



UNIVERSAL CITY
Est. 1960
Gateway to Randolph AFB

**City of Universal City
2150 Universal City Blvd
Universal City, TX 78148
210-619-0705**

Request for Estimates

for

BUILDING DEMOLITION SERVICES

April 2020

PROJECT SCOPE

The project scope includes hazardous material abatement, demolition and removal, and clean up, of property improvements on multiple properties within the cities of Universal City, Schertz, Converse, and Bexar County through an Interlocal Agreement with the Alamo Area Council of Government (AACOG). The City of Universal City is the Project Manager for this RFP.

The properties include, but are not limited to, nine (9) wood-framed and brick façade single-family residences and storage sheds, one (1) residential concrete foundation, one (1) rural tract with mobile home, sheds, a water well, and three undeveloped parcels with debris.

Upon completion of demolition and clean-up, the properties shall be returned to a natural vegetated state.

See Appendix A for subject property listing, environmental site assessments, and hazardous material surveys. **Please note that some asbestos surveys were conducted in 2017 with remediation being completed in the same year. However, subsequent asbestos surveys were done in January 2020 and additional ACM were identified for remediation.**

Entities interested in providing an estimate should state so in writing to Kim M. Turner, City Manager for Universal City; CityManager@UCTX.Gov. Site visits are scheduled for Monday, 04 May, 2020 at 10:00 AM. Site visits will start from 414 E. Lindbergh, Universal City, TX 78148.

Estimates for Services include the following:

- Single Mobilization and demobilization / Project Setup
- Materials, labor, insurance, overhead
- Trade equipment
- Transportation and disposal
- Asbestos remediation as identified in Appendix A; NESHAP regulations mandatory
- Wetting of materials for dust control (Water provided by City or affiliated governmental entity)
- Demolition permit and fees, if applicable
- Temporary Fencing required for parcels with adjacent residential properties
- Stormwater erosion controls devices
- Import of backfill
- Air monitoring or any consulting services
- Capping of utilities and removal of underground utility lines if less than 2 ft underground
- Curbing installation or replacement shall follow the design specifications of the City of Universal City

DEMOLITION SCOPE OF WORK

Acquire demolition permits and pay any registration fees, as required by the City or County having jurisdiction over the parcel (s).

All mastic contaminated material identified in the provided Asbestos survey will be removed under NESHAP requirements and hauled to a legal landfill licensed to receive ACM material, as per State regulations, with proof of acknowledged manifest.

Temporary fencing and stormwater controls required.

Demolition and proper disposal of residential structures, accessory structures, fencing, concrete paving and sidewalks, foundations, footings, piers 2' below existing grade under, and any other item(s) and debris on the site. Remove any base material under structures and pavements. Do not remove fencing shared with non-DoD neighbors.

Mow parcels and reseed all disturbed areas.

The estimate shall include import of subgrade and topsoil backfill, compaction, and grading to promote positive drainage. Contractor shall reseed and revegetate any disturbed areas with grass seed. The grass seed shall be a native mix with mature heights preferably between 7-14 inches."

Where applicable, curbing replacement and/or installation shall follow the Curb Specifications of the City of Universal City.

Contractor must proof roll the fill material to assure compaction and a level site to existing elevations.

Final site clean of disturbed areas.

REGULATORY CONSIDERATIONS

Environmental Requirements

Take no action or inaction that exposes the City to liability or non-compliance or other findings or damages, penalties or fines related thereto. In the event a regulatory agency assesses either a monetary or non-monetary fine or penalty for Contractor's noncompliance, the Contractor shall reimburse the City for all associated costs. Remove all hazardous material and waste upon completion of the contract. Abandoned waste shall be managed as "unknown waste", and the contractor shall bear the cost of any analytical, disposal, or other costs incurred.

Regulated Waste is defined as (1) hazardous waste as defined in EPS Regulations 40 CFR 261, (2) universal waste as defined in EPA Regulations 40 CFR 273, and (3) Class 1 industrial

waste as defined in TCEQ Regulation 30 TAC Parts 335 and 503. Manage all regulated waste in accordance with applicable Federal, state, and local regulations.

Demolition Notification

A State demolition notification shall be submitted followed by a 10-day waiting period. This is required prior to any demolition and/or abatement activity whether there is asbestos present or not. All demolition and abatement activities must be done with wet methods. A licensed, certified NESHAP person must be on site throughout the demolition process in the event asbestos is hidden, it can be separated and abated from the demolition pile.

Compliance with Nationally Recognized Standards

All works shall be performed in compliance with the latest editions of the American National Standards Institute (ANSI), American Water Works Association (AWWA), the American Society of Civil Engineers (ASCE), the American Society for Testing and Materials (ASTM), as well as applicable and appropriate sections of OSHA, the State of Texas (30 TAC), and industry recognized best business practices. All products shall be removed or installed according to manufacturer's recommendations.

Safety Requirements

The Contractor shall comply with safety rules and regulations pertaining to the activity, and shall govern employees according to, and in compliance with the applicable OSHA Regulations. Precautions and safety measures shall be provided for the safety of all contractors' workers. The Contractor shall maintain an accurate record of exposure data on all accidents incidental to work performed under this contract resulting in death, traumatic injury, occupational disease, or damage to property, materials, supplies, or equipment. The Contractor shall provide a written safety plan outlining Contractor Safety Procedures for all work under this contract and is subject to acceptance by the City of Universal City prior to commencement of work.

Storm Water Containment

Block solids in storm water runoff to all nearby storm sewers with silt screen. Secure loose dirt by using temporary berm to avoid discharge to storm inlet. Storm water best management practices must be implemented in accordance with the Universal City storm water management plan. Point of Contact is Wesley Keller at 210-619-0722.

Workmanship

All work to be performed in a neat and workmanlike manner and in compliance with manufacturer's recommendation and the latest aforementioned edition/specifications within AWWA, ANSI and ICC Code Family.

Licensing Requirements

All work is to be accomplished with the necessary qualified and licensed tradesmen that have met all the current City and State Certification or license requirement to accomplish the specified work

Appendix A

For ALL properties: A State demolition notification shall be submitted followed by a 10-day waiting period. This is required prior to any demolition and/or abatement activity whether there is asbestos present or not. All demolition and abatement activities must be done with wet methods. A licensed, certified NESHAP person must be on site throughout the demolition process in the event asbestos is hidden, it can be separated and abated from the demolition pile. The 2017 and 2020 Hazardous Material Reports and Environmental Site Assessments (ESA) for each parcel, if applicable, can be obtained at WWW.UCTX.Gov/Demo

1. 10721 Elvira Ave., Schertz, TX 78154: All materials sampled for demolition are NAD, No Asbestos Detected.
2. 10725 Elvira Ave., Schertz, TX 78154: All materials sampled for demolition are NAD, No Asbestos Detected.
3. 10731 Elvira Ave., Schertz, TX 78154: Ceiling texture in bedroom is positive for ACM, as did the shingles under the eaves of the front and back porch. Travel Trailer with a roof deck of less than 160 sq ft tested positive for ACM; must be hauled off & disposed intact or remediated and then hauled off.
4. 10712 Lower Seguin Rd., Schertz, TX 78154: Red linoleum in debris pile in shed is positive for ACM.
5. 406 E. Lindbergh Blvd, Universal City, TX 78148: Adhesive caulk under porch ceiling running below the wood shingles tested positive for ACM. Hidden suspects behind the walls.
6. 410 E. Lindbergh Blvd, Universal City, TX 78148: All materials sampled for demolition are NAD, No Asbestos Detected.
7. 414 E. Lindbergh Blvd, Universal City, TX 78148: 453 SQ F of linoleum and mastic tested positive for positive for ACM.
8. 418 E. Lindbergh Blvd, Universal City, TX 78148: A sanitary pipe in the bedroom has transite asbestos containing materials.
9. 422 E. Lindbergh Blvd, Universal City, TX 78148: All materials sampled for demolition are NAD, No Asbestos Detected.
10. 453 E. Lindbergh Blvd, Universal City, TX 78148: Transite shingles on front lawn and transite shingles on the East side of the house.
11. 449 E. Lindbergh Blvd, Universal City, TX 78148: Pipe next to hot water closet, floor tie.es and mastic in bedrooms 1, 2, & 3 tested positive with multiple hazardous materials. Exterior transite shingles contain 20% Chrystotile.

12. 999 FM 78, Converse, TX 78109 (Parcel ID 354103- 354106) The debris on this property was not sampled for hazardous materials.

14. 10251 Loop 1604, Converse, TX 78109 (Parcel ID 306999) The debris on this property was not sampled for hazardous materials.