual or code or of any instruction of any supplier; Contractor shall report it to the GCLBA in writing at once, and Contractor shall not proceed with the Work affected thereby (except in an emergency) until an amendment or supplement to the Contract Documents has been issued. For any inconsistency between the Contract Specifications and the ECMP/Due Care, it should be anticipated that the more conservative instruction for protection of human health, safety, and the environment will be adopted.

### **SITE DESCRIPTION**

A Phase I Environmental Site Assessment (ESA) was completed in July 2020 by Mannik Smith Group for three parcels located at 2624 S. Saginaw Street, 2626 S. Saginaw Street, and 108 W. Linsey Boulevard. No on-site recognized environmental conditions (RECs) were identified at 2624 S. Saginaw Street or 108 W. Linsey Boulevard; however, off-site RECs were documented and are described within the REC section of this ECMP and within the Phase I ESA. An on-site REC was identified for a former 300-gallon above ground heating oil tank located in the basement of 2626 S Saginaw Street.

Demolition of the structure at 2626 S. Saginaw Street was completed by a third party without GCLBA's involvement. GCLBA does not possess additional documentation or information regarding demolition activities, material handling, or remediation, if any, associated with that structure.

Review of Michigan Department of Environment, Great Lakes, and Energy (EGLE) Remediation Information Data Exchange (RIDE) files indicates that a 2016 limited site investigation identified soil and groundwater contamination in excess of EGLE Part 213 Risk Based Screening Level (RBSL) along the northern property boundary at the south adjoining property identified as 2706 S Saginaw. The site formerly operated as an automotive repair facility and historically dispensed gasoline from underground storage tanks (USTs) system. Records indicate additional investigations are needed to assess potential off-site groundwater migration or vapor risks. Therefore, Contractor shall exercise care in the handling of all soil and groundwater during abatement and demolition activities.

Pre-Demolition Regulated Materials Surveys were completed at each of the three parcels. Copies of the Phase I ESA, regulated materials survey reports, and the 2706 S Saginaw Steet Limited Site Investigation and DEQ Activity Reports are available upon request and will be provided to the successful bidder.

### **Recognized Environmental Conditions (RECs)**

The following RECs were identified in the Mannik Smith Group Phase I ESA:

- REC-1** Gasoline stations are known for the bulk storage of materials and the presence or likely presence of potentially hazardous substances or petroleum products under conditions indicative to a potential release to the environment. Therefore, the adjacent property (2706 S. Saginaw St.) with historic gasoline station uses is considered a REC relative to the Site.
- REC-2** Two filling stations were observed south of the Site and northeast of the Site. Based on the known bulk storage of hazardous substances and or petroleum products associated with filling stations, the adjacent property south and northeast of the Site have the potential to impact the Site and are considered a REC.
- REC-3** Two specific surrounding properties: 2601 S. Saginaw Street and 2706 S. Saginaw Street were listed in at least one of the following databases including: EDR HIST AUTO, LUST, UST, INVENTORY, BEA, and WDS. The EDR HIST AUTO lists known auto shops. The LUST database is a list of known sites where a leaking underground storage tank has been documented. Based on the adjacency of these properties relative to the Site, known bulk storage of hazardous substances and or petroleum products, there is the potential to impact the Site and are considered a REC.
- REC-4** MSG observed an Above-ground Storage Tank (AST) approximately 300 gallons in size which was empty. The tank is within the 2626 Saginaw building on the Site and was used to store heating oil. The bulk storage of petroleum products with the potential to impact the Site is considered a REC.

Soil and groundwater contamination exceeding EGLE Part 213 RBSLs have been identified along the north property boundary at the south adjoining property (2706 S Saginaw Street). No additional investigations have been conducted to address potential off-site groundwater

migration or vapor risks. Therefore, Contractor shall exercise care in the handling of all soil and groundwater throughout the properties.

Due to the known or suspected environmental contamination, the Contractor shall comply with all applicable federal, state, and local laws and regulations and shall take all reasonable measures necessary to protect workers, the public, and adjacent properties.

Regulated ACM (RACM) and Category II Non-Friable asbestos containing material (ACM) must be properly removed by a licensed asbestos abatement contractor prior to demolition that would disturb the material. Federal, State and Local regulations and guidelines should be strictly adhered to when removing the ACM. Category I Non-Friable ACM may often be left in place during demolition if not made friable by cutting, grinding or sanding. It is the policy and practice of the GCLBA to abate what can feasibly be abated despite the condition of the structure, whether or not a structure will ultimately be demolished as asbestos containing. Conditions inhibiting the abatement of identified materials must be thoroughly documented and explained. Exceptions may be made in the case of roofing materials not in poor condition and in cases where a composite sample of drywall and joint compound contain less than 1% asbestos. Contractor will remove all identified ACM unless otherwise indicated in the work plan and accepted by GCLBA, or unless otherwise directed by GCLBA.

Additionally, Contractor (including subcontractors) shall assume painted building materials contain detectable levels of lead, and/or cadmium, and/or chromium.

The hazardous materials identified on the site must be disposed of in accordance with applicable regulations. Any unknown containers present on the site need to be verified through testing followed by proper disposal in accordance with applicable regulations.

## **CONTRACTOR PERSONNEL**

Contractor's (including subcontractors) personnel that will be in contact with soil and/or groundwater shall be equipped with proper personnel protection equipment (PPE) and shall be notified of soil and groundwater contamination.

**Contractor's Site Supervisor/Competent Person:** The Contractor must have a Site Supervisor/Competent Person on-site during all work activities. The "Site Supervisor/Competent Person" shall: have the authority to commit contractor resources and direct on-site personnel; have at least 5 years of experience in the management and implementation of environmental construction activities and plans; have at least 5 years' experience in the identification and management of environmental contamination and hazardous materials; have at least 5 years' experience conducting construction activities and/or environmental cleanup at contaminated properties; have demonstrated sufficient ability to supervise construction activities on contaminated properties through past performance; and possesses current 40-hour, HAZWOPER certification and subsequent annual refreshers under 29 CFR 1910.120.

**Contractor/Subcontractor Personnel:** At a minimum all Contractor employees and subcontractors working at the site shall have 40 Hour HAZWOPER training and annual 8-hour

HAZWOPER refresher training (MIOSHA-STD-1216 and 29 CFR 1910.120), as well as, asbestos awareness (excluding licensed asbestos workers) and lead awareness training and must provide training certificates as verification of such. Asbestos Abatement Workers shall have current medical monitoring, current respirator fit test, current training and asbestos worker accreditation. Additionally, all Contractor employees and subcontractors working at the site must be provided information about hazardous chemical used at/or present at the Site in building materials, and soil and groundwater (1910.1200). Contractor employees and subcontractors working at the site shall have demonstrated competency working at sites of known contamination.

Contractor (including subcontractors) shall assume painted building materials contain detectable levels of lead, and/or cadmium, and/or chromium.

Documentation of the above qualifications for on-site workers must be provided to the Owner/QEP in advance of any on-site activity.

The Contractor and associated parties performing work are completely responsible for compliance with the activities outlined in the Due Care/ECMP document, the project HASP, the safe performance of all intrusive work, the structural integrity of excavations, proper disposal of fluids, control of runoff, and for damage to off-site properties and protected site features.

## **DUE CARE REQUIREMENTS**

In accordance to P.A. 451, Part 201, "Section 20107a. (1) Generally requires a person who owns or operates property that he or she has knowledge is a facility (regardless of whether the person is liable under Section 26) to do all of the following:

- a) Undertake measures as are necessary to prevent exacerbation of the existing contamination.
- b) Exercise due care by undertaking response activity necessary to mitigate unacceptable exposure to hazardous substances, mitigate fire and explosion hazards due to hazardous substances, and allow for the intended use of the facility in a manner that protects the public health and safety.
- c) Take reasonable precautions against the reasonably foreseeable acts or omissions of a third party and the consequences that are foreseeable could result from those acts or omissions."
- d) Provide reasonable cooperation, assistance, and access to the persons that are authorized to conduct response activities at the facility, including the cooperation and access necessary for the installation, integrity, operation, and maintenance of any complete or partial response activity at the facility.
- e) Comply with any land use or resource use restrictions established or relied on in connection with the response activities at the facility.
- f) Not impede the effectiveness or integrity of any land use or resource restriction employed at the facility in connection with response activities.

The Contractor and associated parties performing work are completely responsible for compliance with this Due Care/ECMP, the project HASP, the safe performance of all intrusive

work, the structural integrity of excavations, proper disposal of fluids, control of runoff, and for damage to off-site properties and protected site features.

A **Contractor's Disclosure Statement** summarizing the subject property due care requirements is attached hereto. Contractor and subcontractors conducting site work and subsurface activities at the subject property will be required to sign a copy of this disclosure prior to starting work and provide signed copy/copies to Owner prior to the start of Work.

## **WORK SEQUENCE**

In general work shall be pursued in stages, following this sequence:

1. Prepare and submit a Work Plan, as well as Health and Safety Plan (HASP) in accordance with Specifications.
2. Conduct a pre-demolition conference call or meeting with Owner and QEP if applicable.
3. Submit all notifications and obtain all permits.
4. Verify all utility and miscellaneous piping locations. Verify all disconnects.
5. Coordinate and notify Owner and QEP- if applicable- of on-site work activities.
6. Conduct all necessary waste characterization and obtain all necessary approvals.
7. Remove all regulated asbestos, hazardous materials, and other materials banned from landfill disposal.
8. Liquids accumulated in building components, piping, site features, the sub grade areas or excavations shall be removed prior to demolition of buildings.
9. Conduct test pits or exploratory work for known or suspected USTs or hoists with oversight of Contractor's Site Supervisor/Competent Person and QEP if applicable, if necessary.
10. Conduct sub-slab testing with oversight of Contractor's Site Supervisor/Competent Person and QEP as recommended by QEP.
11. Abandon existing monitoring wells with oversight of Contractor's Site Supervisor/Competent Person and QEP, if applicable, if necessary.
12. Proceed with remaining demolition/removals.
13. Conduct backfill and site restoration.
14. Schedule final inspection and obtain approval.
15. Submit all documents, manifests, and other completion information to Owner and QEP, as applicable.

## **HEALTH AND SAFETY PLAN (HASP)**

It is the Contractor's responsibility to develop a site-specific, HASP for all Contractor personnel. This HASP shall be specific to the site(s) and address the potential hazards associated with the Contractor's scope of work. The Contractor HASP shall acknowledge the information provided in this Due Care/ECMP document, as well as environmental reports prepared for each property. The Contractor shall take all necessary precautions to assure that Contractor's personnel and Subcontractor's personnel under the Contractor's jurisdiction observe and abide by all applicable safety regulations while performing the work. The HASP must be provided to the GCLBA and QEP in advance of commencing work activities. The GCLBA and QEP may elect to

review and comment on the HASP. The Contractor shall incorporate the comments or provide further clarification to resolve the comments.

### **SPILL/EMERGENCY CONTINGENCY PLAN**

The Contractor and the Contractor's Site Health & Safety Officer (SHSO) are responsible for emergency response notification(s) in the event that an emergency occurs during demolition. Emergencies may include injury to personnel, fire, explosion, or an environmental material spill or release.

The Contractor is responsible for cleaning up all the leaks, spills from containers and other items on-site or off-site that occur, whether due to the Contractor's negligence or not. Immediate containment actions shall be taken as necessary to minimize the effect of any spill or leak. The Contractor shall notify the GCLBA, QEP, and appropriate governmental authorities of the incident. Cleanup shall be in accordance with applicable Federal, State, and local laws, as well as regulations at no additional cost to the GCLBA. Submit to GCLBA for review and comment, a Spill Contingency Plan for handling and transportation of solids, liquids, and hazardous materials.

The Plan shall address all the potential hazards, necessary actions to follow in case of spills, evacuation plan, and emergency phone numbers. The emergency response plan can be included as part of the HASP.

As appropriate, the fire department and other emergency response group must be notified immediately by telephone regarding the emergency. A list of emergency contact telephone numbers must be posted prominently at the subject property (e.g., Contractor office trailer) and made readily available to all personnel at all times.

Additional post-incident response assistance may also be obtained from other sources, as directed by the GCLBA and QEP.

### **SITE SECURITY**

Contractor is responsible for site security. Contractor shall install temporary 6-foot-high chain link fence, equipped with locking gates. Contractor shall institute security measures to ensure unauthorized personnel do not enter site including, but not limited to:

- a) Installing 6-foot-high, chain link fence with lockable gates around entire perimeter of the Site.
- b) Manning gate(s) to prevent unauthorized entry to site;
- c) Requiring all employees, subcontractor(s), and authorized project personnel to sign in and out of site each day;
- d) Installing appropriate signage, including warning/caution and no trespassing signage on fence;
- e) Locking gates at end of each business day, holidays and weekends; and
- f) Installing temporary 4-foot plastic construction fence around all open excavations.
- g) The fenced area shall include 2626 S. Saginaw, 2624 S. Saginaw, and 108 W. Linsey. The fencing shall establish a continuous and secured perimeter for the duration of

demolition activities and shall be maintained in good condition to control site access and ensure public safety.

## FUGITIVE DUST CONTROL

For the purposes of this document, Fugitive Dust is defined as “Particulate matter which is emitted into the outer air from outdoor processes, activities, or operations due to the forces of wind or human activity.” Fugitive Dust sources include, but are not limited to: unpaved roads; unpaved, non-vegetated areas; vehicle track out; material storage piles; construction related activities and demolition activities.

It is the Contractor’s responsibility to provide water necessary to suppress the generation of dust during the completion of demolition/earth work activities. This requirement involves the **use of at least two hoses with sufficient water supply to provide dust control**. Contractor is required to provide proof of water source, and legality of use of the source to the Owner prior to the start of Work.

For projects within the City of Flint: The City of Flint has a limited number of water meters available for rent. These meters will be rented to Contractors with the understanding that contractors follow the following procedures:

- Only use hydrants sparingly. Contractor must notify the appropriate City of Flint water official prior to hooking up to a hydrant and acquire approval.
- Meter(s) should not be moved from hydrant to hydrant by Contractor. Contractor is to strategically select one hydrant adjacent to the Site and approved by the City of Flint. This is a requirement in order to remain in compliance with EPA and DEQ edicts to the City of Flint and in order to reduce damage to the aging infrastructure.
- Any contractor that is illegally using the City of Flint water/fire hydrants, or illegally sourcing water from any site, will face penalties up to suspension or debarment by the Owner.

Contractor must provide dedicated on-site water truck(s) with a minimum of two hoses and/or commercial dust suppression mister (i.e. Dust Boss). The truck will be equipped with and/or connected to a water cannon or mister, capable of spraying water directly onto structure being demolished, off-road areas, including haul roads, excavations, and stockpiles.

The Contractor shall apply water to prevent visible dust emissions from the site. Dust generation will be kept to a minimum by implementing additional control measure including, but not limited to:

- Minimize agitation or disturbance activities where possible.
- Conduct activity on less windy days.
- Reduce wind effects with windbreaks where practicable.
- Apply water to potential dust area.
- Establish a truck and wheel wash at the entrance/exit to the Site.
- Provide an area of crushed stone or gravel at the entrance/exit of the Site
- Clean up trackage and spillage on roads immediately.

- Cover stockpiled soil with plastic sheeting.
- Require tarpaulins for all haul vehicles.

**Ambient air monitoring shall be conducted by the Contractor (at their own expense) at the perimeter of the subject property to demonstrate that no unacceptable exposures result from emissions of dust from intrusive site work activities.** Analytical results to be provided to Owner upon request or with Payment Request Packet.

Adequately Wet- As defined in 40 CFR Part 61, Subpart M, sufficiently mix or penetrate with liquid to prevent the release of particulates from the source material. Continue wetting asbestos-containing material (ACM) if visible emissions are encountered during abatement activities. When uncertainties arise, continue wetting material until uncertainties diminish. Do not create hazardous or objectionable conditions, such as ice, flooding, and pollution, when using water.

## DEWATERING REQUIREMENTS

If dewatering is required to perform Work (including open-hole inspections), Contractor shall apply for and obtain discharge permit or transport and dispose of water at Owner approved disposal site. Non-permitted discharge to land, sanitary and/or storm sewer system is expressly forbidden. Contractor shall be responsible for all costs associated with dewatering including:

- Pumping;
- Temporary Storage;
- Application/Permit Fees;
- Transportation;
- Sampling/Analysis; and
- Discharge/Disposal Fees.

A groundwater surface water interface (pond, wetland, ditch) shall not be created on the subject property.

## WASTE MANAGEMENT

Contractor is responsible to sample, analyze, characterize, containerize, transport and dispose at Owner approved TSD, all waste generated from performance of the Work in accordance with Contract Documents, state, local and federal rules and regulations (referenced below).

### Regulatory References

#### Federal:

- Resource Conservation and Recovery Act (RCRA), 40CFR, Parts 260-279;
- Department of Transportation, 49 CFR Parts 100-199;
- Toxic Substance Control Act (TSCA), 40 CFR, Part 76;
- Occupational Safety and Health Act (OSHA), 29 CFR, Part 1926.

#### State:

- Natural Resource and Environmental Protection Act (NREPA), PA 451;
- Part 169 (Scrap Tires);

- Part 121 (Liquid Industrial Wastes);
- Part 111 (Hazardous Waste);
- Part 167 (Used Oil);
- Part 147 (PCBs);
- Part 171 (Battery Disposal)
- Part 31 (Wastewater); and
- Part 55 (Air Pollution Control).

## Waste Streams

The following waste streams may be generated during completion of the Work and shall be characterized, containerized, transported and disposed in accordance with Contract Documents:

- Universal Wastes;
- Hazardous Wastes;
- Scrap Tires;
- Asbestos Wastes;
- Liquid Industrial Wastes; and
- Demolition Debris.

## Soil and Ground Water Management

Soil and groundwater wastes are not anticipated to be generated during completion of the Work. If soil is excavated and cannot be utilized at the Site, Contractor shall conduct the following activities, including but not limited to: place excavated soil on plastic sheeting and cover soil with plastic sheeting or place soil in lined, roll-off boxes equipped with cover pending removal from the Site. Contractor shall collect representative samples of the soil and submit the samples to an accredited laboratory for TCLP VOC's, SVOC's, and Michigan 10 metals analysis. If analytical results indicate soil is characteristically hazardous soil must be disposed of at hazardous waste disposal site. If analytical results indicate soil is not characteristically hazardous, it must be disposed of at Type II, municipal landfill as contaminated soil (C-Soil). Off-site reuse of soil is expressly prohibited.

Should it be determined in coordination with QEP and appropriate regulators that contaminated mediums encountered during site excavation may remain on site, a visual barrier must be placed between existing contamination exposed and to remain and new imported clean fill and topsoil material. The visual barrier is intended to provide future confirmation of excavation into impacted subsurface areas. The visual barrier will consist of an obvious material that will be noted during any future excavation activities including but not limited to woven geotextile fabric. The visual barrier will be installed with a minimum 12-inch overlap.

In the event impacted soils are encountered, precautions must be taken to ensure that impacted soils are protected from rainfall and storm water. Should subsurface soil become exposed, through excavation, appropriate action must be taken to prevent leaching of contaminants due to storm water. Actions could include: (1) promptly returning impacted soil to the excavation and restoring the surface cover, (2) removing the impacted soil to a proper

disposal facility, and backfilling with clean fill material, (3) covering impacted material with plastic sheeting, and/or (4) placement of impacted soil beneath a berm or paved areas.

If Groundwater is generated during the Work, that must be removed, Contractor must collect representative sample of water, and submit sample for analysis required by discharge permit application and/or TSD. Contractor shall provide onsite temporary storage tank(s) with sufficient capacity to store water until obtaining discharge permit or TSD approval. Excavations that penetrate the groundwater table must be backfilled with the same material removed (if compatible with the construction specs) or backfilled with clean fill material.

Loaded vehicles leaving the site will be appropriately lined, securely covered with a tarp, manifested, and placarded in accordance with appropriate Federal, State, and local requirements.

The Contractor will be responsible for identifying and securing all egress points, haul roads, and preventing debris track out and exacerbation.

## **RECORD KEEPING**

The Contractor shall maintain necessary records to demonstrate that all inspections, testing, material disposal, and other requirements as described in the preceding sections was performed in accordance with Contract Documents, including the Technical Specifications and all applicable Federal, State, and local regulations. An example waste tracking log is provided in Appendix 5. Contractor shall submit all inspections, testing, material disposal, and other required documents.

At the conclusion of disposal activities, the Contractor shall provide a compilation of all disposal documentation to the Owner. Documentation will, at a minimum, include records of all disposal facility, the type of materials disposed, the quantity of materials transported (e.g., manifests), and the quantity of materials disposed (e.g., weigh scale tickets), quantities of materials reused on-site, quantities of imported materials/backfill, permits, licenses, and regulatory inspections and correspondence. The Contractor will also be responsible for maintaining copies of all documentation for a minimum of three years after the completion of demolition activities.

## **UNFORESEEN CONDITIONS/CONTINGENCY PLANNING**

Based on the Owner's due diligence activities, contaminated groundwater and soil have been identified at the site(s) that exceed MDEQ/EGLE RCC. Therefore, the subject property meets the definition of a facility, as defined in Part 201 of the NREPA, Michigan Public Act (PA) 451, 1994, as amended.

### **Underground Storage Tank/Tank/ Hydraulic Hoist Removal**

The potential exists that UST's/ Tanks may be present at the site. Contractor shall provide all labor, equipment, supplies, materials, and incidentals to conduct the removal and proper disposal of all above ground storage tanks (ASTs), USTs, hydraulic hoists, or similar vessels known or discovered at the subject property. Unknown storage tanks are assumed to contain non-hazardous water, solids, and/or recyclable petroleum product. Hydraulic hoists are

assumed to contain non-hazardous oil and/or water with PCB content less than 50 parts per million (ppm). Contract Change Order will be considered for hazardous waste or PCBs above 50 ppm.

Contractor will be responsible for all waste characterization sampling with oversight and approval of QEP. Contractor is responsible for all laboratory analytical fees. For bidding purposes, contents should be assumed non-hazardous. QEP has the right to reject or require Contractor to redo any work or sampling conducted without the QEP present.

The tanks and piping shall be emptied of all fill materials, liquids, and sludge and purged of all vapors prior to cutting, movement, and/or transport. Piping shall be emptied of all liquid and sludge, purged and capped, and removed from the ground. Storage tank piping must be removed in its entirety. Any associated concrete anchors, vault, or tunnels shall be removed as part of the work.

- Contractor shall exercise due care when excavating/demolishing the concrete/asphalt parking lot, driveways/approaches, and the building's slab. Contractor shall limit depth of excavation required to remove concrete/asphalt parking lot, driveways/approaches, and sidewalks as to disturb the minimum amount of soil and minimize the potential of unearthing UST/Tank and ancillary equipment and/or causing a UST/Tank release.
- If evidence of UST(s)/Tank(s) are discovered including, but not limited to: product or vent lines, fill caps, conduit, UST(s) or free product. Contractor shall stop work in that area and notify the Owner and an Environmental Professional immediately. Contractor may be required to carefully excavate soil in vicinity of suspected UST(s)/Tank(s) to further investigate if UST(s)/Tank(s) is/are present, its/their size and its/their contents.
- In the event that UST/Tank and/or free product is discovered, Within 24 hours of discovery, Contractor shall: be prepared to subcontract or self-perform the pumping, cleaning, and removal of UST; and containerize, characterize, transport and dispose of waste generated from the UST/Tank activities. Contractor shall provide a temporary aboveground storage tank, with sufficient capacity to hold UST/Tank contents until, contents have been characterized, profiled and approved for disposal. UST/Tank contents cannot be stored in vacuum truck, unless it is stored at no cost to Owner.
- If release from UST/Tank is caused by Contractor's activities, Contractor will be responsible to minimize release to environment by immediately (within 8 hours of discovery) pumping liquids from tank and subsurface, into portable on-site storage tank, and excavating soils impacted by release and placing soils in lined cover roll-off box, and retaining environmental consultant to prepare required regulatory notifications, report and collect verification of soil remediation (VSR) samples for analysis, at no cost to Owner.
- If release from UST/Tank is not caused by Contractor's activities, Contractor will be responsible to minimize release to environment by immediately pumping liquids from tank and subsurface into portable on-site storage tank, and excavating soils impacted by release and placing soils in lined cover roll-off box.
- Contractor shall assist QEP with soil sample collection, if requested.

## Spills

If Contractor causes a spill during equipment refueling, equipment maintenance, equipment malfunction, collection of universal wastes/hazardous materials or any other activity. Contractor shall immediately notify Owner and EP and begin spill clean-up activities to minimize impact to the Site. Contractor shall immediately place contaminated materials in appropriate containers and collect representative sample(s) for waste characterization analysis. Upon receipt of analytical results Contractor shall profile, transport and dispose of contaminated materials. Additionally, Contractor shall retain an environmental consultant to collect verification of soil removal samples in accordance with MDEQ/EGLE requirements and submit required reports. Spill shall be cleaned up to Owners/EP satisfaction and in accordance with MDEQ/EGLE requirements. All costs associated with spill clean-up, assessment, transportation and disposal will be the responsibility of the Contractor.

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## ENVIRONMENTAL CONSTRUCTION MANAGEMENT PLAN/ DUE CARE CHECKLIST

<b>IFB #</b>	
<b>CONTRACTOR:</b>	<b>CONTACT PERSON:</b>
<b>TO BE SUBMITTED WITH BID. Contractor's Site Supervisor/Competent Person:</b>	
<b>COMPETENT PERSON NAME:</b>	
	<ul style="list-style-type: none"> <li>▪ Years of experience in Management and implementation of environmental construction activities and plans. List examples of projects:               <ul style="list-style-type: none"> <li>○</li> <li>○</li> <li>○</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>▪ Years of experience in Identification and management of environmental contamination and hazardous materials. List examples of projects:               <ul style="list-style-type: none"> <li>○</li> <li>○</li> <li>○</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>▪ Years of experience in Conducting construction activities and/or environmental cleanup at contaminated properties List examples of projects:               <ul style="list-style-type: none"> <li>○</li> <li>○</li> <li>○</li> </ul> </li> </ul>
<b>TO BE SUBMITTED WITH BID. WORKERS. For each employee that will be on site provide proof of recent:</b>	
	<ul style="list-style-type: none"> <li>▪ Lead awareness</li> <li>▪ HAZWOPER</li> <li>▪ Asbestos awareness/abatement licences</li> </ul>
<b>TO BE SUBMITTED WITH BID. HASP INCLUDES:</b>	
	<ul style="list-style-type: none"> <li>▪ Acknowledgement of Due Care Obligations and Environmental Reports</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Spill/Emergency Contingency Plan</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Identification of Water source for Fugitive Dust Control</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Fugitive Dust Control Plan identifying:               <ul style="list-style-type: none"> <li>○ Specific measures necessary to ensure impacted soil does not leave the site during performance of the Work including but not limited to: demolition, stockpiling, and transportation.</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>▪ Identifies company completing ambient air monitoring at perimeter of demolition</li> </ul>
<b>TO BE SUBMITTED WITH BID. WORK PLAN INCLUDES:</b>	
	<ul style="list-style-type: none"> <li>▪ Address specific schedule with sequence of work including a listing of all materials to be removed and any that will remain</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Sampling and analysis protocols- identification of business that will conduct sampling and analysis if necessary.</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Quality Control protocols</li> </ul>

**TO BE SUBMITTED PRIOR TO AWARD WORK PLAN INCLUDE**

**Before an award is made, bidders likely to be awarded a contract may be requested to supply the following:**

- If sub-contracting*, you must provide proof that the sub-contractor is in compliance with the Michigan Workers' Disability Compensation Act requirements and appropriately licensed.
- Insurance Accord for sub-contractors listing the GCLBA and Contractor.
- Supply appropriate worker  Certs/Licenses and  Proof of Medical Monitoring
- Contractor Disclosure Statement for each worker that will be on site
- Backfill & Top Soil Sampling Forms - Statement of confirmation that backfill and top soil is below MDEQ/EGLE Direct Contact level and backup documentation (Lab results from soil sample for backfill and top soil) also provided prior to bring backfill and top soil on site.
- Seed label from seed mix used on projects. *(GCLBA may request random samples of seed mix from contractors)*

**Bidders that are unable to produce these documents will not be awarded a contract.**