

**PART H**  
**LOT I**  
**REAL ESTATE MANAGEMENT**  
**TECHNICAL SPECIFICATIONS**

**1. SCOPE OF WORK**

The purpose of the Contract is to provide rapid response demolitions to alleviate dangerous structures and possible criminal activities that may be associated with the identified structures.

**2. DEMOLITIONS**

The County shall be the sole determining body regarding the primary structural composition of any and all structures to be demolished. The primary structural composition shall determine the unit price to be charged.

All properties requiring demolition services shall be visually inspected by the Contractor to determine the full scope of work involved and its relation to any other work in the area, including possible interference from other site activities. A square foot measurement shall be made to determine the cost of demolition as per the unit price(s). The Contractor's quotation shall be submitted to the requesting division within forty-eight (48) hours of request for review, acceptance and issuance of a Delivery Order.

All actions required by law shall be accomplished prior to permitting and all permits required by law shall be acquired including, but not limited to disconnection of all utilities at the Contractor's expense, prior to demolition. All permits shall be prominently posted or displayed prior to and during the demolition process. A signed Delivery Order and demolition permit shall constitute authorization to proceed with demolition.

The Contractor shall coordinate all demolition activities with the requesting division to include the measurement of the structure(s), notification of demolition commencement, notice of completion, final inspection and sign off.

The Contractor shall assure that all utilities have been disconnected (a requirement of permitting) and all utility lines have been removed from the property.

The Contractor shall assure that no signage is posted on the demolition site on the day(s) of the demolition to allow for unimpeded photography of the demolition and site activities.

The Contractor shall provide flagmen for traffic control and safety at any time the demolition requires the blocking of any road, highway and/or right-of-ways. This shall include the loading or unloading of heavy equipment.

Salvaging of any property shall be the privilege of the Contractor, however no person or persons other than the Contractor may salvage any property while demolition is in process. If the Contractor is salvaging items for other persons, the items shall be removed from the demolition site.

The Contractor shall assume any and all liability for persons and property directly on the demolition site during the hours in which active demolition is taking place.

Any known water well (irrigation, potable, non-potable) located on the property shall be capped and marked by the Contractor so that it may be properly abandoned by the County.

If directed by the requesting division, the Contractor shall fill the property with clean fill in order to maintain a level and graded appearance. The unit price for fill dirt shall include all costs associated with providing fill dirt, including grading to a level surface, and shall be listed as a separate line item on the quotation and resulting Delivery Order.

All septic tanks shall be abandoned in accordance with Florida Administrative Code, chapter 64E-6.011. The unit price for septic tank abandonment shall include all costs associated with the abandonment including, but not limited to permitting, pumping out, and removal. The tank once drained must be removed from the site.

If a swimming pool is to remain on site, it shall be drained and shall have the bottom surface broken sufficiently to allow drainage of rainwater, and then filled using clean fill dirt at the unit price per cubic yard. The unit price for pumping of swimming pools shall be listed as a separate line item on the quotation and resulting Delivery Order. Any associated pool deck shall be removed and disposed of at the unit price for demolition of surface improvements.

The Contractor shall ensure that no rubble is buried on site.

All structures shall be demolished using the wet method, as defined herein without exception. It is the Contractor's responsibility to obtain and/or furnish the necessary water needed to accomplish this requirement.

**Wet Demolition:** Prevent spread of flying particles and dust. **Adequately wet** rubbish and debris with water to keep dust to a minimum. Do not use water if it results in flooding or pollution. At the County's request, the Contractor shall use high water saturation for dust control in order to protect adjacent buildings or structures.

All trees on site shall be protected to the maximum extent possible.

All fill dirt remaining after demolition shall be left on site for final disposition by the County unless otherwise directed by the County's Project Manager.

All parking lot area(s) located at the demolition site shall be left intact and undisturbed unless instructed otherwise by the Project Manager. Any concrete slab, concrete or asphalt driveway(s), sidewalks or other surface improvements shall be removed only as specifically directed by the requesting division, at the unit price for demolition of surface improvements.

### **3. ASBESTOS AND LEAD ABATEMENT**

In the case of either County-owned or non-County-owned property, Orange County shall employ the services of a State of Florida Licensed Asbestos Consultant to determine if asbestos or lead are present. A copy of the Consultant's findings shall be submitted to the requesting division and Orange County Risk Management for review. Should any suspected asbestos or lead based paint be found which may require sampling and/or abatement, the requesting division and Orange County Risk Management shall be notified of the situation for resolution by the County. The Contractor shall secure from the requesting division all documentation relating to the asbestos or lead inspection and abatement that the County has had performed and Orange County Risk Management has approved prior to any demolition taking place. Any required abatement will be performed by a contractor selected by the County's Risk Management Division. This LOT does not include any abatement services.

### **4. BASIS OF PAYMENT – DEMOLITION**

Unit prices for demolition shall include the cost of actual demolition of designated structures including: mobilization, containment area, decontamination area; the removal of slabs, footings, sheds and any other improvements on site; the hauling of all demolition debris to a permitted landfill; and grading of the lot to a level appearance. Demolition also includes any miscellaneous services necessary to perform the work required that may or may not be covered by a specific line item.

The unit price for debris removal shall include the removal of any debris not within a structure and not a direct result of a demolition, including but not limited to; accumulated trash, waste tires, junk automobiles, auto parts, farm equipment, furniture, etc.

All materials deemed non-hazardous shall be transported and disposed of by the Contractor at a permitted landfill. The tipping fees associated with the disposal of both demolition and non-demolition debris shall be invoiced for payment as a separate line (see line items 22, 48 and 72). The County shall reimburse the Contractor for tipping fees at cost only upon presentation of original receipts. Presentation of said receipts are required for reimbursement.

### **5. MOBILIZATION, CANCELLATION OF WORK**

Mobilization is defined as the arrival of all equipment and personnel necessary to perform any specific demolition ordered by the user divisions, at the predetermined demolition date and time.

When a work order is cancelled by the County prior to mobilization, the unit price for "Demolition cancellation prior to mobilization, as defined" shall be utilized, provided that: 1) an on-site inspection took place to measure the demolition site; 2) an estimate of the demolition was received by Orange County; 3) a Delivery Order has been issued, and, 4) submittal of evidence of application for a building permit.

If a Work Order or Delivery Order is cancelled due to the Contractor's failure to perform within the specified time, no payment will be made to the Contractor.

When a work order is cancelled by Orange County after mobilization, the unit price for "Demolition cancellation after mobilization, as defined" shall be utilized, provided that all actions defined above have been performed and the presence of all equipment and personnel necessary to perform the demolition is verified by the County's Project Manager on the site of the cancelled demolition.

## **6. BOARDING UP OF STRUCTURES**

The boarding up of structures shall consist of the boarding of doors, windows and any other entrance/egress point(s) including, but not limited to garage door openings, sliding glass doors, etc.

Each plywood sheet shall be three (3) ply, four feet by eight feet (4' x 8') and one-half inch (1/2") thick. The unit price for each plywood sheet shall include all costs for labor and materials and any associated travel necessary to complete the boarding up.

The boarding up of structures shall be accomplished by affixing the plywood boards, cut to optimum size, approximately six inches (6") larger than the openings of all outside windows and doors, and shall be screwed into structure approximately two inches (2") from the outside edge of the plywood sheet using "Tapcon" screws (or equal) for concrete block structures, wood screws for wood frame structures, and self-tapping metal screws for metal structures (through holes pre-drilled in the plywood sheet) in such a manner as to prevent/hinder entrance to the structure. Screws shall not be driven into the door or window frame.

It is understood that unauthorized and/or unlawful action may be taken by a person or persons to access the structure after it is boarded up. The boarding up of structures shall be accomplished so as to make this possibility as difficult as possible. Should a boarded up structure be breached, the Contractor, upon notification by the County, shall return to the structure and affix new plywood sheets to that area or areas at the unit price for boarding up of structures. If deemed necessary or prudent by the Contractor on private, non-County-owned property, a request to the County Project Manager for the presence of the appropriate law enforcement agency shall be made in order to assure that the structure is not occupied prior to the re-boarding process. On County-owned property, the Contractor shall notify law enforcement directly.

Boarding up of structures shall commence within seven (7) calendar days after issuance of the Delivery Order and shall be completed within twelve (12) hours. The requesting division(s) shall be notified of demolition and boarding up commencement and completion.

The boarding up of structures shall take place in accordance with all State, County and local laws, regulations and ordinances.

If requested by the County, the Contractor shall affix, at no additional cost, County provided signage to the boarded up structure so as to achieve maximum visibility.

**PART H  
LOT II  
CODE ENFORCEMENT DIVISION  
TECHNICAL SPECIFICATIONS**

**SPECIFICATIONS**

**1. SCOPE OF WORK**

The purpose of the Contract is to provide rapid response demolitions to alleviate dangerous structures and possible criminal activities that may be associated with those identified structures.

**2. DEMOLITIONS**

The County will be the sole determining body regarding the primary structural composition of any and all structures to be demolished. The primary structural composition will determine the unit price to be charged.

All properties requiring demolition services shall be visually inspected by the Contractor to determine the full scope of work involved and its relation to any other work in the area, including possible interference from other site activities. A square foot measurement shall be made to determine the cost of demolition as per the unit price(s). The Contractor's quotation shall be submitted to the Code Enforcement Division within forty-eight (48) hours of request for review, acceptance and issuance of a Delivery Order.

All actions required by law shall be accomplished prior to permitting and all permits required by law shall be acquired including, but not limited to disconnection of all utilities at the Contractor's expense, prior to demolition. All permits shall be prominently posted or displayed prior to and during the demolition process. A signed Delivery Order and demolition permit shall constitute authorization to proceed with demolition.

The Contractor shall coordinate all demolition activities with the Code Enforcement Division to include the measurement of the structure(s), notification of demolition commencement, notice of completion, final inspection and sign off.

The Contractor shall assure that all utilities have been disconnected (a requirement of permitting) and all utility lines have been removed from the property.

The Contractor shall secure the demolition area by staking the perimeter of the demolition area and affixing a brightly colored warning tape material to and between the stakes.

The Contractor shall assure that no signage is posted on the demolition site on the day(s) of the demolition to allow for unimpeded photography of the demolition and site activities.

The Contractor shall provide flagmen for traffic control and safety at any time the demolition requires the blocking of any road, highway and/or right-of-ways. This shall include the loading or unloading of heavy equipment.

Salvaging of any property shall be the privilege of the Contractor, however no person or persons other than the Contractor may salvage any property while demolition is in process. If the Contractor is salvaging items for other persons, the items shall be removed from the demolition site.

The Contractor shall assume any and all liability for persons and property directly on the demolition site during the hours in which active demolition is taking place.

Any known water well (irrigation, potable, non-potable) located on the property shall be capped and marked by the Contractor so that it may be properly abandoned by the County.

If directed by the Code Enforcement Division, the Contractor shall fill the property with clean fill in order to maintain a level and graded appearance. The unit price for fill dirt shall include all costs associated with providing fill dirt, including grading to a level surface, and shall be listed as a separate line item on the quotation and resulting Delivery Order.

All septic tanks shall be abandoned in accordance with Florida Administrative Code, chapter 64E-6.011. The unit price for septic tank abandonment shall include all costs associated with the abandonment including, but not limited to permitting, pumping out, removal and/or crushing in place.

Swimming pools shall be drained and shall have the bottom surface broken sufficiently to allow drainage of rainwater, and then filled using clean fill dirt at the unit price per cubic yard. The unit price for pumping of swimming pools shall be listed as a separate line item on the quotation and resulting Delivery Order. Any associated pool deck shall be removed and disposed of at the unit price for demolition of surface improvements.

The Contractor shall ensure that no rubble is buried on site other than the septic tank(s) and swimming pool as specified.

All structures shall be demolished using the wet method, as defined herein without exception. It is the Contractor's responsibility to obtain and/or furnish the necessary water needed to accomplish this requirement.

Wet Demolition: Prevent spread of flying particles and dust. Sprinkle rubbish and debris with water to keep dust to a minimum. Do not use water if it results in flooding or pollution. At the County's request, the Contractor shall use high water saturation for dust control in order to protect adjacent buildings or structures.

All trees on site shall be protected to the maximum extent possible.

All fill dirt remaining after demolition shall be left on site for final disposition by the County unless otherwise directed by the Code Enforcement Project Manager. All parking lot area(s) located at the demolition site shall be left intact and undisturbed. Any concrete slab, concrete or asphalt driveway(s), sidewalks or other surface improvements shall be removed only as specifically directed by the requesting division, at the unit price for demolition of surface improvements.

### **3. ASBESTOS AND LEAD ABATEMENT**

In the case of either County-owned or non-County-owned property, Orange County will employ the services of a State of Florida Licensed Asbestos Consultant to determine if asbestos or lead are present. A copy of the Consultant's findings shall be submitted to the Code Enforcement Division and Orange County Risk Management for review. Should any suspected asbestos or lead based paint be found which may require sampling and/or abatement, the Code Enforcement Division and Orange County Risk Management will be notified of the situation for resolution by the County. The Contractor shall secure from the Code Enforcement Division all documentation relating to the asbestos or lead inspection and abatement that the County has had performed and Orange County Risk Management has approved prior to any demolition taking place. Any required abatement of asbestos related materials at a demolition site requested by the Code Enforcement Division shall be performed by the Contractor, as per this specification and by the items on the related bid sheets.

The Contractor shall provide environmental remediation services that include, but are not limited to: rapid response and recovery for asbestos found in a building to be demolished by Orange County Code Enforcement. In general terms, the Contractor shall provide all labor, equipment, material, supervision and subcontracting for the removal of all asbestos containing material (ACM) as specified in a site-specific proposal for each specific demolition that is authorized by Orange County Code Enforcement. This includes all ACM, asbestos-containing debris, dust, overspray, and asbestos contaminated materials.

The Contractor shall be responsible for the following environmental protocol set forth by the Code Enforcement designated representative or by the County's Third Party Industrial Hygiene Firm. The Contractor shall be responsible for the following:

A. Floor Tile - Removal of asbestos floor tile and mastic. Includes but not limited to mobilization, equipment, consumable items, set-up, removal of tile and mastic, clean-up, removal of barrier and disposal.



B. Class I Asbestos - Removal of Thermal System Insulation and surfacing including Asbestos Containing Materials and Presumed/Assumed Asbestos Containing Materials.

C. Class II Asbestos - Removal of ACM which is not thermal system insulation or surfacing material. Includes but is not limited to, the removal of asbestos containing wallboard, floor tile and sheeting, roofing and siding shingles, and construction mastics.

#### **4. UNSAFE TO SURVEY/ABATE PRIOR TO DEMOLITION (HOT DEMOLITION)**

At the determination by the County, in conjunction with the Contractor, that a structure is unsafe to perform an asbestos and lead survey/abate prior to demolition (meaning an on-site sampling and testing or removal of Asbestos Containing Materials cannot be performed due to imminent or likely structural collapse of the structure or other danger to personnel entering the structure), the Contractor shall be directed to perform demolition of the structure presuming that all materials constituting and within the structure contain asbestos (Hot Demolition) and must handle on-site demolition and the disposal of all debris accordingly to all required statues.

The Contractor shall assure personnel providing these services requested shall include, at a minimum: An Asbestos Hazard Emergency Response Act (AHERA) Supervisor and AHERA certified workers.

Contractor shall be responsible for the prompt removal of all debris which is a result of this contractual service.

#### **5. BASIS OF PAYMENT – DEMOLITION**

Unit prices for demolition shall include the cost of actual demolition of designated structures including: the removal of slabs, footings, sheds and any other improvements on site; the hauling of all demolition debris to a permitted landfill; and grading of the lot to a level appearance. Demolition also includes any miscellaneous services necessary to perform the work required that may or may not be covered by a specific line item.

The unit price for debris removal shall include the removal of any debris not within a structure and not a direct result of a demolition, including but not limited to; accumulated trash, waste tires, junk automobiles, auto parts, farm equipment, furniture, etc.

All materials deemed non-hazardous shall be transported and disposed of by the Contractor at a permitted landfill. The tipping fee associated with the disposal of both demolition and non-demolition debris shall be invoiced as a separate line item for payment, including a copy of the tipping receipt, and shall not be included in the bid price of demolition. The County will pay tipping fees at cost only.

The unit price for a Hot Demolition shall include the cost of actual demolition of designated structures including: mobilization, containment area, decontamination area; the removal of slabs, footings, sheds and any other improvements on site; the hauling of all demolition debris to a permitted landfill; and grading of the lot to a level appearance. Demolition also includes any miscellaneous services necessary to perform the work required that may or may not be covered by a specific line item.

All materials deemed hazardous as a result of this demolition shall be transported and disposed of by the Contractor at a permitted landfill. The tipping fees associated with the disposal of both demolition and non-demolition debris shall be invoiced for payment as a separate line (see line items 16, 51 and 86). The County shall reimburse the Contractor for tipping fees at cost only upon presentation of original receipts. Presentation of said receipts are required for reimbursement.

## **6. MOBILIZATION, CANCELLATION OF WORK**

Mobilization is defined as the arrival of all equipment and personnel necessary to perform any specific demolition ordered by the user divisions, at the predetermined demolition date and time.

When a work order is cancelled by the County prior to mobilization, the unit price for "Demolition cancellation prior to mobilization, as defined" shall be utilized, provided that: 1) an on-site inspection took place to measure the demolition site; 2) an estimate of the demolition was received by Orange County; 3) a Delivery Order has been issued, and, 4) submittal of evidence of application for a building permit.

If a Work Order or Delivery Order is cancelled due to the Contractor's failure to perform within the specified time, no payment will be made to the Contractor.

When a work order is cancelled by Orange County after mobilization, the unit price for "Demolition cancellation after mobilization, as defined" shall be utilized, provided that all actions defined above have been performed and the presence of all equipment and personnel necessary to perform the demolition is verified by the County's Project Manager on the site of the cancelled demolition.

## **7. BOARDING UP OF STRUCTURES**

The boarding up of structures shall consist of the boarding of doors, windows and any other entrance/egress point(s) including, but not limited to garage door openings, sliding glass doors, etc.

Each plywood sheet shall be three (3) ply, four feet by eight feet (4' x 8') and one-half inch (1/2") thick. The unit price for each plywood sheet shall include all costs for labor and materials and any associated travel necessary to complete the boarding up.

The boarding up of structures shall be accomplished by affixing the plywood boards, cut to optimum size, approximately six inches (6") larger than the openings of all outside windows and doors, and shall be screwed into structure approximately two inches (2") from the outside edge of the plywood sheet using "Tapcon" screws (or equal) for concrete block structures, wood screws for wood frame structures, and self-tapping metal screws for metal structures (through holes pre-drilled in the plywood sheet) in such a manner as to prevent/hinder entrance to the structure. Screws shall not be driven into the door or window frame.

It is understood that unauthorized and/or unlawful action may be taken by a person or persons to access the structure after it is boarded up. The boarding up of structures shall be accomplished so as to make this possibility as difficult as possible. Should a boarded up structure be breached, the Contractor, upon notification by the County, shall return to the structure and affix new plywood sheets to that area or areas at the unit price for boarding up of structures. If deemed necessary or prudent by the Contractor on private, non-County-owned property, a request to the County Project Manager for the presence of the appropriate law enforcement agency shall be made in order to assure that the structure is not occupied prior to the re-boarding process. On County-owned property, the Contractor shall notify law enforcement directly.

Boarding up of structures shall commence within seven (7) calendar days after issuance of the Delivery Order and shall be completed within twelve (12) hours. The requesting division(s) shall be notified of demolition and boarding up commencement and completion.

The boarding up of structures shall take place in accordance with all State, County and local laws, regulations and ordinances.

If requested by the County, the Contractor shall affix, at no additional cost, County provided signage to the boarded up structure so as to achieve maximum visibility.