



**STATE OF DELAWARE  
DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL  
DIVISION OF PARKS & RECREATION**

**BELLEVUE STATE PARK  
B-31 – SPORTS BUILDING DEMOLITION**

**PRE-BID MEETING**

## AGENDA

- WELCOME AND INTRODUCTIONS
- FRONT END MILESTONE SCHEDULES
- BIDDING AND OTHER FORMALITIES
- CONTRACT DOCUMENTS
- OVERVIEW OF CONSTRUCTION ACTIVITIES
- ENVIRONMENTALLY SENSITIVE MATERIALS
- ABBREVIATED SITE TOUR
- POST TOUR QUESTIONS AND RESPONSES

**ALL QUESTIONS WILL BE  
HELD TILL END OF MEETING**

## MILESTONES

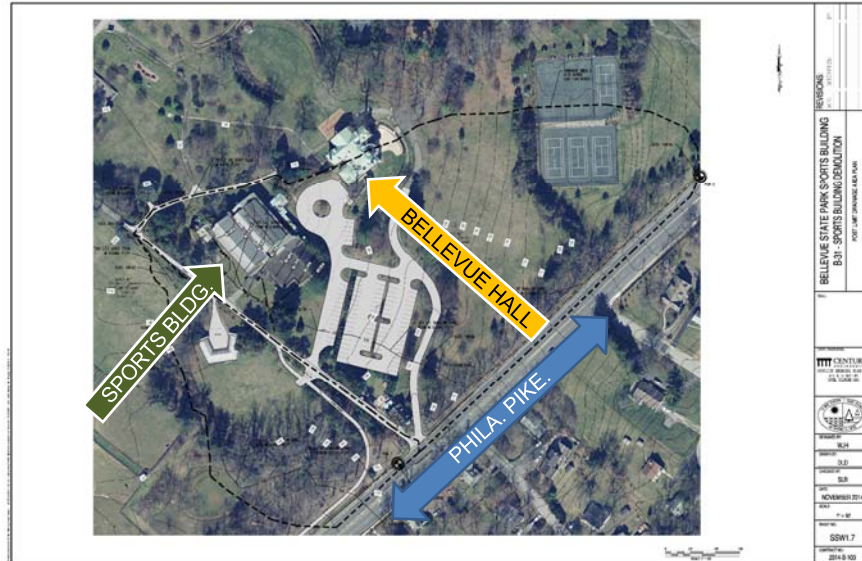
- **PRE-BID MEETING:..... DECEMBER 8, 2014**
- **CONTRACTOR WALK-THRU:..... DECEMBER 10, 2014**
  - 1 HOUR TIME SLOTS - SIGN-UP SHEET.
  - PPE REQUIREMENTS.
- **QUESTION CUT-OFF:..... DECEMBER 22, 2014**
- **BID OPENING:..... DECEMBER 29, 2014**
- **AWARD:..... 30 DAYS FROM BID  
OPENING**
- **NOTICE TO PROCEED (NTP):..... 20 DAYS AFTER  
AWARD**
- **SUBSTANTIAL COMPLETION:..... 90 DAYS FROM NTP**
  - FINAL GRADING AND RESEEDING
- **PUNCH LIST/ CLOSE-OUT:..... 21 DAYS FROM  
SUBS. COMP.**

## BIDDING AND OTHER FORMALITIES

- AFTER MEETING TODAY – ALL QUESTIONS ARE TO BE SUBMITTED IN WRITING TO:  
**WALTER J. HOEY, III, P.E.**  
**CENTURY ENGINEERING, INC.**  
**4134 NORTH DUPONT HWY., DOVER, DE 19901**
- QUESTIONS MAY BE EMAILED TO:  
**WHOEY@CENTURYENG.COM**
- RESPONSES TO QUESTIONS RECEIVED AFTER CLOSE OF BUSINESS ON DECEMBER 22, 2014 WILL NOT BE PROVIDED.

## BIDDING AND OTHER FORMALITIES

- **BID FORMS**
  - ALL FORMS MUST BE SUBMITTED AND ON FORMS PROVIDED
  - ALL FORMS MUST BE FILLED IN COMPLETELY
- **SUBCONTRACTOR LISTING**
  - IF PRIMARY IS TO PERFORM THE WORK MUST LIST SELF UNDER SUBCONTRACTOR LISTING



## DEMOLITION COORDINATION

- **MOUNT PLEASANT SCHOOL**
  - HISTORIC STRUCTURE TO BE PROTECTED.
  - CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND SUBMITTING METHODS OF PROTECTION.
  - INTERNAL SHORING AND PATCHING REQUIRED.
  - CLOSE-IN STRUCTURE AFTER DEMOLITION OF SPORTS BUILDING.



## DEMOLITION COORDINATION (CONT.)

- **EXISTING UTILITIES DEMOLITION**
  - ELECTRIC AND COMMUNICATION TO BE REMOVED AND/OR RELOCATED PRIOR TO BUILDING DEMOLITION.
  - REMOVE / RELOCATE TRANSFORMERS & SWITCH GEAR.
  - CONFIRM EXISTING TELEPHONE LINE IS ACTIVE BEFORE RELOCATING.
  - OTHER UTILITIES TO BE REMOVED INCLUDE:
    - WATER
    - SEWER LATERALS
    - GAS
  - UTILITIES TO BE REMOVED IN THEIR ENTIRETY.

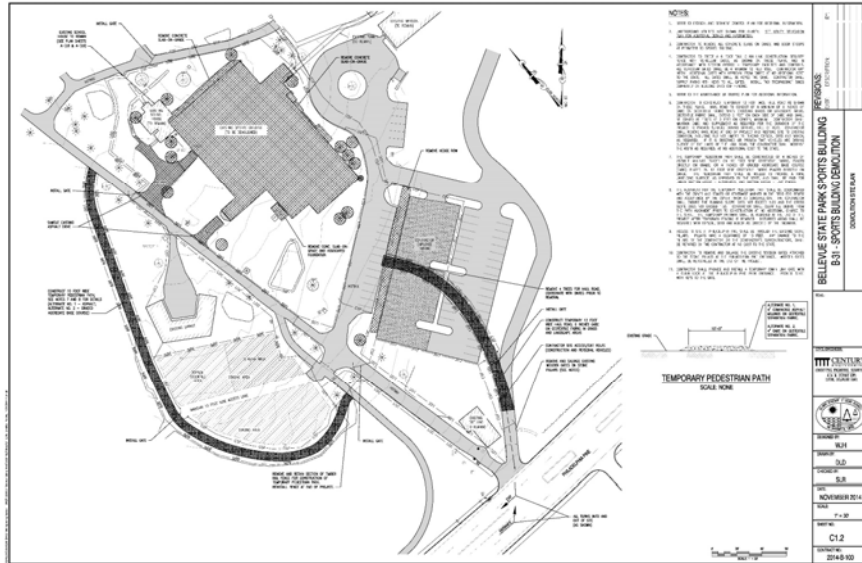


## DEMOLITION COORDINATION (CONT.)

- **ACTIVE RESIDENCE AT PHILADELPHIA PIKE ENTRANCE**
  - REMOVE, SALVAGE, AND REINSTALL GATES
- **DELDOT MAINTENANCE OF TRAFFIC**
  - INSTALL SIGNAGE ALONG PHILADELPHIA PIKE.
  - PROVISIONS IN “UNIT PRICES” FOR FLAGGER (HOURLY) AND ADDITIONAL TRAFFIC WARNING SIGNS (EACH).
- **REPAIR OF DAMAGED ASPHALT PAVEMENT**
  - MILL AND OVERLAY AND/OR,
  - FULL DEPTH REPLACEMENT
- **AVAILABLE UTILITIES FOR CONTRACTOR CONNECTION**
  - WATER & ELECTRICITY

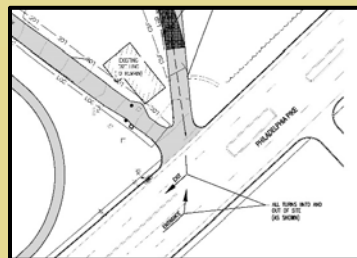
## SITE SECURITY

- **INSTALL 6 FOOT TALL PERIMETER SECURITY FENCE WITH SCREENING**
  - DEMOLITION SITE.
  - LAY-DOWN/STORAGE AREA.
  - ALL FENCES TO BE SECURED WITH LOCKING GATES.
- **CONSTRUCT TEMPORARY PEDESTRIAN PATH**
- **CONSTRUCT HAUL ROAD FROM PHILA. PIKE TO SITE**
- **PARK ACTIVITY AT ADJACENT BELLEVUE HALL**
  - WEDDINGS.
  - PARK MAINTENANCE.
  - PARK PATRONS ON WALKING PATHS.



## WORK AT SITE

- **SITE CLEANLINESS**
- **SITE ACCESS FROM PHILA. PIKE**
  - 12 FOOT WIDE GATE POSTS AT PHILA. PIKE.
  - LEFT TURNS IN.
  - RIGHT TURNS OUT.
- **SITE RESTRICTIONS.**
  - SITE ACCESS: 7:00 A.M. TO 6:00 P.M. M-F.
  - MACHINERY START-UP: 8:00 A.M. TO 5:00 P.M. M-F.
  - CONTRACTOR RESTRICTED TO LIMITS OF DISTURBANCE.
- **CONTRACTOR SUPPLIED FACILITIES**
  - RESTROOMS.
  - WASH FACILITIES.





## SUBMISSIONS

- **CONTRACTOR'S SCHEDULE**
- **SAFETY PLAN**
- **SHOP DRAWINGS / MATERIALS SUBMISSIONS**
  - NEW WORK AT TUNNEL AND TUNNEL STAIRS.
- **NO NEW CASTLE COUNTY PERMITS REQUIRED**

◦ (ABOVE LIST IS NOT ALL INCLUSIVE)

## SALVAGE ITEMS

- **ITEMS TO BE SALVAGED SHOWN ON PLAN SHEET A1.1.**
  - FOUNDATION WALL STONES.
  - CORRUGATED GLASS ROOF PANELS.
  - *ADDITIONAL ITEMS LISTED ON PLAN SHEET.*
- **ALL ITEMS TO BE PALLETIZED AND WRAPPED IN PLASTIC**

ITEM	LOCATION
1 BLUE SON "INDOOR TENNIS AVAILABLE"	ROOM #15
2 GREEN METAL BELT SUPPORT POST	ROOM #15
3 CAST IRON RADIATOR	ROOM #05
4 TENNIS RACKET HOLDER BOARDS	ROOM #03, SOUTH WALL
5 ACCORDION DOORS AND HINGES (4 EACH)	ROOM #11
6 CAST IRON WALL MOUNTED RADIATOR (2 EACH)	ROOM #11 & 112
7 WOODEN DOORS AND HINGES (2 EACH)	ROOM #13, SOUTH WALL
8 RACKET STRINGING MACHINE	ROOM #13
9 CAST IRON RADIATOR	ROOM #13
10 WOOD BENCH	ROOM #09
11 WAVY GLASS PANELS (3 EACH)	ROOM #10
12 WHITE WOODEN DOORS (UNMOUNTED)	ROOM #10
13 CRINKLE DOORS AND HINGES (2 EACH)	ROOM #13/14
14 LARGE WOODEN PAINT DOOR	ROOM 200 AT TUNNEL STAIRS
15 KNOTTY PINE CEILING	ROOM 200
16 KNOTTY PINE CEILING	ROOM 200
17 CAST IRON RADIATORS (7 EACH, PLUS OR MINUS)	ROOM #00
18 WHITE WOODEN DOORS (UNMOUNTED)	ROOM #00
19 CORRUGATED WIRE GLASS ROOF PANELS (12 EACH)	ROOM #15



## STRUCTURAL SAFETY CONCERNS

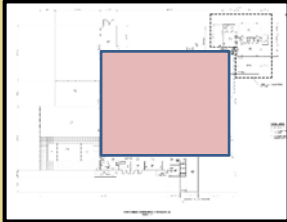
- **EXISTING STRUCTURE IS UNSTABLE**
  - WEAK FLOORS THROUGHOUT.
  - HOLES IN FLOORS THROUGHOUT.
  - UNSTABLE WALLS.
  - UNSTABLE STAIRS TO SPORTS BUILDING THIRD FLOOR.
  - UNUSABLE STAIRS TO SCHOOL SECOND FLOOR.
  - DETERIORATING SKYLIGHTS IN TENNIS COURTS AND SWIMMING POOL.
- **UNPROTECTED DROP-OFFS**
  - SWIMMING POOL.
  - SECOND AND THIRD FLOOR OBSERVATION AREAS.
  - DUMB WAITER SHAFT - FIRST TO THIRD FLOOR.

### SWIMMING POOL

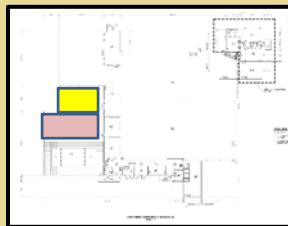




**TENNIS COURTS**



**BASKET BALL COURT,  
STORAGE ROOM**





**SECOND FLOOR**



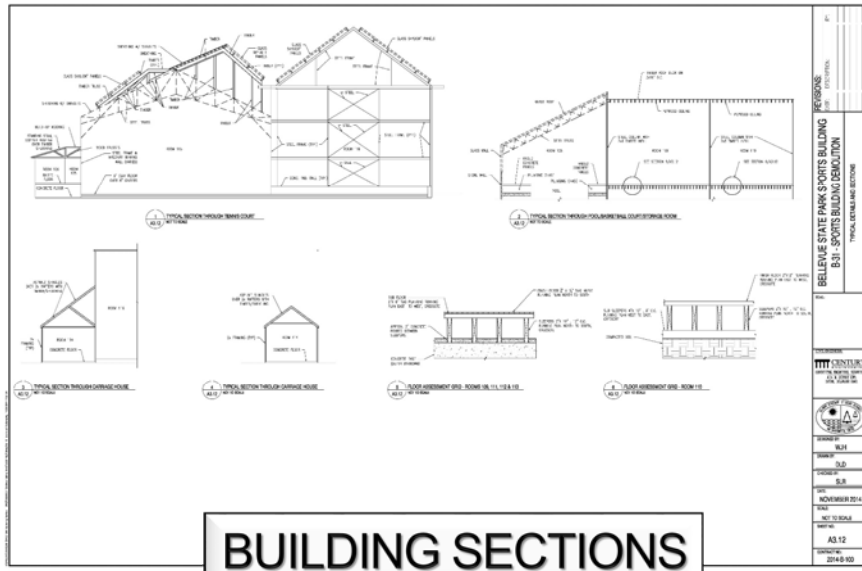
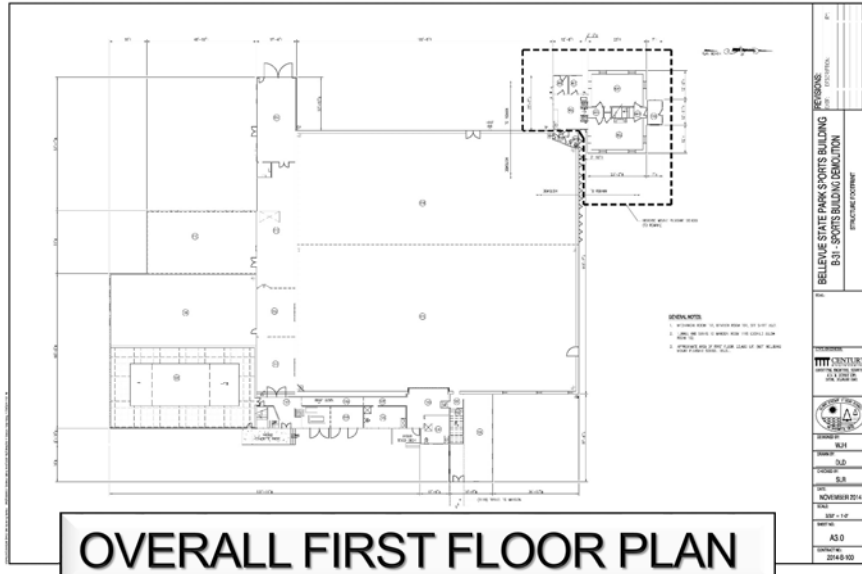
**THIRD FLOOR**



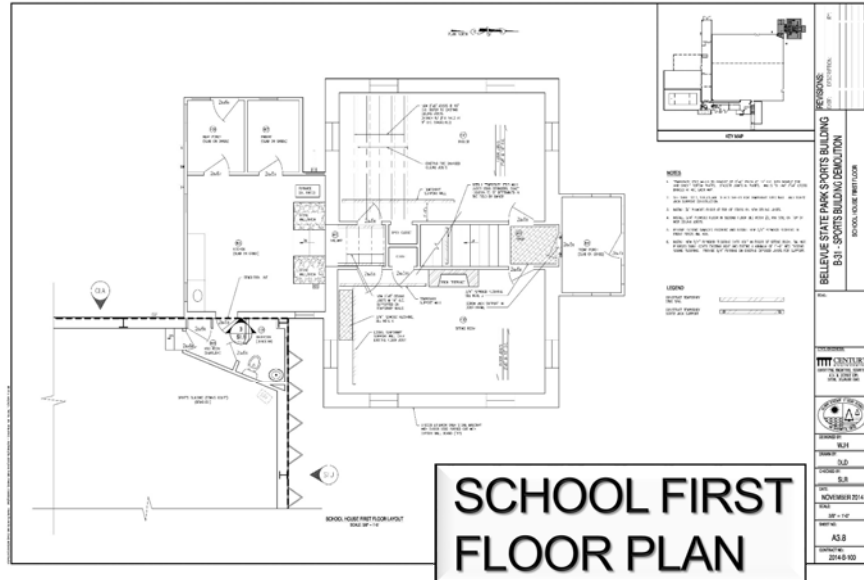
**SCHOOL FIRST FLOOR  
FIRE DAMAGE**



**SCHOOL SECOND FLOOR  
FIRE DAMAGE TO STAIRS**







# ENVIRONMENTALLY SENSITIVE MATERIALS AND CONDITIONS

# INTRODUCTIONS

- REVIEW ENVIRONMENTALLY SENSITIVE MATERIALS ASSOCIATED WITH THE SCOPE OF WORK.
- DISCUSSIONS ARE CONSIDERED CURSORY AND DO NOT INCLUDE ALL ASPECTS OF WORK.
- WORK IS DESCRIBED ON (4) CONTRACT DRAWINGS AND WITHIN THE TECHNICAL SPECIFICATIONS.
- CONTRACTOR TO REVIEW ALL PRIOR TO SUBMITTING BID TO FULLY UNDERSTAND WORK REQUIRED, CONTROLS NEEDING TO BE IN PLACE AND LOGISTICS / SEQUENCING TO EXECUTE.

## FOLLOW UP SITE TOUR

- 12/10 INTERIOR TOUR.
- STATE TIME ON SHEET.
- SIGN OFF FOR WAIVER.
- PPE REQUIRED.
  - SAFETY GLASSES,
  - HARD HATS,
  - CONSTRUCTION GRADE LEATHER SHOES,
  - ½ FACE HEPA FILTERED RESPIRATORY PROTECTION,
  - HYGIENE WIPES.
- HARVARD TO PROVIDE DISPOSABLE SUITS.
- LIMITED TO 1 HOUR TOUR.
- HAVE SUBS TOUR WITH YOUR GROUP.
- DO NOT BE LATE – RESCHEDULING WILL NOT BE PERFORMED.


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## SENSITIVE MATERIALS

- VARIOUS TYPES OF REGULATED AND ENVIRONMENTALLY SENSITIVE MATERIALS ARE INCLUDED IN THE SCOPE OF WORK.
- MATERIALS INCLUDE BUT ARE NOT LIMITED TO:
  - ASBESTOS DEBRIS AND CONTAMINATION
  - ASBESTOS BOILER INSULATION
  - ASBESTOS BUILDING CAULKING AND GLAZING MATERIALS
  - ASBESTOS CEMENT SIDING
  - FLUE PACKING ASBESTOS MATERIALS
  - 9X9 ASBESTOS FLOOR TILE AND MASTIC
  - PCB FLUORESCENT LAMP BALLASTS
  - MERCURY THERMOSTATS
  - MERCURY FLAME SENSORS
  - MERCURY FLUORESCENT LIGHT TUBES
  - MERCURY FLOOD LAMPS
  - FLAKING LEAD BASED PAINT – EXTERIOR
  - ASBESTOS ROOF TAR MATERIALS
  - ASBESTOS FLAT TAR BLACK ROOF MASTICS
  - ASBESTOS BUILT UP ROOFING MATERIALS
  - ASBESTOS ROOF TAR PAPER
  - ASBESTOS ROOF FLASHING MATERIALS
  - ASBESTOS FIRE BRICK - BOILER BASE
  - CREOSOTE COATED WOOD SLEEPERS
  - ASBESTOS PIPE INSULATION
  - ASBESTOS STUCCO MATERIALS
  - ASBESTOS CEMENT ROOF SHINGLES

## GENERAL EXECUTION

- PRIOR TO ASBESTOS REMOVAL ALL OTHER ENVIRONMENTALLY SENSITIVE MATERIALS ARE REQUIRED TO BE REMOVED FROM THE FACILITY.
- CONTROLS AND SUMMARY OF REQUIREMENTS TO BE IN PLACE ARE IDENTIFIED ON DRAWING “R1.1 – REMEDIATION NOTES AND SCHEDULES”.
- THE LOCATIONS AND QUANTITY OF MATERIALS ARE IDENTIFIED ON THE CONTRACT DRAWINGS. “MATERIAL INVENTORY KEY” PROVIDES SPECIFICS ASSOCIATED WITH THE MATERIALS.



MATERIAL INVENTORY KEY

MATERIAL INVENTORY TABLE REFERENCE (M-REF)

SYSTEM CODE

QUANTITY

SYSTEM ID



## SCHOOL - KEY ITEMS

- INTERIOR ASBESTOS
  - NO WORK ON 2<sup>ND</sup> FLOOR AND IN CRAWLSPACE.
  - FRONT SECTION OF SCHOOL HAS CRAWL SPACE (18") – CONTAMINATED WITH ASBESTOS PIPE INSULATION ON SOILS.
  - WORK LIMITED TO BACK OF SCHOOL TO ACCOMMODATE BUILDING SEPARATION.
- INTERIOR ASBESTOS SCOPE
  - SMALL PACKAGE BOILER AND FLUE PACKING MATERIALS.
  - REMOVE AND DISPOSE OF IN WHOLE.
  - MINOR AMOUNTS OF ASBESTOS FLOOR TILE AND FLOOR MASTICS.



## SCHOOL - KEY ITEMS

- ENTIRE ROOF SYSTEM IS AN ASBESTOS CEMENT PRODUCT AND WILL BE REMOVED AFTER INTERIOR SHORING IS COMPLETE.
- WEATHER TIGHT CONDITIONS REQUIRED DURING ROOF REMOVAL
- ALL ASBESTOS MATERIALS ARE REQUIRED TO BE REMOVED WITHIN THE INTERIOR OF THE SCHOOL PRIOR TO COMMENCEMENT OF SHORING.
- SCHOOL EXTERIOR STUCCO CONTAINS ASBESTOS. SELECTIVE MATERIALS AT SPORTS BUILDING TIE IN WILL NEED TO BE REMOVED PRIOR TO BUILDING SEPARATION. (SEAM CAULKING – POSITIVE ASB).

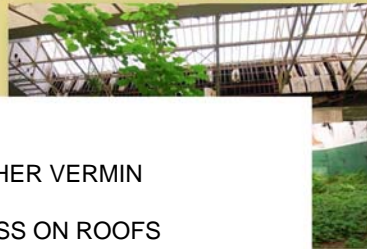


## SPORTS BUILDING – LEAD FINISHES

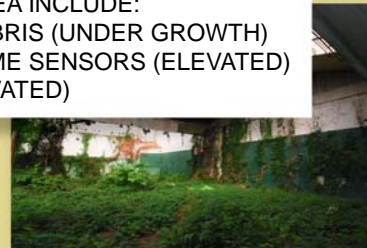
- LEAD PAINT IS ASSOCIATED WITH WHITE EXTERIOR PAINT ON SPORTS BUILDING.
- PERFORMING “RESPONSIBLE CARE” INITIATIVES.
- NOT DOING “LEAD ABATEMENT”.
- REMOVE ONLY “FLAKING” PORTIONS OF WHITE PAINT PRIOR TO DEMOLITION.
- CONTROLS AND REQUIREMENTS ARE PROVIDED ON DRAWINGS AND IN SPECIFICATIONS.



## SPORTS BUILDING – HAZARDOUS



- TENNIS COURT AREAS
  - BIRDS
  - RACCOONS AND OTHER VERMIN
  - POISON IVY
  - LOOSE SAFETY GLASS ON ROOFS
  - FECAL MATTER
- TYPES OF WORK IN AREA INCLUDE:
  - CEMENT SIDING DEBRIS (UNDER GROWTH)
  - MERCURY GAS FLAME SENSORS (ELEVATED)
  - HID LIGHTING (ELEVATED)



## SPORTS BUILDING – KEY ITEMS

- POOL ENCLOSURE
  - GLAZING MATERIALS ON WINDOWS - ASBESTOS .
  - WINDOWS ARE “SET” IN GLAZING MATERIALS.
  - WILL REQUIRE REMOVAL OF ENTIRE PANEL TO ACCESS SUBSTRATE ASBESTOS GLAZING PRODUCT.
  - WORK WILL BE PERFORMED AFTER INTERIOR POOL ENCLOSURE WORK IS COMPLETED.
  - POOL ENCLOSURE WORK TO BE COMPLETED PRIOR TO DEMOLITION OF BUILDING.



## SPORTS BUILDING – INTERIOR

- GENERAL CONDITIONS OF FACILITIES
  - DETERIORATED AND HAZARDOUS.
  - OVERGROWTH EXTENSIVE IN POOL ENCLOSURE.
  - REMOVAL OF GROWTH WILL BE REQUIRED TO PERFORM WORK AND MUST BE PERFORMED PRIOR TO COMMENCEMENT OF ASBESTOS WORK.





## SPORTS BUILDING – INTERIOR

- POOL ENCLOSURE
  - IN ADDITION TO WINDOW GLAZING MATERIALS, BEIGE COLORED STUCCO MATERIAL IS ASBESTOS CONTAINING
  - FULL CONTAINMENT SYSTEM REQUIRED.
  - WINDOW AND DOOR CAULKING MATERIALS ARE POSITIVE ASBESTOS.



## SPORTS BUILDING – INTERIOR

- POOL ENCLOSURE
  - PERIMETER TRENCH SYSTEM.
  - ASBESTOS PIPE INSULATION UNDER CONCRETE.
  - INSULATION IS DETERIORATED AND HIGHLY FRIABLE.
  - REMOVAL OF CONCRETE REQUIRED TO ACCESS MATERIALS.

**ALL WORK ON INTERIOR OF POOL ENCLOSURE REQUIRED TO BE COMPLETED PRIOR TO REMOVAL OF WINDOW GLAZING MATERIALS**



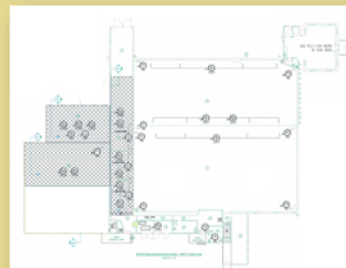
## SPORTS BUILDING – INTERIOR

- PIPE INSULATION
  - PIPE INSULATION AND DEBRIS IS ASSOCIATED WITH THE INTERIOR OF THE BUILDING.
  - AREAS OF INSULATION ARE NOTED ON DRAWINGS.
  - REMOVAL OF WALL WILL BE REQUIRED TO ACCESS MATERIALS
  - CONTAMINATED CARPETING TO BE REMOVED AND DISPOSED OF AS ASBESTOS WASTE.
  - FULL CONTAINMENT REQUIRED IN AREAS OF PIPE INSULATION REMOVAL.



## SPORTS BUILDING – SLEEPERS

- CREOSOTE COATED LUMBER
  - SLEEPERS ARE IDENTIFIED IN GRIDS 109, 110, 111, 112 AND 113. (SUPPORTING ANALYTICAL IN CONTRACT DOCUMENTS)
  - SLEEPERS WILL BE MANAGED DURING DEMOLITION PHASE OF PROJECT.
  - CONTRACTOR RESPONSIBLE FOR REMOVAL PACKAGING, TRANSPORTATION AND DISPOSAL OF COATED LUMBER.



## SPORTS BUILDING – OTHER WORK

- LAMPS AND BALLAST
- LAMPS INCLUDE HID AND FLUORESCENT LAMPS
- ALL LAMP BALLAST ASSUMED TO BE PCB
- MERCURY SWITCHES AND FLAME SENSOR
- CONTRACTOR RESPONSIBLE FOR REMOVAL  
PACKAGING, TRANSPORTATION AND DISPOSAL OF ALL  
MATERIALS IDENTIFIED IN SCOPE OF WORK



## SPORTS BUILDING – ROOFS

- ALL ASBESTOS ROOFS HAVE BEEN DETERMINED TO BE CATEGORY I NON-FRIABLE NOT LIKELY TO BECOME FRIABLE.
- STRUCTURAL INTEGRITY OF UPPER ROOFS IS QUESTIONABLE.
- LOWER ROOFS – MANUAL TRADITIONAL METHODS FOR ABATEMENT.
- UPPER ROOF – MECHANICAL SEGREGATION DURING DISMANTLEMENT.
- CONTROLS ARE PROVIDED IN SPECIFICATIONS.
- CONTRACTOR TO RETAIN 3 LICENSED ASBESTOS CONTRACT EMPLOYEES ON SITE UNTIL SUCH TIME AS ALL ROOFING MATERIALS ARE SEGREGATED AND BUILDING IS AT GRADE.
  - 1 SUPERVISOR
  - 2 WORKERS





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## **SITE TOUR**



STATE OF DELAWARE  
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## **QUESTIONS & RESPONSES**



**WAIVER OF LIABILITY**  
**SPORTS BUILDING – BELLEVUE STATE PARK, WILMINGTON, DELAWARE**  
**WAIVER OF LIABILITY AND HOLD HARMLESS AGREEMENT**

The Sports Building at Bellevue State Park has been closed for many years. All aspects of the structure are in dangerous disrepair and are unsafe to enter, climb or walk upon. All stairs are unsafe to climb. The interior of the facilities possess the presence of asbestos, noxious plant life, animal waste and unstable structural elements. Compromised structural elements include but are not limited to weak floors, insecure stairs, unprotected open floors, and failing roof systems.

Collectively, the Structure is unsafe and dangerous for any activity. That being said, the Owners, (State Of Delaware), will grant you a temporary access to the Property at a mutually agreed time under the following stipulations:

1. In consideration for receiving permission to access the Property, I (the PARTICIPANT) hereby RELEASE, WAIVE AND DISCHARGE the State of Delaware, Division of Parks and Recreation, Century Engineering, Inc., Harvard Environmental, Inc., their officers, agents, or employees (hereinafter referred to as RELEASEES) from any and all liability, claims, demands, actions, and causes of action whatsoever arising out of or related to any loss, damage, or injury, including death, that may be sustained by me, or to any property belonging to me, while on the premises, REGARDLESS OF WHETHER SUCH LOSS IS CAUSED BY THE NEGLIGENCE OF THE RELEASEES, or otherwise and regardless of whether such liability arises in tort, contract, strict liability, or otherwise, to the fullest extent allowed by law.

2. I am fully aware of the risks and hazards connected with the Structure and the instability of structural members, and I am aware that, by entering the structure, I risk injury and even death. I hereby elect to voluntarily access the Structure, knowing that any activity I conduct, planned or inadvertent, may be hazardous to my property and me. I understand that RELEASEES have warned me of the Structure's dangers and I voluntarily assume full responsibility for any risks of loss, property damage, or personal injury, including death, that may be sustained by me, or any loss or damage to property owned by me, as a result of being engaged in my planned or inadvertent activities, WHETHER CAUSED BY THE NEGLIGENCE OF RELEASEES or otherwise, to the fullest extent allowed by law

3. I further hereby COVENANT NOT TO SUE AND AGREE TO INDEMNIFY AND HOLD HARMLESS the RELEASEES from any loss, liability, damage, or costs, including court costs and attorneys' fees that Releases may incur due to my participation in said activities, WHETHER CAUSED BY NEGLIGENCE OF RELEASEES or otherwise, to the fullest extent allowed by law.

4. It is my express intent that this Waiver and Hold Harmless Agreement shall bind the members of my family and spouse, if I am alive, and my heirs, assigns and personal representative, if I am deceased, and shall be deemed as a RELEASE, WAIVER, DISCHARGE, AND COVENANT NOT TO SUE the above-named RELEASEES. I hereby further agree that this Waiver of Liability and Hold Harmless Agreement shall be construed in accordance with the laws of the State of Delaware and that any mediation, suit, or other proceeding must be filed or entered into only in Delaware and the federal or state courts of Delaware. Any portion of this document deemed unlawful or unenforceable is severable and shall be stricken without any effect on the enforceability of the remaining provisions.

IN SIGNING THIS AGREEMENT, I ACKNOWLEDGE AND REPRESENT THAT I have read the foregoing Wavier of Liability and Hold Harmless Agreement, understand it and sign it voluntarily as my own free act and deed; no oral representations, statements, or inducements, apart from the foregoing written agreement, have been made; I am at least eighteen (18) years of age and fully competent; and I execute this Agreement for full, adequate and complete consideration fully intending to be bound by same.

IN WITNESS WHEREOF, I have signed this Waiver and Agreement on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

WITNESS: \_\_\_\_\_

PARTICIPANT: \_\_\_\_\_

Print Name \_\_\_\_\_

Print Name: \_\_\_\_\_

Representing: \_\_\_\_\_

Representing: \_\_\_\_\_