PART THREE - PROJECT PROGRAM

Hunters Point Bldg Demolition - BRAC
FY24

Hunters Point Naval Shipyard
San Francisco, CA

April 30, 2024

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RFP Requirements

1.0 PROJECT DESCRIPTION

The former Hunter's Point Naval Shipyard (HPNS) consists of approximately 416-acres of land at the point of a high, rocky 2-mile-long peninsula projecting southeastward in the San Francisco Bay. The station began shipbuilding, repair, and maintenance activities in the 1940s when the navy took ownership of HPNS. Following World War II, HPNS was used for submarine maintenance and repair and is also the site of the Naval Radiological Defense Laboratory (NRDL). HPNS was deactivated in 1974.

In 1991, environmental remediation occurred at HPNS. The Navy managed the cleanup under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) process with oversight from the United States Environmental Protection Agency (USEPA), California Department of Toxic Substances Control (DTSC), and California Department of Public Health (CDPH). The Navy has transferred Parcels A-1, A-2, D-2, UC-1, and UC-2 to the City of San Francisco for redevelopment and intends to transfer the remaining parcels upon cleanup.

This contract specifies the scope of work for the demolition of six buildings and miscellaneous structures located at Parcel G at HNPS (Buildings 351, 351A, 366, 401, 411 and 439) and Building Pad 408. Demolition will involve removing the buildings, building slabs and/or foundations. Refer to Structural Drawings in Part 6 Attachment D for slab/foundation removal details. Also included is the removal of equipment and materials within the buildings, and proper management and disposal of waste generated.

Figure 1: Parcel G Building Locations

FACILITIES TO BE DEMOLISHED

Building 351 is a 3-story building with a tower on the northwest corner and approximately 38,204 square feet consisting of reinforced concrete. Demolition of Building 351 and building slab and/or foundation to a depth of 12-inches minimum below surface is included in the work. Provide erosion control as required.

Figure 2: Building 351 Exterior

Figure 3: Building 351 Interior

Building 351A is a combined one-story and two-story structure with a size of approximately 21,488 square feet. The building consists of reinforced concrete structure over a crawl space with Building 351A abutting the southern end of Building 351. Demolition of Building 351A and building slab and/or foundation to a depth of 12-inches minimum below surface is included in the work. Provide erosion control as required.

Figure 4: Building 351A Exterior

Figure 5: Building 351A Interior

Building 366 is a one-story structure with a size of approximately 36,965 square feet. The building consists of structural steel columns supporting structural steel roof trusses. Demolition of Building 366 and building slab and/or foundation to a depth of 12-inches minimum below surface is included in the work. Provide erosion control as required.

Figure 6: Building 366 Exterior

Figure 7: Building 366 Interior

Building 401 is a two-story, large wood framed shop. It is estimated to be 26,796 square feet and 24 feet high. There no recorded obstruction issues to the building. Demolition of Building 401 and building slab and/or foundation to a depth of 12-inches minimum below surface is included in the work. Provide erosion control as required.

Figure 8: Building 401 Exterior

Figure 9: Building 401 Interior

Building 411 is a combined one-story and two-story large curtain-walled, steel-framed building. The two-story portion includes a flat roof, and the one-story portion includes a crenelated roof. The building is approximately 185,000 square feet. Demolition of Building 411 and building slab and/or foundation to a depth of 12-inches minimum below surface is included in the work. Provide erosion control as required.

Figure 10: Building 411 Exterior

Figure 11: Building 411 Interior

Building 439 is a one-story structure consisting of structural steel columns and roof beams with steel joist roof framing supporting metal roof deck. It is estimated to be 102,166 square feet. There are trenches around the building that obstruct access to the building. Demolition of Building 439 and building slab and/or foundation to a depth of 12-inches minimum below surface is included in the work. Provide erosion control as required.

Figure 12: Building 439 Exterior

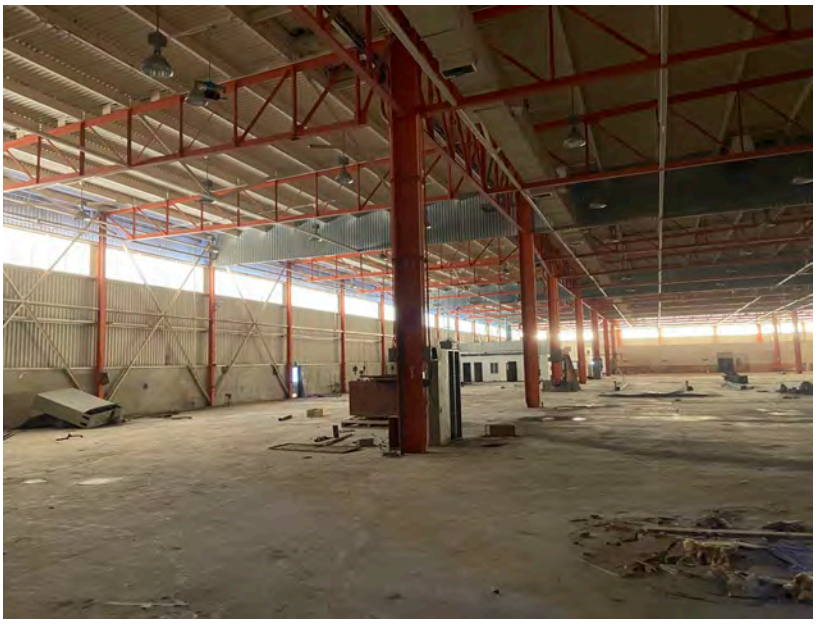

Figure 13: Building 439 Interior

Building Pad 408 is an existing concrete slab with an approximate thickness of 10 inches but should be field verified, south of Building 411 and east of Building 439. All above ground features for the pads have been removed. The pad is to be demolished and replaced with clean fill that is compacted and graded to meet surrounding grades.

Figure 14: Building Pad 408

New construction and renovations of existing buildings are not included in the scope of work.

Part 6 includes various documents for reference including:

- Site Maps
- Site Engineering Investigation Report – which includes further building descriptions and building photos
- A Hazardous Material Testing Report (which is forthcoming as the field survey will be complete in January)
- Existing building drawings created from a LiDAR survey and field investigations
- Various environmental and demolition reports for the existing buildings

2.0 PROJECT OBJECTIVES

2.1 Mission Statement

[redacted]

2.2 Facility Function

Building 351 was constructed circa 1945 and was used as electronics work area, optical laboratories, and for NRDL Material and Accounts.

Building 351A was used as an NRDL Chemical Technology Division building. It is unknown when the building was constructed.

Building 366 was used as an NRDL Instrument Calibration facility and Administration Offices. It is unknown when the building was constructed.

Building 401 served as a supply storehouse, trades shop, and general storage. It is unknown when the building was constructed.

Building 411 served as source storage, civilian cafeteria, radiography shop, shipfitters and boilermaker's shop.

Building 439 served as a sheet metal shop. It is unknown when the building was constructed.

Building Pad 408 is the slab-on-grade portion of a previously demolished building.

2.3 Project Specific Priorities

The purpose of this project is the complete removal of Buildings 351, 351A, 366, 401, 411, 439, and Building Pad 408, including building pad and foundation. Refer to Structural Drawings, included in Part 6 Attachment D for slab/foundation removal details. The specific priorities of the project is to execute the removal of these structures with the least impact on surrounding communities and businesses, minimizing the impacts to facility operations during the removal process, and restoring the areas impacted by the removal process to their pre-construction state.

2.3.1 Sustainable Design and Construction

Project demolition to comply with sustainability requirements identified in Part 2 Section 01 33 29.05 20, Sustainability Reporting for Design-Build.

2.3.2 Storm Water Management - Low Impact Development (LID)

Not used.

2.3.3 Energy Efficiency

Not used.

2.3.4 Building Commissioning

Not used.

2.3.5 Accessibility Requirements

Not used.

2.3.6 Antiterrorism Criteria

Not used.

2.3.7 Cybersecurity

Not used.

2.4 Appropriate Design

Not used.

2.5 Workflow Process

2.5.1 Hours of Operation

Contractor must perform all work on site, Monday through Friday, between the hours of 0700 and 1700.

2.5.2 Staffing/Occupancy

All buildings are currently unoccupied.

2.6 Special Design Challenges

Not used.

2.7 Adaptability and Flexibility

Not used.

3.0 SITE ANALYSIS

3.1 Existing Site Conditions

3.1.1 Topography and Site Drainage

The project site is located within HPNS located in San Francisco, CA east of the 101 freeway and west of the San Francisco Bay. Within HPNS, the subject project is located on Parcel G, bound by Spear Ave, H St, Manseau St, and Morrell St. The site is relatively flat and consists of asphalt and/or concrete material.

Site drainage is routed through three distinct concrete open channel storm drains that run parallel to the buildings, north to south, and eventually connects to a main open channel storm drain that discharges to the bay. Refer to Part 6 Appendix A sheets V-101 through V-104 for more details.

3.1.2 Existing Site Utilities

All existing utilities on HPNS are out of service. Exact location of belowground utilities are unknown. Existing aboveground utility structures include: post indicator valves, fire hydrants, sprinkler systems, transformers, and various manholes. Refer to Part 6 Appendix A sheets V-101 through V-104 for more details.

3.1.3 Existing Buildings

Building 351 is 38,132 square feet three-story building with a five-story tower on the northwest corner. The building was built in 1945 and is a World War II-era reinforced concrete shop building that was enlarged after 1945. There are large trenches around the building that obstruct access. Access to the building is through a roll-up metal door on one side of the building. It is estimated to be 8,132 square feet and 40 feet high.

Building 351A is a concrete building that was constructed over a crawl space that abuts the southern end of Building 351. The building is a combined two-story and one-story building with a flat roof. It is estimated to be 21,488 square feet and 16 feet high. There are three single swing doors and two double swing doors on the exterior that provide access to the building and no windows.

Building 366 is a large, corrugated metal, gabled roofed Butler type structure. It is approximately 36,965 square feet and 22 feet high. Windows are metal framed and most of the glass is intact. The roof is mainly corrugated metal with some plastic areas. Cranes are mounted in the ceiling and metal roll-up doors with intact motors. There is a concrete room with a metal roll-up for access on one side and a metal swing door on the adjacent side that provide access to the building.

Building 401 is a two-story, large wood framed shop. It is approximately 26,796 square feet and 24 feet high. The main entrance has two sliding wood doors, one with the metal track mounted on the exterior of the building with a single swing door insert, and the other mounted on a metal track on the interior of the building. Roll-up metal doors, single swing doors and sliding wood doors provide additional access. The wood roof is damaged. Windows are wood framed with glass on all sides of the building and are mostly covered with plywood.

Building 411 is a large curtain walled, steel framed structure with a flat roof located in the southern waterfront area. The building includes a saw-toothed series of rooftop monitors as well as bands of steel industrial sash and large glazed industrial doors. The building has two levels with a larger taller segment to the north. It is approximately 184,985 square feet and 30 feet high. There are five floors on either side of the main entrance with the large main warehouse area behind. Roll-up metal doors,

single swing doors and sliding wood doors provide additional access. The wood roof has several holes and is covered with paper tar and gravel. Windows are metal frame with glass on all sides of the building and some are covered with plywood.

Building 439 is a single-story concrete and metal siding building. It is approximately 102,166 square feet. There are trenches around the building that obstruct access. Six roll-up metal doors with intact motors, single swing doors and double swing doors with glass inserts provide access to the building. The building perimeter has an 8-foot-high by 10-inch-thick wainscot reinforced concrete with 6-foot-high translucent panel. Windows are around the top of the building, metal frame with glass, and are mostly intact.

Building 408 Pad - Previously a steel-framed structure enclosing two free-standing furnaces, used for smelting, that were constructed in 1947. The building was the equivalent of three stories at its northern end, dropping to one story at its southern end, and open-sided on the north. A firebrick-lined hearth occupied most of the open area at the north. Natural gas burners were present on the east and west sides of the hearth and a pair of smokestacks extended from the lower rear segment of the building. The building has been demolished, and the concrete building pad is all that remains.

3.2 Site Development Requirements

3.2.1 Erosion and Sediment Control

Obtain Erosion and Sediment Control permit required for the proposed work from the State. Submit permit application to the Contracting Officer for approval prior to submitting to the State.

Implement street cleaning and dust control per sections 3.4 and 3.5 of the “San Francisco Public Utilities Commission Construction Best Management Practices Handbook”. Follow guidelines under F2010 1.3 “Dust Control”.

The contractor is required to prepare a project specific Storm Water Pollution Prevention Plan (SWPPP); apply for covered under the State’s Construction General Permit (CGP) via the online Notice of Intent (NOI) in the State’s Storm Water Multiple Application and Report Tracking System (SMARTS); install, maintain, and monitor Best Management Practices (BMPS); sample and report as required by the CGP; stabilize the site and apply for termination of coverage via the online Notice of Termination (NOT) in the SMARTS system.

3.2.2 Contractor Access, Haul Route, Laydown and Documentation

The project site is located within the HPNS, east of the 101 highway, in San Francisco, California. The demolition project is located within Parcel G of the shipyard. Access to the project will be through Crisp Road heading east. There is an existing gate on Crisp Road that the contractor will be required to use for entry.

A water source may be available on site; however, the source is considered unreliable and may require repairs or other improvements during construction to ensure a continued water supply. Therefore, the Contractor is responsible for bringing water to the site for construction usage. The contractor is responsible for obtaining permission to set up any and all electrical connections.

The Contractor is responsible for restoring damaged roads along haul route to existing pre-construction condition after construction completion. With consideration of the location of the project site, Contractor must provide special security measures for after hours and weekends. See Part 2 UFGS 01 35 29.13 for more information. Refer to Part 6 Appendix A sheets HR-100 through HR-101 for Haul route and laydown area.

The contractor is required to submit the following plans to the Navy with regulatory agency concurrence:

1) Remedial Action Work Plan (RAWP)

    a. RAWP must include Introduction, Site Conditions, Regulatory Framework, Project Requirements, Pre-Construction Activities, Description of Site Work Methods and Procedures, Project Schedule, QAQC Procedures, Report Requirements, and References.

    b. Submittal Requirements:

        i. Internal Draft, Draft, Draft Final and Final RAWP

        ii. Native documents with track changes at each submittal

        iii. Responses to comments to Navy at Internal Draft and Draft submittals

        iv. Responses to comments to regulatory agency and the City at Draft RAWP

2) Sampling and Analysis Plan (SAP) / Quality Assurance Project Plan (QAPP)

    a. Prepare report to collect and analyze samples required to achieve remedial action objectives.

    b. Prepare the SAP in accordance with the Uniform Federal Policy (UFP) guiding the development of QAPP and the Department of Defense Policy and Guidelines for Acquisitions Involving Environmental Sampling or Testing. NAVFAC Environmental Work Instructions (EWIs) (including, but not limited to EWI 1: Chemical Data Validation; EWI 2: Policy for Review, Approval, Revision, Amendment of Sampling and Analysis Plans; and EWI 6: Environmental Data Management and Required Electronic Delivery Standards). After Navy RPM review, the internal draft SAP shall be reviewed and approved by the NAVFAC Quality Assurance Officer (QAO) prior to regulatory review and field implementation.

    c. Submit draft SAP for review and signature from the Navy QAO.

3) Waste Management Plan (WMP)

    a. The WMP must cover all wastes generated during the completion of fieldwork and will include at a minimum:

        i. A description of the wastes expected by type

        ii. A description of minimization techniques for reducing the generated quantities of IDW

        iii. A review of applicable federal, state and local regulatory criteria governing the management of these materials

        iv. A characterization rationale for solid and liquid waste materials

        v. A rationale for on-site management of each expected waste type

        vi. A description of waste transportation, treatment, and disposal method for fieldwork

4) Environmental Protection Plan- (EPP)

a. CERCLA Stormwater Plan (CSP)

i. The EPP must include the CSP.

ii. Contractor must implement the substantive provisions of the California State Water Resources Control Boar (CSWRCB) National Pollutant Discharge Elimination System (NPDES) General Permit in order to comply with the federal Clean Water Act Applicable or Relevant and Appropriate Requirements (ARARs) and state water quality ARARs for discharge to surface water. A general NPDES stormwater construction permit is not required because the activities are being conducted under Section 121(e) of CERCLA.

1. ARARs include:

a. Clean Air Act: 40 CFR § 61.102

b. California Code Title 27: Cal. Code Regs. tit. 27, §§ 20210, 20220, and 20230

c. Coastal Zone Management Act (if within 100 ft of the Bay): 16 U.S.C. § 1456(c) and 15 CFR § 930

d. McAteer-Petris Act: San Francisco Bay Plan (Bay Plan) at Cal. Code Regs. tit. 14 §§ 10110 through 11990

e. RCRA: California Code Regs.

i. Title 22, §§ 66262.10(a), and 66262.11;

ii. Title 22, § 66264.13(a) and (b);

iii. Title 22, §§ 66262.10(a), and 66262.11;

iv. Title 22, § 66264.13(a) and (b)

iii. Keep a copy of the approved CSP on site at all times.

iv. The CSP must Include site description, Best Management Practices (BMPs) to be implemented for construction activities, BMPs to be implemented for erosion and sediment control, waste management, responsible personnel, training requirements, and certifications and compliance requirements.

v. A Qualified Stormwater Pollution Prevention Plan Developer must design the stormwater BMPs for construction.

b. Dust Management Plan (DMP)

i. The EPP must include the DMP.

ii. The Contractor must provide details for completing air monitoring during all excavation and earth moving activities to ensure dust is not leaving the site. Dust monitoring shall include at least 2 monitoring stations staged upwind and downwind of the work areas, and personnel monitoring in the work area; details shall be included in the Dust Management Plan.

5) Contractor Quality Control Plan (CQCP)

a. Prepare the CQCP in accordance with Part 2, UFGS 01 45 00

b. Submit the CQCP to the ROICC 30 days prior to site mobilization.

c. The plan must include the following:

i. A description of the quality control organization, including a chart showing lines of authority;

ii. The name, qualifications, duties, authorities, and responsibilities of each person assigned a QC function;

iii. The CQCP plan that must cover on-site and off-site work and be keyed to the work sequence;

iv. A schedule for managing submittals, testing, inspections, meetings, three phases of control, and any other QA function (including those of Contractors, Sub- Contractors, fabricators, suppliers, purchasing agents, etc.) that involves assuring quality workmanship, verifying compliance with the plans and specifications, or any other QA/QC objectives. Inspections shall also verify compliance with all environmental requirements and include, but not be limited to, air quality and emissions monitoring records and waste disposal records, etc.

v. Reporting procedures and reporting format for CQCP activities including such items as daily summary reports, schedule of data submissions, inspection data sheets, problem identification and corrective measures reports, evaluation reports, acceptance reports, and final documentation; and

vi. A list of definable features of the work to be performed consistent with Section 8 of this PWS. A definable feature of work is a task which is separate and distinct from other tasks and has separate control requirements.

6) Traffic Plan (TP)

a. Prepare a TP that coordinates truck routes, truck holding and queuing areas, lay-down areas for construction materials, and wash down and dust control areas with the Navy, ROICC, CSO, and RPM. Damage to nely placed durable covers shall be strictly avoided. Damage to the durable cover caused by the contractor must be repaired at the Contractor’s expense.

b. See Part 6, Attachment A for Haul Route Plan.

7) Data Management Plan

a. The Data Management Plan must discuss how environmental data will be named, stored and managed. The plan must address the type of database to be used, software programs, sample tracking, and how the data will be analyzed and displayed.

b. Data uploads to NIRIS in accordance with EWI 6.

4.0 BUILDING REQUIREMENTS

Not used.

4.1 Space Tabulation

Not used.

4.2 Space Relationships

Not used.

4.3 Exterior Character

Not used.

5.0 ROOM REQUIREMENTS

Not Used.

6.0 ENGINEERING SYSTEM REQUIREMENTS

6. ENGINEERING SYSTEMS REQUIREMENTS

F20 SELECTIVE BUILDING DEMOLITION

GENERAL SYSTEMS REQUIREMENTS

Perform all off-site work necessary to meet the requirements of the project, local codes, reference standards, technical specifications, and performance criteria.
Identify and obtain permits to comply with federal, state, and local regulatory requirements associated with this work. Complete the Permits Record of Decision (PROD) form with the first design submittal package. Determine correct permit fees and pay said fees. Forward copies of permits, permit applications, and the completed PROD form to the Government's Civil Reviewer. Perform work in accordance with the approved permits and the following ordinances.

a. The Construction Waste Diversion Plan is required by the San Francisco Department of the Environment. A waste-diversion plan must be submitted to the Director of the San Francisco Department of the Environment as required by the city's *Construction and Demolition Debris Recovery Ordinance* (Ordinance 27-06, Chapter 14, San Francisco Environment Code). San Francisco Ordinance No. 144-21 and Public Works Code Section 725 add new construction and demolition (C&D) debris recovery requirements for C&D transporters, processing facilities, and projects. Under the ordinance, C&D debris material removed from a project in San Francisco must be recycled or reused. No C&D debris can be transported to or disposed of in a landfill or incinerator or put in a designated trash bin.

b. The City and County of San Francisco's current Construction and Demolition Ordinance diversion goal, utilizing the *Material Reduction and Recovery Plan* (MRRP) and the *Green Halo Systems*. Certain construction projects are required to recycle or reuse a minimum of 65% of the discarded materials generated by the project. If the Department of Building Inspection (DBI) determines that a building or demolition permit is subject to this C&D debris recovery requirement, the project must demonstrate compliance by submitting a MRRP to SFE for review and approval. MRRPs and weight tickets are submitted through the city's online debris tracking system, *Green Halo*. Note that DBI form 6 requires full demolition projects to recycle or reuse a minimum of 75% of the discarded materials generated by the project. For more information see the *Green Halo MRRP Submission Instructions* (English | 中文 | Español) and DBI Information Sheet GB-02, which indicates how DBI determines which permits require a MRRP

c. The Construction Transportation Management Plan

d. The hours of construction will be stipulated by the Department of Building Inspection. See https://www.sf.gov/departments/department-building-inspection

e. The Contractor will be required to comply with the San Francisco Noise Ordinance. See https://www.sfdph.org/dph/files/EHSdocs/ehsNoise/GuidelinesNoiseEnforcement.pdf

f. Implement all fugitive dust control measures required in the San Francisco Health Code Article 22B, *Construction Dust Control*. Fugitive dust controls would be documented in a project dust control plan (DCP) that would be approved by the BAAQMD and the San Francisco Department of Public Health (DPH) prior to initiations of ground disturbing activities at the project site. https://www.sfdph.org/dph/eh/air/dust.asp

g. For Archeological requirements refer to the San Francisco Historic Preservation Commission and the San Francisco Planning Department websites at https://sfplanning.org/historic-preservation-commission

h. Paleontological Resources Monitoring and Mitigation Program requires the following.

i. Pre-Construction Surveys to Reduce Impacts to Birds and Bats.

j. Review of work plans by the San Francisco Noise Disturbance Coordinator information can be found at https://www.sf.gov/departments/department-building-inspection/permit-services-dbi

k. Compliance with San Francisco Resolution No. 59-2010, *Mitigation Monitoring and Reporting Program* [SFRA 2010]

l. Remedial Action Work Plan (RAWP) - The Contractor shall prepare a RAWP for this project that describes in detail ho to accomplish the fieldwork in Section F20 1001. The RAWP shall include, but not be limited to:

   a. Introduction

   b. Site Conditions

   c. Regulatory Framework

   d. Project Requirements

   e. Pre-Construction Activities

   f. Description of Site Work Methods and Procedures

   g. Project Schedule

   h. QA/QC Procedures

   i. Report Requirements

   j. References

   The Contractor shall provide an Inter Draft, Draft, Draft Final, and Final RAWP, and associated edits and responses to comments (RTCs) along with the document in track changes mode at each stage. RTCs to Navy comments are required for the Internal Draft and Draft RAWP. RTCs to regulatory agency and the City comments are required for the Draft RAWP.

   The soil and gas portion of the RAWP shall be guided by or include reference(s) to Sealaska's 2010 Final Work Plan for Soil Gas Investigation in Support of Vapor Intrusion Assessment, Parcels B, D-1, G and UC-2 (SES, 2010). In addition, The RAWP should be conducted in accordance with Navy and regulatory guidance for the collection and evaluation of soil gas data.

Coordinate and obtain approval from the Contracting Officer for proposed haul route(s), work site access point(s), utility connections and terminations, employee parking location(s) and material laydown and storage area(s). See Part 6 Attachment A for Site Maps.

The Contractor should maximize recycling to save costs on disposal and must meet CA requirements for waste diversion.

F2010 BUILDING ELEMENTS DEMOLITION

This project includes the demolition of the following buildings: Building 351, Building 351A, Building 366, Building 401, Building 411, Building 439, and Building Pad 408. The demolition of all buildings include the removal slabs and/or foundations. Refer to Structural Drawings, included in Part 6

Attachment D for slab/foundation removal details.

When required by the AHJ or Contracting Officer, a complete perspective of the building in case As-Built Drawings are not available by a Registered Licensed Civil or Structural Engineer to determine structural systems and any special conditions affecting demolitions shall be conducted prior to demolition and submitted to the Military Installations PWD and the NAVFAC Registered Licensed Civil or Structural Engineer for review.

Plot plans and construction details (if applicable) shall be submitted to the Military Installations Public Work Department or NAVFAC Civil or Structural Engineer for review.

A demolition set-up inspection shall be made prior to the actual demolition by Contractor Registered Licensed Civil or Structural Engineer to determine if any special conditions exist.

No structural member in any story shall be demolished or removed until the story above is completely removed.

No free-standing walls shall be allowed.

Non-bearing exterior walls shall be cut down to a safe level before bearing walls are removed.

Roof and floor diaphragms shall be removed only to the extent needed to free the walls below for immediate demolition.

When any unsafe conditions are encountered, work shall be halted, the structure secured, and the Public Work Department and NAVFAC Registered Licensed Civil or Structural Engineer notified immediately.

When a common wall exists between two (2) properties, the demolition contractor doing the demolition shall be responsible for the structural integrity of the common wall and footing, and any underpinning as required by the International Building Code (IBC) and Project Specifications.

Special demolition requirements for buildings three (3) or more stories in height or any building designated by the AHJ or NAVFAC Registered Licensed Civil or Structural Engineer because of age, complexity, or proximity to the property line shall be submitted for review by the NAVFAC Civil or Structural Engineer.

F2010 1.1 GENERAL DEMOLITION

Demolish above ground utilities for the existing facilities and slabs and/or foundations to a minimum depth of 12-inches below surface. Cut and abandon in place all utilities to a minimum of 12-inches below surface. The highest standards of workmanship and safety shall be maintained throughout the job.

After demolition is completed, the site shall be left in a safe, clean, and sanitary condition, insuring that all foundations, debris, construction materials, furnishings, trash, garbage, etc. are completely removed. If it becomes necessary to fill in any of the excavations, it shall be done with fill meeting the standards as set forth in the International Building Code and the Project Specifications. Fill shall be inspected by a Registered Licensed Civil or Structural Engineer as to its proper compaction per the International Building Code and Project Specifications.

Wherever the ground is excavated under the sidewalk, a sidewalk bridge shall be constructed in accordance with the International Building Code (IBC) and the Project Specifications.

Special inspector shall be required on sites adjacent to pedestrian and/or vehicular traffic (to be

determined by the AHJ or Contracting Officer). The special inspector (as outlined in the International Building Code) shall be on the jobsite at all times during demolition hours, until the structure is reduced to the floor of the second story.

An Asbestos Assessment Report approved and signed by the proper authority from the Military Base is required prior to demolition. See Part 6 Attachments. Perform asbestos work in accordance with the specifications

F2010 1.2 UTILITIES

Demolish and abandon all existing utilities. Refer to the Demolition Plan sheets CD-101 through CD-104 in Part 6 Attachment A for utility specification. Coordinate utility demolition/abandonment in accordance with Section 01 14 00 Work Restrictions.

The Contractor shall coordinate and verify that all utilities are disconnected prior to any demolition or utility capping activities. Military Installations, phone, cable and any other utility or agency affected by the demolition shall be consulted. Overhead wiring shall be properly addressed.

F2010 1.3 DUST CONTROL

Prevent the spread of dust and debris and avoid the creation of a nuisance or hazard in the surrounding area. Follow the requirements of the Bay Area Air Quality Management District which requires the control of fugitive dust emissions from construction and other activities. Reasonable precautions must be taken to prevent visible particulate matter/dust from being deposited upon public roadways and from remaining visible in the atmosphere beyond the property line. Minimize fugitive dust emissions from wrecking, excavation, grading, clearing of land, and solid waste disposal operations and implement reasonably available control measures.

Dust control shall be maintained at all times to the satisfaction of the Military Installations Public Work Department. Prevent the spread of dust and debris and avoid the creation of a nuisance or hazard in the surrounding area.

F2010 1.4 TRAFFIC CONTROL

Provide traffic control plans for all demolition activities as required. Truck routes for hauling waste from the site will have to be approved prior to the start of the project. The Contractor must provide an example truck route and tire wash station location drawing for approval. Typical truck routes exit out through the Crisp Road gate. Currently, there is a tire wash station at the intersection of Crisp Road and Spear Avenue near the Rad portal monitor. The Contractor can coordinate with the present contractor (Aptim) to use their station or set up their own tire wash station at the edge of their work zone. The Contractor will need to make sure that any tracked soil is cleaned off the roads before the vehicles can enter the street. Use of street cleaning vehicles is suggested. The Contractor should conduct a site visit to determine best location for tire cleaning station.

F2010 1.5 WEATHER PROTECTION

Not used.

F2010 1.6 BURNING

Burning of any material is not permitted.

F201001 SUBSTRUCTURE & SUPERSTRUCTURE

The building slabs, substructures and utilities (for Buildings 351, 351A, 366, 401, 411, and 439) are to be demolished. Existing Building Pad 408 is to be demolished. Refer to Table I of the Building Slab Thickness Estimates Report provided by Terracon on March 14, 2024, included in Part 6 Attachment S for estimated slab thicknesses. Contractor to remove slab thickness up to 12" maximum with minimal soil disturbances.

Building 351 consists of a multi-story reinforced concrete structure. The substructure is not known but assumed to be a deep foundation system.

Building 351A consists of a multi-story reinforced concrete structure and a steel structure. The substructure is not known but assumed to be a deep foundation system.

Building 366 consists of a single-story steel structure. The substructure is not known but assumed to be a shallow foundation system.

Building 401 consists of a multi-story wood structure. The substructure is not known but assumed to be a shallow foundation system.

Building 411 consists of a multi-story structure that includes wood, steel, and reinforced concrete. The substructure is not known but assumed to be a deep foundation system.

Building 439 consists of a single-story steel structure. The substructure is not known but assumed to be a shallow foundation system.

Building Pad 408 is a reinforced concrete slab-on-grade.

F201002 EXTERIOR CLOSURE

Not used.

F201003 ROOFING

Not used.

F201004 INTERIOR CONSTRUCTION & FINISHES

Not used.

F201005 CONVEYING SYSTEMS

Not used.

F201006 MECHANICAL SYSTEMS

Not used.

F201007 ELECTRICAL SYSTEMS

Not used.

F201008 EQUIPMENT & FURNISHINGS

Not used.

F201009 OTHER NON-HAZARDOUS SELECTIVE BUILDING DEMOLITION

Not used.

F2020 HAZARDOUS COMPONENT ABATEMENT

F2020 1.1 PRIVATE QUALIFIED PERSON (PQP)

The General Contractor is required to hire, as a first tier subcontractor, a PQP to ensure compliance with the approved work plans and perform independent inspections, testing and verification of the hazardous components of the work including: asbestos, paints containing lead, cadmium, and chromium, mercury containing equipment, PCBs, animal droppings and other hazardous waste associated with the buildings.

F2020 1.1 ANIMAL DROPPINGS

Areas of animal droppings may occur in any buildings and require the Contractor to safely remove the waste and debris.

F2020 1.11 WASTE CHARACTERIZATION

Utilize the Hazardous Material Report included in Part 6 to identify and characterize hazardous waste. Perform waste characterization and disposal in accordance with this RFP. Refer to section G101006 “Debris Disposal” and G1040 “Hazardous Waste Remediation” for direction on waste disposal.

F2020 1.12 RADON

Not used.

F202001 SUBSTRUCTURE & SUPERSTRUCTURE

The depths and types of foundation systems for the buildings to be demolished are unknown. It is assumed that Buildings 351, 351A, and 411 are supported on deep foundations. It is assumed that Buildings 366, 401, and 439 are supported on shallow foundations. Building Pad 408 is assumed to be supported on a shallow foundation.

F202002 EXTERIOR CLOSURE

Not used.

F202003 ROOFING

Not used.

F202004 INTERIOR CONSTRUCTION & FINISHES

Not used.

F202005 CONVEYING SYSTEMS

Not used.

F202006 MECHANICAL SYSTEMS

Not used.

F202007 ELECTRICAL SYSTEMS

Not used.

F202008 EQUIPMENT & FURNISHINGS

Not used.

F202009 OTHER HAZARDOUS SELECTIVE BUILDING DEMOLITION

Not used.

--End of Section--

6. ENGINEERING SYSTEMS REQUIREMENTS

G10 SITE PREPARATION

SYSTEM DESCRIPTION

The site preparation activities consist of site clearing, demolition, salvage, relocation, earthwork, and hazardous waste remediation to ready the site for other work associated with the project.

GENERAL SYSTEM REQUIREMENTS

Develop the project site and perform off-site work necessary to meet the requirements of the project, security criteria, local codes, reference standards, technical specifications, and performance criteria.

Minimize the impact of construction activity on operations and neighboring facilities.

Identify and obtain permits to comply with federal, state, and local regulatory requirements associated with the work. Submit a complete Permits Record of Decision (PROD) form with the first design submittal package. Determine correct permit fees and pay said fees. Forward copies of permits, permit applications, and the completed PROD form to the Government's Civil Reviewer and Environmental Reviewer. Perform work in accordance with the obtained permits.

Coordinate and obtain the Contracting Officer's approval for proposed haul route(s), work site access point(s), employee parking location(s) and material laydown and storage area(s). See Part 6 Attachment A for Site Maps.

Refer to Site Analysis and Building Requirements Sections for additional site preparation functional program information.

GOVERNMENT PROVIDED GEOTECHNICAL INFORMATION

G1010 SITE CLEARING

Not used.

G101001 CLEARING

Clear any trenches, depressions, and pits of any debris. Fill any existing trenches, depressions, and pits to bring the surface to surrounding grades and cap with a durable cover.

The project site does not have saleable timber.

G101002 TREE REMOVAL

Not used.

G101003 STUMP REMOVAL

Not used.

G101004 GRUBBING

Not used.

G101005 SELECTIVE THINNING

Not used.

G101006 DEBRIS DISPOSAL

Waste materials will become the property of the Contractor; Transport, dispose of or recycle waste materials in accordance with Part 2 Section 01 57 19, *Temporary Environmental Controls*.

The project requires installation of a portal monitor which scans trucks driving on or from Hunters Point Naval Shipyard to prevent the inadvertent shipment of materials or equipment exhibiting elevated levels of radiation. More information about the portal monitor requirements are included in Part 2 Section 01 57 19, *Temporary Environmental Controls*.

G1020 SITE DEMOLITION & RELOCATIONS

Not used.

G102001 BUILDING MASS DEMOLITION

Demolish the existing buildings: Building 351, Building 351A, Building 366, Building 401, Building 411, and Building 439. Demolish buildings in their entirety. Demolish building slabs and/or foundations. Refer to Structural Drawings, included in Part 6 Attachment D for slab/foundation removal details. Remove Building Pad 408 in its entirety. Demolish utilities within the building footprint to a minimum depth of 12-inches below surface. Refer to Section G102003 “Underground Site Demolition” for further requirements. Refer to Section F2020, *"Hazardous Component Abatement"* for requirements regarding removal of hazardous materials and components.

G102002 ABOVE-GROUND SITE DEMOLITION

Site pavements outside of the building footprints are to remain in place unless otherwise noted.

Demolish utility pads and/or foundations to a minimum depth of 12-inches below surface.

Demolish above ground utilities for the existing facilities to a minimum depth of 12-inches below surface. Follow guidelines under G102003 *“Underground Site Demolition”* for portions of utilities that remain underground.

Protect in place all existing monitoring wells as described in CD sheets in Part 6 Attachment A Site Drawings.

G102002 1.1 ABOVEGROUND STORAGE TANKS

The project site does not require aboveground storage tank work.

G102003 UNDERGROUND SITE DEMOLITION

Abandon underground utilities in place. Abandon utility systems in a manner that conforms to applicable codes and regulations. When piping is abandoned in place, fill abandoned piping with flowable fill.

All conduits to be abandoned must first remove the wiring in place.

G102003 1.1 UNDERGROUND STORAGE TANKS

The project site does not require underground storage tank removal.

G102004 BUILDING RELOCATION

Not used.

G102005 UTILITY RELOCATION

Not used.

G102006 FENCING RELOCATION

Not used.

G102007 SITE CLEANUP

Waste materials will become the property of the Contractor; transport, dispose of or recycle waste materials in accordance with Part 2 Section 01 57 19, *Temporary Environmental Controls*.

Restore damaged roads along haul route to existing pre-construction condition after construction completion. Perform paving in accordance with applicable managing agency's guidelines.

G102007 1.1 SPILLS

Not used.

G102090 OTHER SITE DEMOLITION & RELOCATIONS

Not used.

G1030 SITE EARTHWORK

Utilize UFGS Specification 31 00 00 EARTHWORK for all earthwork including fill requirements.

All fill material and any exposed soils shall require placement of a durable cover at the top of the fill. The durable cover will consist of a minimum of 2-inches of asphalt concrete pavement and 4-inches of aggregate base material, refer to Part 6 Appendix O *"Remedial Design Package Parcel G"* for implementation details.

G103001 GRADING

Perform grading to match surrounding lines and grades as necessary.

G103002 COMMON EXCAVATION

Not used.

G103003 ROCK EXCAVATION

Not used.

G103004 1.1 REQUIREMENTS FOR OFF SITE SOIL

For each borrow site, provide borrow site testing for hazardous materials characteristics from a composite sample of material, collected in accordance with standard soil sampling techniques. Do not bring material onsite until tests results have been received and approved by the Contracting Officer.

G103005 COMPACTION

Compact fill material in accordance with UFGS 31 00 00 EARTHWORK.

G103006 SOIL STABILIZATION

Not used.

G103007 SLOPE STABILIZATION

Not used.

G103008 SOIL TREATMENT

Not used.

G103009 SHORING

Not used.

G103010 TEMPORARY DEWATERING

Not used.

G103011 TEMPORARY EROSION & SEDIMENT CONTROL

Obtain an Erosion and Sediment Control permit required for the proposed work from the State. Submit permit application to the Contracting Officer for approval prior to submitting to the State.

Implement street cleaning and dust control measures as required in sections 3.4 and 3.5 of the *"San Francisco Public Utilities Commission Construction Best Management Practices Handbook"*.

G103090 OTHER SITE EARTHWORK

Not used.

G1040 HAZARDOUS WASTE REMEDIATION

The project site will require hazardous waste remediation. The Hazardous material survey report is included in Part 6. Refer to ESR F20 *"Selective Building Demolition for additional requirements".*

G1040 1.1 CONTAMINATED SOIL AND GROUNDWATER

The project site does not require contaminated soil or groundwater work.

--End of Section--

6. ENGINEERING SYSTEMS REQUIREMENTS

G20 SITE IMPROVEMENTS

SYSTEM DESCRIPTION

There are no permanent site improvements in this project.

GENERAL SYSTEMS REQUIREMENTS

Identify and obtain permits to comply with federal, state, and local regulatory requirements associated with this work. Complete the Permits Record of Decision (PROD) form with the first design submittal package. Determine correct permit fees and pay said fees. Forward copies of permits, permit applications, and the completed PROD form to the Government's Civil Reviewer. Perform work in accordance with the obtained permits.

Minimize the impact of construction activity on operations and neighboring facilities.

G2010 ROADWAYS

Not used.

G201001 BASES & SUBBASES

Not used.

G201002 CURBS & GUTTERS

Not used.

G201003 PAVED SURFACES

Not used.

G201004 MARKING & SIGNAGE

Not used.

G201005 GUARDRAILS & BARRIERS

Not used.

G201006 RESURFACING

Not used.

G201090 OTHER ROADWAYS

Not used.

G2020 PARKING LOTS

Not used.

G202001 BASES & SUBBASES

Not used.

G202002 CURBS & GUTTERS

Not used.

G202003 PAVED SURFACES

Not used.

G202004 MARKING & SIGNAGE

Not used.

G202005 GUARDRAILS & BARRIERS

Not used.

G202006 RESURFACING

Not used.

G202007 MISCELLANEOUS STRUCTURES AND EQUIPMENT

Not used.

G202090 OTHER PARKING LOTS

Not used.

G2030 PEDESTRIAN PAVING

Not used.

G203001 BASES & SUBBASES

Not used.

G203002 CURBS & GUTTERS

Not used.

G203003 PAVED SURFACES

Not used.

G203004 GUARDRAILS & BARRIERS

Not used.

G203005 RESURFACING

Not used.

G203006 OTHER WALKS, STEPS & TERRACES

Not used.

G2040 SITE DEVELOPMENT

Not used.

G204001 FENCING & GATES

Not used.

G204002 RETAINING AND FREESTANDING WALLS

Not used.

G204003 EXTERIOR FURNISHINGS

Not used.

G204004 SECURITY STRUCTURES

Not used.

G204005 SIGNAGE

Not used.

G204006 FOUNTAINS & POOLS

Not used.

G204007 PLAYING FIELDS

Not used.

G204008 TERRACE AND PERIMETER WALLS

Not used.

G204009 FLAGPOLES

Not used.

G204090 OTHER SITE IMPROVEMENTS

Not used.

G2050 LANDSCAPING

Not used.

G205001 FINE GRADING AND SOIL PREPARATION

Not used.

G205002 EROSION CONTROL MEASURES

Prevent erosion from occurring by providing erosion control measures as required by city state and federal requirements.

Implement street cleaning and dust control per sections 3.4 and 3.5 of the “San Francisco Public Utilities Commission Construction Best Management Practices Handbook”.

G205003 TOPSOIL AND PLANTING BEDS

Not used.

G205004 SEEDING SPRIGGING AND SODDING

Not used.

G205005 PLANTINGS

Not used.

G205006 PLANTERS

Not used.

G205007 IRRIGATION SYSTEMS

Not used.

G205090 OTHER LANDSCAPING

Not used.

--End of Section--