

**SALINA CITY
SPECIFICATIONS
DEMOLITION OF OLD CITY HALL
BID OPENING SEPTEMBER 10, 2025, AT 2:00 PM**

SCOPE OF WORK DEMOLITION REQUIREMENTS AND SPECIFICATIONS

Salina City seeks to engage qualified building demolition contractors to assist Salina City in the demolition of a vacant, old Salina City Hall located at 90 West Main Street, Salina UT 84654 (the “Property”). Demolition work will include the demolition and removal of building, basements, and foundations, as well as, the demolition and removal of site improvements and foundation landscaping, as more particularly described below. Time is of the essence in the performance of this Scope of Work: demolition and all related work must be completed by Date 12/10/2025. The successful respondent shall be referred to herein as the “Contractor.” CONTRACT The Request for Proposals to which this Scope of Work is attached, and of which this Scope of Work is a material part, together with Contractor’s proposal, shall form the basis of a service contract to be entered into by the parties.

SUMMARY

This Scope of Work includes the following components with respect to the Property:

1. Removal and disposal of asbestos in accordance with State of Utah Asbestos Abatement Specifications and the federal Clean Air Act (and all implementing regulations).
2. Demolition and removal of building, basements, concrete/asphalt slabs, and foundations.
3. Demolition and removal of site improvements, including but not limited to foundation. Address potential environmental impacts such as air pollution (dust), water contamination, soil erosion, and noise pollution.
4. Installation of soil erosion-sedimentation control as required by DEM regulation.

5. Filling of the demolition site with clean lead-free gravel of 1" or less, to meet existing site grades, compacted as necessary to stabilize the material and eliminate excessive settling, and cover with at least 3" of screened loam.

DEFINITIONS

Remove: Remove and legally dispose of items except those indicated to be reinstalled, salvaged, or to remain the property of Salina City Existing to Remain: Protect items indicated to remain against damage during demolition.

QUALITY ASSURANCE

Contractor shall comply with all applicable EPA, state and local notification regulations before starting demolition. Contractor shall comply with hauling and disposal regulations of authorities having jurisdiction; all other codes, standards, regulations, and workers' safety rules that are administered by federal agencies (HUD, EPA, OSHA, and DOT) or state agencies (State OSHA, DEM, DOH, etc.); and any other local regulations and standards (i.e. building codes) that may apply. The demolition contractor must secure all local permits. By submitting a proposal, Contractor affirms that they have familiarized themselves with the legal requirements (federal, state, and local laws, ordinances, rules and regulations) and other conditions which may affect performance of this Scope of Work.

PROJECT CONDITIONS The building to be demolished is vacant. Salina City shall make its best efforts to maintain the site conditions existing at the time of inspection for bidding purposes. Contractor must comply with any/all required demolition permits required by local authorities and ordinances. Contractor will not be permitted to store any removed items or materials on-site.

EXAMINATION

Contractor must survey existing site conditions and make an independent determination as to the extent of demolition required and the existence of any hazardous materials or conditions. Contractor must survey the condition of the buildings to determine whether removing any element might result in a structural deficiency or unplanned collapse of any portion of the structure or adjacent structures during demolition. Contractor must perform regular site examinations as the work progresses to detect hazards resulting from demolition activities.

PREPARATION Contractor must secure all necessary permits to cut and/or cap all utilities including water, gas, electricity, and sewer; contact Dig Safe and coordinate identification of all underground utilities; and consult with National Grid to coordinate the protection of power lines adjacent to the building. Contractor must make all preparations to secure and

protect the following components, which shall survive all demolition work and remain on the Property: (1) the existing trees located on the Property; (fences on the Property. Contractor must drain, purge, or otherwise remove, collect, and dispose of chemicals, gases, explosives, acids, flammables, or other dangerous materials before proceeding with demolition operations. Contractor must employ a certified, licensed exterminator to treat the building and to control rodents and vermin before and during demolition operations. Contractor shall not obstruct streets, walks, or other adjacent occupied or used facilities without permission from. The City Engineering Department and authorities having jurisdiction. Contractor shall provide alternate routes around closed or obstructed traffic ways if required by governing regulations. Furthermore, Contractor shall arrange for police detail as required during demolition activities. Contractor must erect temporary protection such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction.

EXPLOSIVES

The use of explosives will not be permitted. POLLUTION CONTROLS Under the authority of Section 112 of the Clean Air Act, as amended, 42 U.S.C. 1857 (C-7) (the “Clean Air Act”), the U.S. Environmental Protection Agency (“EPA”) promulgated National Emission Standards for Hazardous Air Pollutants. See 38 F.R. 8820. Asbestos was designated a hazardous air pollutant, and standards were set for its use and to control asbestos emissions. It was determined that one significant source of asbestos emissions was the demolition of certain buildings and structures. In keeping with the Clean Air Act, Contractor shall cooperate with EPA personnel and allow EPA personnel to freely enter the demolition site, review any records, inspect any demolition method, and sample or observe any omissions. All demolition operations conducted by Contractor are to follow applicable provisions of Section 112 of the Clean Air Act and 40 C.F.R. Part 61. By responding to this RFP Contractor acknowledges that Sections 113(c) (1) and (2) of the Clean Air Act carry penalties and fines for non-compliance. Contractor must use water mist, temporary enclosures, and other suitable methods to limit the spread of dust and dirt. Contractor must comply with all applicable environmental protection regulations, including DEM Regulation #5 – Fugitive Dust. Contractor must not create hazardous or objectionable conditions, such as ice, flooding, and pollution, when using water. Contractor must remove and transport debris only in a manner that will prevent spillage on adjacent surfaces and areas. Contractor must clean adjacent buildings and improvements of dust, dirt and debris caused by demolition operations, and return adjacent areas to the conditions existing before the start of demolition. Contractor shall limit hours of operation, including staging and set up, to Monday through Friday during the hours of 8:00 a.m. to 6:00 p.m. Special hours of operation outside the normal hours must be approved in advance by

Salina City. Contractor shall limit noise pollution at all times to prevent objectionable conditions. **DEMOLITION** Building Demolition: Subject to the exceptions listed above, Contractor shall demolish all buildings, structures, facilities, and other debris (including brush) that comprise the Property, and completely remove same from the site. Contractor shall perform demolition operations in accordance with all applicable laws and regulations and the following general policies:

- Ensure minimum interference with roads, streets, walks, and other adjacent occupied and used facilities. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.
- Dispose of demolished items and materials promptly. On-site storage of removed items is prohibited.
- Break up and remove concrete and asphalt slabs on grade, unless otherwise shown to remain.
- Remove air-conditioning equipment without releasing refrigerants.
- Remove structural framing members to ground to avoid free fall and to prevent ground impact and dust generation.

Below-Grade Construction: Demolish foundation walls and other below-grade construction, as follows:

- **Basement Excavation** • Below grade structures, foundation and basement slab shall be totally removed.
- **Filling Below-Grade areas:** Completely fill below-grade areas and voids resulting from demolition of buildings and pavements with lead free gravel to meet existing site grades. Fill all underground drywells on the site.

Special Conditions: The Contractor shall preserve all surrounding buildings and property. Contractor should note the proximity of surrounding buildings. Any damage to surrounding buildings or property will be promptly repaired by the Contractor at its sole expense.

DISPOSAL OF DEMOLISHED MATERIALS

General: Contractor must promptly and properly dispose of demolished materials. Contractor may not allow demolished materials to accumulate on-site and may not burn demolished materials.

Landfill Disposal: Contractor shall transport all demolished materials off-site and legally dispose of them. Contractor must supply Salina City copies of all landfill and disposal receipts. This Project shall be Prevailing Wage.

PAYMENT

for services will be negotiated with the successful respondent pursuant to the RFP process. Salina City will maintain a 10% holdback to be released 30 days after completion. Final payment shall not be released until Contractor has completed all punch list items, all inspections have been completed, and contractor has fulfilled all obligations set forth herein and in the contract.